

ATTENTION: BUILDERS – NON-COMPLIANCE

Termiticide Blanket type systems and their non-compliance issues for BUILDERS

So many issues exist for builders and homeowners when 'blanket type' systems are installed and more often than not the Pest Control company, (PCC) installing them exacerbate the issue.

The Builder's issues:

ISSUE 1) Blanket systems are required by the Australian Building Code Board, the National Construction Code and Australian Standards (AS3660.1:2014 Sec 5.3.1) to be installed so the blanket edge is permanently visible through brick work of the house to be compliant. We rarely if ever see this done in Victoria and NSW, making the build non-compliant for the Builder!

ISSUE 2) The PCC exacerbates **ISSUE 1** because they don't complete the install from the timber frame to the brickwork. Instead to lower their costs, many PCC's have the builder's trades (e.g. brickies) install the final and critical compliance stage of a blanket install. This results in a compromised install for the builder.

ISSUE 3) Arguably the most critical issue for the builder is allowing their trades to touch termiticide blankets in breach of their OH&S obligations, as only a licensed pest controller licensed by their respective health depts can legally handle a termiticide product. Builders are exposing themselves to substantial regulatory risk when a PCC fails to complete the install, (**The 3rd Visit**) and all along builders think they're getting a cheap install price. We are aware that this practice is being looked at by State OH&S regulators.

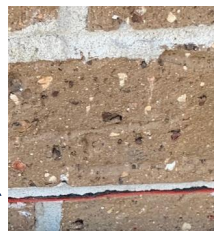
ISSUE 4) DAMAGE- Blanket systems are very prone to damage by trades, wind/weather or poor installs. This more often than not a 'hidden cost' associated with blanket type systems as PCC's are either not called back to fix damage because building supervisors don't want the extra call out cost OR if the damage is repaired the additional cost for repair is often not calculated into the builder's install pricing.

HOMEOWNER ISSUE: Quite simply, blanket systems installed as non compliant will more often than not result in NO warranty from the manufacturer for the homeowner as the install is either not completed to Standards or may be torn / ripped inside a wall cavity that nobody sees.

CONCLUSION: When termiticide blanket type systems have been selected by a builder as their termite management system of choice, the builder and homeowner can be:

- a) *left in the dark regarding compliance,*
- b) *expose themselves to OH&S investigations because PCC's are NOT coming back for the 3rd visit and;*
- c) *the Homeowner loses out as their warranty may become null and void.*

This image shows the orange termite management system sheeting visible on the exterior – therefore this example complies with AS 3660.1-2014



Of particular concern is when there is a failure to repair a damaged Termite Blanket Management System, that has been damaged after installation which then allows for easy access by termites – as seen in the photos below:



Pictures show damaged Termite Blanket Systems and the non-compliant wrapping of a cluster pipe (Part A) – all allow for termite infestation