



ADVISORY NOTICE BUILDING

19/01

Advisory Notices are issued to assist in the interpretation of the Development Act 1993

July 2001

Termite management of wall bracing

The Timber Development Association have raised an issue regarding the termite management of wall bracing, in particular sheet materials such as Plywood, Hardboard or Plasterboard that are used as 'nominal bracing' in accordance with AS 1684.2 – 1999 or as structural bracing in steel wall framing.

The Building Code of Australia (BCA) defines 'primary building elements' for the purpose of termite protection as

'a member of a building designed specifically to take part of the building loads and includes roof, ceiling, floor, stairway or ramp and wall framing members including bracing members designed for the specific purpose of acting as a brace to those members'

When designing bracing in timber wall frames in accordance AS 1684.2 – 1999, the designer has two options and they are to use structural bracing only or to use a combination of both nominal bracing and structural bracing (with the nominal bracing limited to carrying 50% of the racking loads). Where the latter option is used, the nominal bracing would be considered as a primary building element as it is 'designed for the specific purpose of acting as a brace to those members' and therefore must be protected against termite attack.

Where the bracing selection is structural bracing only (with no contribution from the nominal bracing) only the structural bracing is required to be protected against termite attack.

Where a roof and wall frame is constructed of H2 treated timber with bracing requirements calculated on 100% structural bracing and that bracing is protected against termite attack the requirement to protect the roof and wall framing as primary building elements has been met.

Bracing in steel frame walling (including the sheet materials if they are contributing to the wall bracing) are also required to be termite resistant if the building has no other termite management system installed.

Further information

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www.planning.sa.gov.au/building_advisory_notices/

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ISSN: 1443-8038

