



# GN GUIDELINES

NO.237

ANOTHER MITEK ADVANTAGE – APRIL 2017



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## Timely documentation

Reminder on roof and floor truss computations, layout plan and certification

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The VBA's Inspection Services Team has issued a reminder about the importance of roof and floor truss computations, layout plans and certification (the truss details) being supplied to the relevant building surveyor (RBS) before frame construction starts.

While assessing complaints lodged with the VBA, Inspection Services found that many frame inspections are being requested by the builder and arranged by the RBS without the roof and floor truss details being supplied to the RBS before the start of frame construction. Inspection Services also found that many building inspectors are approving the mandatory notification stage of a frame inspection without having the full truss details available on site at the time of inspection to allow for a full and accurate inspection. In many cases, the RBS is withholding the occupancy permit or Certificate of Final Inspection because they are still waiting on the full truss details at the end of the project.

**Below:** Full truss details should be provided before frame construction starts.



### WHAT SHOULD BE DONE?

Roof and floor trusses are custom designed and built for each project, with individual trusses able to include design features that are important to its successful performance.

Trusses are often supported on internal loadbearing walls, have web and chord members of different sizes and stress grades, and include web stiffeners, special braces and fixings. The computations provide the individual truss specifications that need to be assessed on site to ensure they are constructed and installed according to the intended design.

### WHAT CAN YOU AS A PRACTITIONER DO?

The RBS should continue to ensure that the building permit includes a condition that the full truss details are provided before frame construction starts. This will satisfy the RBS's obligations set out in Practice Note 2014-62.

Where the builder is requesting a frame inspection, the RBS should confirm that they have been provided with the full truss details as per the building permit. If the builder has not provided them, the RBS should advise that there can be no inspection until the full truss details are submitted for assessment; and when approved, can be given to the building inspector to conduct the frame inspection.

Builders must comply with all the conditions set out in the building permit

and within the timeframes specified, including full truss details, before frame construction starts.

Building inspectors must ensure they conduct the frame inspection by reviewing all approved documentation, including the full truss details. Under no circumstances must the building inspector approve a frame inspection without reviewing this documentation approved by the RBS. Also, they must not approve the frame inspection subject to the builder providing the truss details to the RBS.

Where there has been an inspection and the full truss details were not provided to the RBS for approval, the RBS may issue an order to stop building work until they are provided so the frame can be inspected.

**Note:** builders and tradespeople must not modify floor or roof trusses without first consulting the truss manufacturer and having the RBS approve the design of the truss modification. The building inspector must not approve the frame inspection if truss modifications have not been assessed and approved by the RBS. **T**

### MESSAGE TO BUILDERS AND FABRICATORS

Although this recent article from the VBA website is aimed at building surveyors in Victoria, the message is just as relevant to builders and truss fabricators in every Australian state and territory by understanding the processes they have to follow.

The message is that we should support the building surveyor by supplying them with adequate documentation in a timely manner, so that they may do their job effectively. It benefits the builder by ensuring that there will be no delay in inspections and job progress.

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