

CLADDING ON QUEENSLAND BUILDINGS

Are buildings with combustible cladding dangerous?

Buildings with combustible cladding are not necessarily dangerous. There are many factors that need to be taken into account, including existing fire safety systems, so each case needs to be carefully reviewed and assessed by experts.

The National Construction Code (NCC) sets out the building performance requirements to be met for each class of building, including for external wall cladding.

The fire resistance requirements of a building are determined by the class of building and its rise in storeys.

Type A, B and C buildings each have their own fire resistance requirements:

- Type A and B buildings are required to have non-combustible external wall assemblies.
- Type C buildings do not require external walls to be non-combustible.

What is Aluminium Composite Panel (ACP) cladding?

ACP is a popular type of cladding that is light-weight and easy to install. It is a bonded laminated material usually consisting of at least three layers bonded together under pressure.

These layers are either:

- non-combustible (for example, aluminium)
- deemed non-combustible (for example, PVDF paint and other coatings)
- combustible (for example, polyethylene), or
- material that is Fire Retardant (FR).

Aluminium composite panels may be used in a compliant or non-compliant way, so it is important that each case is assessed on an individual basis.

More information about fire performance of external walls and cladding is available [here](#).

I think there is cladding on my building. What do I do?

If you are a tenant in the building or own a unit in the building, contact the building owner, building manager or body corporate official and alert them of your concerns.

If you are a building owner, you are advised to contact a building industry professional to help you assess whether your building has potentially combustible cladding.

I am a building owner. What is my responsibility?

Building owners are responsible for ensuring the overall ongoing building safety for occupants.

If you suspect or are concerned that your building may have potentially combustible cladding, you need to act quickly to ensure your building is compliant.

Engage an industry professional to help you assess the cladding on your building and if necessary, suggest a rectification pathway. Mitigation measures may include developing a fire engineered or performance solution (for example, additional fire safety measures or by complete or targeted removal of any non-compliant materials).

How do I find a suitable industry professional?

If you do not already know a suitable fire engineer, a list is available from industry peak bodies, including:

- Fire Protection Association Australia – phone 1300 731 922- www.fpa.com.au/provider
- National Fire Industry Association - phone (07) 3882 6924- www.nfia.com.au
- Engineers Australia - phone 1300 653 113 www.engineersaustralia.org.au
- Board of Professional Engineers (QLD) – phone (07) 3210 3100 - www.bpeq.qld.gov.au
- The Institution of Fire Engineers – phone (08) 8278 9844 – www.ife.org.uk/australia

If you do not already know a suitable building certifier, a list is available from industry peak bodies, including:

- Australian Institute of Building Surveyors – phone 1300 312 427 – www.aibs.com.au
- Royal Institution of Chartered Surveyors – phone 02 9216 2333 – www.rics.org