

A message from the Construction Occupations Registrar

Construction Note: 2021/04

Timber and steel frame slab edge overhang

Access Canberra Building Inspectors continue to identify a high number of issues regarding frames being constructed with the bottom plate being inadequately supported due to significant overhanging of the concrete slab edge (see below).



Frames of Class 1 and Class 10a buildings must be constructed in accordance with:

- the Building Code of Australia 2025 volume 2– Part H1D6 (3) for steel frames and H1D6 (4) for timber frames.

H1D6 (3) Performance Requirement H1P1 is satisfied for steel framing if it is designed and constructed in accordance with one of the following:

- (a) Residential and low-rise steel framing:
 - (i) Design: NASH Standard 'Residential and Low-Rise Steel Framing' Part 1.
 - (ii) Design solutions: NASH Standard 'Residential and Low-Rise Steel Framing' Part 2.
- (b) Steel structures: AS 4100.
- (c) Cold-formed steel structures: AS/NZS 4600.

H1D6 (4) Performance Requirement H1P1 is satisfied for timber framing if it is designed and constructed in accordance with the following, as appropriate:

- (a) Design of timber structures: AS 1720.1.
- (b) Design of nailplated timber roof trusses: AS 1720.5.
- (c) Residential timber-framed construction – non-cyclonic areas: AS 1684.2 or AS 1684.4.

Further to the requirements of the Building Code, the **Building Act 2004 s42** states:

(1) *Building work must not be carried out except in accordance with the following requirements:*

(c) *the building work must be carried out in a proper and skilful way;*

*Note The considerations to be taken into account to decide when work is carried out in a **proper and skilful way** may be prescribed under the regulations*

Building (General) Regulation 2008 s32

(1) *In deciding whether building work has been carried out in a proper and skilful way, consideration must be taken of whether the work has been carried out—*

(a) *to meet or exceed the standards stated in the approved plans; or*

(b) *if the approved plans do not vary reasonable minimum industry standards—to meet or exceed reasonable minimum industry standards.*

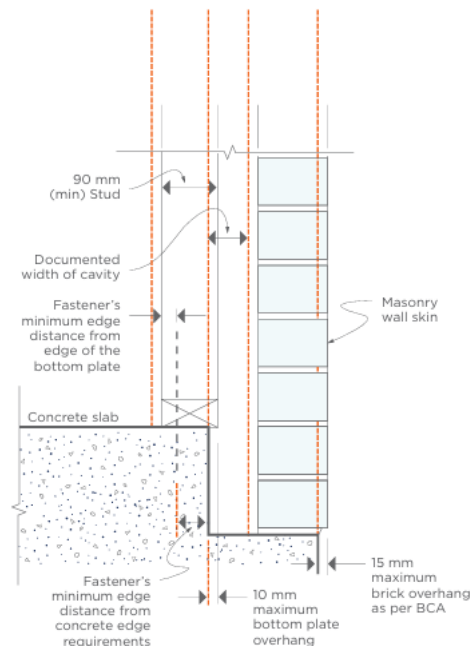
(2) *In this section: reasonable minimum industry standards—a matter covered by the tolerances guide meets reasonable minimum industry standards if the matter is not a defect under the guide.*

NSW Guide to Standards and Tolerances 2017

4.8 Bottom plates that overhang concrete slabs

- Bottom plates that are less than 90 mm wide and overhang concrete slabs are defective.
- Bottom plates that are 90 mm wide or greater and overhang concrete slabs by more than 10 mm are defective.
- Minimum cavity widths as required by the Building Code of Australia shall be maintained.

DIAGRAM 4.08 BOTTOM PLATES THAT OVERHANG CONCRETE SLABS



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Recommendations

To stop frame overhang, engage a surveyor to undertake a survey of the perimeter and height of the slab formwork set out before pouring the slab.

This will ensure the slab dimensions accurately match the approved plans and the correct installation of the wall frames.

Enforcement Action

Where timber frames overhang slab edges by more than 10mm for 90mm bottom plates a Stop Work Notice may be issued in accordance with section 53 of the *Building Act 2004*. Formal licensing action including loss of demerit points may also be taken in accordance with section 55 of the *Construction Occupations (Licensing) Act 2004*.

Construction notes have been developed to raise awareness and educate the building and construction industry about common issues identified on building sites and best practice approaches to address them. The issues outlined in these notes have been identified through compliance assessment by Access Canberra or following a complaint from owners. Importantly, we welcome your input, if you have come across an issue that needs clarification or to provide feedback email us: BBS@act.gov.au or call 02 6205 2244.



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