

BONAFIDE BUILDING APPROVALS

INSPECTION & CERTIFICATION

ABN No. 94 237 513 836

ACN No. 108 222 313

(T/A BONAFIDE BUILDING APPROVALS AUSTRALIA PTY LTD)



Bonafide Building Approvals P/L
Ph: 07 5539 4167
Mail: P.O. Box 757 Morningside, QLD. 4170
E-mail: admin@bonafideba.com.au
Web: www.bonafideba.com.au
Office: 32 Wardoo St, Ashmore, Qld 4214

STANDARD ADVICE SHEET

BUILDING APPROVAL FOR HOUSES AND OUTBUILDINGS (CLASS 1A AND CLASS 10)

The information on this sheet is designed to assist you and is not intended to be an extensive list of requirements. It should be read in conjunction with the decision notice and not in substitution.

<p><u>CERTIFICATES</u></p> <p>On completion, we will need certificates or a Form 16 for the following (if applicable):</p> <ul style="list-style-type: none"> • Engineer's Certificates of inspection • Truss fabrication to engineers design Licensed land surveyor (Form 16) for <ul style="list-style-type: none"> • a) Vertical height confirmation (flood / 8.5m) • b) Horizontal set out from boundaries • Termite barrier installation • Wet area sealing • Glazing – windows & doors • Shower screens, balustrades (safety glass) • Smoke Alarm installation + Mech ventilation • Energy efficiency - (lights, fans & air con) • Insulation installation R values - Ext walls, roof • Steel beam welding (if required) • Roof & Stormwater – Plumber and/or Builder • Council plumbing – Certificate of Completion 	<p><u>PLANS ON SITE</u></p> <p>A complete set of plans endorsed by the Building Certifier should be kept on site. These plans have been certified for reasonable compliance with the legal requirements under the following legislation:</p> <ul style="list-style-type: none"> • The Sustainable Planning Act Qld • The Building Act Qld • The Building Regulation of Qld • The Building Code of Australia • The relevant Australian Standards • The Qld Development Codes • Local Council Town Planning schemes • Qld Govt Referral Agency guidelines <p>Make sure your builder has a current BSA licence. Go to the BSA web site to confirm. Unlicensed contractors can be fined.</p>	<p><u>OTHER APPROVALS THAT MAY BE NEEDED FROM COUNCIL</u></p> <ul style="list-style-type: none"> • Plumbing • Driveways • Town Planning • Erosion & sediment control • Mature tree removal • Filling & Excavation more than 1m • Operational works • Fences over 2m height above NGL • Encroaching horizontal boundary set backs required by the Qld Building Regulations or Council envelopes. • Build over / near sewer • Build over / near stormwater • Boarding houses / Home businesses • Changes of Building Classification 	<p><u>MANDATORY INSPECTIONS</u></p> <p>Inspections of the following building elements may be required. The builder MUST request an inspection, when the work is completed for that stage of the project.</p> <p><u>INSPECTION STAGES</u></p> <ul style="list-style-type: none"> • Set out (by Licensed Land Surveyor) • Footings (post, strip or pool shell) • Slab (before concrete) • Frame (before cladding) • Final (completion of project) • Retaining wall footings • Swimming Pool fencing <p>The Decision Notice (Form 6) on the front of the approved plans, advises which mandatory inspections are required. Allow 24 hours notice to book the inspection. Access to the building will be required.</p>
<p><u>EFFECTIVE APPROVAL TIME FRAMES – Start & Finish periods</u></p> <p>All work under construction must have a current & effective approval under the Bldg Act of Qld.</p> <ul style="list-style-type: none"> • 'Approval time' or 'Condition time' – the time given to finish the works within the approval. • 'Expiry date' or 'Lapsing date' – the date the 'approval time' or 'condition time' lapses. <p>For new construction projects, work must commence within 12 months, and be completed within 18 months of the date shown on the Decision Notice IPA Form 6, or the approval will lapse.</p> <p>For demolition and relocation of existing dwellings & pools the building work must start within 2 months, and be completed within 6 months of the date shown on the Decision Notice.</p> <p>Extensions of approval time – Requests must be made in writing by the applicant, 1 month before the approval lapses & supply copies of all requested mandatory certificates to continue.</p>		<p><u>ADDITIONAL FEES APPLY FOR –</u></p> <ul style="list-style-type: none"> • RE-INSPECTIONS OF WORK THAT DID NOT COMPLY AT INSPECTION • AMENDMENTS / CHANGES TO THE ORIGINAL APPROVED PLANS <p>Changes to the plans, or work not in accordance with the approved plans, may void this approval and void responsibility to issue a final certificate for the completed works. Amended plans to be lodged before work starts (3 copies needed for Council records).</p> <ul style="list-style-type: none"> • EXTENSIONS OF TIME BEYOND THE APPROVAL PERIOD <p>Requests must be made by the applicant, 1 month before the approval lapses.</p> <ul style="list-style-type: none"> • COUNCIL & QLD GOVERNMENT - COMPLIANCE ENFORCEMENT ISSUES 	
<p><u>INSPECTION BOOKINGS</u></p> <p>For inspection bookings contact ...</p> <p>BONAFIDE BUILDING APPROVALS Ph: (07) 5539 4167 E-mail: admin@bonafideba.com.au</p> <p>Please allow 24 hours notice before booking the inspection, or at least book by 12pm (noon) the day before the inspection. The Building Surveyor can inspect on the next working day.</p>	<p><u>WORKPLACE HEALTH AND SAFETY ACT 1989</u></p> <ul style="list-style-type: none"> • Owner builders are reminded that they have full responsibility for the safety & insurance requirements on a project unless they appoint either: a QBSA Licenced Builder or a principal Contactor. • Scaffolding is mandatory for residential work more than 3m above the surface below. • If asbestos material is found during the removal / demolition of the structure, the owner of the structure is advised to contact the "info line" of the Department of Workplace Health & Safety Qld, in regard to the correct procedures for the safe disposal of asbestos products. <p>Phone on: 1300 369 915, or, contact via internet on: www.whs.qld.gov.au for more information.</p>		

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COUNCIL INFRASTRUCTURE

SEWERAGE PIPES (BOS) & STORMWATER PIPES (BOS/W)

Excavations within 2.0 metres of a:

Council Sewer line or

- Council Storm Water pipe

should **not** be carried out, without the correct approval from the local authority.

Strict guidelines apply when building near Council infrastructure.

The "**Dial before you dig** line" has information about other services like the location and depth of electrical cables & gas pipelines and other services. - Ph. 1100 for information.

Pipe location services are available in the Yellow Pages.

ROOFWATER & DRAINAGE

Roof water is to be connected to a system discharge to one of the following points, in descending order of Council preference:

1. The street kerb & channel
 2. A council stormwater drain
 3. A rainwater tank (5000 Litres for all new houses & connected to WC & laundry)
 4. A rubble pit (only if at least 1m below the roadway or on acreage lots).
- Rubble pits need to be at least 1m³ per 100m² of roof and located at least 3m from any boundary, & are a last resort. Some local authorities may not allow their use.
 - Stormwater drains should be installed from the outset so the downpipes can be connected as soon as the roofing is installed.
 - For new dwellings, roofwater, stormwater & field gully drainage needs to comply with AS 3500 & QDC & will need to be confirmed by the Plumber on a Form 16, or the Hydraulic designer, or civil engineer on commercial sites, prior to back-filling of the trenches.
 - Concentration of water and discharging it across property boundaries is unlawful.
- This includes water and discharge caused by remodelling cut or fill, of the site contours.

SURVEYS - BOUNDARY CONFIRMATION or VERTICAL HEIGHTS ABOVE GROUND

The following may require confirmation from a Licenced Land Surveyor - Work within 200mm of a site boundary, or max height above ground if near 8.5m, or min flood immunity levels.

TERMITE CONTROL

Sub-floor clearance Suspended floors need 400mm to the lowest horizontal timber member.

Termite protection is required for all susceptible timber closer than 75mm to the ground level.

Termite control must comply with AS 3660 & BCA (Qld) 3.1.3 requirements.

Treatments can be of the following types:

- Physical barriers – Ant capping or stainless steel marine grade mesh, etc
- Chemical barriers – BSA pest control licence holder must install.
- Treated timbers – H2 treated LOSP or CCA or Reticulated systems (especially if within 400 of boundary & no visual inspection is possible, or, H4 for at risk members below ground).
- Visual detection zones of 75mm vertical & 25mm horizontal.

All systems need to have a design lifespan of 50 years or be replenishable & accessible.

LVL TIMBER RESTRICTIONS - If WEATHER EXPOSED

Must be treated to H3. Malthoid flashings & paint sealing to exposed end grain is recommended.

GENERAL ADVICE

Enclosed walls of a class 1 dwelling within 900mm of a side or rear boundary need to be non- combustible & fire rated to FRL 60/60/60 (one hour) with no openings.

Maintenance free construction is required within 750mm of a side or rear boundary.

Retaining walls and fences – Retaining walls over 1 metre height need an engineer's certificate for the design & a building approval. Boundary confirmation may be required.

Some Councils have guidelines for fencing requirements. The combined height of a retaining wall and fence is not to exceed 2 metres above natural ground level (NGL) without Council permission, prior to building.

Fences up to 1.8 metres in height above natural ground level need no approval.

Fences for corner blocks should not restrict the traffic visibility at the truncation.

Fences for all swimming pools & spas are mandatory for water depths over 300mm.

Smoke Alarms – Must be hardwired to the mains power & are required for each enclosed floor level. Smoke alarms should be interconnected to increase their effectiveness.

Early warning of the asphyxiating smoke from the kitchen or laundry can save your life.

Mechanical ventilation is required for all wet areas & toilets without openable windows.

Lift off hinges may be needed for toilet & bathroom doors less than 1.2m from pan.

Pool Fencing – The liability for maintaining the safety of a pool rests with the property owner. Generally, direct access from the house to the pool enclosure is not allowed.

Sediment and Erosion Control measures should be in place before any site work occurs. Runoff erosion from building sites causes contamination of local creeks and waterways & also increases clogging of local stormwater drains which can cause localized flooding. Failure to control run-off is an offence under the Environment Protection Act & on the spot fines apply. Local Councils administer this aspect of local development. State government may enforce other departmental guidelines.

Lintels are required over all load openings greater than 900mm wide to prevent deflection. The amount of support under a lintel depends on the opening span.

Lintels must be tied down & connected to supporting framework over 1800mm spans.

Jamb studs are required under & beside load bearing openings over 1200mm.

DETAILED INFORMATION

For detailed information - Refer to the Building Code of Australia Volume 1 & 2, & the Australian Standards that relate to the type of work being considered.

STAIRS & HANDRAILS

Balustrades need to be 1 metre high min & max gaps of 125mm (balustrades & treads).

Handrails - 865mm on the rake measured vertically from the front of the tread.

Head height clearance in a stairwell must be 2m min from tread nosing to the ceiling.

For a straight flight of stairs the slope relationship is (2R + G) & must be uniform:

Riser R (vertical) - 115 min 190 max

Tread G (horizontal) - 240 min 355 max

Balustrades that serve platforms 4m above ground should not be climbable.

Horizontal steel wire - strands are not to exceed the max gap of 80mm & have vertical restraints located @ no more than 1m. Turnbuckles are needed for tensioning.

ENERGY EFFICIENCY – 6 stars New dwellings, additions & roofed decks

Insulation is now mandatory to all enclosed areas, subfloors under enclosed areas & open deck roofing. The min R values - Ext walls R2.5 + Roof R3.5 + Subfloor & Deck roof R1.5.

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