

JONSTONE SHIRE COUNCIL

FAST TRACKING PROCEDURES FOR REPAIR TO BUILDINGS WHICH IS DEEMED TO BE ASSESSABLE DEVELOPMENT.

Introduction:

To ensure that the application and approval process for building work does not delay the repair of buildings, the following procedure has been adopted by Johnstone Shire Council.

Procedure:

Phase 1.

- The builder or owner is to inform Council by phone on 40302265 that repair work is being carried out. Alternatively the information may be provided at Councils office in Rankin Street, Innisfail.
- The required information is as follows:
Builders name, contact phone number and Builders licence number,
Owners name and address,
Site address of building work including lot number and registered plan number if known.
Brief description of repair work eg replacing roof structure.
- The builder is to keep a record of the repair works, which will then be used to prepare a plan and specification of the repair works. The record of repair work should include materials used eg corrugated iron, hardwood or softwood batten and rafter sizes and spacing etc, fixing devices eg tie down bolt sizes and location, batten screws size etc.

Phase 2.

- As soon as possible an application for approval of the repair work is to be submitted for assessment and approval.
- The record of repair works and plan of the repair work is to be submitted to council with:
IDAS forms A & B with appropriate fees,
Site plan showing the location of the building works on the site,
QBSA insurance notification if applicable,
Qleave payment notification if applicable, and
Engineers certification of works if applicable.

TABLE 9.21 (continued)

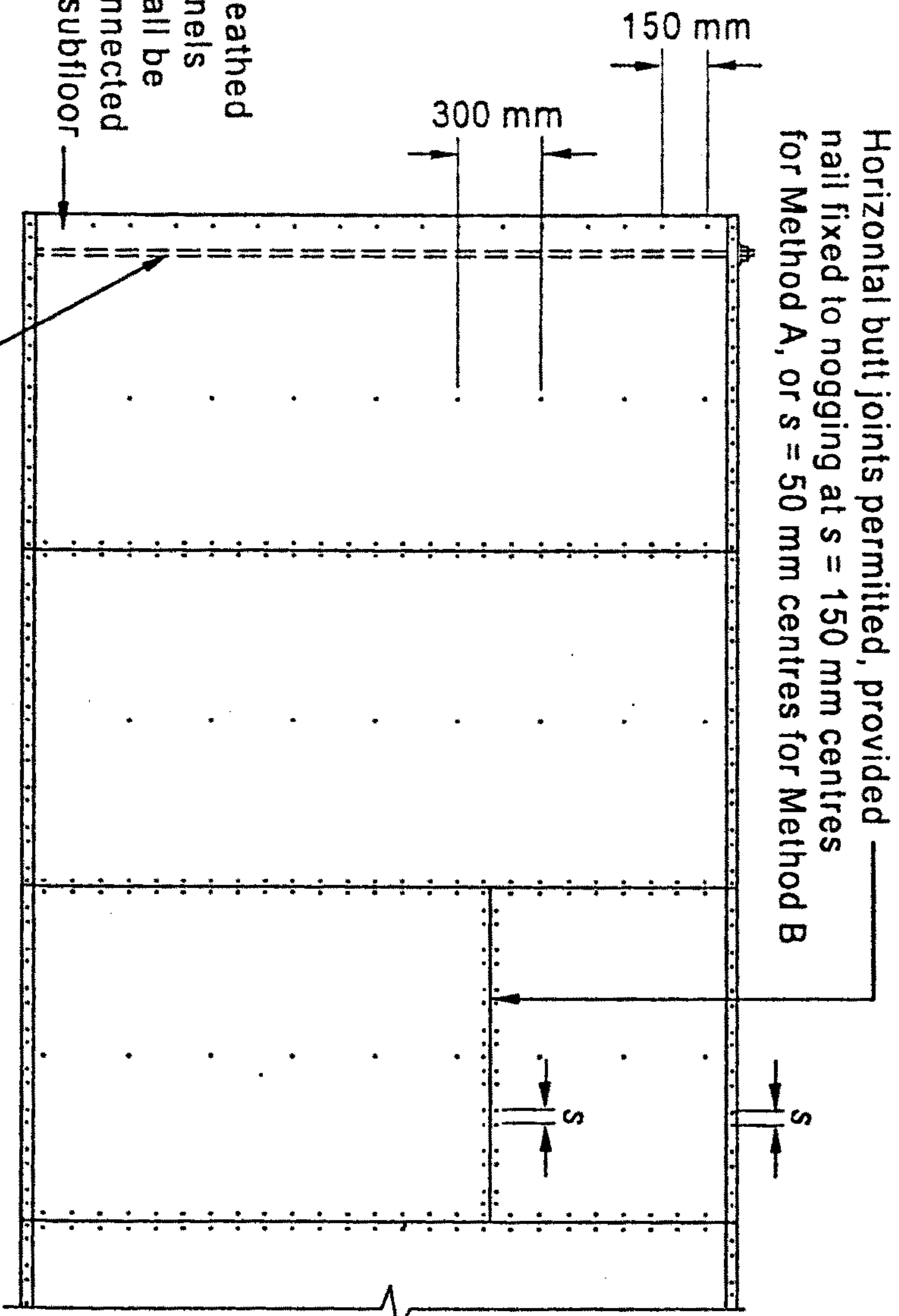
Position of tie-down connection		Uplift capacity (kN)						
		Unseasoned timber			Seasoned timber			
Rafters/trusses to wall frame or floor frame		J2	J3	J4	JD4	JD5	JD6	
A4 (h)	<p>30 x 0.8 mm G.I. strap, 4/2.8 mm Ø nails each end</p> <p>50 x 1.8 mm G.I. strap</p> <p>75 mm No. 14 Type 17 screw each side of rafter</p>	14	11	6.4	8.0	5.2	3.6	
	<p>Handwritten notes:</p> <p>50 x 1.8 mm G.I. Strap nails</p> <p>75 mm No. 14 Type 17 Screws each side of Rafter or Truss</p>							
A4 (i)	<p>75 x 50 x 5 mm MS angle with 1/M10 bolt or 40 mm No 14 Type 17 screws to rafter as per table</p> <p>Rafter thickness 35 mm min.</p> <p>50 mm No 14 Type 17 screws to beam as per table</p>	No. of screws						
		1	5.8	4.2	2.9	4.2	2.9	2.1
A4 (j)	<p>Framing anchor as per table, 4/2.8 mm Ø nails to each end</p>	No. of anchors						
		1	4.9	3.5	2.5	3.5	2.9	2.2
A4 (k)	<p>30 x 0.8 mm G.I. Strap as per table</p>	No. of straps with 2/2.8 dia nails each end						
		1	4.9	3.5	2.5	3.5	2.9	2.2
A4 (l)	<p>30 x 0.8 mm G.I. Strap as per table</p>	No. of straps with 3/2.8 dia nails each end						
		1	6.5	4.7	3.3	4.7	3.8	2.9
		2	12	8.4	5.9	8.4	6.9	5.2

Type of bracing

A3,
A4

(h) *Plywood* Plywood shall be nailed to frame using 30 × 2.8 Ø galvanized flathead nails or equivalent.

For Method A, M12 rods shall be used at each end of sheathed section top plate to bottom plate/floor frame. Method B has no rods but sheathing shall be nailed to top and bottom plates and any horizontal joints at 50 mm centres.



Sheathed panels shall be connected to subfloor

For Method A only: M12 rod top to bottom plate each end of sheathed section

NOTE: For plywood fixed to both sides of the wall, see Clauses 8.3.6.5 and 8.3.6.10.

Minimum plywood thickness (mm)	Stud spacing (mm)		Fastener spacing, s (mm)	Bracing capacity (kN/m)
	Stress grade	Stud spacing (mm)		
F8	7	9	4.5	Method A 6.4
F11	6	7		
F14	4	6		
F27	4	4.5	6.0	Method B 6.0
Top and bottom plate:				
— Method A				
— Method B				
Vertical edges	150		300	Method B 6.0
Intermediate studs	300			
Fixing of bottom plate to floor frame or slab				
Method A: M12 rods as shown plus a 13 kN capacity connection at max. 1200 mm centres				
Method B: A 13 kN capacity connection at each end and intermediately at max. 1200 mm centres				

TABLE 8.18 (continued)

Type of bracing		Bracing capacity (kN/m)																																						
A4	<p>(e) <i>Diagonal timber wall lining or cladding</i> Minimum thickness of board—12 mm fixed with 2/20 × 50 mm long T-head nails. Intermediate crossings of boards and studs shall be fixed with one nail.</p> <p>30 x 0.8 mm G. I. strap to each corner of bracing panel tying studs to plates 4/2.8 mm dia. nails each end</p> <p>40° to 50°</p> <p>For fixing of bottom plate to floor frame or slab, refer to Clause 8.3.6.10</p> <p>Perimeter nail spacing <i>s</i></p> <p>2100 mm min.</p> <p>2700 mm max.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td><i>S</i> (mm)</td> <td>60</td> <td>2.1</td> </tr> <tr> <td></td> <td>40</td> <td>3.0</td> </tr> </table> <p>NOTE: Noggings have been omitted for clarity.</p>	<i>S</i> (mm)	60	2.1		40	3.0																																	
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	(f) Other timber, metal angle and strap bracing shall be designed and installed in accordance with engineering principles.	—																																						
A3	<p>(g) <i>Plywood</i> Plywood shall be nailed to frame using 30 mm × 2.8 mm Ø galvanized flathead nails or equivalent.</p> <p>Horizontal butt joints permitted, provided fixed to noggings at 150 mm centres</p> <p>150 mm</p> <p>150 mm</p> <p>150 mm</p> <p>300 mm</p> <p>Sheathed panels shall be connected to subfloor</p> <p>Fastener spacing: 150 mm top and bottom plates 150 mm vertical edges, noggings 300 mm intermediate studs</p> <p>Where required, one row of noggings staggered or single line at half wall height</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td colspan="3">Minimum plywood thickness (mm)</td> </tr> <tr> <td rowspan="2">Stress grade</td> <td colspan="2">Stud spacing mm</td> </tr> <tr> <td>450</td> <td>600</td> </tr> <tr> <td colspan="3">No noggings (except horizontal butt joints)</td> </tr> <tr> <td>F8</td> <td>7</td> <td>9</td> </tr> <tr> <td>F11</td> <td>4.5</td> <td>7</td> </tr> <tr> <td>F14</td> <td>4</td> <td>6</td> </tr> <tr> <td>F27</td> <td>3</td> <td>4.5</td> </tr> <tr> <td colspan="3">One row of noggings</td> </tr> <tr> <td>F8</td> <td>7</td> <td>7</td> </tr> <tr> <td>F11</td> <td>4.5</td> <td>4.5</td> </tr> <tr> <td>F14</td> <td>4</td> <td>4</td> </tr> <tr> <td>F27</td> <td>3</td> <td>3</td> </tr> </table>	Minimum plywood thickness (mm)			Stress grade	Stud spacing mm		450	600	No noggings (except horizontal butt joints)			F8	7	9	F11	4.5	7	F14	4	6	F27	3	4.5	One row of noggings			F8	7	7	F11	4.5	4.5	F14	4	4	F27	3	3	3.4
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A4	<p>NOTES:</p> <ol style="list-style-type: none"> 1 For plywood fixed to both sides of the wall, see Clauses 8.3.6.5 and 8.3.6.10. 2 No other rods or straps are required between top or bottom plate. 3 Fix bottom plate to floor frame or slab with nominal fixing only (see Table 9.4). 																																							

(continued)