

Building Certification in Queensland

- The legislation controlling building work in Queensland includes the *Planning Act 2016*, the *Building Act 1975*, the *Building Regulation 2021*, the Building Code of Australia and the Queensland Development Code.
- Private Building Certifiers are registered with the Queensland Building and Construction Commission (QBCC) like builders and other trades. They have the qualifications and are registered to approve building works across Queensland no matter where their office may be located. They may be sourced from searches of yellow pages, google search or through the established networks of company sales staff, drafting service or the builder engaged. www.qbcc.qld.gov.au.

Requirements for Building Applications

- Complete DA [Form 2](#).
- Plans prepared in a professional manner showing author, QBCC licence number (if applicable), plan reference and page numbers, are required with all applications.
- Plans (drawn to scale) should include:
 - a site plan including slope/contours with cut and fill proposed,
 - floor plan, elevations, size and location of windows and doors,
 - footing or slab details,
 - bracing and tie down,
 - specify all materials to be used and be fully dimensioned as applicable.
- Engineer's design certification (Form 15) required for all steel frame structures and retaining walls. Multiple choice designs should be marked up to indicate which of the options is required or proposed.
- Siting requirements contained in the Somerset Region Planning Scheme, the *Building Regulation 2021*, the Building Code of Australia and the Queensland Development Code 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.
 - Distances from side and rear boundaries.
 - Exceeding the 9.0 metre maximum length of elevation when within the 1.5 metre side and rear boundary setback.
 - Fire separation requirements between dwellings, outbuildings and boundaries.
 - Percentage of site coverage.
 - The relative gross floor areas of the dwelling and the outbuildings.
 - Discharge of storm water from the building and the re-direction of overland water flow.
 - Support or retaining of building platform where cut or fill occurs.
 - Buildings are not over easements, storm water, septic or sewerage infrastructure.
 - Consideration of the location of the building and the roof drainage system to minimize any potential for impact to any structure or any anticipated cause of nuisance to neighbours.

Wind Rating

As Somerset region lies in the region B, designs specifying region A (i.e. on the Darling Downs above the range) are not suitable. The wind classifications N2, N3 and N4 are a determination for the proposed site taking into account building height, the terrain category, topographic classification and shielding classification in AS 1170.2-2011 or AS 4055-2012. Generally, Somerset Region is regarded as an N3 but a very protected location may be N2, whereas an exposed location is likely to be N4. The wind rating classification of an existing dwelling may be a useful guide for a new shed.

Class 10 Buildings and Structures

Non commercial sheds, garages, carports, residential pergolas and open covered areas, shade cloth structures, retaining walls and farm sheds.

Queensland Building and Construction Commission (QBCC)

- The registered builder must provide a QBCC 'Confirmation of Insurance' with the application if the value of works triggers the requirement.
- QBCC Insurance is not payable on farm sheds or for work carried out by an owner builder.
- Work on farm sheds up the value of \$27,500 may be carried out by the land owner without an owner builder number but works exceeding \$27,500 are required to be performed by a licensed contractor or an owner builder.

Planning Scheme Requirements

The Somerset Region Planning Scheme has provisions which may require fulfillment prior to a building approval as follows:

- The erection of a Class 10 building (outbuilding) that is not an ancillary structure to an existing domestic use on the premises is code assessable i.e. requires a 'building works against the planning scheme', BWAPS, application (DA Forms 1 and 2 in part) prior to the issue of a building approval.
- In all zones except rural, the total maximum gross floor area of all domestic outbuildings is limited to 70% of the gross floor area of the dwelling house, and also a maximum of two domestic outbuildings, before requiring a BWAPS planning application.
- In the rural zone all domestic outbuildings are subject to the Dwelling House Code which has the following limitations before triggering a BWAPS planning application:
 - Does not exceed two storeys or 8.5 metres above ground level.
 - Has a minimum setback from the street frontage and any boundary of fifteen (15) metres.
- Stables, kennels and roadside stalls are to comply with Planning Scheme requirements and may require prior separate approvals and/or licensing.

Farm Buildings / Workplaces

- Where buildings are used for workplaces involving manufacturing, processing or packaging produce and goods, they may require approval for the use under the Planning Scheme. The building may also be required to be classified as a commercial Class 7 or 8 building as per the Building Code of Australia. In these cases, a planning approval and a building permit are both required and issues, including but not limited to, amenities for staff, fire safety provisions and disability provisions are required to be addressed within the approval processes.
- The important issue here is, 'when is a shed no longer a shed!', i.e. when does it change from a Class 10 - shed to a Class 7 or 8 industrial / commercial building or farm building? The short answer: When it has too many occupants / employees working within, too many vehicles being stored, is too big a building or contains hazardous materials or processes. This is a determination made under the Building Code of Australia by the building designer and building certifier approving the building.

No Building Approval Required

- The following are not required to obtain a building permit, but must still comply with siting and structural requirements. Note: Shade cloth is considered as roofed.
 - Lawn lockers (3m x 3m).
 - Non-roofed decks less than one metre above ground level and no greater than 10 square metres in floor area.
 - Minor structures of less than 10 square metres in floor area with a mean height of less than 2.1 metres and maximum height of 2.4 metres, and no longer than 5.0 metres.
 - Genuine class 10 farm buildings, greater than 200m from all boundaries. Refer to Stat Dec.

Farm Shed Statutory Declaration

If you wish to claim this provision to not obtain a building approval for a farm shed, it is requested that you obtain a verification of the claim in writing from the Council, using the Council prepared Statutory Declaration with the inclusion of a site plan indicating the proposed location and a statement about the proposed use. There is no charge for this exercise, and it documents how the structure existed without a building approval.

Inspections During Construction.

- Inspections required are listed in the approval decision notice.
- The stages of construction requiring inspections are listed in the approval decision notice but normally occur at the following stages:
 - Bored piers or footings through fill material or adjacent to infrastructure,
 - Footings and slabs with reinforcing steel in place before concrete is poured,
 - Frame inspection if concealment is to occur,
 - If concrete block walls are to be core filled, or if internal cladding is to be applied, then additional inspection of framing to see bracing and tie down is required.
 - Any fire-wall construction is to be inspected before concealment.
 - Finally at the completion of building works.
- For Private Certified building approvals ensure that the certifier concerned receives appropriate notice of the works prior to pouring of concrete and covering or concealment of works to be inspected.
- For Council's approvals, two inspections are paid for as part of the building application. Additional inspections will attract additional payment. The Council building certifiers wish to perform the inspections that have been paid for and ensure that the works are located and prepared satisfactorily before concrete is poured or components are concealed. An owner should check that the concreter has booked the inspections. It is generally too late to find out if something is wrong with set-out or location when the concrete is poured.
- If it is a Council approval, inspection times are to be arranged with the Council's building department (07) 5424 4000. We request at least 24 hours notice be given when booking inspections. It is helpful to have the permit number, owner's name and site details ready when calling.

Fees

Fees will be assessed when the application is made, whether it is a Private Certifiers lodgement or direct to Council. Fees and charges are published elsewhere on the web site.

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.

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