

BONAFIDE BUILDING APPROVALS

INSPECTIONS & CERTIFICATION

ABN No. 94 237 513 836

ACN No. 108 222 313



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RESIDENTIAL WORK New houses, additions & units (Classes 1a + 10 + 2)

BA No. _____

CERTIFICATE OF COMPLETION - Form 21

To finalise the project and obtain the Certificate of Completion for the new construction work carried out on the structure, the builder is required to supply the required mandatory certificates from all BSA licence holders, or competent persons, or RPEQ engineers, or installers & suppliers involved, as **proof of installation & compliance**, before the expiry date of the approval.

An **X indicated in the boxes below** means --> the Building Certifier will **need this certificate**, or statement, as proof of compliance.

COLLECTION OF CERTIFICATES - FOR EACH RELEVANT ASPECT OF THE PROJECT

There are 4 mandatory **inspection stages** of a typical project ie **footings + slab + frame + final**.

The Qld Building Services Authority (BSA) Regulation 2003 specifies which BSA licence class is required for each **aspect** of the project.

The **scope of works** performed is to be specified by the - BSA licensee, or competent person, or supplier of a product.

- **Form 15** is required **prior** to construction work for a design or product (from Nov 2006)
- **Form 16** is required **after** construction for an inspection or installation for all various relevant **aspects** for the **scope of work** of the project.

SCOPE OF WORKS & ASPECT - EXAMPLE

The **scope of works** for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration".

For a bathroom or wet area that requires a waterproof floor, the **aspect** being certified by the BSA licensee may include "wet area sealing to ground floor shower" using a particular product, installed as per the manufacturers' specifications, that complies with Australian Standards ie AS 3740 – 2004 Waterproofing of wet areas.

CERTIFICATES REQUIRED FROM → BSA LICENSEES, COMPETENT PERSONS, INSTALLERS & SUPPLIERS

<u>Aspect</u>	<u>Australian Standard No. – Year</u>
<input type="checkbox"/> Footings (RPEQ)	AS 2870 – 1996, AS 3600
<input type="checkbox"/> Slab on ground & / or suspended slabs (RPEQ)	AS 2870 – 1996, AS 3600
<input type="checkbox"/> Retaining wall footings (RPEQ)	AS 2870 – 1996, AS 3600
<input type="checkbox"/> Engineer designed roof trusses & truss roof plan layout (if possible)	AS 1170.1 & .2 & .3, AS 1684.2-2006, AS 4440, AS 4055
<input type="checkbox"/> Steel welding – applies for part steel frame welds (house lifting, large beams)	AS 1554.1 & 2, AS 4100 - 1998
<input type="checkbox"/> Steel frame – applies for steel framed structures	AS 1170 AS 4100 - 1998, AS 4055 - 2006
<input type="checkbox"/> Licenced Land Surveyor (Board Registered with P.I.insurance) – horizontal set-out & / or vertical height (AHD m)	
<input type="checkbox"/> Termite control – locations & methods of protection used	AS 3660.1-2001
<input type="checkbox"/> Termite treated timber – applies to LOSP H2 treatment for LVL's, LGL's, pine framing, etc	AS 1604
<input type="checkbox"/> Durability treatment - applies to LOSP H3 treatment for LVL's, LGL's	AS 1604, AS 1684.2, AS 5604
<input type="checkbox"/> Smoke alarms – from licensed electrician	AS 3786 - 1993
<input type="checkbox"/> Mechanical ventilation (internal wet areas without window ventilation eg toilets, bathrooms & laundries)	AS 1668.2 - 1991
<input type="checkbox"/> Waterproofing (wet areas - bathrooms, laundries, toilets, decks, retaining walls)	AS 3740 - 2004, AS 4858 - 2004
<input type="checkbox"/> Glazing – windows & doors	AS 1288 - 2006, AS 2047 - 1999
<input type="checkbox"/> Shower screens & balustrades & splashbacks – (safety glass for human impact)	AS 1288 - 2006
<input type="checkbox"/> Insulation for habitable areas – New roofing (achieve R 3.5) & new external walls (achieve R 2.5)	AS 4859.1 - 2002
<input type="checkbox"/> Passive fire resistance – built to boundary construction & / or party walls	AS 1530.1&.2 &.3 &.4, BCA 3.7
<input type="checkbox"/> Sound insulation (Town-houses - RW 50 impact for habitable rooms with common wall to bathrooms, toilets, laundries, etc)	AS 1276
<input type="checkbox"/> Noise insulation (Main roads, aircraft & commercial or industrial developments in residential area)	AS 1276.1 – 1999
<input type="checkbox"/> Council plumbing inspections – water service lines in & soil waste lines out (Certificate of Completion from Council)	AS 3500.1.,2.,3 &.4
<input type="checkbox"/> Roofwater disposal system & connections to lawful point of discharge – Form 16 (from Plumber)	AS 3500.3, QDC NMP 1.8
<input type="checkbox"/> Hydraulic design inspection (prior to backfilling of trenches) – Form 16	AS 3500.1 &.2 & 3, QDC MP 4.2
<input type="checkbox"/> Driveway cross-over permit from Council. Council to inspect after permit obtained & prior to concrete pouring	
<input type="checkbox"/> Fuel burning appliances – Gas stoves, fireplaces – Form 16 (from Plumber / Gas fitter)	AS 2918-2001, AS 4552 - 2005
<input type="checkbox"/>	

ENERGY EFFICIENCY - BCA Vol 2, 3.12 (from May 2010) + QDC MP 4.1 (from June 2009) for new dwellings & additions

- All roof / ceilings - to achieve R-value R 3.5 (batts & / or batt blanket)
- New external walls – to achieve R-value R 2.5 (reflective foil membrane and / or wall batts)
- Building sealing to external perimeter doors & windows
- Cross-flow ventilation or ceiling fans to habitable rooms over 10m2 on Western & Northern sides
- Energy efficient lighting 80% of total indoor
- Energy efficient air conditioners (new & replacement) have an EER of 2.9
- Energy efficient hot water systems (new & replacement) – gas, solar or heat pump

WATER CONSERVATION - QDC MP 4.2 (from Jan 2007) for new dwellings & town-houses

- 5000 Litre tank to receive ½ roofed area or 100m2 – new dwellings & additions
- 3000 Litre tank to receive ½ roofed area or 100m2 – attached dwellings & town-houses
- Rainwater tank connected to internal toilet cisterns & washing machine cold water
- Automatic switching device or trickle feed top up + valve for external garden use
- 3 star AAA (Water Efficiency Labelled) shower roses + 3 star AAA (WEL) labelled tapwear
- 4 star AAAA (WEL) dual flush toilet cisterns + Water pressure limiting valves

*Changes made during the course of construction, which are different to the approved plans, are not automatically approved.
Amendments to approved plans may require additional assessment, fees, drawings & certificates.*