

# FULL CLADDING REPLACEMENT AT AGED CARE FACILITY



## SUMMARY

- 2-storey aged-care facility with significant expanded polystyrene coverage
- Emergency order recommended by expert panel and issued by council's Municipal Building Surveyor (clearing exits; isolating electrical penetrations; increasing staff and security)
- Building notice recommended by panel and issued by council's Municipal Building Surveyor
- Building owners engaged professionals to provide advice – decided to replace all expanded polystyrene with a fibre cement product
- VBA appointed as the Municipal Building Surveyor for this building.

## DETAIL

A two-storey aged care facility was assessed by the VBA during the Statewide Cladding Audit earlier this year.

The building was referred to the VBA by the Victorian Cladding Taskforce and was inspected by a registered building surveyor. During the inspection, a significant amount of combustible cladding was discovered.

Due to the presence of expanded polystyrene, the building was assessed as being in a higher risk category by an expert panel consisting of a VBA-appointed building surveyor, a representative of the relevant fire authority and a fire engineer.

An emergency order was recommended by the expert panel, and subsequently issued by the local council's Municipal Building Surveyor. The order required short-term fire safety improvements and included:

- Clearing access to, and items from emergency exits;
- Turning off all electrical items and devices powered by cables through or near cladding; and
- Increasing staffing numbers to assist in case of an emergency.

A building notice asking owners to show cause why they should not remove combustible cladding was also recommended by the expert panel, and afterwards, issued by the council's Municipal Building Surveyor.

In response, the building owner engaged building experts and practitioners to develop a plan to fix the building. The building owners elected for full replacement with a fibre cement product.

Given the co-operation of the building owner and the quick progress to resolve the cladding issue, the local council's Municipal Building Surveyor cancelled the emergency order, satisfied the risk had been reduced to a more tolerable level.

The VBA was appointed the Municipal Building Surveyor for this building and will oversee remaining building works.

The VBA worked closely with the building owners throughout the process, assisting with initial communications to occupants and their families, and providing ongoing technical assistance.