

ENGINEERING DETAILS

REROOF REPORT

Project Number: 21-I-856
Project Address: ~~1A Kennedy Road, Dii Dii QLD~~
Client: Townsend Building Services
Client Contact: Corey Teunis
Client Reference: S69490Q-12

Issued As:	Revision	Issue Date
Original Issue	0	09.08.21
Minor changes (timber battens can be reused)	1	12.08.21



Figure – Street view of residence

Site Assessment

A site assessment has been carried out on the property, both in person and as a desktop assessment. Refer to Appendix A for assessment photographs, Appendix B for site sketches and Appendix C for rectification typical details and sections.

Details relevant to the construction of the structure are as shown in Table 1:

Table 1 - Structural Characteristics

Criteria	Characteristic
Roof Material	Sheet
Roof Pitch	15°
Roof Construction	Hardwood Trusses
Number of Storeys	1
External Wall Finish	Weatherboard

Patcol's scope was to complete engineering checks and provide advice on existing roof cladding supports from top plate up and roof cladding fixings, any strengthening required and replacement of decayed or split timbers. This report does not cover other building aspects and does not represent a condition assessment of the building as a whole or any specific building element.

Table 2 – AS4055 Wind Load Analysis Parameters

Wind Actions	Parameters
Region	B
Terrain Category	TC 2.5
Shielding Class	0.95 (PS)
Topographic Class	T0
Wind Class	N3

Roof Tie Down Upgrades

Based on the results of the Site Assessment the following upgrades are proposed. Note, the following proposal doesn't supersede any provisions of the relevant standards or the National Construction Code in any aspect. It remains the builder's responsibility to ensure conformity to the NCC, Australian Standards and Industry Best-Practice, and to ensure any perceived contradictions are clarified with the Engineer prior to works being carried out.

1. Check timber condition. Any decayed/split or otherwise damaged members or connections are to be reinstated as necessary with equivalent or better members in accordance with AS1684.3.
2. Where members requiring removal and replacement cannot be safely removed, new members may be lapped onto existing and fixed into existing with coach screws at 300 centres.
3. Loose nails or timber to timber joint details where fixing/timber has moved and been impaired should be rectified. Generally, fixings to be in accordance with AS1684.3.
4. Refer to Appendix B and Appendix C for typical tie down details and any other site specific upgrades required.
5. Sheeting replacement to be minimum 0.42 BMT. Site exposure deemed "benign", i.e. greater than 1km from breaking surf. Sarking is to be installed in all habitable areas and installed in accordance with manufacturer's specifications.

6. Roof battens to be screwed down into existing timber rafters at no greater than 900 crs with No.10 Type 17 batten screws. Pre-drill all holes.
7. All seasoned hardwood timber is to be predrilled, with the hole no greater than 80% of the diameter of the fastener being used.
8. All trussed roof framing and tie-downs are assume to have been adequately design and certified by the relevant truss manufacturer for the relevant wind class, and as such are excluded for additional tie down upgrade unless required by the building certifier, or unless there is no existing steel bracket/strap present.
9. Refer to QBCC – Repair of sheet metal rooves in cyclonic areas for confirmation of all the above details.
10. Roof cladding to be fixed down in accordance with manufacturer's specifications.
11. Any signs of corrosion to existing framing and connections should be assessed for capacity.

Any queries please contact the undersigned.

Yours sincerely,



Scott Thomas

Manager – B. Eng (Civil/Structural) RPEQ 16203

scott@patcol.com.au

Lot Details



Address

1A Kennedy Road Bli Bli QLD 4560
Australia

Details

Parcel Status	Registered
Parcel Type	Lot Parcel
Plan Number	RP136527
Lot Number	1
Locality	Bli Bli
State	QLD

Appendix A – Site Photographs



Photo 1

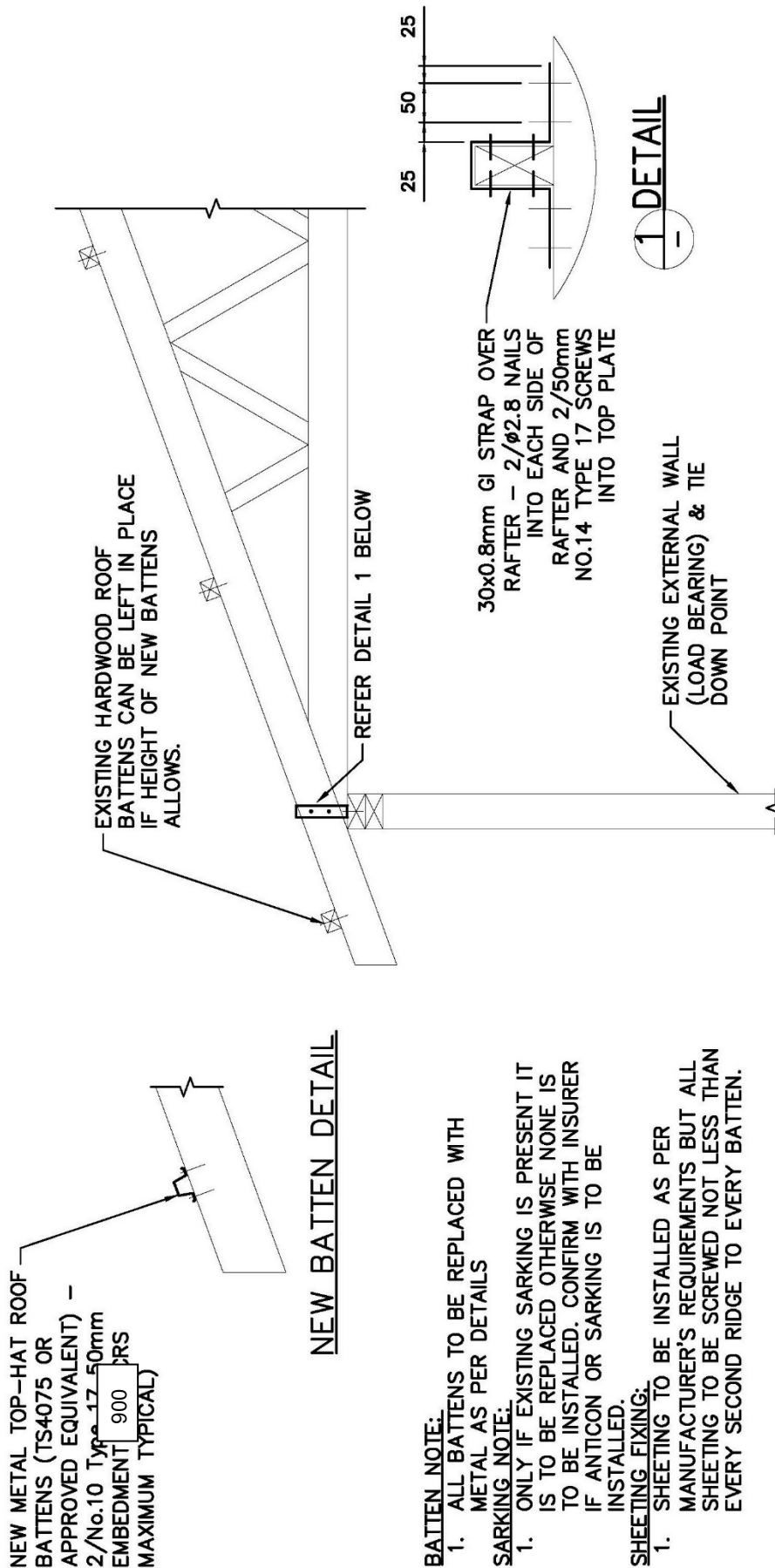
The existing roof framing are hardwood trusses at 900 centres. Existing battens are 75x50 hardwood at 840 centres. These battens can be reused ensuring all of them have been sufficiently bugle screwed to the trusses.

Provide tie-down in accordance with Appendix C.

Appendix B – Site Sketches

The roof framing looks sufficient. All of the connections need to be upgraded with screws, strapping and new metal battens required as per details.

Appendix C – Typical Sections/Details



TYPICAL ROOF TIE DOWN DETAILS

Department of Housing and Public Works

Form 15—Compliance certificate for building design or specification

Version 4 – July 2017

NOTE: This is to be used for the purposes of section 10 of the *Building Act 1975* and/or section 46 of the *Building Regulation 2006*.

RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.

1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

The description must identify all land the subject of the application.

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb/locality and postcode)

4A Kennedy Road, Bli Bli QLD

Postcode 4560

Lot and plan details (attach list if necessary)

Lot 1 on RP100527

In which local government area is the land situated?

Sunshine Coast Regional Council

2. Description of component/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Renovations to existing residence associated with reroofing of residence

Tie-down design

Roof framing design

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules,

standards, codes of practice and other publications, were relied upon.

National Code of Construction

Building Code of Australia

AS1684 – Residential timber-framed construction

AS1170.2 – Wind Loads

AS4055 – Wind Loads for Housing

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

Patcol Group Pty Ltd Reroof Report including proposed tie down details – refer to attached report 21-I-856 (Rev 1)

LOCAL GOVERNMENT USE ONLY

Date received

Reference Number/s

5. Building certifier reference number	Building certifier reference number
6. Competent person details A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.	Name (in full) Scott Matthew Thomas Company name (if applicable) Patcol Group Pty Ltd Contact person Scott Thomas Phone no. (business hours) Mobile no. Fax no. 1800728265 0447 672 924 Email address scott@patcol.com.au Postal address 186 Denham St, Rockhampton Postcode 4700 Licence or registration number (if applicable) RPEQ 16203
7. Signature of competent person This certificate must be signed by the individual assessed by the building certifier as competent.	Signature Scott Thomas Date 12.08.21

The *Building Act 1975* is administered by the Department of Housing and Public Works