Building and Development

Termite Protection Guide
Protection from beneath concrete slabs - AS 3660.1

Slab forming part of the termite barrier

Protection system option	Limitations
Monolithic Slab	**Slab constructed to AS 2870.1.**
Stainless steel mesh	Partial (i.e. to penetrations) or full installation.
Graded stone	Restrained partial (i.e. to penetrations) or full installation.
Chemical barrier	Full horizontal barrier (i.e. hand spraying with physical barriers to penetrations) or reticulation system.
Non-Monolithic Slab	**Slab constructed to AS 2870.1.**
Stainless steel mesh	Partial (i.e. to penetrations, control joints, and footing/slab joints) or full installation.
Graded stone	Restrained partial (i.e. to penetrations and control joints) or full installation.
Chemical barrier	Full horizontal barrier (i.e. hand spraying with physical barriers to penetrations, control joints and footing/slab joints) or reticulation system.

Slab not forming part of the termite barrier

Protection system option	Limitations
Stainless steel mesh	Full installation beneath slab.
Graded stone	Full installation beneath slab.
Chemical barrier	Full horizontal barrier (i.e. reticulation system, or hand spraying with full physical barrier).

Protection around perimeter of concrete slabs

Protection system option	Limitations
Slab edge exposure	Slab edge exposed (minimum 75mm) for visual inspection.
Stainless steel mesh	Wall cavity protection.
Graded stone	Vertical perimeter barrier.
Chemical barrier	Horizontal/vertical barrier.

Termite Risk Management

Termites are known to exist in NSW. All dwellings and garages are required to either have their primary building elements (i.e. footings, floor and frame [including the bracing]) of termite resistant material or the entire building is required to have a termite management system.

What materials are termite resistant?

Termite resistant materials include metal, concrete, masonry, fibre-reinforced cement, naturally termite resistant timber or preservative treated timber.

What is a Termite Management System?

Australian Standard 360.1 is the relevant standard for termite treatment to dwellings and garages.

The intent of a Termite Management System is to ensure that termites will not enter a building by a concealed route.

A concealed route can exist underneath a suspended floor, at the edge of a concrete slab (behind a downpipe, water heater or water tank etc.), at the joint between old and new work and where service pipes pass through a slab.

What type of Termite Management Systems exist?

1. Sheet Material (ant capping)

   Ant capping is suitable for timber floors or bearers and joint construction. It must be continuous over any brickwork and over all isolated piers. Ant caps do not prevent termite access; the ant cap is intended to force termites to build their track out and around the edge of the ant cap, thereby making detection visible.

   Periodic inspection of the sub-floor area is required to observe any new termite activity. Treatment by a licenced pest controller would then be required.

   Suitable sub-floor access as well as good cross-ventilation of the sub-floor area is an essential part of this type of system. Air flow will also assist in restricting the growth of fungus, which attacks sheet floor members.

2. Granular Material (e.g. Granitguard)

   Must be installed by a licenced pest contractor; a Certificate of Compliance is required to be issued upon completion of installation.

3. Chemical barrier

   Typically involves a reticulated system to the perimeter of the building, which is charged with ac chemical. The system works when the chemical binds with soil. The use of collars to pipe penetrations is common. The collars are required to be accredited.

   Other chemical impregnated products are also available. A licensed pest contractor must install these systems and provide a Certificate of Compliance at the completion of the installation.

4. Sheet material Stainless steel mesh (e.g. Termi-mesh)

   Stainless steel mesh used as a termite management system must be installed by a licensed pest contractor and a Certificate of Compliance issued at the completion of installation is required.

5. Slab edge exposure

   The edge of a reinforced concrete slab may be considered as a termite barrier, provided that:

   a) the slab edge is left exposed and is a minimum of 75mm clear above ground level
   b) the slab edge is smooth (i.e. not rough, not honeycombed, not containing ripples or folds caused by vapour membrane or other imperfection, that could conceal termites)
   c) the slab edge must not be covered, clad, tiled or rendered.

   Note: This system cannot extend to service penetrations or where there is a joint between a new and an existing building. In this regard, another system (mentioned above) will need to be employed.

Are there any other requirements?

A notice indicating the termite management system used in the building(as well as the date of installation, the installation details and details of any chemicals used) must be provided to the meter box for the benefit of future owners of the building.

What else do I need to know?

- There are over 350 species of termites in Australia, about 30 of which cause costly damage to buildings.
- It is extremely difficult to prevent termite access to a building.
- Some experts have suggested that termites will sacrifice up to 10% of the colony to gain access through a concrete slab.
- The effectiveness of a termite management system relies upon correct installation of the termite barrier, regular maintenance and competent inspection.

For more information, call Council on (02) 4560 4444.

This document contains important information.
If you do not understand it, contact the
Telephone Interpreter Service on 131 450.

Hawkesbury City Council

Address:	366 George Street Windsor NSW 2756
Mailing Address:	PO Box 146 WINDSOR NSW 2756
Phone:	(02) 4560 4444
Fax:	(02) 4587 7740
Email:	council@hawkesbury.nsw.gov.au
Council Website:	www.hawkesbury.nsw.gov.au
Office Hours:	Monday to Friday 8:30am-5pm

May 2016