

PROJECT REMEDIATE



Project Remediate Pattern Book

Introduction

The importance of proper design consideration in all façade remediation projects cannot be overstated. Detailed design is essential to deliver outcomes that not only rectify problems in facades, but also consider the wholistic performance, engineering and aesthetic of the buildings.

Through Project Remediate, the NSW Government has commissioned the development of this Pattern Book. The Pattern Book has been developed by the Global Façade Consultant (GFC) for Project Remediate, as a resource to guide the consideration and design of remediation works for buildings being planned across NSW.

The Pattern Book is a critical reference document for designers working on Project Remediate buildings but also provides a reference for industry undertaking private façade remediation in all buildings.

The role of the Global Façade Consultant

ACOR has been appointed as the GFC for Project Remediate, this role promotes quality engineering standards across all Project Remediate buildings. As the GFC, ACOR will guide the design and procurement of suitable façade remediation solutions by working together with the managing contractor, Cladding Product Safety Panel and the design teams engaged for each remediation project.

Throughout Project Remediate, they will provide essential engineering advice to guide the remediation work, aid the response to council issued fire orders and return insurable buildings to the market.

The GFC will interact with the building assessment/investigation contractors, design teams and remediation contractors who will be appointed for each individual building from panels of approved providers. Building assessment contractors and design teams will investigate the cladding and wall assembly methods of each building and provide reports and design documentation to the GFC.

About this pattern book

The Project Remediate Pattern Book has been developed and is maintained by the global facade consultant utilising the skills of the GFC, in consultation with the:

- Cladding Product Safety Panel,
- Managing Contractor
- Program BCA consultant and
- each of the building investigation and design teams.

This reference document will be utilised by all the design teams and building contractors on Project Remediate and will facilitate standard solutions and minimise redundant re-design work. The Pattern Book provides:

- details of the preferred remediation design approaches for standard building features that are found in a cladding remediation development.
- A schedule of the typical building components that will need to be validated (certificates collected for) the schedule of materials used eg: (screw, rivet, packers, fire barrier, cladding) and
- A schedule of inclusions for the remediation assurance certificates (eg materials warranties).

The Pattern Book document is to be reviewed and kept up to date throughout the life of Project Remediate. Project Remediate will also release versions of this Pattern Book as a public reference document as amended from time to time.

Building elements

The pattern book covers all design considerations including:

- Weathertightness
- Structural behaviour
- Interaction with the primary structure
- Thermal gains and losses through the façade
- Energy efficiency codes
- Condensation
- Ventilation
- Fire behaviour of the building envelope
- Acoustic performance
- Safety and serviceability
- Security
- Durability and maintenance
- Buildability and installation
- Façade inspection and remediation
- Access
- Testing