

Re roofing panel discussion and networking event Tuesday 8th May 2018 - Summary Notes

Regulatory Perspectives

Noticed gradual general improvement with contractors now realisation of regulation is emerging.

Avoid problems at the next injury or storm- protect yourself! Building product quality issues are involved as well so roof failure often does not relate to poor contracting.

Roofing certification is required when over 20% of the roof requires attention. Either owner or contractor must get approval.

Sympathies with frustrations but the machinery of government and regulations is set for time being. Uncomfortable period we will get through as an industry for the good of safety.

Initiatives such as tonight's panel help collaboration amongst stakeholders

Looking forward to the time that re roofing work is a level playing field where all contractors act professionally and follow safety obligations.

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Engineers' perspectives

[Roy Hoskins](#) - *experienced engineer*

Discussed different roof types and the nature and effects of wind uplift. Recommends engineers walk the site with client at first to begin collaborative process and ensure decisions are made that match the project location and individual requirements.

Be wary of draftsman adding in own 'best guess' of wind load- consistency is important, seek advice or check with historical council wind load guidance

Exercise due diligence (or else!) achieved by ensuring correct tie downs and bracing.

[Stephan Rebibou](#) *Booth Engineers – experienced insights on the commercial roofing perspective and reflections on cyclone damage to roofs.*

Commercial roof upgrade - contact engineer first to obtain the form 15 and 16 – these design certificates get the ball rolling which is then sent to certifier. While roof is replaced, its checked again before the next certificate is issued

Projects vary greatly in complexity and number of inspections required - depending on tie downs required and depending on truss type- each job is individually assessed to tailor to the characteristics of roof and structure.

Engineering and certification considers the whole structure not just roof system.

Where possible, engineers try to keep things the same and meet on site to get to know the project. Professional conduct is to be upfront about process and fees - if it's working and safe then elements will be kept the same if possible.

Compared to domestic roof failure, commercial roof problems are often less catastrophic (eg buckling) but still dangerous/expensive.

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Roofing Contractor perspectives

Roofing company- difficult to pay upfront for initial meeting. Suggested remedy - quote 'subject to obtaining approval' or suggest independent obtaining of engineering/ certification quote.

Difficulties competing at the quoting stage when others are offering speedy and unprofessional options with unlicensed contractors. QBCC assures that inspectors and health and safety check ins are a growing focus, representatives are roving and checking defective building work.

Suggested an addition to quote as sent out by contractors – QBCC fact sheet

Notes

Metal Roof Industry Queensland a valuable support for industry esp when liaising with regulatory bodies.

Let's keep prioritising the message from the construction industry, join together and highlight the importance of meeting the regulations and mandatory requirements.



Certification requirements for re roofing

Industry Insights - thanks to Prue McMillan and the team at Roof and Building Supplies, Banyo



Re roofing Panel discussion



Welcome and introductions - Michael Tyrrell BA&A

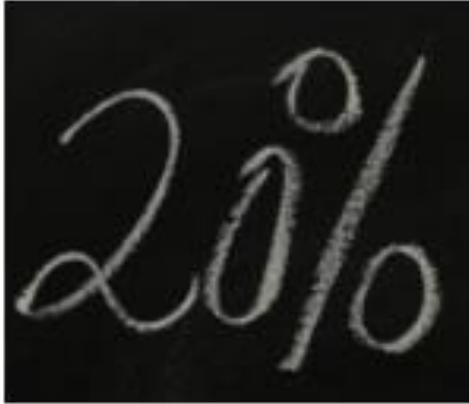
QBCC certification of roofing works – clarification – Tony Townshend

QBCC technical perspectives - Gary Stick

Engineer's perspectives on reroofing requirements - Roy Hoskins

Engineer's insights- commercial projects – Stephane Rebibou

Wrap up / lucky door prize – Prue McMillan RBS



When over 20% replacement of structural elements – seek early advice from engineers and certifiers to ensure the repair is completed according to code.



Who is responsible for re-roofing certification?

Roofing contractors are obliged to show on quotes/ contracts whether the property owner or contractor is responsible for obtaining the building approval.

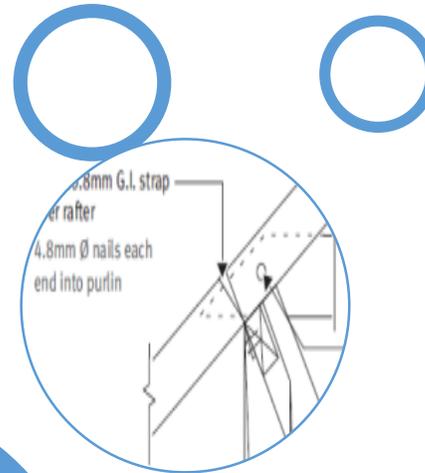
At what stage do the rules apply?

Cater for/ understand indicators of high wind uplift across the whole structure.

Cater for tie down requirements

Resources

Administrative requirements when re-roofing



Building Codes Qld – Repairing storm damaged rooves



QBCC resources – rebuilding after natural disaster



Thank you for joining us!



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Re roofing certification

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