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.

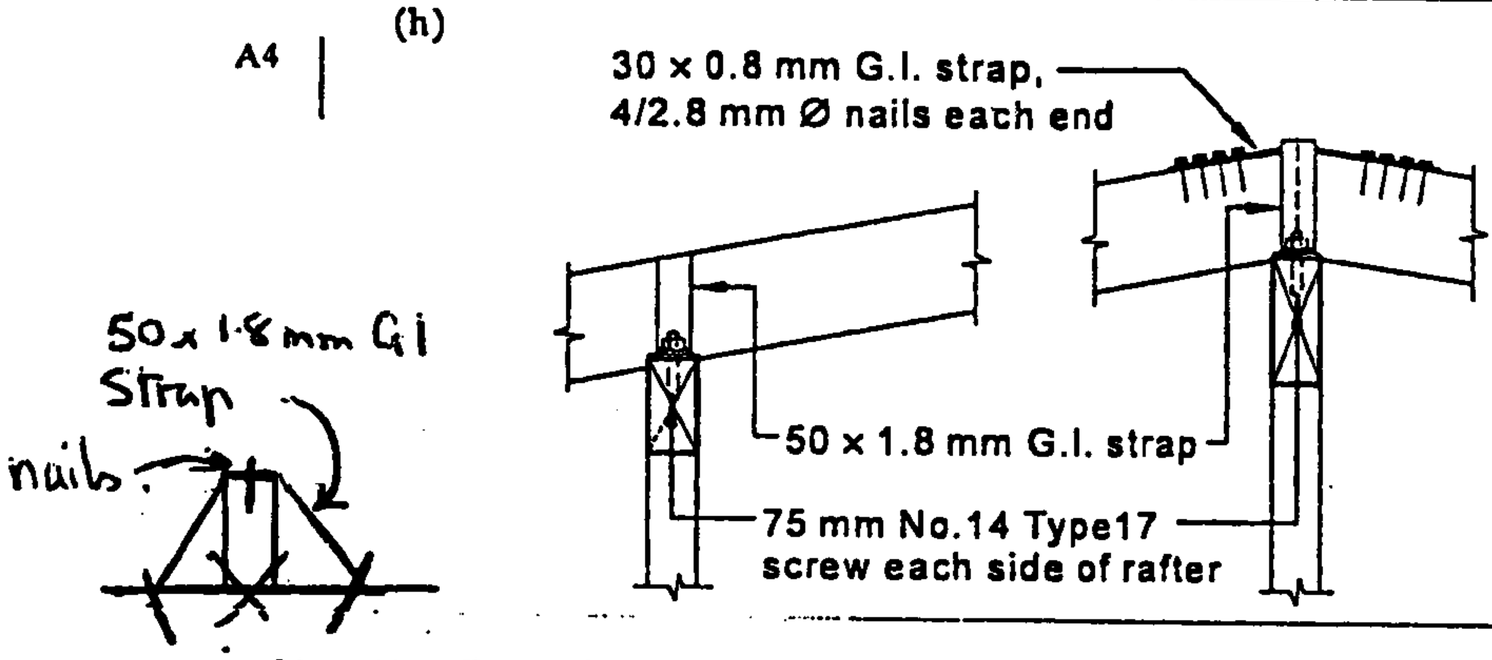
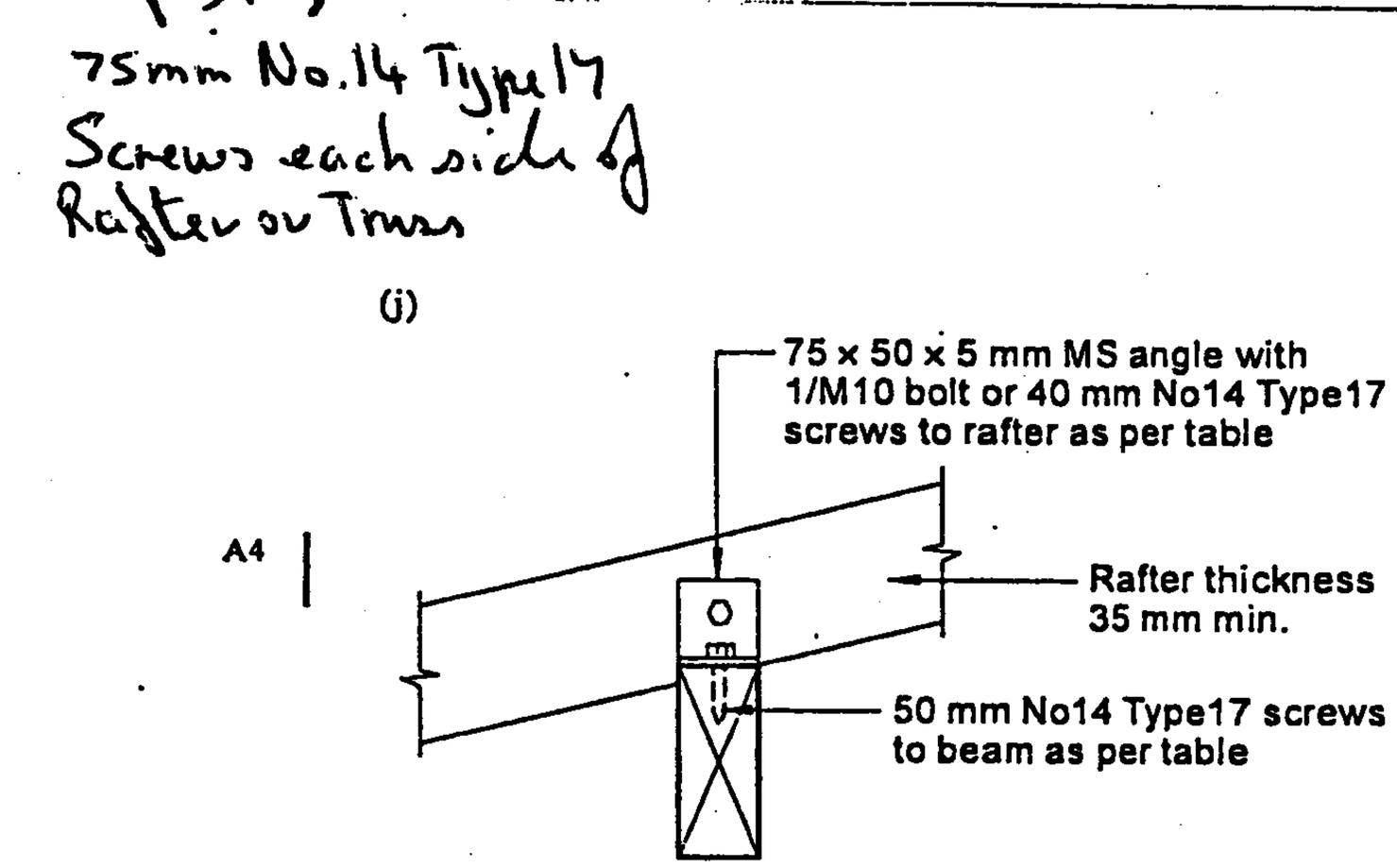
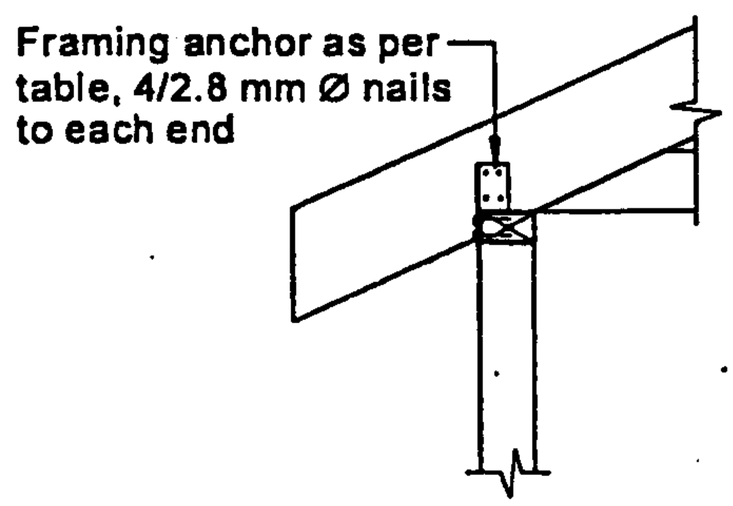
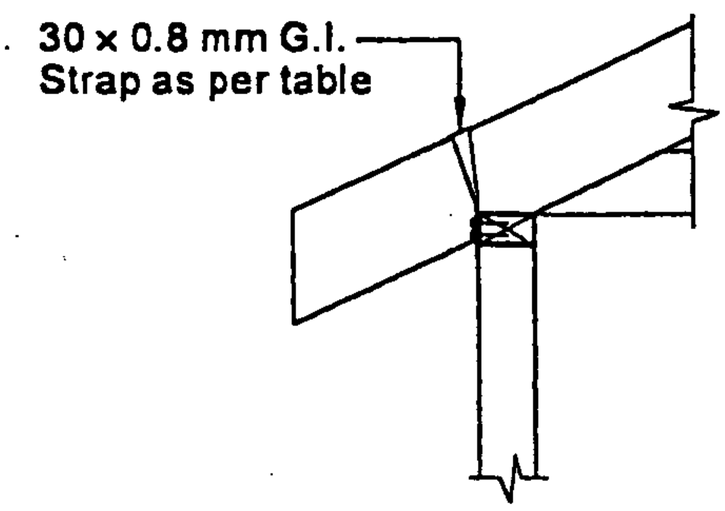
- The builder is to keep a record of the repair works, which will then be used to prepare a plan and specification of the repair works. The record of repair work should include materials used eg corrugated iron, hardwood or softwood batten and rafter sizes and spacing etc, fixing devices eg tie down bolt sizes and location, batten screws size etc.

Phase 2.

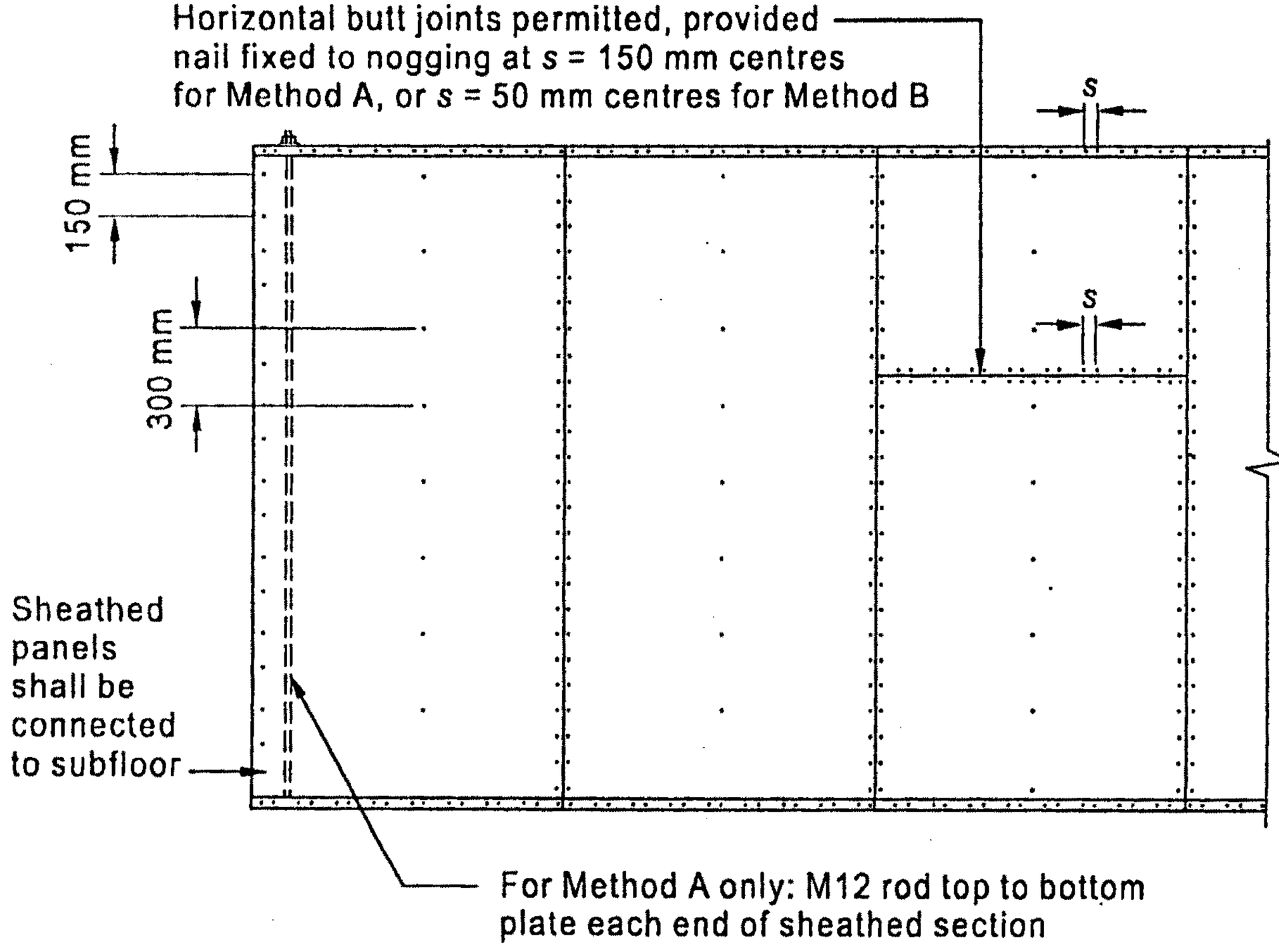
- As soon as possible an application for approval of the repair work is to be submitted for assessment and approval.

- 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 |
| (h)   | 14 | 11 | 6.4 | 8.0 | 5.2 | 3.6 |
| (i)   | No. of screws | | | | | |
| | 1 | 5.8 | 4.2 | 2.9 | 4.2 | 2.9 | 2.1 |
| | 2 | 12 | 8.3 | 5.6 | 8.3 | 5.9 | 4.3 |
| | Bolt to rafter | | | | | | |
| | 1/M10 | 7.2 | 4.6 | 2.9 | 5.1 | 3.6 | 2.5 |
| (b)   | No. of anchors | | | | | | |
| | 1 | 4.9 | 3.5 | 2.5 | 3.5 | 2.9 | 2.2 |
| | 2 | 8.3 | 5.9 | 4.2 | 5.9 | 4.9 | 3.7 |
| (c)   | No. of straps with 2/2.8 dia nails each end | | | | | | |
| | 1 | 4.9 | 3.5 | 2.5 | 3.5 | 2.9 | 2.2 |
| | 2 | 8.3 | 5.9 | 4.2 | 5.9 | 4.9 | 3.7 |
| | 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 | Bracing capacity (kN/m) |
|---|---|---|
| A3, A4 | (h) *Plywood* Plywood shall be nailed to frame using 30 × 2.8 Ø galvanized flathead nails or equivalent.<br>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. | Method A 6.4<br>Method B 6.0 |




| Minimum plywood thickness (mm) | | |
|---|---|---|
| Stress grade | Stud spacing (mm) | |
| | 450 | 600 |
| F8 | 7 | 9 |
| F11 | 6 | 7 |
| F14 | 4 | 6 |
| F27 | 4 | 4.5 |
| **Fastener spacing, *s* (mm)** | | |
| Top and bottom plate: | | |
| — Method A | | 150 |
| — Method B | | 50 |
| Vertical edges | | 150 |
| 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<br>Method B: A 13 kN capacity connection at each end and intermediately at max. 1200 mm centres | | |

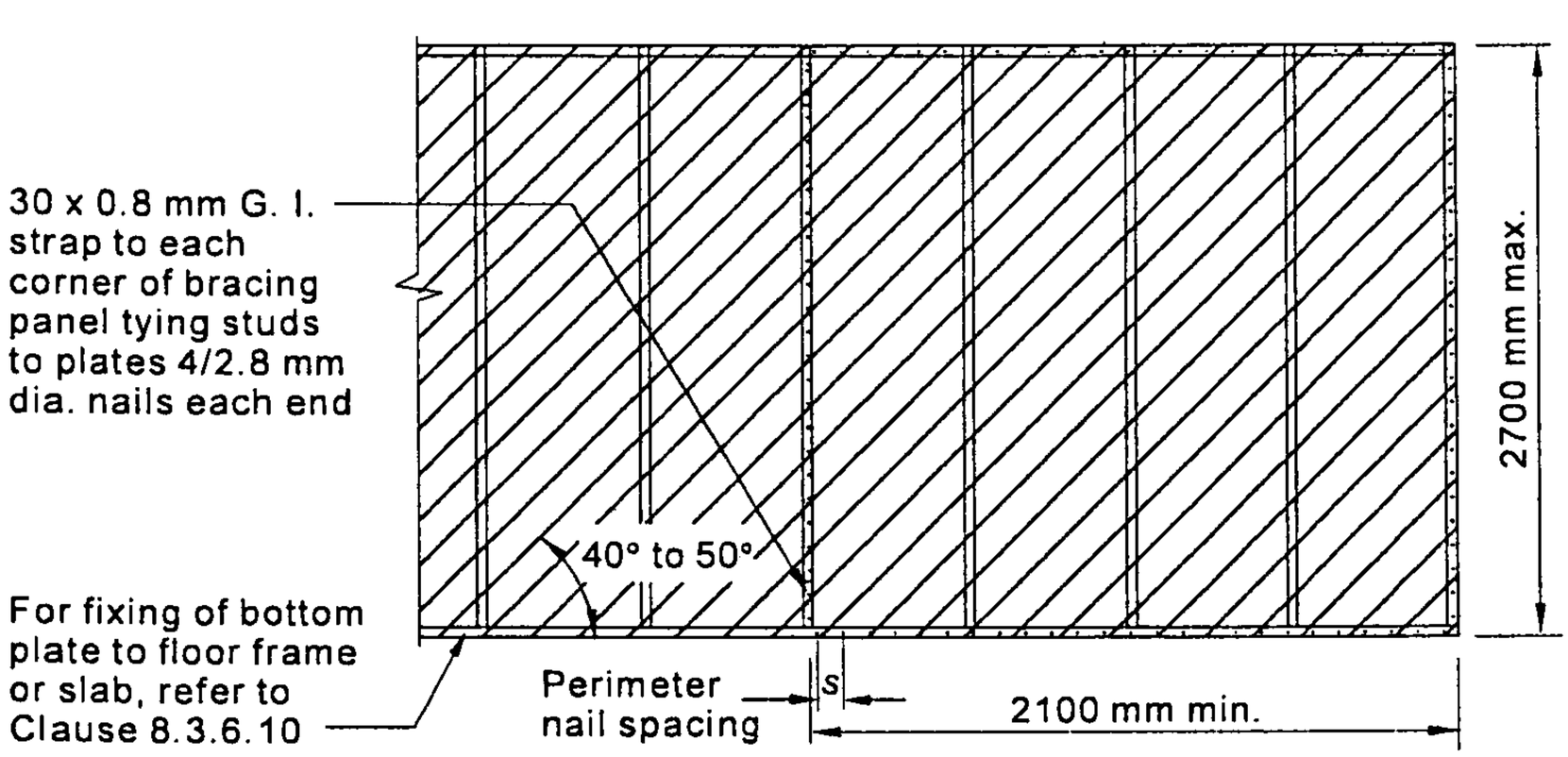
NOTE: For plywood fixed to both sides of the wall, see Clauses 8.3.6.5 and 8.3.6.10.

**TABLE 8.18** (*continued*)

| Type of bracing | Bracing capacity (kN/m) |
|---|---|

A4 (e) *Diagonal timber wall lining or cladding* 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.

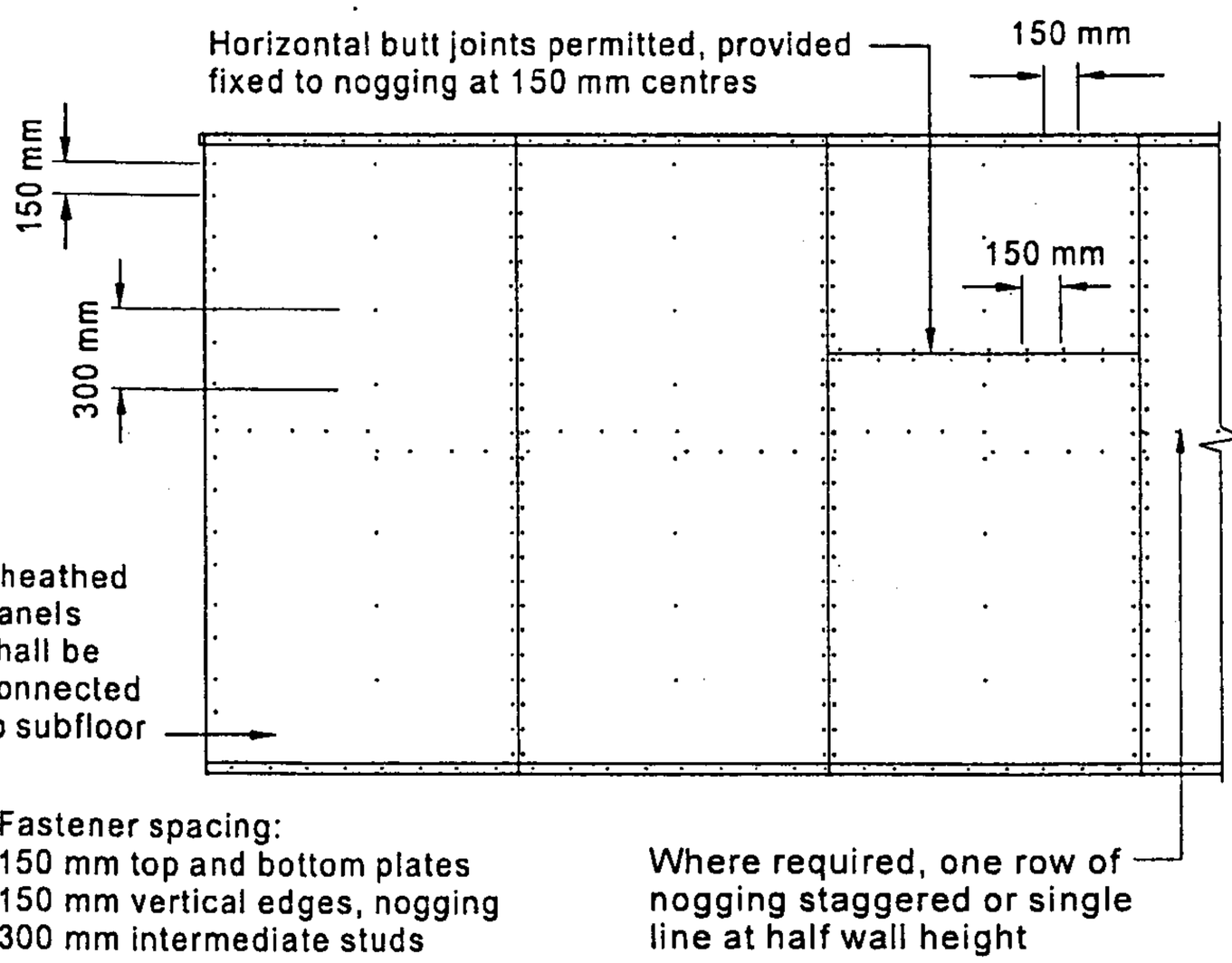



NOTE: Noggings have been omitted for clarity.

| *S* (mm) | | |
|---|---|---|
| | 60 | 2.1 |
| | 40 | 3.0 |

(f) Other timber, metal angle and strap bracing shall be designed and installed in accordance with engineering principles. —

A3 (g) *Plywood* Plywood shall be nailed to frame using 30 mm × 2.8 mm Ø galvanized flathead nails or equivalent.




| Minimum plywood thickness (mm) | | | |
|---|---|---|---|
| Stress grade | Stud spacing mm | | |
| | 450 | 600 | |
| No nogging (except horizontal butt joints) | | | |
| F8 | 7 | 9 | 3.4 |
| F11 | 4.5 | 7 | |
| F14 | 4 | 6 | |
| F27 | 3 | 4.5 | |
| One row of nogging | | | |
| F8 | 7 | 7 | |
| F11 | 4.5 | 4.5 | |
| F14 | 4 | 4 | |
| F27 | 3 | 3 | |

A4 NOTES:

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*)