

Requirements for Building Applications Commercial and Industrial

Class 2 – 9 buildings

Development Application

- A pre-lodgement meeting is a desirable feature for all proposals.
- The general information sheet should be consulted in conjunction with this advice.
- A development application Form 2 must be completed for building works.
- Most building applications for commercial and industrial developments will require an approval under the Planning Scheme to precede the approval of the building works. These matters are usually identified at the pre-lodgement meeting and the planning officer will provide guidance as to the relevant sections and application forms needed. Engaging a planning consultant to assist in advice and preparation of an application is recommended.

Plans

- Three copies of professionally drafted plans showing author, QBCC licence number, plan reference and page numbers are required with all applications.
- Plans (drawn to scale) should include, general architectural drawings featuring a site plan including contours with cut and fill proposed, site and roof drainage to legal point of discharge, floor plan, elevations, floor, footing or pad details, size and location of windows and doors, bracing and tie down, all structural materials to be used, all fire rated materials and be fully dimensioned as applicable.
- Plans to show all exits, signage and emergency lighting and fire fighting equipment and alarms as per the Building Code of Australia.
- Indicate disabled persons requirements as per Building Code of Australia.
- Indicate number of toilets and number of persons using building showing unisex, male and female numbers.
- Other plans required may include vehicle access / egress, landscaping, stormwater and surface water disposal, car parking, hydraulic designs for fire fighting / domestic water supply / sewer.
- Registered plans and easements should be provided.

Building Classification

- The classification of the building needs to be determined in accordance with the Building Code of Australia for the correct design and assessment of facilities to be included.
Examples include:
 - high-rise residential, Class 2
 - motel, Class 3,
 - office, Class 5
 - shop, Class 6
 - commercial storage, Class 7
 - workshops, Class 8
 - public buildings, Class 9.
- The use and type of building are required to be determined early in the design process to ensure the right provisions are specified in the documentation.

Siting

- Siting requirements contained in the Somerset Region Planning Scheme, the *Building Regulation 2006* and the Building Code of Australia must be complied with in all respects.
This includes considerations of issues such as:
 - distances from road frontages in the Planning Scheme and the *Building Regulation 2006*,
 - distances from side and rear boundaries,

Requirements for Building Applications Commercial and Industrial

Class 2 – 9 buildings

- fire separation requirements between buildings and boundaries,
- percentage of site coverage,
- discharge of storm water from the building and the direction of overland water flow due to the building placement,
- requirements for the maintenance of the building,
- support or retaining of building platform where cut or fill occurs,
- checking that buildings are not over easements, storm water, septic or sewerage infrastructure.

Engineer's Design Certification (RPEQ)

- A form 15 is required for all commercial and industrial buildings.
- The certification is required to be project specific, certifying the specific product as suitable for the proposed use on the specific site.
- The wind rating classification, soil testing, foundation / slab / superstructure design and fire rating of building elements needs to be addressed in the certification.
- Certification of design and installation is required on mechanical ventilation, electrical exit signage / emergency lighting or essential services.

Planning Scheme

The planning scheme for Somerset Region introduced in March 2016. The scheme has assessment tables for the various zones that define the level of assessment required for each defined use. It also lists the codes and overlays against which an assessment is made for any proposal. Detailed examination and assessment is necessary for each application. Please seek advice early in the planning of any proposed development.

Water Supply

- Provide water supply / pressure test data to ensure pressure and flow rates for proposed fire fighting purposes.

Main Roads Clearances

- If the property is facing or adjacent to a main road then the application may require referral as part of the assessment.

Queensland Building and Construction Commission (QBCC)

- A registered builder must be nominated on the application forms. QBCC Insurance is only required on residential work.

QLEAVE

- For works costing \$150,000 or more, the QLEAVE payment form and receipt of payment must be sighted by building certifiers prior to approval and should accompany the application. The levy form is obtained and payment made at any Post Office or on-line.

Queensland Fire and Emergency Service (QFES)

- When a building proposal triggers a referral to QFES for special fire services installations or performance based decisions the applicant or designer is required to deal directly with the QFES Beenleigh. (PO Box 531, Beenleigh Qld 4207) or phone 3884 8288.

Requirements for Building Applications Commercial and Industrial

Class 2 – 9 buildings

- Compliance assessment reports are to be sighted by the Council's building certifier before an approval is issued to commence work and again upon completion of the building works before the building is occupied or used. When the building is practically completed, Council requires a set of 'as built' drawings detailing fire service installations and also a list of all fire service installations.

Inspections

- The stages of construction requiring inspections are listed in the approval decision notice but normally occur with steel in place before concrete is poured in bored piers, footings, slabs or block walls; before cladding of framing to see bracing and tie down; fire wall construction before concealment and at completion of works.
- Inspection times are to be arranged with the building department (07) 5424 4000, and at least 24 hours notice must be given when booking inspections.

Fees

Must be paid when application is made. (Fees current to 30/06/2021)

- Archive / Lodgement Fee: \$227
- Building fee: (This includes the assessment, approval and inspection during construction.)
 - Minor works (no additional floor area) \$566
 - Up to and including 200m² \$1,073
 - Over 200m² \$1,073 plus \$51 per 10m² in excess of 200m²
- Change of Classification fee:
 - Same fee as for the class being sought as if it were new works.
- Other fees:
 - For plumbing and drainage fees refer to separate info sheet. These may include approval and inspection fees for water supply and drainage.
 - Road contributions or other guarantees as necessary

Disclaimer

The information contained in this handout has been prepared with due care. This handout is offered only for the purpose of providing useful information to assist those interested in lodging a building application. Whilst every effort has been made to ensure that this handout is in accordance with current regulations, it is not intended as an exhaustive statement of all relevant data, and no responsibility is accepted for errors in, or omissions from this handout.

Persons making decisions with financial or legal implications must not rely upon this handout for the purpose of determining whether any particular facts or circumstances exist and the Somerset Regional Council (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.