

## **ADDITIONAL INFORMATION**

You can access a copy of TQ's current Technical Data Sheet 12, Protecting Buildings from Subterranean Termites [here](#).

## **BACKGROUND**

TQ's current 'whole of house' policy was developed not long after the banning of the organo-chlorine (OC) chemical termite protection systems which at the time, when correctly applied, were a very effective 'set and forget' termite protection system.

Following the replacement of OC systems with newer physical and chemical barrier systems, concerns emerged regarding their long term durability performance. The continued satisfactory performance of these ground line barrier systems is also highly dependent upon regular inspection and in some instances, regular replenishment.

Also, for Queensland, where use of termite resistant materials alone was the means chosen to address termite protection, the building regulations at the time only required the main structural elements to be termite resistant.

The BCA was subsequently amended with a Queensland variation extending the scope for timber products that are defined as 'primary building elements' under the BCA to now include:

- a) a member of a building designed to take part of the building loads and includes roof, ceiling, stairway or ramp and wall framing members including bracing members designed for the specific purpose of acting as a brace to those members: and
- b) door jambs, window frames and reveals, architraves and skirtings.

Since the banning of OC's, significant strides have also been achieved with the development of new, cost effective, timber termite preservative systems including the H2 and H2F envelope treatment preservative treatments.

While the current building regulations provide the building industry and home owners with the option of either installing barriers to AS 3660.1 or the use of termite resistant materials, many choose to use a combination of barriers together with termite resistant framing including H2/H2F treated softwood.

Cost implication (initial installation plus ongoing maintenance costs) is also a significant factor that impacts upon the selection of termite management or the protection system/s chosen where ongoing maintenance cost may heavily outweigh any initial installation costs.

Some of the pro's and con's that may be considered with a possible shift in policy or legislation towards the use of termite resistant timber vs 'whole of house' are listed below:

<b>Pro's</b>	<b>Con's</b>
<ul style="list-style-type: none"> <li>• Timber industry not reliant on termite barrier industry</li> </ul>	<ul style="list-style-type: none"> <li>• Options for building industry and consumers may be reduced</li> </ul>
<ul style="list-style-type: none"> <li>• Addressing a long standing timber issue/weakness</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced reliance on barrier systems may lead to increased termite access and damage to buildings</li> </ul>
<ul style="list-style-type: none"> <li>• Increased promotion of naturally termite resistant timber</li> </ul>	<ul style="list-style-type: none"> <li>• Cost increase for builders not currently using treated timber</li> </ul>
<ul style="list-style-type: none"> <li>• Lowest cost lifetime termite management option for home owners</li> </ul>	<ul style="list-style-type: none"> <li>• Non-critical timber products may not be protected</li> </ul>
<ul style="list-style-type: none"> <li>• Competitive materials industry attacks are nullified</li> </ul>	<ul style="list-style-type: none"> <li>• Not all consumers accept treated timber</li> </ul>
<ul style="list-style-type: none"> <li>• Addressing an important consumer and builder need</li> </ul>	<ul style="list-style-type: none"> <li>• Competitive materials industry may more heavily promote their 'non-chemical' solutions</li> </ul>
<ul style="list-style-type: none"> <li>• Joint Industry/Government initiative with community benefit</li> </ul>	
<ul style="list-style-type: none"> <li>• Rationalization of timber industry product lines</li> </ul>	
<ul style="list-style-type: none"> <li>• Opportunity to promote timber as a termite resistant material</li> </ul>	

Some of the possible options and implementation initiatives that may be considered are:

<b>No.</b>	<b>Policy Options</b>	<b>Implementation Options</b>	
<b>1</b>	Maintain existing "whole of house" policy	<b>a)</b>	Do nothing
		<b>b)</b>	Promote barrier systems to Qld home builders and owners
<b>2</b>	Adopt new "termite resistant product" policy	<b>a)</b>	Amend Tech Data Sheet No. 12
		<b>b)</b>	Actively promote naturally termite resistant timbers
		<b>c)</b>	Actively promote termite treated timber
		<b>d)</b>	Put into Timber Industry Plan
		<b>e)</b>	Seek changes to Construction Timbers in Queensland
		<b>f)</b>	Seek Qld Variations for BCA
<b>3</b>	An alternative policy?		?