

GENERAL EXEMPTION (G1)

LIST OF WORK APPROVED

The **EXEMPTION CERTIFICATE - GENERAL EXEMPTION (G1)** sets out the scope and conditions of the work permitted under that Certificate. This **LIST OF WORK APPROVED** indicates specific work that may be undertaken under the Exemption Certificate – General Exemption (G1). As there is a large amount of work that may be undertaken under the General Exemption (G1) this list will be amended from time to time to better reflect the specific approved work that may be undertaken under General Exemption (G1).

PROCEDURAL GUIDE

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This is a list of work approved under General Exemption (G1).

BUILDING

MAINTENANCE

(in accordance with guidelines G1.1.1 to G1.1.3)

- inspect and treat for termites and other insect pests;
- polish, paint, wax and oil surfaces previously treated with these coatings;
- service equipment to keep it in good working order;
- resecure and tighten fixings of loose elements of building fabric;
- maintain plumbing and drainage systems in good working order;
- remove surface deposits, organic growths or graffiti using low pressure water (less than 100psi at the surface being cleaned) or other non-damaging agents, neutral detergents and mild brushing and scrubbing as appropriate for the surface;
- clear paths and drains;
- clean in accordance with the cleaning guideline [General Exemption (G1) guideline G1.1.3].

LANDSCAPE

MAINTENANCE

(in accordance with guidelines G1.2.1 and G1.2.2)

- weed;
- water;
- top-dress;
- fertilise;
- mow;
- trim hedges;
- renew bedding displays;
- remove dead trees and plants and replant with the same species or cultivar;
- control diseases and weeds;
- replant to conserve the landscape character or planting theme;
- replant with the same species or cultivar in the event of loss of significant planting;
- prune to 20% of the crown (within two years) to control size, improve shape, flowering or fruiting;
- prune to remove diseased, dead or dangerous material;
- manage trees in accordance with Australian Standard *Pruning of amenity trees AS4373*;
- maintain existing hard landscape elements including roads, driveways, tennis courts, pools, paths, fences, gates, walls and edges, pavilions, arbours and gazebos, bush houses and the like, drains, culverts, water reticulation facilities and other utilities.

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PAINTING

(in accordance with guidelines G1.3.1 to G1.3.3)

- prepare the surface by cleaning, hand scraping and hand sanding;
- use an undercoat over existing paint work;
- use a paint type appropriate to the substrate and surviving paint layers;
- paint in an existing colour;
- paint in a colour scheme that has been approved by the Queensland Heritage Council;
- paint the interior of non-significant buildings in any colour; *except*
 - if the paint finish is the original paint finish.

MINOR REPAIRS

(in accordance with guidelines G1.4.1 to G1.4.10)

Metal Roofing Repairs

- refix gutters, downpipes and drains;
- patch roof sheeting;
- insert slip sheets within the roof covering;
- re-roll damaged sheets;
- re-nail loose roof sheeting;
- replace small amounts of roof sheeting;
- patch flashings and cappings;
- replace small amounts of flashings and cappings;
- patch roof ventilators;
- patch rainwater heads;
- install reversible leaf guards;
- repaint roofing elements in the existing colour;
- reinstate roofing elements where original is known and is matched exactly.

Slate and Terracotta Roof Repairs

- refix gutters, downpipes and drains;
- temporarily fix slipped slate tiles with zinc or copper clips;
- re-nail loose battens;
- replace small amounts of tiles;
- patch flashings;
- re-point cappings;
- replace small amounts of flashings and cappings;
- patch roof ventilators;
- patch rainwater heads;
- install reversible leaf guards;
- reinstate roofing elements where original is known and is matched exactly.

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MINOR REPAIRS

(CONTINUED)

(in accordance with guidelines G1.4.1 to G1.4.10)

Timber Repairs

- patch timber elements (e.g. window and door frames);
- fix new members alongside existing framing members in concealed areas;
- fix supporting metal plates to existing members in concealed areas;
- repair a damaged portion of a timber element using a lap, butt or scarf joint;
- splice floorboards;
- replace small amounts of floorboards;
- paint a margin on exposed end grain a verandah floor (even if not existing);
- restump provided that the new stumps match the existing timber and size, are replaced in the same locations and the building remains at the same level as existing;
- relevel building or structure provided not raising or lowering;
- replace decayed fence posts (match existing) in hardwood bedded to protect the base from decay, precoated with bituminous-based compound or metal shoes in a concrete sleeve;
- reinstate timber details to match original exactly.

Timber Doors and Windows Repairs

- refix loose architraves, decorative trims and mouldings;
- cut out decay and patch damaged door and window fabric;
- replace wedges and reglue loose joints;
- strap loose joints with steel or brass angles;
- hand sand window elements in binding windows;
- replace worn cotton sash cords;
- replace deteriorated putty;
- replace missing glazing bars and tongues;
- replace deteriorated sill fronts.

Door and Window Hardware Repairs

- repair/recondition original hardware into working order;
- reinstate missing hardware to match original if known;
- remove paint from painted over hardware such as key plates and covers;
- install temporary locks to retain security;
- install locks to upgrade security;
- install electronic security systems if there is no damage to the fabric.

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MINOR REPAIRS

(CONTINUED)

(in accordance with guidelines G1.4.1 to G1.4.10)

Metal Repairs

- clean;
- apply fish oil-based coatings to cast iron work to deter rust;
- patch in-situ;
- recast broken, missing or seriously corroded elements to match the original;
- repair to retain the function of the element.
- refix palisade fencing stays;
- reset palisade fence shafts in molten lead.

Stone and Masonry Repairs

- clean with water; or
- clean with water and appropriate detergent;
- remove organic growth and creepers;
- remove graffiti.

Steel Framed Windows and Doors Repairs

repair corrosion -

- remove the glass and putty;
- abrade, fill or grind off rust down to bright metal; then
- apply a good zinc-rich primer; before
- reglazing and building up the paint finishing coats (in existing or original colour scheme); and
- ensure a watertight paint seal between putty, glass and frame.

Services Repairs

- replace services such as cabling, plumbing, wiring and fire services using existing service routes, cavities or voids;
- repair water, gas and electrical supply;
- repair telephone and other communication services;
- repair and replace roof drainage, surface and subsurface sewerage and stormwater systems;
- repair fire detection and control systems, including smoke and heat detectors, fire sprinkler systems and associated alarms and communication systems;
- repair security systems and components such as fencing and surveillance systems that are present to maintain security;
- repair electricity, gas and heating systems including the replacement of non-original light fittings in original or later locations;
- upgrade wiring and install new power boards and circuit breakers;
- repair ventilation and air conditioning systems;
- repair water storages, dams, ponds, watercourses, batters, sea walls and other flood and erosion mitigation measures;
- repair lightning conductors.

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MINOR REPAIRS

(CONTINUED)

*(in accordance with
guidelines G1.4.1 to
G1.4.10)*

Interior Minor Repairs

- lay any form of flexible floor covering which does not damage the existing flooring;
- install, replace or remove floor coverings in non-significant areas;
- replace portions of floor coverings that are beyond repair, matching original;
- install, remove or replace non-original carpets and flexible floor coverings without damage to the existing floors, walls and skirtings;
- repair damaged tiles in tiled floors and tiled wall linings, matching original;
- repair furnishings and curtains to match original;
- replace deteriorated furnishings and curtains to match original;
- install new furnishings and curtains that are distinguished from the original;
- repair curtain track, rods, blinds and other window dressings to match original;
- where damaged beyond repair, install curtain track, rods, blinds and other window dressings to match original.