

# Building Approval Guidelines

## Introduction

Before starting construction on most building work including swimming pools a development approval is required. This can be obtained from a building certifier.

## Building Certifier Role

Building certifiers must be registered with the Queensland Building and Construction Commission (QBCC) as accredited building certifiers.

A building certifier is responsible for assessing whether proposed building work complies with the *Building Act* and other associated codes and standards.

Once assessment is complete a development approval will be issued by the building certifier.

## Council's Role

In some cases Council may need to issue an approval before the building certifier is able to issue a development approval eg relaxations to set back distances and other development requirements as outlined in The Noosa Plan.

Council receive all documents in relation to each approval from the building certifier. Council then record the information received against each property.

## Building Application Documentation

The following documentation may be required for an average dwelling application. Exact requirements are dependent on the works proposed and your building certifiers requirements –

- QLeave portable long service leave authority receipt for works valued at \$150,000 and over
- Completed Development application form 2
- Builder's insurance confirmation from QBCC
- Engineers design certification of structural design or manufacturers details with engineer certification
- Soils investigation report
- Engineers footing/slab design complete with design certificate
- Stormwater plan showing location of downpipes and location of outlet.
- Energy efficiency appraisal

- Plans including –
  - Site plan
  - Cross section through the dwelling
  - Elevations
  - Floor plan for each level
  - Smoke alarm locations
  - Bracing calculations for each level
  - Tie down schedules
  - Timber framing schedules
  - Window and door schedule
  - Floor framing details

## Building Inspections

When a development approval is given, a condition of the approval will require certain mandatory inspections be carried out.

The development approval will state which stages of work must be inspected and outline any conditions required. The owner and/or builder are responsible for notifying the building certifier when stages of work are ready for inspection.

The purpose of the inspections is to ensure the building work is carried out in accordance with the development approval and relevant building codes and standards.

Building inspections for the construction of a dwelling must be performed at the following stages –

- After excavation of foundation material and before the footings for the building are poured
- If the building is to have a slab – after the placement of formwork and steel for the slab but before the concrete for the slab is poured
- After the completion of all framing including bracing and tie down prior to fixing the flooring, cladding and roofing
- If reinforced masonry construction is used for the frame of the building before the wall cavities are filled with concrete
- At the completion of all aspects of the work.

## Plumbing Approval

If a plumbing application is required for works being carried out an application must be lodged with Council's Building and Plumbing Services. Plumbing work cannot commence until the plumbing approval is issued.

In addition to building inspections mandatory plumbing and drainage inspections will be necessary.

## Accepted Development

Some minor building work is deemed to be accepted development where a development approval is not required. The owner of the property is responsible to ensure the work complies with any applicable standards from the Queensland Development Code, Building Act and The Noosa Plan eg structural adequacy, size limitations, height limitations.

Examples of accepted development include –

- A boundary fence not more than 2 meters in height from natural ground level (not including swimming pool fencing).
- An unroofed deck not more than 1 meter above natural ground level.
- A garden shed up to 10 square meters in area, 2.4 meters in height and 5 meters in length.
- Attaching sunhoods/blinds projecting no more than 1 meter from the building.
- Installing roof mounted solar panels
- Installing roof ventilators.

## Related Websites

Building Act 1975

<https://www.legislation.qld.gov.au/view/pdf/2014-05-21/act-1975-011>

Planning Act 2016

<https://www.legislation.qld.gov.au/view/pdf/inforce/current/act-2016-025>

The Noosa Plan

<https://www.noosa.qld.gov.au/the-noosa-plan>

Queensland Development Code

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/BuildingLawsCodes/QueenslandDevelopmentCode/Pages/default.aspx>

Queensland's Planning System

<https://planning.dilgp.qld.gov.au/planning/resources>

Plumbing and Drainage Act 2002

<https://www.legislation.qld.gov.au/view/pdf/inforce/current/act-2002-077>

Standard Plumbing and Drainage Regulation 2003

<https://www.legislation.qld.gov.au/view/pdf/inforce/current/sl-2003-0265>

Queensland Building and Construction Commission

<http://www.qbcc.qld.gov.au/>

Department of Housing and Public Works

<http://www.hpw.qld.gov.au/aboutus/ReportsPublications/FormsTemplates/Pages/ApprovedPlumbersDrainersForms.aspx>

Department of Local Government, Racing and Multicultural Affairs

<http://www.dilgp.qld.gov.au/resources-ilgp/forms-templates-checklists/spa-idas-forms.html>