



Compliance issues surrounding Termite Blanket Systems... Are they visible?

If Builders choose a chemical blanket to meet termite management requirements, they must ensure the physical blanket system remains “**permanently visible**” on the exterior of a built wall, as noted for their Surveyor/Certifier. Surveyors cannot rely solely on Pest Controller documentation certifying the blanket system’s installation. Instead, they must verify compliance during site inspections, ensuring the physical blanket is “**permanently visible**” as required by NCC Part 3.1.3 and AS 3660.1.

Builders should note that Private Building Inspectors and Surveyors are increasingly vigilant about non-compliant Termite Blanket System installations. A recent surveying team report highlighted deficiencies in physical barrier installation, holding the builder accountable:

“...At the final inspection, it was observed that the termite barrier is not extended to the external face of the brick veneer/render. To comply with Part 3.1.4 of NCC BCA Vol Two 2019 and section 5.3.2, Part 1 of AS3660.1: 2014, ensure the termite barrier is visually continuous at the face edge of brick veneer. Further provide an amended Termite management certificate confirming the above.”

Termite Blanket Manufacturers state in all Termite Blanket Installation manuals that the Termite Blanket must be visible to the outside of the build to ensure compliance.

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AS 3660.1:2014

5.3.8 External walls

5.3.8.1 General

Sheeting applied to external walls shall extend through the wall and be continuously visible at the exterior.

Where flexible sheeting is installed with a fold at the corners, it shall be placed so that no fold opens to the wall interior.

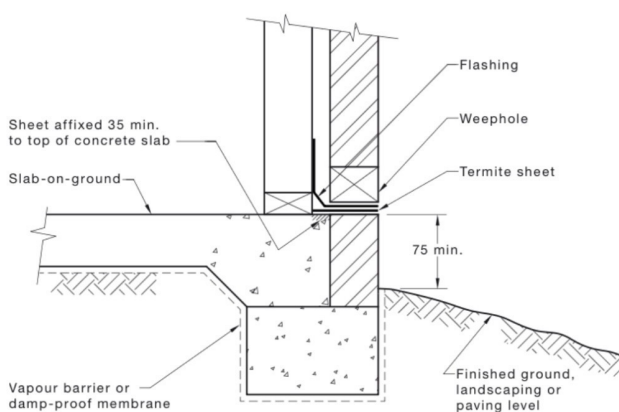
NOTES:

- 1 For typical examples, see Figures 5.5 and 5.9.
- 2 A fold that opens into a cavity or internal space may permit partially concealed access and hence, such folds should open to the visible perimeter.

5.3.8.2 External walls in conjunction with concrete floor slab

Sheet material shall extend from the concrete slab to the exterior surface of the wall. At the face of the concrete, any part of the sheet that is not fully and permanently compressed beneath the bottom plate or other building components, such that no gap exceeds 0.4 mm, shall extend a minimum of 35 mm and be triple-rolled, brazed, welded or jointed using a termite-resistant filler or termite-resistant adhesive.

For an infill slab poured against masonry, the sheet material shall extend a minimum of 35 mm from exterior face or beyond any exposed upper edge of infill (knockout) block [see Figure 5.5(c)].



(a) Masonry veneer with separate strip footings

DIMENSIONS IN MILLIMETRES

FIGURE 5.5 (in part) TYPICAL SHEET INSTALLATION TO EXTERNAL WALL WITH CONCRETE FLOOR SLAB

Except from the certifiers report

At the final inspection, it was observed that the termite barrier is not extending to the external face of the brick veneer/render. To comply with Part 3.1.4 of NCCS BCA Vol Two 2019 and section 5.3.2, Part 1 of AS

3660.1: 2014, ensure the termite barrier is visually continuous at the face edge of brick veneer. Further to this provide an amended Termite management certificate confirming the above.

At the final inspection, it was observed that the DPC is not extending to the external face of the brick veneer. To address this issue, provide the Damp-proof course extending through the entire masonry leaf and ensure it is visible at the finished face of the wall to comply with Part 3.3.5.7 & 3.3.5.8 of NCCS BCA Vol Two 2019 and Part 2: Construction, section 9.6.1(c) Damp-proof courses of AS 4773.2: 2015.

5.3 INSTALLATION OF SHEETING

5.3.1 General

Where used, termite sheet materials shall be installed on all subfloor structures through or on which termites might gain concealed access, such as piers, posts, stumps and walls below the underside of the lowest floor-framing member or suspended concrete slab. The surfaces in contact with termite sheet materials shall be free from irregularities that could damage the sheets.

5.3.2 External walls

Where used, the entire width of the external walls, including any cavities in the wall, shall be sheeted to the outside wall face and the sheeting shall be continuously visible at the exterior. When the external wall is rendered, the sheet shall be finished flush with the outside face of the render.