

Information about Re-stumping Dwellings

- Total restumping of a dwelling requires a building approval to be obtained, no matter what the cost of the works.
- Maintenance of stumps can happen without a building approval, but still needs to comply with the relevant building codes.
- As per the *Building Regulation 2006*, Schedule 1, Clause 8(2), maintenance can occur for up to 20% of the total stumps or up to 40 sq metres of floor area, whichever is the lesser, over a period of three years. If you exceed 20% or 40 sq metres in any three years, you need a permit.
- Where approval of building work is required, a Development Application Form 2 must be submitted.
- The building application must be accompanied by:
 - A site plan of the dwelling
 - Elevations showing heights from the ground and details of the works
 - Details of the bracing required to be placed on the stumps
 - Details of the termite control proposed
 - Details of stairs replacement if necessary
 - Details of the reinstatement of storm water discharge
 - The soil testing and engineering design of the works involved with replacement of stumps or other foundation design.
- Commercial soil testers and engineers perform soil tests and foundation designs. The Queensland Building and Construction Commission (QBCC) requires that builders use engineers for all domestic foundation design work.
- Fees required with the application are:

– Lodgement / Archive Fee	\$227
– Building Application Fee (restumping dwelling)	\$523

(Fees current to 30/06/2021)
- Depending on the value of the building work, there may be a requirement for an owner builder number to be provided, or an insurance payment by the builder to QBCC.

If you need further assistance, please contact the building department on (07) 5424 4000.