

# Queensland Development Code

## Part 2.5 – Use of external cladding

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## Guide to using the QDC part

### Overview

This guide is intended to provide information that will help readers to understand and apply the *Queensland Development Code, Part 2.5 – Use of external cladding* (the QDC part). The guide does not form part of the QDC part.

### What is the Queensland Development Code (or QDC)?

The **Queensland Development Code** (or QDC) is the part, or aspects of the parts, of the document called 'Queensland Development Code' published by the department.

### Approval and commencement of the QDC part

The chief executive of the department may amend the QDC, including by adding another part to it or replacing a part of it. However, an amendment does not take effect until the chief executive publishes the amendment on the department's website and a regulation approves the amendment.

A provision approving the addition of the QDC part to the QDC is set out in the Building Regulation 2006, part 8, division 1. The provision Section 51B states that the approval takes effect on 18 October 2019. Therefore, the QDC part takes effect on that day.

### What buildings/structures does the QDC part apply to?

The QDC part applies to **building work** for all **buildings** of Type A, B or C construction, except as excluded specifically in this QDC Part.

### How to comply with the QDC generally and the QDC part in particular

Under section 30(d) of the *Building Act 1975* (Building Act), the QDC is a building assessment provision and section 34A states that if the building development application satisfies compliance with the building assessment provisions, the assessment manager must approve the application.

This QDC part applies to building work where it is proposed to use aluminium composite panels with a polyethylene core of greater than 30 per cent by mass. This applies to all buildings.

The QDC part also applies to building work where it is proposed to use an expanded polystyrene product used in an external insulation and finish (rendered) system – including as an attachment. This only applies to class 2-9 buildings of Type A or B construction.

For the purposes of **building work**, **cladding rectification work** is excluded, but only for the use of aluminium composite panels with a polyethylene core greater than 30 per cent.

This document does not have a performance requirement.

### **Relationship between the BCA and the QDC**

The BCA contains performance requirements that building work must comply with. It also contains building solutions for those requirements in the form of deemed-to-satisfy provisions.

Under section 35 of the Building Act, if a part of the QDC is inconsistent with the BCA, the QDC part prevails to the extent of the inconsistency.

### **How the QDC part varies the BCA**

This QDC part overrides the BCA to the extent that it is inconsistent with the provisions of the BCA.

### **Referral agency**

N/A

### **Associated requirements**

The following legislation includes requirements that apply to all buildings of Type A, B or C construction. These requirements are additional to any requirements in the following.

- *Building Act 1975*
- Building Code of Australia (BCA)
- Building Fire Safety Regulation 2008
- Building Regulation 2006
- *Planning Act 2016*
- Planning Regulation 2009.

## Chapter 1: Preliminary

### 1. Name of QDC part

This part of the Queensland Development Code (this QDC part) may be cited as the *Queensland Development Code, Part 2.5 – Use of external cladding*.

Note: This QDC part takes effect on 18 October 2019. See the Building Regulation 2006, section 51B.

### 2. Purpose

The purpose of this QDC part is to prohibit the use of aluminum composite panels with a polyethylene core of greater than 30 per cent by mass on all buildings.

This QDC part also prohibits use of an expanded polystyrene product used in an external insulation and finish (rendered) system – including as an attachment. This only applies to class 2-9 buildings of Type A or B construction.

Note: This QDC part does not apply to structures (i.e. signs) in reference to the prohibition on the use of ACPs with a polyethylene core of greater than 30 per cent by mass.

### 3. Referenced documents

There are no reference documents for this QDC part.

### 4. Definitions

**alternative solution** (see the Building Act, section 14).

**aluminium composite panel** includes flat panels consisting of two thin aluminium sheets bonded to a non-aluminium core.

**building** (see the *Building Act*, schedule 2).

**Building Act** means the *Building Act 1975*.

**Building Code of Australia (BCA)** (see the *Building Act*, section 12).

Note: The BCA forms part of the National Construction Code Series published by the body known as the Australian Building Codes Board.

**building work** (see the *Building Act*, section 5).

**cladding rectification work** building works undertaken to an **affected private building** to reduce the **cladding fire risk** (see section 16O of Building Regulation 2006).

**Expanded polystyrene product** includes product used in an external insulation and finish (rendered) system – including as an attachment.

**Queensland Development Code (QDC)** (see the *Building Act*, section 13).

## Chapter 2: Application

### 5. Building work using external cladding

1. Aluminium composite panels of greater than 30 per cent polyethylene core by mass are not permitted to be used on any building in any external cladding, external insulation or façade.

Note: Clause 5(1) prevents an application for building work under the *Building Act 1975* being approved where this product is used in the above circumstances. It only applies to buildings and not structures (i.e. signs).

2. Expanded polystyrene product is not permitted to be used on a Class 2-9 building of Type A or B construction in any external wall insulation and finish (rendered) system – including as an attachment.

Note: Clause 5(2) prevents an application for building work under the *Building Act 1975* being approved where this product is used in the above circumstances, however, it will not apply to cold stores of up to 2 storeys in height (i.e. Type C construction).

### 6. Cladding rectification work

Clause 5(1) of this QDC Part does not apply to cladding rectification work where aluminium composite panels containing greater than 30 per cent polyethylene core are proposed to be retained on the building as part of an alternative solution developed by a registered fire engineer to prevent fire spread between storeys of a building (where greater than 1 storey).

Note: Clause 6 permits both aluminium composite panels with greater than 30 per cent polyethylene core by mass to be retained on a building as part of cladding rectification work, e.g. where panels are removed to prevent fire spread.