

Queensland



Building Act 1975

STANDARD BUILDING REGULATION 1993

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Also see endnotes for information about—

- **when provisions commenced**
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STANDARD BUILDING REGULATION 1993

[as amended by all amendments that commenced on or before 1 November 2003]

PART 1—PRELIMINARY

Division 1—Introduction

1 Short title

This regulation may be cited as the *Standard Building Regulation 1993*.

2 Regulation a code for IDAS

This regulation is a code for IDAS.¹

3 No changes by local planning instruments or local laws

For IPA, section 3.1.3(4), this regulation (other than part 3) is a code that can not be changed under a local planning instrument or a local law.²

4 Most building work assessable against regulation

(1) Subject to subsections (2) and (3), the carrying out of all building work is assessable against this regulation.

(2) For IPA, schedule 8, part 2, item 7, the development set out in schedule 5, part 1 of this regulation is self-assessable development unless the development is building work in—

- (a) the wet tropics area under the *Wet Tropics World Heritage Protection and Management Act 1993*; or

1 See IPA, schedule 10 (Dictionary), definition of “code”.

2 Under IPA, section 3.1.3(5), to the extent a local planning instrument or local law is inconsistent with the scope of this regulation, the instrument or local law is of no effect.

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- (b) a designated landscape area under the *Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987*; or
- (c) a registered place under the *Queensland Heritage Act 1992*.

(3) For IPA, schedule 8, part 3, item 11, the development set out in schedule 5, part 2 of this regulation is exempt development unless the development is building work in—

- (a) the wet tropics area under the *Wet Tropics World Heritage Protection and Management Act 1993*; or
- (b) a designated landscape area under the *Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987*; or
- (c) a registered place under the *Queensland Heritage Act 1992*.

Division 2—Interpretation

5 Definitions

In this regulation—

“AIBS” means the Australian Institute of Building Surveyors.

“allotment” means a separate, distinct parcel of land on which a building is to be built, or is built.

“approved”, in relation to building work, means approved by the assessment manager, or a private certifier, under this regulation.

“AS” means Australian Standard published by Standards Australia.

“assessment manager”, for a development application to which this regulation applies, means the person who would have been the assessment manager if a private certifier had not been engaged for the development.

“BCA” means the Building Code of Australia.

“building certifier”, except for parts 11 and 12, means—

- (a) if a private certifier approved building work—the private certifier for the building work; or
- (b) if the assessment manager approved building work—the assessment manager’s building certifier for the building work.

“building certifying functions” means the following functions or powers that under this regulation are to be performed or exercised by a building certifier—

- (a) assessing and deciding development applications;
- (b) inspecting or accepting certification on the building or demolishing of buildings and structures for compliance with the Act;
- (c) issuing certificates or statements of classification.

“building referral agency” means a referral agency under IPA for aspects of the building work assessed against this regulation.

“certificate of classification”, other than in sections 99 and 101, includes an interim certificate of classification prepared under section 99.

“certified information” means the technical details, particular plans, drawings or specifications given and certified by a competent person.

“class”, for a building, means its classification under BCA.

“competent person”, in relation to building work, means a person who—

- (a) in the opinion of the building certifier is competent to practise in the aspect of the design, building or inspection of the building work because of skill and experience in the aspect; and
- (b) if required by law to be registered or licensed under a law applying in Queensland to practise in the aspect, is registered or licensed.

“CSIRO” means the Commonwealth Scientific and Industrial Research Organization.

“development application” means the aspect of a development application for building work under IPA requiring assessment against this regulation.³

3 Under IPA, schedule 10 (Dictionary)—

“development application” means an application for a development approval.

“**development approval**” has the meaning given under IPA.⁴

“**erosion prone area**” see the *Coastal Protection and Management Act 1995*, schedule 2.

“**exempt development**”, for building work specified in schedule 5, part 2, has the meaning given under IPA.⁵

“**fire authority**” means the Queensland Fire and Rescue Service established under the *Fire and Rescue Service Act 1990*.

“**fire safety installation**”, for a building or structure—

- (a) means any of the items mentioned in schedule 1;⁶ but
- (b) does not include interconnected alarms in budget accommodation buildings to which part 2A, division 3⁷ of the Act applies.

“**floor area**”, for a single detached class 1 building, means the gross area of all floors in the building measured over the enclosing walls other than the area of a verandah, roofed terrace, patio, garage or carport in or attached to the building.

“**IDAS**” has the meaning given by IPA.⁸

“**IPA**” means the *Integrated Planning Act 1997*.

4 Under IPA, schedule 10 (Dictionary)—

“**development approval**” means a decision notice or a negotiated decision notice that—

- (a) approves, wholly or partially, development applied for in a development application (whether or not the approval has conditions attached to it); and
- (b) is in the form of a preliminary approval, a development permit or an approval combining both a preliminary approval and a development permit in the one approval.

5 Under IPA, schedule 10 (Dictionary)—

“**exempt development**” is development other than assessable or self-assessable development.

6 Schedule 1 (Fire safety installations)

7 Part 2A (Fire safety for budget accommodation buildings), division 3 (Budget accommodation buildings built, approved or applied for, before 1 January 1992) of the Act

8 Under IPA, section 3.1.1—

“**IDAS**” is the system detailed in this chapter for integrating State and local government assessment and approval processes for development.

“local planning instrument” has the meaning given under IPA.⁹

“mean height”, of a building or structure, means the height worked out by dividing—

- (a) the total elevational area of the building or structure facing the boundary; by
- (b) the horizontal length of the building or structure facing the boundary.

“natural ground surface”, for an allotment, means—

- (a) the ground level of the allotment on the day the first plan of survey showing the allotment was registered; or
- (b) if the ground level on the day mentioned in paragraph (a) is not known, the natural ground surface decided by the building certifier.

“notice of reasons”, for sections 26(1)(e) and 28(1)(a)(v), means a written notice that—

- (a) states—
 - (i) the performance standards on which the approval is based; and
 - (ii) how the building work complies with the performance standards; and
- (b) contains details of inspection or test results and other documents or information relied on to decide the application.

“outermost projection”, of a building or structure, means the outermost projection of a structural part of the building or structure including—

- (a) if the projection is a roof and there is a fascia—the outside face of the fascia; or
- (b) if the projection is a roof and there is no fascia—the roof structure;

but does not include rainwater fittings or ornamental or architectural attachments.

⁹ Under IPA, schedule 10 (Dictionary)—

“local planning instrument” means a planning scheme, temporary local planning instrument or planning scheme policy.

“performance based solution” means the material, system, method of building or other thing intended to be used by a person to comply with the performance standards.

“performance standards” means any of the following—

- (a) the performance requirements of BCA;
- (b) the performance criteria stated in QDC;
- (c) section 11 or 12 of the Act;
- (d) section 16 or 17 of this regulation.

“planning scheme” has the meaning given under IPA.¹⁰

“pool enclosure” means the area around the pool within the fencing required under the Act.¹¹

“prescribed qualifications”, for different levels of accreditation as a building certifier, means—

- (a) the current education and experience accreditation issued by AIBS for the following levels of building certifier accreditation—
 - (i) a building surveyor;
 - (ii) an assistant building surveyor;
 - (iii) a building surveying technician; or
- (b) any other education and experience accreditation that AIBS considers is equal to education and experience accreditation issued by AIBS.

“QDC” means the Queensland Development Code.

“Queensland Development Code” see section 6A.¹²

10 Under IPA, section 2.1.1—

A **“planning scheme”** is an instrument made by a local government under division 3.

11 See section 14 of the Act.

12 Section 6A (Meaning of “Queensland Development Code”)

“Queensland Residential Design Guidelines” means the document called the ‘Queensland Residential Design Guidelines’ published by the department.¹³

“road” means—

- (a) an area of land dedicated to public use as a road; or
- (b) an area open to, or used by, the public and developed for, or has, as 1 of its main uses, the driving or riding of motor vehicles;

but does not include a pedestrian or bicycle path.

“road boundary clearance”, for a building or structure on an allotment, means the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the allotment adjacent to a road.

“self-assessable development”, for building work specified in schedule 5, part 1, has the meaning given under IPA.¹⁴

“side and rear boundary clearance”, for a building or structure on an allotment, means the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the allotment but does not include a road boundary clearance.

“special fire service”—

- (a) means—
 - (i) for a building—an item mentioned in schedule 2;¹⁵ or
 - (ii) for matters the fire authority must assess—an item mentioned in schedule 3;¹⁶ or

13 Copies of the Queensland Residential Design Guidelines may be inspected at the State office of the Department of Local Government and Planning, 41 George Street, Brisbane.

14 Under IPA, schedule 10 (Dictionary)—

“self-assessable development” means—

- (a) development specified in schedule 8, part 2; or
- (b) for a planning scheme area—development that is not specified in schedule 8, part 2 but is declared under the planning scheme for the area to be self-assessable development.

15 Schedule 2 (Special fire services (Generally))

16 Schedule 3 (Special fire services (Assessment by fire authority))

(iii) for matters the fire authority must inspect—an item mentioned in schedule 4;¹⁷ but

(b) does not include interconnected alarms in budget accommodation buildings under part 2A, division 3¹⁸ of the Act.

“special structure” means a structure that can not be classified under BCA, part A3.

6 Meaning of “available for inspection”

(1) A document mentioned in this regulation as being available for inspection is **“available for inspection”** if the document, or a certified copy of the document, is—

(a) for a document the local government must keep available for inspection—held in an office of the local government and any other place decided by the local government; and

(b) for a document the assessment manager must keep available for inspection—held in the assessment manager’s office and any other place decided by the assessment manager.

(2) The document may be kept in its original form or stored in some electronic or other form or in a retrieval system by which an accurate representation of the document may readily be accessed.

(3) If a person is authorised under this regulation to inspect the document, the person may, at any time when the office in which the document is held is open for business—

(a) inspect the document or, if the document is stored in a form other than its original form, the accurate representation of the document; and

(b) make copies of, or take extracts from, the document or its representation.

(4) The following persons are authorised to inspect the document or its representation—

17 Schedule 4 (Special fire services (Inspection by fire authority))

18 Part 2A (Fire safety for budget accommodation buildings), division 3 (Budget accommodation buildings built, approved or applied for, before 1 January 1992) of the Act

- (a) if this regulation specifies a description of person who may inspect the document—the person and the person’s agents;
- (b) if this regulation does not specify a description of person who may inspect the document—all persons.

(5) The local government or assessment manager may, if asked by a person authorised to inspect the document, give a copy of the document or part of it to the person.

(6) The local government or assessment manager may charge a reasonable fee for either or both of the following—

- (a) making the document available for inspection;
- (b) making and giving the person the copy.

6A Meaning of “Queensland Development Code”

(1) “**Queensland Development Code**” means the document, Queensland Development Code,¹⁹ published by the department.

(2) In this regulation, a reference to a part of QDC is a reference to the part as at the date mentioned for the part in schedule 13, column 2.

7 References to proposed buildings or structures

In this regulation—

- (a) a reference to a building or structure includes a reference to a proposed building or structure; and
- (b) a reference to the owner of a building or structure is a reference to the person who, if the proposed building or structure were completed, would be its owner; and
- (c) a reference to a structural member of certain materials is a reference to a proposed structural member that, if erected as proposed, would be of the materials; and

¹⁹ Copies of the Queensland Development Code are available for inspection at the department’s office at 41 George Street, Brisbane. The Queensland Development Code is also available for inspection on the department’s website at www.dlqp.qld.gov.au.

- (d) a reference to the purpose of a building or structure is a reference to the purpose for which the proposed building or structure is to be used on completion.

Division 3—BCA

8 BCA forms part of regulation

BCA forms part of and is to be read as one with this regulation.

9 Proof of BCA

(1) The production in any proceedings of a document purporting to be a copy of BCA published by the Australian Building Codes Board is evidence of the code.

(2) The production in any proceedings of a certificate purporting to be signed by the chief executive of the department or by the mayor, chief executive officer or other duly authorised officer of an assessment manager or accrediting body and stating that a particular edition of BCA was the current edition at a specified time or during a specified period is evidence of the certificate's contents.

10 Relationship between BCA and Australian Standards

For any subject matter dealt with in BCA, any provision of an Australian Standard that also deals with the subject matter applies only so far as it is expressly adopted by BCA.

Division 4—QDC

10A Application of QDC

Building work must comply with QDC to the extent QDC applies to the work.

10B Proof of QDC

The production in any proceedings of a document purporting to be a copy of QDC published by the department is evidence of the QDC.

10C Relationship between QDC and BCA

If QDC is inconsistent with BCA, QDC prevails to the extent of the inconsistency.

PART 2—ASSESSMENT OF DEVELOPMENT APPLICATIONS***Division 1—General*****11 Building certifiers to assess applications**

(1) Each development application must be assessed by a building certifier for compliance with—

- (a) this regulation; and
- (b) to the extent a local law existing at the commencement of this section or a local planning instrument may change this regulation—the local law or local planning instrument.²⁰

(2) If the application is made to the assessment manager, the assessment manager in deciding the application must base the decision on the building certifier's assessment.²¹

(3) Subsection (1)(b) does not apply to the extent the application has already been assessed for compliance with the local law or local planning instrument.

²⁰ See, for example, section 13 (Local law for fencing of swimming pools) of the Act.

²¹ If a private certifier acting as an assessment manager decides the application, see section 31 of the Act.

(4) This section does not apply²² to the extent that an application must comply with QDC, part 20.²³

12 Building certifier's discretion—BCA

(1) This section applies if—

- (a) BCA permits a discretionary decision (by, for example, using the word 'suitable' or 'adequate') about any material, system, method of building or other thing whatever; and
- (b) under a development application a person proposes to use the material, system, method of building or other thing whatever.

(2) If this section applies, the building certifier—

- (a) must, in assessing the application, decide whether the material, system, method of building or other thing complies with BCA, including whether—
 - (i) the parts of the building work, to which the performance requirements of BCA apply, comply with the requirements or the requirements as varied by the chief executive;²⁴ or
 - (ii) the parts of the building work, to which the deemed to satisfy provisions of BCA apply, comply with the provisions; and
- (b) must not decide the application against the objectives or functional statements of BCA; and
- (c) may refer to the objectives and functional statements of BCA to assist the building certifier in interpreting the performance requirements of BCA.

13 Certificate of conformity

(1) If there is a current recognised certificate about the properties and performance of a material, system, method of building or other thing

22 See the *Residential Services (Accreditation) Act 2002*, section 29 (Notice of compliance with prescribed building requirements).

23 Queensland Development Code, part 20 (Residential Services Building Standard)

24 Under sections 5 and 6 of the Act, the chief executive may vary the application of the *Standard Building Regulation 1993*.

whatever, the material, system, method of building or other thing fulfils the requirements of BCA to the extent specified in the certificate.

(2) In subsection (1)—

“recognised certificate” means a certificate of conformity or certificate of accreditation issued by the Australian Building Codes Board.

13A Building certifier’s discretion—QDC

(1) This section applies for a development application if—

- (a) QDC, part 14 allows a discretionary decision (by, for example, using the word ‘suitable’ or ‘adequate’) about a material, system, method of building or other thing; and
- (b) under the application, a person proposes to use the material, system, method of building or other thing.

(2) The building certifier or, if a concurrence agency is stated for an aspect of the building work under the *Integrated Planning Regulation 1998*, the concurrence agency must, in assessing the application, decide whether the material, system, method of building or other thing complies with QDC, part 14, including whether—

- (a) each aspect of the building work, to which the performance criteria stated in the part apply, complies with the criteria; or
- (b) each aspect of the building work, to which an acceptable solution stated in the part applies, complies with the solution.

14 Application to build swimming pool must include fencing

A development application for an outdoor swimming pool must relate also to the swimming pool fencing.

Division 2—Alterations to existing buildings or structures

15 Application of div 2

(1) This division applies—

- (a) if alterations are proposed for an existing building or structure; and

- (b) despite any other provision of this regulation applying to building work.

(2) However, this division does not apply if the alterations are for a budget accommodation building, to which part 2A, division 3²⁵ of the Act applies, to ensure the building conforms with the fire safety standard.

16 Certain alterations not permissible

If this division applies, the proposed alterations must not unduly reduce the following—

- (a) the existing level of fire protection for persons accommodated in, or using, the building or structure;
- (b) the existing level of resistance to fire of the building or structure;
- (c) the existing safeguards against spread of fire to adjoining buildings or structures;
- (d) the existing level of emergency egress from the building or structure.

17 Development approval may require entire building or structure to conform

If this division applies, a development approval may require that a part of a building or structure, or the entire building or structure, conform with all or part of this regulation as though the building or structure were a new building or structure if—

- (a) the proposed alterations, together with any previous structural alterations completed or approved within the previous 3 years, represent more than half the total volume of the original building, measured over the roof and the external walls; or
- (b) the safety of persons accommodated in or using the building or structure, or the risk of the spread of fire to adjoining buildings or structures, warrants the requirement.

25 Part 2A (Fire safety for budget accommodation buildings), division 3 (Budget accommodation buildings built, approved or applied for, before 1 January 1992) of the Act

18 Alterations associated with a change of classification

If this division applies and the alterations relate to a change of classification from a class to another class, part 10²⁶ also applies.

*Division 3—Advices from local government***19 Public access to development information**

(1) To assist in the making and assessing of development applications, a local government must keep available for inspection the original or a copy of all documents it has about—

- (a) the physical characteristics and location of infrastructure; and
- (b) local government easements, encumbrances or estates or interests in land likely to be relevant to development applications; and
- (c) site characteristic information likely to affect the assessment of a development application.

Examples of information mentioned in subsection (1)(c)—

- 1. Location of mine subsidence areas.
- 2. Location of land-slip areas.
- 3. Location of contaminated land.
- 4. Details of any heritage listed buildings.
- 5. Location of any erosion control districts.
- 6. Flood level information.
- 7. Design or location of vehicle crossings.
- 8. Design or location of stormwater connections.
- 9. Discharge of swimming pool backwash water.
- 10. Limitations on the capacity of sewerage, stormwater and water supply services.
- 11. Limitations on driveway gradients.
- 12. Design levels of proposed road or footway works.

(2) For the purposes of purchasing a copy of a document, subsection (1)(b) does not apply to a document that may be purchased from the registrar of titles.

20 Local government must consider certain matters

(1) This section applies if—

- (a) a development application involves a matter mentioned in schedule 6;²⁷ and
- (b) the local government is the assessment manager; and
- (c) the application is made to a private certifier.

(2) If the local government is asked to consider a matter mentioned in schedule 6, the local government must give written advice on the request to the private certifier and the applicant within—

- (a) for building work in relation to a single detached class 1 building or class 10 building or structure only—5 business days after receiving the request; or
- (b) for other building work—15 business days after receiving the request.

(3) The private certifier must not decide the application unless the local government has given written advice on the matter.

(4) If the local government has not given the advice to the private certifier and the applicant within the time mentioned in subsection (2), the private certifier may act as if the local government had advised the application is unsatisfactory in relation to the matter.

(5) However, if the local government gives the advice after the time mentioned in subsection (2) but before the private certifier acts under subsection (4), the private certifier may not act as if the local government had advised the application is unsatisfactory in relation to the matter.

(6) Subject to section 21, the building certifier must accept the advice and act on it.

²⁷ Schedule 6 (Building work requiring local government approval or decision)

21 Appeals from local government

(1) This section applies to advice given under section 20.

(2) If the applicant is dissatisfied with the advice, the applicant (the “**appellant**”) may appeal to a tribunal.

(3) An appeal must be started within—

(a) 20 business days after the advice is given to the applicant; or

(b) 20 business days after the decision on the development application is made.

(4) If an appeal is started under subsection (3)(a), the appellant must advise the private certifier the appeal has been started.

(5) If a private certifier has received advice that an appeal has been started under subsection (3)(a), the private certifier must not decide the application until the appeal is decided or withdrawn.

Division 4—Drawings and certificates

22 Engineering drawings required for certain developments

(1) This section applies if, in relation to a development application, engineer’s drawings or other engineering details are required.

(2) If the drawings or details are not included with the application, the application must not be approved unless the approval is subject to the condition that—

(a) work on the footings must not start until the drawings and details for the footings have been approved; and

(b) a stage of the building work must not be started until the drawings and details for the stage have been approved.

23 Optional acceptability of certificates

(1) A competent person may certify that a material, system, method of building or other thing whatever to which certified information relates will, if installed or carried out in accordance with the certified information, comply with this regulation.

(2) Subject to compliance with section 86(5),²⁸ a competent person may certify that a component of building work has been built in accordance with a development approval and complies with this regulation.

(3) An assessment manager or building certifier may accept in good faith and, without further checking, rely on the certification given that the building work complies with this regulation to the extent compliance is certified.

(4) The competent person must set out in detail in the certification—

- (a) the basis for giving the certificate; and
- (b) the extent to which the person has relied on tests, specifications, rules, standards, codes of practice or other publications.

(5) If the certificate is given in the approved form, the form of the certificate must be accepted by a building certifier.

24 Signature of competent persons on documents

(1) This section applies to certified information given as part of a development application.

(2) The name and signature of the competent person giving the certified information must be on the certified information.

(3) If the certified information is prepared on behalf of a corporation or firm, the name of the corporation or firm must also be on the certified information.

(4) The certificate supporting the certified information must be personally signed by the competent person.²⁹

25 Assessment manager must accept certificate of private certifier

(1) This section applies to a certificate or notice a private certifier is authorised to give to an assessment manager under IPA or the *Building Act 1975* (including this regulation).

(2) If an assessment manager is given a certificate or notice by a private certifier, the assessment manager must—

28 Section 86 (Carrying out of inspections)

29 That is, the signature on the certificate must not be in the form of a stamp or a copy of an original signature.

- (a) accept the certificate or notice in good faith; and
- (b) without further checking, rely and act on the certificate or notice.

Division 5—Giving, accessing and keeping information

26 Information private certifier must give to assessment manager

(1) The following documents are prescribed for IPA, section 5.3.5(6)(c)³⁰—

- (a) a copy of the plans, drawings, specifications and other documents and information lodged by the applicant, stamped approved or otherwise endorsed by the building certifier;
- (b) a list of required fire safety installations and required special fire services applying to the building work;
- (c) copies of certified information given by competent persons and relied on by the private certifier;
- (d) a copy of the private certifier's accreditation as a private certifier;
- (e) if the application relates to building work that uses a performance based solution—a notice of reasons.

(2) If the assessment manager agrees, the documents to be given to the assessment manager under IPA, section 5.3.5(6) may be sent electronically.

(3) For IPA, section 5.3.17, a private certifier must keep a copy of all documents given to the assessment manager under IPA, section 5.3.5(6) for 2 years after completion of the building work.

27 Applicant to be given a copy of any drawings

If a development application is approved, the person approving the application must return to the applicant a set of the approved drawings.

³⁰ IPA, section 5.3.5 also requires a copy of the application and decision notice to be given to the assessment manager.

28 Assessment manager must keep drawings and documents

(1) For development applications for class 2 to 9 buildings the assessment manager must keep the following documents until the building is demolished or removed—

- (a) if the assessment manager approved the application—
 - (i) a copy of the application;³¹ and
 - (ii) a copy of the plans, drawings, specifications and other documents and information lodged by the applicant, stamped approved or otherwise endorsed by the assessment manager; and
 - (iii) a list of required fire safety installations and required special fire services applying to the building work; and
 - (iv) copies of certified information given by competent persons and relied on by the assessment manager; and
 - (v) if the application relates to building work that uses a performance based solution—a notice of reasons;
- (b) if the application was approved by a private certifier—the documents given to the assessment manager under IPA, section 5.3.5(6).

(2) For development applications for a class 1 or class 10 building or structure, or for a special structure, the assessment manager must keep the documents mentioned in subsection (1)(a) and (b) for at least 10 years or until the building or structure is earlier demolished or removed.

(3) All documents kept by the assessment manager under subsections (1) and (2) must be available for inspection by—

- (a) the owner of the building or structure; and
- (b) a person authorised in writing by the owner; and
- (c) a person authorised by the fire authority; and
- (d) a private certifier engaged to carry out building certifying functions concerning the premises to which the documents relate; and
- (e) a member of a tribunal; and

31 Under IPA, section 5.7.4 the assessment manager is required to also keep a copy of the development approval.

- (f) a person performing audits of accreditations under the Act; and
- (g) with the consent of the local government, another person.

Division 6—Permit conditions

29 Requirement for survey certificates

(1) A building certifier may, before assessing a development application, require an identification survey showing—

- (a) the boundaries of the allotment on which the building work is proposed; and
- (b) the location of any proposed or existing buildings or structures on the allotment.

(2) A development approval may be subject to a condition that an identification survey be given to the building certifier showing—

- (a) the boundaries of the allotment; and
- (b) the actual situation of the building or structure on the allotment.

(3) A survey under subsection (2) must be given as soon as the actual location of the building or structure on the allotment can be established or at a later time the building certifier allows.

30 When demolition, removal and rebuilding starts and finishes

(1) This section applies only to a development application relating to—

- (a) the demolition of a building or structure; or
- (b) the removal of a building or structure; or
- (c) the rebuilding after removal, of a building or structure.

(2) The approval of the application must impose a condition that the building work be—

- (a) started within 2 months of the approval; and
- (b) completed within 6 months after the giving of the approval.

30A Conditions for building work in erosion prone area

(1) This section applies to a development application for building work in an erosion prone area.

(2) The assessment manager for the application must impose the following conditions on a development approval for the application—

- (a) all material excavated from land for the building work must be placed, levelled and stabilised against wind erosion—
 - (i) on the land seaward of the building or structure; or
 - (ii) at another location, stated in the approval, within the erosion prone area;
- (b) if the building work includes the erection or alteration of a roof drainage system or stormwater drain for the building or other structure—the roof drainage system or stormwater drain must not be erected or altered in a way that is likely to cause erosion of the area.

(3) However, the assessment manager may approve the application without imposing a condition under subsection (2) if the assessment manager is satisfied the condition is not necessary for coastal management, including, in particular, the prevention of erosion or tidal inundation.

(4) In this section—

“**assessment manager**”, for a development application, includes a private certifier authorised to receive, assess and decide the application.

31 Extension of period

(1) If a private certifier, acting as an assessment manager, approves a development application, the private certifier may extend the period within which the building work is required to start or finish.³²

(2) However, if subsection (1) has been applied to a development approval, the private certifier may further extend the period only after consulting the local government about the proposed extension.

³² In IPA, this period is called the “currency period”.

32 Mandatory conditions for class 2–9 buildings

The applicant for a development approval for a class 2 to 9 building must ensure that 1 legible set of the current drawings for the development is available for inspection on the building site while the building work is in progress.

*Division 7—Miscellaneous***33 Information to be given by the State to local government**

(1) The information prescribed for section 48 of the Act is—

- (a) a 1:100 scale drawing of the building or structure showing floor plans and elevations; and
- (b) a site plan of a scale enabling the local government to provide water supply, sewerage and stormwater drainage for the land on which the building work is to be carried out.

(2) However, if the Minister responsible for the building work to which this section applies considers the giving of the information mentioned in subsection (1)(a) is not in the public interest, subsection (1)(a) does not apply.

PART 3—SITING REQUIREMENTS*Division 1—Application of pt 3***34 Application of pt 3**

Subject to division 4, this part applies to—

- (a) single detached class 1 buildings; and
- (b) class 10 buildings and structures located on the same allotment as a single detached class 1 building.

35 Local government resolution

A local government may, by resolution, require that the following buildings comply with some or all of the provisions of this part—

- (a) class 1 buildings (other than those specified in section 34(a));
- (b) class 2, 3 and 4 buildings;
- (c) class 10 buildings and structures located on the same allotment as a building specified in paragraph (a) or (b).

*Division 2—Boundary clearances***36 Road boundary clearance**

All buildings and structures to which this part applies must have at least a 6 m road boundary clearance.

37 Concession for open carport

Despite section 36, an open carport may have less than a 6 m road boundary clearance if—

- (a) the total width of the open carport supports located within the 6 m clearance does not exceed 10% of the perimeter of the portion of the open carport located within the 6 m clearance; and
- (b) it is necessary or expedient to build the open carport in that location.

38 Side and rear boundary clearances generally

If the maximum height of the outermost projection above the natural ground surface is—

- (a) 4.5 m or less, the side and rear boundary clearances must be not less than 1.5 m; or
- (b) greater than 4.5 m but not exceeding 7.5 m, the side and rear boundary clearances must be not less than 2 m; or
- (c) greater than 7.5 m, the side and rear boundary clearances must be not less than 2 m plus 0.5 m for every 3 m or part of 3 m by which the height exceeds 7.5 m.

39 Stepped design

If a building is built so that its height is stepped, the side and rear boundary clearances, measured to the outermost projections of each step of the building must comply with section 38 as if each step of the building were a separate building.

40 Concession for narrow allotments

If an allotment is rectangular or near rectangular in shape and has a frontage to a road of 15.5 m or less, the side and rear boundary clearances must be not less than—

- (a) for a building or structure more than 7.5 m high—in accordance with section 38(c); or
- (b) if paragraph (a) does not apply—in accordance with schedule 9.³³

41 Concession for class 10a buildings

A class 10a building may be built within the side and rear boundary clearances mentioned in sections 38 to 40 if—

- (a) adequate precautions have been taken to avoid the discharge of rainwater onto any adjoining allotment; and
- (b) the class 10a building has a height of not more than 4.5 m and a mean height of not more than 3.5 m, both measured above the natural ground surface; and
- (c) the total length of all elevations of all buildings facing and within the boundary clearance to any 1 boundary does not exceed 9 m; and
- (d) the class 10a building is at least 1.5 m from every required window of any habitable room in an existing building on an adjoining allotment.

33 Schedule 9 (Minimum side and rear boundary clearances for narrow allotments)

42 Concession for fences, screens and ornamental or horticultural structures

Subject to section 47, the following may be built within the boundary clearances mentioned in sections 36 to 40—

- (a) a screen or fence of not more than 2 m in height above the level of the natural ground surface;
- (b) a structure which is not part of a building and which is not more than 1 m above the level of the natural ground surface;
- (c) a pergola or other structure, if the pergola or other structure is—
 - (i) not enclosed or roofed; and
 - (ii) not higher than 2.4 m above the level of the natural ground surface measured at the boundary; and
 - (iii) primarily ornamental or for horticultural purposes; and
 - (iv) not located within the road boundary clearances mentioned in section 36.

43 Allotment coverage

(1) The maximum area covered by all buildings and roofed structures including garages and outbuildings must not exceed 50% of the total area of an allotment.

(2) Measurements must be taken—

- (a) for enclosed spaces—to the outside face of external walls; and
- (b) for unenclosed spaces—along a line 600 mm in from the external perimeter of the roof.

44 Basic minimum floor area of a class 1 building

A local law existing at the commencement of this section or local planning instrument may require a single detached class 1 building to have a minimum floor area of not less than 60 m² if the local government considers the circumstances warrant it.

*Division 3—Application of alternative siting requirements***45 Local government may prescribe alternative siting requirements**

(1) This section applies if—

- (a) a local law existing at the commencement of this section or a local planning instrument prescribes siting requirements (the “**alternative siting provisions**”) for single detached class 1 buildings or class 10 buildings or structures; or
- (b) a local government, by resolution, applies the provisions of the Queensland Residential Design Guidelines mentioned in schedule 7³⁴ (also “**alternative siting provisions**”) to any part of its area identified in the resolution.

(2) If the alternative siting provisions conflict with divisions 1 to 2 (the “**conflicting provisions**”), the alternative siting provisions apply in place of the conflicting provisions to the extent of the conflict.³⁵

(3) The local government must keep available for inspection—

- (a) a map identifying the parts of its area to which resolutions mentioned in subsection (1)(b) apply; and
- (b) a register of the resolutions.

46 Local government to assess compliance with performance provisions

(1) This section applies if—

- (a) a development application to which section 45 applies is made to a private certifier; and
- (b) the application does not comply with—
 - (i) the prescriptive siting requirements of a local law existing at the commencement of this section or a local planning instrument; or

34 Schedule 7 (Elements of Queensland Residential Design Guidelines that local governments may apply)

35 This section is a section to which section 3 applies.

- (ii) the acceptable solutions mentioned in the Queensland Residential Design Guidelines; and
- (c) the applicant applies for assessment of the building work against—
 - (i) any performance provisions in the local law existing at the commencement of this section or the local planning instrument; or
 - (ii) the performance criteria mentioned in the guidelines; and
- (d) the building work to be assessed has not already been assessed for compliance with the local law or local planning instrument.

(2) The private certifier must not approve the application unless advice has been obtained under section 20 about whether the application complies with—

- (a) any performance provisions in the local law existing at the commencement of this section or the local planning instrument; or
- (b) the performance criteria mentioned in the guidelines.

(3) Subject to section 21, the private certifier must accept the advice and act on it.

47 Special requirements for corner allotments

(1) Fences, screens, ornamental structures and similar things in any corner of an allotment that is bounded by 2 road boundaries and a 6 m x 6 m 3 equal chord truncation (as shown in schedule 10³⁶) must not, without the approval of the local government, be higher than 1 m above the level of the natural ground surface.

(2) A building or structure on a corner allotment must be constructed in accordance with the distances stated in division 2.

(3) However—

- (a) if the average depth of the allotment measured at right angles to any alignment is not greater than 24 m, the distances may be

36 Schedule 10 (Boundary clearances for fences, screens etc. on corner allotments)

reduced, in accordance with the scale shown in schedule 11,³⁷ for 1 road frontage nominated by the local government; but

- (b) a building or structure higher than 2 m above the level of the natural ground surface must not be erected in the corner of the allotment bounded by 2 road boundaries and a 12 m x 12 m truncation (as shown in schedule 12³⁸).

48 Local government may vary application of div 2

(1) This section applies if—

- (a) a development application for an allotment does not comply with division 2; and
- (b) the applicant seeks to vary the application of division 2.

(2) After considering the matters mentioned in subsection (3) and being satisfied of the matters mentioned in subsection (4), the local government may vary how division 2 applies to the application.

(3) The local government must consider the following—

- (a) the levels, depth, shape or conditions of the allotment and adjoining allotments;
- (b) the nature of any proposed building or structure on the allotment;
- (c) the nature of any existing or proposed buildings or structures on adjoining allotments;
- (d) whether the allotment is a corner allotment;
- (e) whether the allotment has 2 road frontages;
- (f) any other matter it considers relevant.

(4) The local government must be satisfied that a building or structure, built on the allotment in the way proposed, would not unduly—

- (a) obstruct the natural light or ventilation of an adjoining allotment;
or
- (b) interfere with the privacy of an adjoining allotment; or

37 Schedule 11 (Road boundary clearances for buildings and structures on corner allotments)

38 Schedule 12 (Corner boundary clearances for corner allotments)

- (c) restrict the areas of the allotment suitable for landscaping; or
- (d) obstruct the outlook from adjoining allotments; or
- (e) overcrowd the allotment; or
- (f) restrict off-street parking for the allotment; or
- (g) obstruct access for normal building maintenance.

49 Request to local government to vary siting requirements under pt 3

(1) This section applies if a development application made to a private certifier includes plans for—

- (a) fences, screens, ornamental structures or similar things on an allotment higher than the height permitted under section 47(1); or
- (b) a building or structure for which the distance from 1 road frontage is to be reduced in accordance with section 47(2); or
- (c) a building or structure that is not sited in accordance with division 2 and the applicant seeks to vary the application of division 2.

(2) The private certifier must not approve the application unless advice has been obtained under section 20—

- (a) approving the increased height; or
- (b) nominating a road frontage; or
- (c) approving the siting under section 48.

(3) Subject to section 21, the private certifier must accept the advice and act on it.

Division 4—Amenity and aesthetics

50 Local government declaration about amenity and aesthetics on methods of building and locality

(1) A local government, by resolution, may declare, for single detached class 1 buildings or class 10a buildings, forms of buildings and localities the local government considers may have an extremely adverse effect on

the amenity or likely amenity of a locality or which may be in extreme conflict with the character of a locality.

(2) Development applications for forms of buildings or in localities mentioned in subsection (1) must be assessed by the local government for the amenity and aesthetic impact of the proposed building work.

(3) The local government may refuse an application to which subsection (2) applies only if—

- (a) the building, when built, will have an extremely adverse effect on the amenity or likely amenity of the building's neighbourhood; or
- (b) the aesthetics of the building, when built, will be in extreme conflict with the character of the building's neighbourhood.

51 Request to local government about amenity and aesthetics

(1) This section applies to a development application made to a private certifier that must be assessed under section 50.

(2) The private certifier must not approve the application unless advice has been given in accordance with section 20 regarding the amenity and aesthetic impact of the proposed building work.

(3) Despite section 20(4), if the advice was not given to the private certifier and the applicant within the time mentioned in section 20(2)(a), the advice is taken to have been that—

- (a) the building, when built, will not have an extremely adverse effect on the amenity or likely amenity of the building's neighbourhood; and
- (b) the aesthetics of the building, when built, will not be in extreme conflict with the character of the building's neighbourhood.

(4) Subject to section 21, the private certifier must accept the advice and act on it.

PART 4—SITE WORKS

52 Earthworks and retaining walls

If soil conditions, ground levels, excavation or filling make it necessary to protect land, buildings and structures in the neighbourhood of proposed building work—

- (a) retaining walls must be built or other suitable methods used for preventing the movement of the soil; and
- (b) drainage of the building or land must be provided.

53 Land liable to flooding

(1) A local government, by resolution, may declare—

- (a) land to be liable to flooding (including by tidal surge or sewerage discharge); and
- (b) the level to which the floor levels of habitable rooms must be built.

(2) The local government must—

- (a) keep a register of the resolutions and the information supporting the resolution; and
- (b) keep the resolutions available for inspection.

54 Drainage of buildings or land

If a building or land is to be drained provision must be made to protect land, buildings and structures in the neighbourhood.

55 Bush fire prone areas

(1) A local government may, in a local planning instrument, designate all or part of its area as a designated bush fire prone area for BCA.

(2) The local government must ensure the local government's planning scheme maps show the designated bush fire prone areas.

(3) A development approval for building work in a designated bush fire prone area must comply with the bushfire protection provisions of BCA.

(4) Subsections (5) and (6) apply if it is not practicable for the local government to show the designated bush fire prone areas in its planning scheme maps.

(5) The local government must—

- (a) prepare maps showing all designated bush fire prone areas in its area; and
- (b) keep the maps updated to show all its current designated bush fire prone areas; and
- (c) keep the maps available for inspection.

(6) The maps must state when each designation was made.

55A Development applications—on-site sewerage facilities

(1) This section applies to a development application for building work if proposed works relating to the development include installing or changing an on-site sewerage facility on premises.

(2) An assessment manager or private certifier may give a development permit for the application only if an approval under the *Plumbing and Drainage Act 2002*, section 96 or 100,³⁹ has been given for the works.

Maximum penalty—20 penalty units.

(3) In this section—

“on-site sewerage facility” means an on-site sewerage facility as defined under the *Plumbing and Drainage Act 2002*.

56 Building work over sewer or water main

(1) This section applies if a development application made to a private certifier proposes building work over or adjacent to a sewer or water main.

(2) The private certifier must not approve the application unless the local government has granted the necessary approvals under the *Water Act 2000*.

Maximum penalty—20 penalty units.

³⁹ *Plumbing and Drainage Act 2002*, section 96 (Approval for on-site sewerage facilities) or 100 (Approval to build or install on-site sewerage facility for testing purposes)

(3) For subsection (1), building work is over or adjacent to sewerage if the offset of the nearest point of the building work from the centre line of the sewerage is a distance less than the depth to the invert of the sewerage.

57 Building work over existing sanitary drainage

Building work over or adjacent to existing sanitary drainage must comply with AS/NZS 3500.2.2:1996 (National plumbing and drainage), part 2.2 (Sanitary plumbing and drainage—Acceptable solutions) to the extent the standard applies to buildings over sanitary drainage.

58 Building work over easements

A development application for building work over land in an easement must not be approved unless the holders of registered interests in the easement consent to the building work.

PART 5—SWIMMING POOL FENCING

59 Application of pt 5

This part prescribes matters under part 3⁴⁰ of the Act.

60 Fencing standards for outdoor swimming pools constructed on or after 1 October 2003

For the Act, section 12U(1)(b),⁴¹ the standards prescribed for an outdoor swimming pool on residential land are—

- (a) the standard for the design, building and performance of swimming pool fencing in AS 1926.1—1993, Swimming pool safety part 1: Fencing for swimming pools, other than clause 2.14 of the standard; and

40 Part 3 (Swimming pool fencing) of the Act

41 Section 12U (Meaning of “fencing standards”) of the Act

- (b) the standard for the location of fencing contained in AS 1926.2—1995, Swimming pool safety part 2: Location of fencing for private swimming pools, other than clause 1.4.4 of the standard.

61 Resuscitation sign requirements and display—Act, s 15

(1) This section prescribes, for section 15(2) of the Act—

- (a) the way a resuscitation sign for an outdoor swimming pool on residential land must be displayed; and
- (b) the requirements for the sign.

(2) The sign must—

- (a) be attached to the fencing for the pool, or displayed near the pool, so that the sign is conspicuous and easily visible to a person near the pool; and
- (b) be at least 300 mm x 300 mm in size; and
- (c) be made of durable and weatherproof material; and
- (d) include a statement that is prominent on the sign, explaining to a person reading the sign how to act in an emergency, including, for example, telephoning for an ambulance, staying with the injured person, calling for help and providing first aid; and

Example—

In an emergency phone 000 and ask for ambulance.

Stay with injured person, call for help and resuscitate.

- (e) at a minimum, show enough information about the procedures for providing first aid to enable a person reading the sign to perform expired air resuscitation or cardiopulmonary resuscitation on an infant or young child.
- (3) Each diagram or letter on the sign must be durable, legible and clearly visible.

62 Warning sign requirements and display—Act, s 16A

(1) This section prescribes, for section 16A(2)(a) of the Act—

- (a) the way a warning sign must be displayed on residential land before the construction of an outdoor swimming pool on the land; and
- (b) the requirements for the sign.

(2) The sign must—

- (a) warn members of the public in the vicinity of the land that—
 - (i) a swimming pool is under construction on the land; and
 - (ii) there is a potential danger to young children accessing the land; and

Example of what sign must state—

‘Danger. Swimming pool under construction. Keep children out.’

- (b) subject to subsection (4), be placed on, or within 1.5 m of, the road frontage for the land; and
- (c) be mounted so that the bottom of the sign is at least 300 mm above ground level; and
- (d) be positioned so that it is visible from the road; and
- (e) be made of weatherproof material.

(3) Any lettering on the sign that relates to the warning mentioned in subsection (2)(a) must be at least 50 mm in height and in a bold style.

(4) If the land has more than 1 road frontage, a sign is not required to be placed on more than 1 road frontage for the land.

(5) The sign may include a reference to a matter other than the warning mentioned in subsection (2)(a).

(6) In this section—

“road frontage”, for land, means—

- (a) if the only access to the land is across other land—the boundary between the other land and any road adjoining the other land at the point of access; or
- (b) if paragraph (a) does not apply—the boundary between the land and any road adjoining the land.

63 Applications to private certifiers

(1) This section applies if—

- (a) a development application for building work for a swimming pool constructed, or to be constructed, on residential land is made to a private certifier; and
- (b) the application does not provide for the construction of fencing complying with the fencing standards prescribed under section 60; and
- (c) the applicant is seeking exemption under section 16C⁴² of the Act for the purposes of the non-compliance under paragraph (b).

(2) The private certifier may approve the application only if—

- (a) the local government grants the exemption; and
- (b) the application complies with the exemption and any conditions on the exemption.

64 Local government to keep register of exemptions

The local government must—

- (a) keep a register of exemptions under part 3 of the Act; and
- (b) make the register available for inspection.

PART 6—TEMPORARY AND SPECIAL STRUCTURES**69 Temporary buildings or structures**

(1) This section applies to a development application for a temporary building or structure that will not comply with the other provisions of this regulation.

(2) The application must not be approved unless the temporary building or structure—

42 Section 16C (Application for exemption from fencing) of the Act

- (a) will be structurally sound and capable of withstanding the loadings likely to arise from its use; and
- (b) will reasonably provide for—
 - (i) the safety of persons to be accommodated in the building or structure if there is a fire including means of egress; and
 - (ii) the prevention of fire; and
 - (iii) the suppression of fire; and
 - (iv) the prevention of the spread of fire; and
 - (v) the health and amenity of persons to be accommodated in the building or structure.

(3) Before assessing an application for a temporary building or structure that has any of the special fire services mentioned in schedule 2, the building certifier must obtain from the fire authority a report on the suitability of the proposed fire services.

(4) The approval of the application must impose a condition that—

- (a) limits the time for which the temporary building or structure may remain in place; and
- (b) requires removal or demolition of the temporary building or structure at the end of the time.

70 Special structures

A development application for a special structure must not be approved, unless the special structure—

- (a) complies with this regulation; and
- (b) will reasonably provide for—
 - (i) the safety of persons using the structure if there is a fire (including means of egress); and
 - (ii) the prevention of fire; and
 - (iii) the suppression of fire; and
 - (iv) the prevention of the spread of fire; and
 - (v) the health and amenity of persons using the structure.

71 Additional conditions for hazardous buildings

(1) A development approval for a hazardous building may impose conditions a building certifier considers appropriate directed to restricting or combating the spread of fire in or from the building.

(2) A development approval must not impose conditions under subsection (1) unless the building certifier has consulted the fire authority on the appropriateness of the conditions.

(3) In this section—

“hazardous building” means a class 5, 6, 7 or 8 building—

- (a) with a total floor area greater than 36 000 m²; or
- (b) for which the building certifier considers special provision should be made to restrict or combat the spread of fire within or from the building because of the purpose or purposes for which the building is being or is to be used.

(4) Subsection (1) does not limit the other provisions of this regulation.

PART 7—FLOATING BUILDINGS

72 Definitions

In this part—

“floating building” means a permanently moored floating building built on a flotation system and not intended for, or useable in, navigation.

“metacentre”, in relation to a floating building, means the intersection of the verticals through the centre of buoyancy of the floating building when in equilibrium and when tilted.

“metacentric height”, in relation to a floating building, means the distance between the centre of gravity and the metacentre.

73 Application of pt 7

This part is in addition to, and not in substitution for, other provisions of this regulation which apply to floating buildings.

74 Access

(1) A floating building must have—

- (a) if more than 1 exit is required by this regulation—at least 1 permanent access for each required exit; or
- (b) if paragraph (a) does not apply—at least 1 permanent access.

(2) The permanent access must be a gangway, bridge or similar structure—

- (a) at least 1 m wide measured clear of all obstructions; and
- (b) giving access to—
 - (i) the shore; or
 - (ii) a pontoon, float or wharf or similar structure at least 1.5 m wide measured clear of handrails and giving permanent access to the shore.

(3) However, a development approval may require a greater width than the width mentioned in subsection (2) if, having regard to the number of persons likely to be accommodated in the floating building, it is necessary in the interests of safety.

75 Flotation system

A floating building must be provided with a flotation system which—

- (a) extends—
 - (i) over the total plan area of the superstructure disregarding projections such as roof overhangs, bay windows, enclosed decks and other architectural features; and
 - (ii) to within 2 m of such projections; and
- (b) is a solid structure of reinforced concrete; and
- (c) is a fully enclosed cellular construction with voids provided for buoyancy filled with expanded polystyrene or similar durable foam material; and
- (d) is watertight; and
- (e) is provided with a timber buffer or the like to protect it from minor accidental impact; and
- (f) is designed—

- (i) to maintain positive stability with a minimum measurement of not less than 250 mm from the waterline to the top edge of the flotation system under the most adverse combination of loads to which the floating building is likely to be subject including dead loads, live loads and wind loads calculated in accordance with this regulation and loads resulting from—
 - (A) water turbulence; or
 - (B) flooding of the waterway; or
 - (C) tidal action; or
 - (D) water flooding associated with fire fighting or accidental cause; or
 - (E) accidental impact; and
- (ii) to maintain a minimum freeboard, being the measurement from the waterline to the top edge of the flotation system at the point where it has the least dimension under the action of dead and live loads only, of not less than 400 mm; and
- (iii) so that the metacentre is always above the centre of gravity when the floating building is tilted and so that the metacentric height is not less than 300 mm; and
- (g) is provided with buoyancy tanks or other devices to enable a reasonably horizontal floor level to be provided when subject to various combinations of asymmetrical dead and live loads both before and after occupation; and
- (h) is permanently restrained under the most adverse combination of loads to which it is likely to be subjected, by at least 4 mooring piles that allow it to freely float with the rise and fall of the water resulting from tides, flood, storm surge, wave action or other cause, but limit lateral movement relative to the mooring pile to 20 mm.

76 Mooring piles

Mooring piles must be designed to adequately and safely resist all lateral loads resulting from the most adverse combination of loads which are likely to act on the flotation system and superstructure of the floating building and any vessel attached to the floating building or mooring piles.

77 Materials (generally)

All material used for decking, cladding, waterproofing, or structural purposes in a floating building or any mooring, gangway, bridge, pontoon, float, wharf or the like giving support or access to a floating building must be suitable for marine use.

78 Materials (fastenings)

All nails, bolts, brackets and other fastenings used for structural purposes must—

- (a) if easily visible and accessible for maintenance purposes—be hot dip galvanised steel or other material of equivalent durability; and
- (b) if not easily visible and accessible for maintenance purposes—be marine grade bronze, copper, stainless steel or other material of equivalent durability; and
- (c) if made of metal and used in combination with other metals—be designed to minimise the effect of electrolytic action.

79 Location

A floating building must be located so that the minimum distance between the outermost projection of the floating building to any other building or the location of any proposed building is 3 m plus 1 mm for every 3 mm in height in excess of 4.5 m.

80 Safety equipment

A floating building must—

- (a) be provided with at least 1 marine type life ring; and
- (b) unless otherwise approved after consultation with the fire authority—be located so that no point on the floor of the floating building is either—
 - (i) beyond the reach of a fully extended hose reel that is connected to the water supply and situated in or in the vicinity of the floating building; or
 - (ii) more than 90 m from a hydrant.

81 Minimum water depth

The water depth under a floating building must be at least 1 m at all times.

82 Balustrades and handrails

(1) Unless otherwise approved, the perimeter of every part of a floating building not wholly enclosed by walls must have a balustrade that complies with the following standards—

- (a) a continuous handrail or guardrail or the like must be fixed at a vertical height of not less than 1 000 mm above the floor surface and in the space between the handrail, guardrail or the like and the floor surface there must be no openings, or windows or panels which can be opened, which are either wider than 125 mm when measured horizontally, or if wider than 125 mm when measured horizontally, wider than 125 mm when measured vertically;
- (b) all members located more than 150 mm and up to and including 760 mm above the floor surface must be vertical or otherwise designed to eliminate any toe hold;
- (c) if access through the balustrade is required—a gate specifically designed to restrict access by young children must be provided.

(2) The perimeter of all gangways, pontoons, wharfs, stairways, ramps and the like which provide access to a floating building must have a balustrade that complies with the following standard—

a continuous handrail must be fixed at a vertical height of not less than 865 mm above the nosings of the treads and the floor surface of the access bridge or landing, and in the space between the handrail and stair treads or floor there must be no openings, or windows or panels which can be opened, which are either wider than 300 mm when measured horizontally or if wider than 300 mm when measured horizontally, wider than 420 mm when measured vertically.

83 Non-slip surfaces

All external floor surfaces of a floating building and the floor surfaces of all gangways, pontoons, wharfs, stairways, ramps and the like which give access to a floating building must have an approved non-slip finish.

PART 7A—FIRE SAFETY FOR BUDGET ACCOMMODATION BUILDINGS

Division 1—Fire safety standard

83A Fire safety standard

QDC, part 14⁴³ is prescribed as the fire safety standard for section 12C of the Act.

Division 2—Record keeping requirements

83B Local government’s obligation to keep records

A local government must keep the following records until the building to which the record relates is demolished or removed—

- (a) for each application made to the local government under section 12I of the Act—all documents relating to the application; and
- (b) for each inspection made by the local government under section 12R of the Act—a record of the inspection.

83C Owner’s obligation to keep records

(1) The owner of a budget accommodation building to which section 12R⁴⁴ of the Act applies must, as required under this section, keep complete and accurate records for the building showing the owner is complying with the fire safety standard.

Maximum penalty—20 penalty units.

- (2) The records must include details of each of the following—
- (a) the maximum number of occupants allowed;

43 QDC, part 14 (Fire safety in budget accommodation buildings)

44 Section 12R (Annual inspection of buildings for which development approval is given) of the Act

- (b) the types of fire safety systems installed and the maintenance carried out on each system;
 - (c) the training programs, and training given, for occupants and persons employed in the building about—
 - (i) fire management and prevention; or
 - (ii) emergency evacuation;
 - (d) if the local government imposes any conditions on an approval given under section 12I(3)⁴⁵ of the Act—how the building complies with the conditions.
- (3) The records must be kept until the building is demolished or removed, unless the owner has a reasonable excuse.

PART 7B—RESIDENTIAL SERVICES

83D Definitions for pt 7B

In this part—

“building work” means building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building.

“local government”, for premises, means the local government for the local government area in which the premises are, or will be, situated.

“prescribed building requirements” means the requirements stated in QDC, part 20.⁴⁶

“residential service” see the *Residential Services (Accreditation) Act 2002*, section 4.

45 Section 12I (Approval of longer period for conformity with fire safety standard) of the Act

46 QDC, part 20 (Residential Services Building Standard)

83E Building work for residential service

(1) This section applies if a development application is made for building work in relation to premises in which a residential service is conducted, or is proposed to be conducted.

(2) The application must not be approved unless the local government gives written advice that, if the building work were carried out, the premises would comply with the prescribed building requirements.

PART 8—INSPECTIONS**84 Definition for pt 8**

In this part—

“notice for inspection” means a notice, whether in writing or by other means, given to the building certifier advising that building work has been carried out to a stage when inspection and, in some cases, testing must or may be carried out under this part.

85 Mandatory conditions for inspection

(1) A development approval must impose the following conditions—

- (a) for a single detached class 1 building—a condition requiring a notice for inspection to be given by the person carrying out the building work at the following stages of building—
 - (i) the foundation and excavation stage—before the footings are laid;
 - (ii) the slab stage—before the concrete is placed;
 - (iii) the frame stage—before the cladding or lining is fixed;
 - (iv) the final stage—at the completion of all the building work mentioned in schedule 8;⁴⁷

⁴⁷ Schedule 8 (Guidelines for final inspection of single detached class 1 buildings or class 10 buildings or structures)

- (b) for a class 10 building or structure (other than a fence, mast, antennae or the like)—a condition requiring a notice for inspection to be given by the person carrying out the building work on completion of all the items mentioned in schedule 8 that apply to class 10 buildings or structures;
- (c) for building of a swimming pool—a condition requiring a notice for inspection to be given by the person carrying out the building work on completion of the pool and fencing.

(2) The approval may also impose a condition requiring a notice for inspection to be given by the person carrying out the building work at another stage or other stages of building stated in the condition.

(3) The approval must state the time by which a notice for inspection must be given.

(4) The time must be not more than 48 hours before the completion of the stage of building concerned.

86 Carrying out of inspections

(1) On receiving a notice for inspection the building certifier—

- (a) for building work mentioned in section 85(1)—must inspect the work to which the notice relates; and
- (b) for other stages of the building work—may inspect the work to which the notice relates.

(2) For final stage inspection or inspection on completion of building work for single detached class 1 buildings and class 10 buildings or structures (other than a fence, mast, antennae or the like), the inspection must only be of the items mentioned in schedule 8.

(3) A building certifier may make an inspection—

- (a) personally; or
- (b) by accepting a certificate of inspection by a competent person.

(4) However, a building certifier may only accept a certificate under subsection (3)(b) if—

- (a) before the inspection, the certifier assessed the person as a competent person for the inspection; and
- (b) the building certifier receives the certificate not later than 5 business days after the person carried out the inspection.

(5) The purpose of an inspection is to decide if the particular stage of the building work is generally in accordance with this regulation.

(6) A person who is required to give notice for inspection, must not carry out placement of concrete or cladding of walls unless the building certifier, after being given notice for inspection, has—

- (a) inspected, or caused to be inspected, the building work; or
- (b) failed to have the building work inspected—
 - (i) by or at the time agreed between the person and the building certifier but within 48 hours after the giving of the notice for inspection; or
 - (ii) if a time is not agreed—within 48 hours after the giving of the notice for inspection.

(7) Subsection (6)(b) does not apply if the failure to inspect was caused by the person carrying out the building work.

(8) The occupier of premises and the person must allow the building certifier, at all reasonable times during business hours, to enter the premises to inspect the building work for compliance with the development approval and the Act (including this regulation).

87 Private certifier to give assessment manager copies of inspection documents

If a private certifier has carried out the inspection of building work, the private certifier must give a copy of any inspection documentation (including inspection certificates from competent persons, or other documentation as required by schedule 8) to the assessment manager within 5 business days of the completion of the building work.

88 Inspections by building referral agencies

(1) This section applies if a development approval requires a person carrying out building work to give a building referral agency a notice to inspect the building work for compliance with this regulation.

(2) The person must—

- (a) give the building referral agency the notice to inspect when the building work is at a stage when it is to be inspected; and
- (b) give a copy of the notice to the building certifier at the same time.

(3) On receiving the notice to inspect, the building referral agency must—

- (a) within 5 business days after receiving the notice to inspect, give the building certifier and the person giving the notice to inspect written advice that the building referral agency does not propose to have the building work inspected; or
- (b) within 15 business days after receiving the notice to inspect—
 - (i) have the building work inspected; and
 - (ii) give the building certifier and the person giving the notice to inspect written advice—
 - (A) that the building work complies with this regulation; or
 - (B) that the building work does not comply with this regulation and the reasons why it does not comply.

(4) The building certifier must not, until receiving the advice from the building referral agency mentioned in subsection (3)—

- (a) issue a certificate of classification under section 98 for a building; or
- (b) approve a change of classification under section 107 of a building.

(5) If the building referral agency has not given the advice to the building certifier within 15 business days after receiving the notice to inspect, the building work is taken to comply with this regulation.

(6) The building referral agency and the building certifier may agree to a longer period for subsection (5).

(7) On receiving the advice, the building certifier must accept the advice and act on it unless, within 5 business days after receiving the advice, the building certifier gives written notice to the building referral agency—

- (a) disagreeing with the advice; and
- (b) stating the reasons for disagreeing.

(8) The building referral agency may only inspect building work to check compliance with the provisions that, under this regulation, are specifically referred to the building referral agency.

89 Building referral agency may appeal against advice

(1) A building referral agency may appeal to a tribunal within 20 business days after receiving the advice mentioned in section 88(3).

(2) A building certifier who gives a notice under section 88(3) must not issue a certificate of classification for the building or part of the building under section 98 or approve a change of classification under section 107 until—

- (a) if the building referral agency starts an appeal about the disagreement—the appeal is decided or withdrawn; or
- (b) if paragraph (a) does not apply—the end of the time in which the building referral agency may start an appeal to a tribunal about the disagreement.

(3) On receiving the decision of the tribunal, the building certifier must accept the decision and act on it.

90 Fire authority to inspect special fire services

(1) A development approval for a building served by special fire services mentioned in schedule 4, must impose on the approval a condition that the person carrying out the building work must give to the fire authority and the building certifier in accordance with section 88⁴⁸—

- (a) while the installation is being carried out but before installation is completed—a notice to inspect the installation of the special fire services; and
- (b) after installation of the special fire services but before interior surface finishes are applied—a notice to test the special fire services.

(2) The person must also give a copy of the notice to the building certifier at the same time as the notice is given to the fire authority.

(3) The fire authority may only inspect the building work in relation to special fire services mentioned in schedule 4.

48 The fire authority is a building referral agency mentioned in section 88.

91 Appeal against decisions by building certifiers and referral agencies

(1) An applicant for a development approval who is dissatisfied with the decision of a building certifier or a building referral agency about inspection of building work may appeal to a tribunal.

(2) An appeal must be started within 20 business days after the day the decision is given to the applicant.

PART 9—CERTIFICATES OF CLASSIFICATION

92 Meaning of “substantially completed”

(1) In this part, a building is “**substantially completed**” when—

- (a) all wet areas are waterproof as required by this regulation; and
- (b) reticulated water is connected to and provided throughout the building; and
- (c) all sanitary installations are installed as required by this regulation and are operational; and
- (d) the local government has issued a compliance certificate stating the plumbing and drainage work for the building has been completed under the *Plumbing and Drainage Act 2002*; and
- (e) all fire safety installations are installed as required by this regulation and operational; and
- (f) all health and safety matters relating to the building comply with this regulation; and
- (g) electricity supply is connected to the building to the extent necessary for the building to be used in accordance with the classification sought; and
- (h) the building is weatherproof as required by this regulation; and
- (i) the building is structurally adequate as required by this regulation; and
- (j) all means of access and egress comply with this regulation; and

- (k) all building referral agency requirements relevant to this regulation have been satisfied.

(2) In this section—

“**building**” includes alterations to a part of an existing building.

93 Classification as special structure

A building or structure that can not be classified in accordance with BCA, part A3 must be classified as a special structure.

94 Doubtful classifications

(1) This section applies if there is a doubt as to the classification of a building.

(2) The classification must be either of the following classifications a building certifier considers appropriate—

- (a) a class mentioned in BCA, part A3;
- (b) a special structure.

95 No occupation until certificate is issued

(1) A person must not use or occupy any part of a building for which a certificate of classification is required to be issued unless the certificate has been issued and remains in force.

Maximum penalty—165 penalty units.

(2) Subsection (1) does not apply to occupation of a building under section 96.

96 Use of government buildings in emergency

(1) This section applies if—

- (a) an emergency situation exists, or is likely to exist, justifying the use of a government building for a purpose (the “**emergency purpose**”) other than a purpose permitted by its classification; and
- (b) the building is structurally adequate and reasonably suitable for the emergency purpose.

(2) The government building may be used for the emergency purpose even though its classification may not relate to the emergency purpose.

(3) In this section—

“government building” means a building or part of a building owned or occupied by or on behalf of the State including by State instrumentalities and government owned corporations.

97 Occupation of a building for residential purposes

(1) A person must not use a building (other than a class 1, 2, 3 or 4 building) for residential purposes unless the use is approved by the local government.

Maximum penalty—165 penalty units.

(2) If a development application is made to a private certifier and the application relates to the use of a building for residential purposes, the private certifier must not approve the application until the local government has given advice about the use of the building for residential purposes.

(3) Subject to section 21, the private certifier must accept the advice and act on it.

98 Preparation of certificate of classification

(1) This section and section 99 apply to every building except a single detached class 1 building and class 10 building or structure.

(2) The building certifier must prepare, in relation to the building or part of the building, a certificate of classification, in duplicate, in the approved form when any of the following happens—

- (a) the building is substantially completed;
- (b) the building certifier gives written consent to the occupation of part of the building before the whole building is substantially completed;
- (c) for a budget accommodation building, the use or occupation of which has been restricted under subsection (5)—a change in circumstances that affects the way the building conforms with the restriction.

(3) If the building or the part contains fire safety installations, the certificate must be prepared in triplicate.

(4) This section and section 99 do not require a building certifier to prepare a certificate of classification before the certificate is requested, in writing, by or on behalf of the owner of the building.

(5) The certificate of classification must—

- (a) show the classification of the building, or parts of the building, having regard to the purpose for which the building was—
 - (i) designed; or
 - (ii) built; or
 - (iii) adapted to be used; and
- (b) if a part of the building is classified differently to another part—identify the part to which each classification relates; and
- (c) state any necessary restriction on the use or occupation of the building if—
 - (i) the building work uses a performance based solution; or
 - (ii) for a budget accommodation building, the building work involves an alternative solution, within the meaning of BCA.⁴⁹

(6) If the building contains any fire safety installations, the applicant must give the building certifier, at the time of making the request for a certificate of classification—

- (a) a list of all fire safety installations installed in the building; and
- (b) drawings showing the location of the fire safety installations.

99 Interim certificate of classification of remote buildings

(1) If, because of the remoteness of the location of a building it is not practicable to have it inspected by a building certifier within a reasonable

⁴⁹ BCA, part A1 (Interpretation), section A1.1 (Definitions)—

“Alternative Solution” means a *Building Solution* which complies with the *Performance Requirements* other than by reason of satisfying the *Deemed-to-Satisfy Provisions*.

time, a building certifier may issue an interim certificate of classification for the building.

(2) The interim certificate of classification remains in force until the earlier of the following—

- (a) it is revoked by the building certifier on the ground that the basis on which it was issued was false;
- (b) a certificate of classification under section 98 is issued for the building;
- (c) 6 months after its issue.

100 Certificates for a building occupied in stages

(1) This section applies if—

- (a) a certificate of classification has been issued for a part of an uncompleted building to which section 98 applies; and
- (b) the building certifier consents to the occupation of a further part of the building.

(2) The certifier must issue to the owner of the building a further certificate of classification under section 98, for the further part of the building for which consent to occupy has been given.

101 Certificate of classification for certain buildings built before 1 April 1976 with no previously issued certificate

(1) This section applies to buildings, other than a single detached class 1 building and class 10 building or structure, built before 1 April 1976.

(2) If the owner of the building makes a written application for the issue of a certificate of classification for the building, the assessment manager must issue a certificate of classification for the building to the owner in the approved form.

102 Preparation of statement of classification

(1) This section applies if an owner, or a person acting on behalf of an owner, makes written application to a building certifier for a statement of classification for—

- (a) a building the purpose of which is proposed to be changed; or

(b) a proposed building.

(2) The building certifier must prepare a statement of classification in the approved form.

(3) The statement of classification must—

- (a) show the classification of the building having regard to the purpose for which it is proposed to be used; and
- (b) if a part of the building is classified differently to another part—identify the part to which each classification relates.

103 Issue and inspection of certificates of classification

(1) A building certifier who prepares a certificate of classification (the “**document**”) or, for an application mentioned in section 102, a statement of classification (also the “**document**”) must issue it to the owner of the building.

(2) If the document is issued by a building certifier who is a private certifier, the private certifier must give a copy of the document to the assessment manager.

(3) The private certifier must keep a copy of the document for 2 years after completion of the building work.

(4) The assessment manager must keep a copy of the document available for inspection.

(5) If a document is issued by a private certifier, the assessment manager must revoke any existing certificate for the building.

104 When building referral agencies and fire authority to be advised

(1) This section applies if—

- (a) under a development approval a building referral agency is to be given a notice to inspect a building; and
- (b) a building certifier issues a certificate of classification for the building.

(2) The building certifier must, within 10 business days after issuing the certificate, give the building referral agency—

- (a) a copy of the certificate; and

- (b) if the agency is the fire authority—
 - (i) a list of all fire safety installations installed in the building; and
 - (ii) drawings showing the location of the fire safety installations.

105 Appeal against decisions

(1) This section applies to an applicant for a statement or certificate of classification or a change of the classification of an existing building or structure.

(2) The applicant may appeal to a tribunal under IPA if the applicant is dissatisfied with the decision on the application.

(3) The appeal must be started within 20 business days after the day the decision is given to the applicant.

(4) For subsection (2), a failure to decide an application within 20 business days is taken to be a refusal of the application.

PART 10—CHANGES OF CLASSIFICATION

106 When changes of classification happen

For this regulation, a change of classification of a building, or part of a building, happens when—

- (a) the purpose for which the building was designed, built or adapted to be used is changed to an extent that the change would alter the classification of the building under this regulation; or
- (b) if the current certificate of classification for the building has, under section 98(5)(c), a restriction on the use or occupation of the building—a change in circumstances that affects the way the building conforms with the restriction.

Example of change of classification—

A change in the nature or quantity of materials stored, displayed or used in a building that increases the risk to life or safety, requiring building work to be carried out to comply with BCA.

107 Change of classification

- (1) The classification of a building must not be changed unless—
- (a) the building complies with this regulation for its change of classification and the owner of the building has obtained the approval of a building certifier to the change; or
 - (b) the change has been approved by a building certifier under section 110.

Maximum penalty—165 penalty units.

(2) An application for a change of classification must be in the approved form.

108 Buildings built on or after 1 April 1976

A building built on or after 1 April 1976 must not be used for a purpose that does not conform with the classification of the building specified in the certificate of classification last issued in respect of the building.

Maximum penalty—165 penalty units.

109 New certificate

(1) On approving a change of classification, a building certifier must issue a certificate of classification under section 98.

(2) If a private certifier issues a certificate of classification under subsection (1)—

- (a) the private certifier must give a copy of the certificate to the assessment manager; and
- (b) the assessment manager must revoke any existing certificate for the building.

110 Concessional approval for some existing buildings

(1) The classification for a building, in existence before 14 December 1993,⁵⁰ may be changed without the entire building, or part of the building,

⁵⁰ This is the day this regulation is taken to have been made. See section 53 of the Act.

being made to comply with this regulation applicable to the new classification (other than BCA, parts E1 and E4).

(2) The classification may be changed only if the building, or part—

- (a) will be structurally sound and capable of withstanding the loadings likely to arise from its use under the new classification; and
- (b) will reasonably provide for—
 - (i) the safety of persons in the building or part if there is a fire (including means of egress); and
 - (ii) the prevention of fire; and
 - (iii) the suppression of fire; and
 - (iv) the prevention of the spread of fire.

(3) The building certifier must not approve the change of classification for the building or part containing any of the special fire services mentioned in schedule 2, without first receiving from the fire authority a report on the suitability of the fire services.

(4) An approval may impose the conditions the building certifier considers necessary about any of the matters mentioned in—

- (a) BCA, part E1 or E4; or
- (b) subsection (2)(a) or (b).

PART 11—ACCREDITATION OF BUILDING CERTIFIERS

Division 1—Accrediting body

111 Authorisation of accrediting bodies

For section 28 of the Act, the Queensland Building Services Authority is authorised to be an accrediting body for accrediting building certifiers.

Division 2—Accreditation of building certifiers**112 Application for accreditation**

(1) An individual (the “**applicant**”) may apply to an accrediting body for accreditation as a building certifier.

(2) The application must—

- (a) be in the approved form; and
- (b) be accompanied by—
 - (i) evidence of the applicant’s identity; and
 - (ii) evidence that the applicant has successfully completed an IPA training course approved by the chief executive; and
 - (iii) evidence of compliance with the prescribed qualifications; and
 - (iv) the application fee and annual accreditation fee prescribed under the *Building Regulation 1991*.

(3) For subsection (2)(b)(ii), if an IPA training course approved by the chief executive is not available at the time the application is made, the applicant may give a written undertaking to complete the course within the time decided by the accrediting body.

113 Accreditation of building certifiers

(1) The applicant must be accredited as a building certifier for a particular level if the accrediting body is satisfied the applicant—

- (a) is a fit and proper person to be accredited as a building certifier for the level; and
- (b) has the prescribed qualifications for accreditation as a building certifier for the level.

(2) In deciding whether the applicant is a fit and proper person to be accredited as a building certifier for the level, the accrediting body may consider—

- (a) dealings in which the applicant has been involved and the standard of honesty and integrity demonstrated in the dealings; and

- (b) any failure by the applicant to carry out statutory obligations and the reasons for the failure, and
- (c) any other matter the body considers appropriate.

(3) The certificate of accreditation issued by the accrediting body must state that the term of the accreditation is, unless sooner cancelled or surrendered, for 1 year.

(4) If the accrediting body decides not to accredit the applicant as a building certifier for a particular level or to accredit the applicant but not at the level applied for, the accrediting body must give the applicant notice of the decision and the reasons for the decision.⁵¹

114 Interim accreditation as building certifier

(1) Despite section 113(1)(b), the accrediting body may, on the recommendation of AIBS, give an applicant interim accreditation as a building certifier for a particular level even though the applicant does not have the prescribed qualifications mentioned in section 113(1)(b).

(2) The interim accreditation must be for a period not exceeding 3 years and be subject to the terms and conditions the accrediting body directs.

(3) The accrediting body must only give interim accreditation under subsection (1) if AIBS is satisfied the person has qualifications, experience and knowledge of a standard such as will enable the person to satisfactorily perform the role of a building certifier at the level sought.

(4) In the other sections of this regulation, a reference to a building certifier includes a reference to an individual who has interim accreditation as a building certifier.

Division 3—Renewal of accreditation of building certifiers

115 Notice for annual renewal

(1) At least 20 business days before a building certifier's accreditation is due to expire, the accrediting body must give the building certifier a notice for renewal of the accreditation.

(2) The notice must—

⁵¹ The applicant may appeal against the decision under section 121.

- (a) state the day the current accreditation will expire; and
- (b) state that if the certifier wishes to renew the certification, the building certifier must, on or before the expiry—
 - (i) make application to renew the accreditation under section 116; and
 - (ii) pay the annual accreditation fee; and
- (c) outline the requirements for making an application to renew the accreditation under section 116.

116 Application for annual renewal of accreditation

An application to renew the accreditation must—

- (a) be in the approved form; and
- (b) be made before the current accreditation expires; and
- (c) be accompanied by—
 - (i) evidence of the applicant’s identity; and
 - (ii) evidence of maintenance of compliance with the prescribed qualifications; and
 - (iii) if the applicant’s accreditation as a building certifier is endorsed as a private certifier and the applicant seeks to continue the endorsement—the insurance coverage mentioned in section 129; and
 - (iv) the annual accreditation fee prescribed under the *Building Regulation 1991*.

117 Renewal of accreditation of building certifiers

(1) A building certifier who makes an application under section 116 (the “**applicant**”) must be accredited as a building certifier for the particular level applied for if the accrediting body is satisfied the applicant—

- (a) is a fit and proper person to be accredited as a building certifier for the level; and
- (b) has the prescribed qualifications for accreditation as a building certifier for the level.

(2) If the accrediting body decides not to accredit the applicant as a building certifier for the level applied for or to accredit the applicant but not at the level applied for, the accrediting body must give the applicant notice of the decision and the reasons for the decision.⁵²

Division 4—Termination of accreditation of building certifiers

118 Automatic expiry on failure to apply for renewal

If a building certifier fails to apply to renew the building certifier's accreditation on or before the day the accreditation expires, the accreditation expires at the end of the day.

119 Cancellation, or change of level, of accreditation or endorsement

(1) If an accrediting body is satisfied a building certifier has not maintained compliance with the prescribed qualifications for the level for which the certifier is accredited, the accrediting body may—

- (a) cancel the building certifier's accreditation; or
- (b) change the building certifier's level of accreditation.

(2) If the accrediting body is satisfied a building certifier has not complied with an undertaking given under section 108, the accrediting body may cancel the building certifier's accreditation.

(3) If the accrediting body is satisfied a building certifier who has endorsement as a private certifier does not have, as a private certifier, the insurance coverage mentioned in section 129, the accrediting body must cancel the building certifier's endorsement as a private certifier.

(4) The accrediting body must give the building certifier notice of the action the accrediting body has taken under subsection (1), (2) or (3) and the reasons for the action.⁵³

52 The applicant may appeal against the decision under section 121.

53 The applicant may appeal against the decision under section 121.

Division 5—Endorsement as private certifiers**120 Private certifier accreditation to be endorsed**

(1) A building certifier may apply to an accrediting body for endorsement of accreditation as a private certifier.⁵⁴

(2) The endorsement may only be made if the building certifier—

- (a) is covered by the insurance mentioned in section 129; and
- (b) holds accreditation, or interim accreditation, for the following levels of building certifier accreditation—
 - (i) a building surveyor;
 - (ii) an assistant building surveyor.

(3) If the accrediting body decides not to endorse the building certifier's accreditation, or interim accreditation, as a private certifier, the accrediting body must give the applicant notice of the decision and the reasons for the decision.⁵⁵

Division 6—Appeals against accrediting body decisions**121 Appeal against accrediting body decisions**

(1) A building certifier who is dissatisfied with the decision or an action of an accrediting body under section 113, 117, 119 or 120 may appeal to the court against the decision.

(2) The appeal must be made within 20 business days after the day the building certifier receives notice of the decision or action being appealed against.

(3) The court may stay the decision or action of the accrediting body until the court decides the appeal.

(4) IPA, chapter 4 applies to the appeal as an appeal under section 4.1.2 of that Act.

54 Under the *Integrated Planning Regulation 1998*, section 10, it is an offence for a building certifier to act as a private certifier without endorsement as a private certifier.

55 The applicant may appeal against the decision under section 121.

Division 7—Performance of building certifying functions**122 Local government appointment of building certifiers to perform building certifying functions**

A local government must appoint building certifiers to perform building certifying functions under section 124, either on a full-time, part-time or consultancy basis.

123 Employment of cadet building certifier to assist building certifying functions

An individual may be appointed as a cadet building certifier to assist in the performance of the building certifying functions if the individual is currently undertaking a course of study, that, if successfully completed, is recognised by AIBS as qualifying the individual for accreditation as a building certifier.

124 Role of building certifiers and cadet building certifiers

(1) A building certifier accredited at the level of a building surveyor, may perform building certifying functions for all classes of buildings and structures.

(2) A building certifier accredited at the level of an assistant building surveyor, may only—

- (a) without the supervision of a building certifier accredited at the level of a building surveyor—perform building certifying functions on buildings and structures having a rise of not more than 3 storeys and a total floor area not more than 2000 m²; or
- (b) under the supervision of a building certifier accredited at the level of a building surveyor—assist in assessing and inspecting all classes of buildings and structures.

(3) A building certifier accredited at the level of a building surveying technician, may only—

- (a) when employed by a local government—perform building certifying functions on buildings having a rise of not more than 2 storeys and a total floor area not more than 500 m²; or

- (b) if paragraph (a) does not apply—under the supervision of a building certifier accredited at the level of a building surveyor or assistant building surveyor, assist in assessing and inspecting buildings having a rise of not more than 2 storeys and a total floor area not more than 500 m².

(4) A cadet building certifier may only assist in assessing and inspecting buildings having a rise of not more than 2 storeys and a total floor area not more than 500 m² while under the supervision of a building certifier accredited at the level of a building surveyor or assistant building surveyor.

PART 12—REGULATION OF CERTIFIERS

128 Certifiers not to be engaged if there is a conflict of interest

(1) A building certifier must not carry out building certifying functions if the certifier has a conflict of interest.

(2) For IPA, section 5.3.10 and for subsection (1), a private certifier or building certifier has a conflict of interest if the private certifier or building certifier—

- (a) for building work—
- (i) carries out the building work; or
 - (ii) is employed by the owner or person who carries out the building work; or
 - (iii) is engaged to carry out functions (other than certifying functions or giving regulatory advice about any matter) by the owner or person who carries out the building work; or
 - (iv) has a direct or indirect pecuniary interest in the building work or in an entity carrying out the building work; and
- (b) for a building or structure—has a direct or indirect pecuniary interest in the building or structure.

(3) In this section—

“building work” includes—

- (a) the preparation of the design of the whole or part of a building or structure; or
- (b) carrying out all or part of the building work.

129 Liability insurance and insurance bonds for private certifiers

(1) For IPA, section 5.3.16, this section states the type and minimum limits of liability insurance, performance bond or similar type of security a private certifier must have or give.

(2) The private certifier must have professional indemnity insurance that provides for the following—

- (a) a minimum limit of indemnity of \$1 million for any 1 claim and in the aggregate during any 1 period of insurance that may arise from the conduct of the practice or business as a private certifier;
- (b) in addition to the limit of indemnity mentioned in paragraph (a)—indemnity for costs and expenses incurred with the consent of the insurer of defending or settling a claim;
- (c) indemnity for breaches of professional duty as a private certifier arising from an act, error or omission of the private certifier after the day the private certifier was first accredited as a private certifier;
- (d) at least 1 automatic reinstatement of indemnity;
- (e) indemnity for negligent building certifying work (other than for claims for fraudulent or illegal acts or omissions);
- (f) if the certifying work is being undertaken by an employee of a firm or corporation—indemnity to former principals, partners and directors of the firm or corporation who were, but no longer are, accredited private certifiers.

(3) For subsection (2), a private certifier who is a member or employee of a corporation or other entity has the required professional indemnity insurance if the corporation or other entity has the professional indemnity insurance mentioned in subsection (2).

(4) For subsection (2)(b), the indemnity may, for any 1 claim, be limited to 20% of the limit of indemnity the insurance provides under subsection (2) for the claim.

PART 13—LOCAL GOVERNMENT FEES

130 Fixing fees by local governments

(1) A local government may fix fees payable to it for services it provides under the Act (including this regulation).⁵⁶

(2) Fees for providing a service, that can not be provided by a private certifier, must be reasonable and fixed by resolution of the local government.

PART 14—TRANSITIONAL PROVISIONS

131 Applications to private certifiers before commencement

Section 67,⁵⁷ as in force immediately before the commencement of this section, continues to apply to a development application made to a private certifier before the commencement as if the section had not been repealed.

132 Record of exemptions

Section 68,⁵⁸ as in force immediately before the commencement of this section, continues to apply, as if it had not been repealed, to any record of exemption that, immediately before the commencement, was required to be kept under the section.

56 Fees for making a document available for inspection and for making and giving a person a copy are authorised by section 6(6).

57 Section 67 (Applications to private certifiers)

58 Section 68 (Local government to keep record of exemptions)

SCHEDULE 1

FIRE SAFETY INSTALLATIONS

section 5, def “fire safety installation”

1 Structural features

- access panels through fire-rated construction
- penetrations through fire-rated construction
- fire dampers
- fire shutters and fire doors
- fire windows
- fire curtains
- structural fire protection
- systems required to have a fire-resistance level
- fire control centres.

2 Fire protection systems

- sprinklers (including wall-wetting sprinklers)
- special automatic fire suppression systems (including foam, deluge and gas flooding systems)
- fire detection and alarm systems
- stairwell pressurisation systems
- air-handling systems
- smoke and heat venting systems
- smoke exhaust systems.

SCHEDULE 1 (continued)

3 Fire fighting equipment

- fire mains
- fire hydrants (including hydrant boosters)
- fire hose reels
- fire extinguishers (portable).

4 Occupant safety features

- emergency warning and intercommunication systems
- exit door hardware
- emergency lighting
- exit signs
- emergency lifts
- emergency power supply
- fire doors
- solid core doors
- smoke proof doors.

5 Other features

- vehicular access for large isolated buildings
- services provided under conditions imposed under section 71
- services required under BCA, clause E1.10.

SCHEDULE 2**SPECIAL FIRE SERVICES (GENERALLY)⁵⁹**

section 5, def “special fire service”

Fire mains (other than fire mains that connect only fire hose reels)

Fire hydrants

Sprinklers (including wall-wetting sprinklers)

Special automatic fire suppression systems (including foam, deluge and gas flooding systems)

Fire detection and alarm systems (other than stand-alone smoke alarms not required to be interconnected or connected to a fire indicator panel)

Fire control centres

Stairwell pressurisation systems

Air-handling systems used for smoke control

Smoke and heat venting systems

Smoke exhaust systems

Emergency warning and intercommunication systems

Emergency lifts

Vehicular access for large isolated buildings

Services provided under conditions imposed under section 71

Services required under BCA, clause E1.10.

⁵⁹ Development applications for buildings containing any of these special fire services must be referred to the Queensland Fire and Rescue Service for referral agency advice. See the *Integrated Planning Regulation 1998*, section 4 and schedule 2.

SCHEDULE 3**SPECIAL FIRE SERVICES (ASSESSMENT BY FIRE AUTHORITY)**

section 5, def “special fire service”

1 Large isolated buildings

Suitability of site provisions for access by fire authority vehicles.

2 Fire fighting equipment

- provisions for connection of fire authority portable relay booster pump
- location and suitability of booster connections and enclosures
- location of fixed pump-set controls and status indication
- location and suitability of internal and roof hydrants and external hydrants including fire separation from adjacent buildings
- provisions for hard standing for fire appliances
- provision of additional hydrant services as mentioned in AS 2419.

3 Sprinklers

- the location of valve room, pump-sets, water alarm and booster point
- location of pump-set controls and status indications
- provision of direct fire service alarm and location of directional signs
- provision of suitable fire-protection for special hazards as mentioned in AS 2118.

SCHEDULE 3 (continued)

4 Wall-wetting sprinklers

- location of isolating valves
- provision of suitable signs.

5 Special automatic fire suppression systems

- location of control valves
- provision of access for fire service vehicles
- suitability of extinguishment media
- provision of interface with other systems and direct fire authority alarm.

6 Fire detection and alarm systems (other than stand-alone smoke alarms not required to be interconnected or connected to a fire indicator panel)

- location of main fire indicator panel, sub-indicator panels, mimic panels, local alarm bells and directional signs
- suitability of weather protection, accessibility and lighting of equipment
- provision of direct fire service alarm
- suitability of nominated types of detection in all areas, and the location of manual call points.

7 Fire control centres

- location and size of control centre
- suitability of contents of control centre.

8 Provisions for special hazards

Suitability of special fire services for the protection of special hazards as mentioned in BCA, clause E1.10.

SCHEDULE 3 (continued)

9 Smoke and control systems

- suitability of operational controls and indicators
- automatic detector operation of stairwell pressurisation systems, smoke-and-heat vents and smoke exhaust systems.

10 Emergency lifts

Provision of fire officer's controls in lifts.

11 Emergency warning and intercommunication systems

- provision of suitable auxiliary warning devices, where AS 2220 systems are not specified
- suitability of interface of warning system with detection and alarm systems
- location of main emergency control panel and warden intercom points.

12 Prescribed buildings

Suitability of special fire services and site requirements for prescribed buildings mentioned in section 71.

SCHEDULE 4

SPECIAL FIRE SERVICES (INSPECTION BY FIRE AUTHORITY)

section 5, def “special fire service”

1 Large isolated buildings

Suitability of site provisions for access by fire authority vehicles.

2 Fire fighting equipment

- provisions for connection of fire authority portable relay booster pump
- location and suitability of booster connections and enclosures
- operation of fixed pump-set controls and status indication
- location and suitability of internal and roof hydrants and external hydrants including fire separation from adjacent buildings
- provisions for hard standing for fire appliances
- provision of additional hydrant services as mentioned in AS 2419
- achievement of specified performance.

3 Sprinklers

- the location of valve room, pump-sets, water alarm and booster point
- operation of pump-set controls and status indications
- operation of direct fire service alarm and location of directional signs
- provision of suitable fire-protection for special hazards as mentioned in AS 2118.

SCHEDULE 4 (continued)

4 Wall-wetting sprinklers

- location of isolating valves
- provision of suitable signs.

5 Special automatic fire suppression systems

- location of control valves
- provision of access for fire service vehicles
- suitability of extinguishment media
- provision of interface with other systems and direct fire service alarm
- achievement of specified performance.

6 Fire detection and alarm systems (other than stand-alone smoke alarms not required to be interconnected or connected to a fire indicator panel)

- location and operation of main fire indicator panel, sub-indicator panels, mimic panels, local alarm bells and directional signs
- suitability of weather protection, accessibility and lighting of equipment
- operation of direct fire service alarm
- suitability of nominated types of detection in all areas, and the location of manual call points
- achievement of specified performance of detection and alarm systems.

7 Fire control centres

- location of control centre
- suitability of contents, ventilation, signage, lighting and sound levels of control centre.

SCHEDULE 4 (continued)

8 Provisions for special hazards

Suitability of special fire services for the protection of special hazards as mentioned in BCA, clause E1.10.

9 Smoke control systems

- suitability of operational controls and indicators
- suitability of automatic detector operation of stairwell pressurisation systems, smoke-and-heat vents and smoke exhaust systems
- achievement of specified performance of systems.

10 Emergency lifts

Operation of fire officer's controls in lifts.

11 Emergency warning and intercommunication systems

- operation of suitable auxiliary warning devices, where AS 2220 systems are not specified
- operation of interface of warning system with detection and alarm systems
- location of main emergency control panel and warden intercom points
- suitability of warning tone and sound pressure levels under test.

12 Prescribed buildings

Suitability of special fire services and site requirements for prescribed buildings mentioned in section 71.

SCHEDULE 5

DEVELOPMENT

section 4(2) and (3)

PART 1—SELF-ASSESSABLE DEVELOPMENT

1. Building work for a class 10 building or structure (other than building work mentioned in part 2) not within Wind Region C (tropical cyclone area) mentioned in AS 1170.2 SAA Wind Loading Code, either attached to or detached from a single detached class 1 building or class 10 building or structure if—

- (a) the building or structure is used exclusively as a greenhouse, unroofed pergola, unroofed deck not higher than 1 m above natural ground level, gazebo, conservatory, summerhouse, fuel shed, lawn locker, tool house, cycle shed, aviary, milking bail, hay shed, stable, fowl house, pigsty, barn or for a similar purpose; and
- (b) for a building or structure attached to another class 10 building or structure, the plan area (including overhangs and existing plan area) is not more than 10 m²; and
- (c) for a detached building or structure, the plan area (including overhangs and existing plan area) is not more than 10 m²; and
- (d) for a class 10 building or structure attached to, or detached from, a single detached class 1 building or class 10 building or structure, the building has above the natural ground surface—
 - (i) a height of not more than 2.4 m; and
 - (ii) a mean height of not more than 2.1 m; and
- (e) any side of the building or structure is no longer than 5 m.

2. Fences no higher than 2 m above natural ground surface, other than swimming pool fences to which part 3 of the Act applies.

3. A non-load bearing aerial, antennae, satellite dish with a maximum diameter of 600 mm, flagpole, mast or tower, outside areas covered by

SCHEDULE 5 (continued)

airport Obstacle Limitation Surfaces Standards (O.L.S.) of the Civil Aviation Safety Authority if it is—

- (a) detached from a building or structure and not more than 10 m above natural ground surface; or
- (b) attached to a building or structure, is not more than 3.5 m above the building or structure.

4. Retaining walls with no surcharge loadings if—

- (a) the total finished height of the wall, or the total height of the fill or cut retained is not more than 1 m above the adjoining ground level; and
- (b) the wall is no closer than 1.5 m to a building or another retaining wall.

5. Filling or excavation if—

- (a) the proposed cut or fill is no deeper than 1 m in relation to natural ground level; and
- (b) any cut embankment is no steeper than—
 - (i) for sand 2 horizontal to 1 vertical; and
 - (ii) for silt 4 horizontal to 1 vertical; and
 - (iii) for firm clay 1 horizontal to 1 vertical; and
 - (iv) for soft clay 3 horizontal to 2 vertical; and
- (c) any fill embankment is no steeper than 4.0 horizontal to 1.0 vertical; and
- (d) any compacted fill embankment is no steeper than—
 - (i) for sand 3 horizontal to 2 vertical; and
 - (ii) for silt 4 horizontal to 1 vertical; and
 - (iii) for firm clay 2 horizontal to 1 vertical.

SCHEDULE 5 (continued)

5A. Installation of smoke alarms and emergency lighting, and minor work including, for example, reversing door swings and fitting door handles, in budget accommodation buildings to which part 2A, division 3⁶⁰ of the Act applies.

PART 2—EXEMPT DEVELOPMENT

6. Building work for a class 10 building used exclusively as a greenhouse, conservatory, summerhouse, fuel shed, lawn locker, tool house, cycle shed, aviary, milking bail, hayshed, stable, fowlhouse, pigsty or barn or for a similar purpose, if—

- (a) on land used for agricultural, horticultural, floricultural or pastoral purposes; and
- (b) no part of the building is within 200 m of a road or a boundary of the land on which the building is situated.

7. Affixing minor attachments to an existing building, such as sun hoods projecting no more than 1 m from the building, sun blinds, roof ventilators, basketball hoops or similar attachments.

8. Building minor structures no higher than 3.0 m above natural ground level, such as playground and sporting equipment, garden furniture, temporary market stalls, minor plant and equipment covers, and similar structures.

9. Repairs and maintenance to an existing building or structure if—

- (a) the structural adequacy of the building or structure is not reduced; and
- (b) fire safety of the building or structure is not reduced.

60 Part 2A (Fire safety for budget accommodation buildings), division 3 (Budget accommodation buildings built, approved or applied for, before 1 January 1992) of the Act

SCHEDULE 6**BUILDING WORK REQUIRING LOCAL
GOVERNMENT APPROVAL OR DECISION**

section 20

1. Compliance with performance provisions in a local planning instrument or a local law existing at the commencement of this schedule or performance criteria in the Queensland Residential Design Guidelines under section 46.
2. Approval, for an allotment, of the height of fences, screens, ornamental structures or similar things higher than the height permitted under section 47(1).
3. Nomination of the road frontage of a building or structure for which the road frontage is to be reduced under section 47(2).
4. Approval of the siting of a building or structure under section 48.
5. The amenity and aesthetic impact of building work for forms of building or localities the local government must assess under section 50.
6. Occupation of a building, other than a class 1, 2, 3 or 4 building, for residential purposes under section 97.

SCHEDULE 7**ELEMENTS OF QUEENSLAND RESIDENTIAL
DESIGN GUIDELINES THAT LOCAL
GOVERNMENTS MAY APPLY**

section 45

Section 1, Single detached housing—

- | | | |
|---|------------|------------------------------|
| 1 | Element A1 | Street setbacks |
| 2 | Element A2 | Building envelope and siting |
| 3 | Element A3 | Storm drainage |
| 4 | Element A4 | On-site carparking |
| 5 | Element A5 | Private open space |

Section 2, Attached housing—

- | | | |
|---|------------|-------------------------------|
| 1 | Element A1 | Street setbacks |
| 2 | Element A2 | Building envelope and siting |
| 3 | Element A3 | Storm drainage |
| 4 | Element A4 | On-site carparking and access |
| 5 | Element A5 | Private open space. |

SCHEDULE 8

GUIDELINES FOR FINAL INSPECTION OF SINGLE DETACHED CLASS 1 BUILDINGS OR CLASS 10 BUILDINGS OR STRUCTURES

section 86(2)

Finalise any outstanding items from previous inspection or that require re-inspection.

1 Evidence of suitability

Collect certificates for the following specialist products and procedures—

- termite protection
- wet area waterproof membrane installation, where appropriate
- glazing compliance with AS 1288 and AS 2208
- engineered frame or roof certification
- engineer inspection certificates, where applicable.

Check reasonable compliance with approved documents, Building Act and Standard Building Regulation

2 Site preparation

- stormwater and overflow disposal to protect the building and other property from adverse effects
- finished floor level requirements
- provide retaining walls or stabilise cut and fill, where necessary to avoid potential damage to adjoining structures and property through soil collapsing or subsiding.

3 Weatherproofing of masonry

Weatherproof coatings to single leaf masonry or, alternatively, wide overhangs or verandahs to ensure reasonable compliance.

SCHEDULE 8 (continued)

4 Fire safety

- fire protection—around fuel burning appliances
- smoke alarms, location as shown on approved drawings and check operation
- for building to boundary, correct fire separation
- special construction requirements in designated bushfire areas.

5 Health and amenity

- for required facilities, mechanical ventilation, if applicable
- toilet door requirements
- vermin proofing, services penetrations.

6 High wind areas

Sheet roof high wind requirements.

7 Surface water drainage

For elevated timber floors—sub floor ventilation, sub floor drainage and sub floor termite shields.

8 Damp and weatherproofing

Wall flashings, damp proof courses, weep holes.

9 Termite risk management

- termite notices, if applicable
- termite protection (exposed edges comply where relying on any termite activity becoming visible).

SCHEDULE 8 (continued)

10 Safe movement and access

- check for safe movement and access on stair rises and goings; balustrades (in particular heights, openings and fixings)
- access to swimming pool enclosure properly protected.

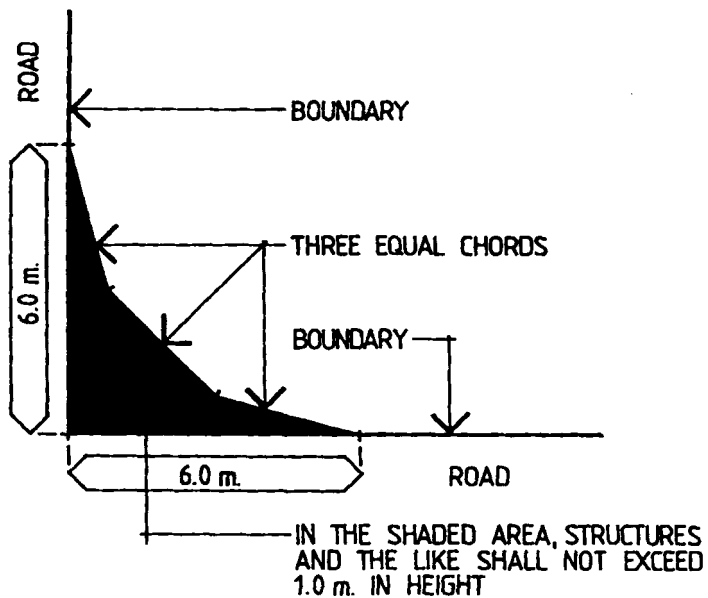
SCHEDULE 9
**MINIMUM SIDE AND REAR BOUNDARY
CLEARANCES FOR NARROW ALLOTMENTS**

section 40

ROAD FRONTAGE in metres	Minimum side and rear boundary clearances if—	
	BUILDING HEIGHT 4.5 m OR LESS	BUILDING HEIGHT 4.5 m to 7.5 m
15.001—15.500	1.500	2.000
14.501—15.000	1.425	1.900
14.001—14.500	1.350	1.800
13.501—14.000	1.275	1.700
13.001—13.500	1.200	1.600
12.501—13.000	1.125	1.500
12.001—12.500	1.050	1.400
11.501—12.000	0.975	1.300
11.001—11.500	0.900	1.200
10.501—11.000	0.825	1.100
10.500 or less	0.750	1.000

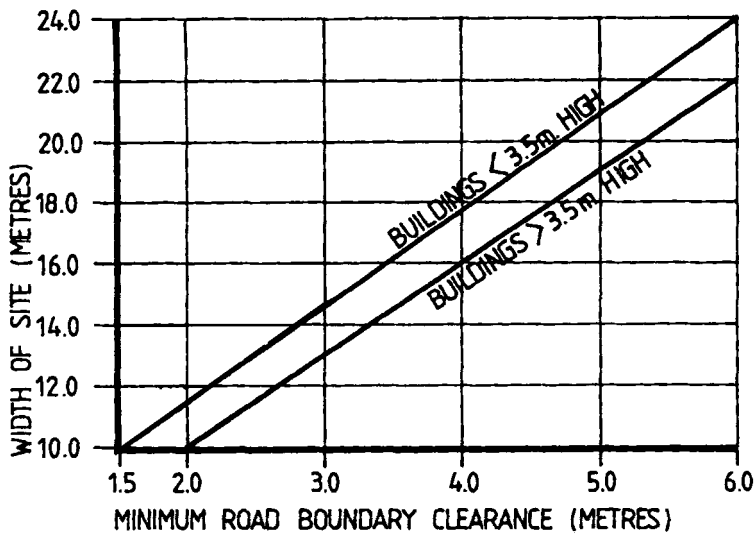
SCHEDULE 10**BOUNDARY CLEARANCES FOR FENCES, SCREENS
ETC. ON CORNER ALLOTMENTS**

section 47(1)



SCHEDULE 11**ROAD BOUNDARY CLEARANCES FOR BUILDINGS
AND STRUCTURES ON CORNER ALLOTMENTS**

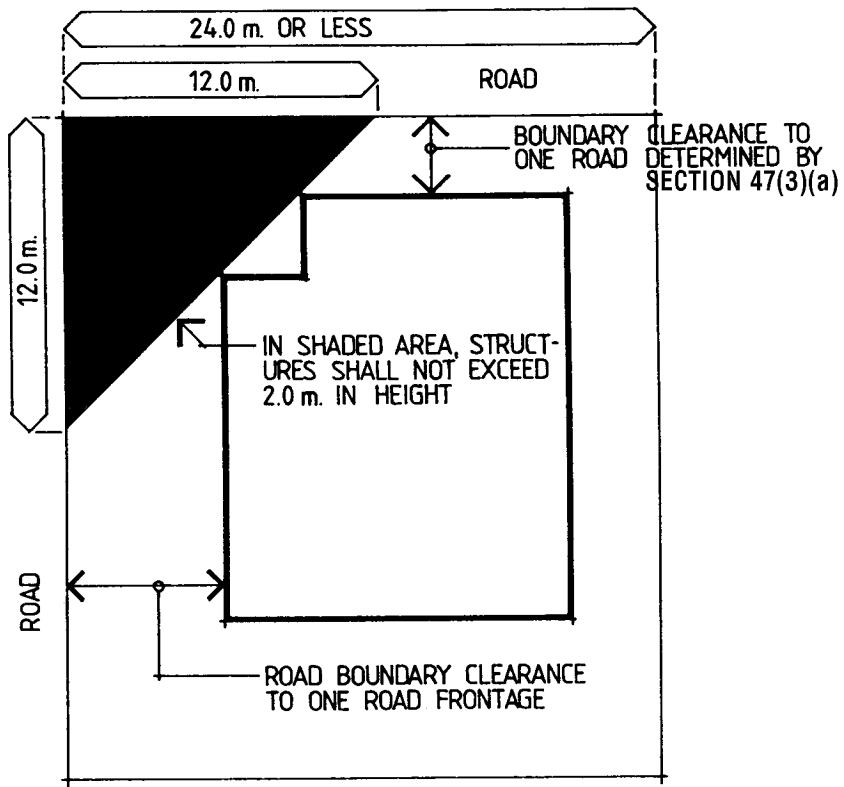
section 47(3)(a)



SCHEDULE 12

**CORNER BOUNDARY CLEARANCES FOR
CORNER ALLOTMENTS**

section 47(3)(b)



SCHEDULE 13**QUEENSLAND DEVELOPMENT CODE**

section 6A

Column 1	Column 2
Part of QDC	Date published
14	23 August 2002
20	23 August 2002
21	1 July 2003
22	1 September 2003

ENDNOTES

1 Index to endnotes

		Page
2	Date to which amendments incorporated	99
3	Key	99
4	Table of reprints	100
5	Tables in earlier reprints	100
6	List of legislation	101
7	List of annotations	102

2 Date to which amendments incorporated

This is the reprint date mentioned in the Reprints Act 1992, section 5(c). Accordingly, this reprint includes all amendments that commenced operation on or before 1 November 2003. Future amendments of the Standard Building Regulation 1993 may be made in accordance with this reprint under the Reprints Act 1992, section 49.

3 Key

Key to abbreviations in list of legislation and annotations

Key	Explanation	Key	Explanation
AIA	= Acts Interpretation Act 1954	(prev)	= previously
amd	= amended	proc	= proclamation
amdt	= amendment	prov	= provision
ch	= chapter	pt	= part
def	= definition	pubd	= published
div	= division	R[X]	= Reprint No.[X]
exp	= expires/expired	RA	= Reprints Act 1992
gaz	= gazette	reloc	= relocated
hdg	= heading	renum	= renumbered
ins	= inserted	rep	= repealed
lap	= lapsed	(retro)	= retrospectively
notfd	= notified	rv	= revised edition
o in c	= order in council	s	= section
om	= omitted	sch	= schedule
orig	= original	sdiv	= subdivision
p	= page	SIA	= Statutory Instruments Act 1992
para	= paragraph	SIR	= Statutory Instruments Regulation 2002
prec	= preceding	SL	= subordinate legislation
pres	= present	sub	= substituted
prev	= previous	unnum	= unnumbered

4 Table of reprints

Reprints are issued for both future and past effective dates. For the most up-to-date table of earlier reprints, see the reprint with latest effective date.

If a reprint number includes a letter of the alphabet, the reprint was released in unauthorised, electronic form only.

TABLE OF REPRINTS

Reprint No.	Amendments included	Effective	Reprint date
1	to 1994 SL No. 98	26 March 1994	26 March 1994
2	to 1998 SL No. 86	30 April 1998	30 April 1998
2A	to 1998 SL No. 169	22 May 1998	31 July 1998
			(Column discontinued) Notes
2B	to 2002 SL No. 172	1 July 2002	
2C	to 2002 SL No. 215	23 August 2002	
2D	to 2002 SL No. 240	13 September 2002	
2E	to 2002 SL No. 381	20 December 2002	
2F	to 2003 SL No. 150	1 July 2003	
3	to 2003 SL No. 189	1 September 2003	
3A	to 2003 SL No. 233	1 October 2003	
3B	to 2003 SL No. 233	20 October 2003	
3C	to 2003 SL No. 265	1 November 2003	

5 Tables in earlier reprints

TABLES IN EARLIER REPRINTS

Name of table	Reprint No.
Changed citations and remade laws	1
Changed titles	1
Corrected minor errors	2
Obsolete and redundant provisions	1

6 List of legislation

Standard Building Regulation 1993 (prev Standard Building By-laws 1991 and Standard Building Law)

made on 14 December 1993 (see 1975 No. 11 s 53)
 date of assent 15 May 1975
 commenced 1 April 1976 (proc pubd gaz 6 March 1976 p 886)
exp 1 September 2004 (see SIA s 54)

Note—This law was originally the schedule to the Building Act 1975. It has remained in force as subordinate legislation under the Act because of s 76 of the Act (as ins 1993 No. 76 s 3 sch 1 and s 77 of the Act as ins 1993 No. 70 s 804 sch). For the previous history of the Law—see Queensland Legislation Annotations Issue 1 and—

amending legislation—

Standard Building Amendment By-law (No. 1) 1993 SL No. 486

notfd gaz 17 December 1993 pp 1812–21
 commenced on date of notification

Standard Building Amendment By-law (No. 1) 1994 SL No. 98

notfd gaz 25 March 1994 pp 1228–32
 ss 1–2 commenced on date of notification
 remaining provisions commenced 26 March 1994 (see s 2)

Building Legislation Amendment Regulation (No. 1) 1998 SL No. 86 pts 1–2

notfd gaz 17 April 1998 pp 1616–18
 ss 1–2, 13 (to the extent it inserts ss 111, 112, 113, 114, 120, 129) commenced on date of notification (see s 2(1))
 remaining provisions commenced 30 April 1998 (see s 2(2))

Standard Building Amendment Regulation (No. 1) 1998 SL No. 169

notfd gaz 22 May 1998 pp 509–14
 commenced on date of notification

Building and Other Legislation Amendment Regulation (No. 1) 2002 SL No. 172 pts 1–2

notfd gaz 28 June 2002 pp 876–83
 ss 1–2 commenced on date of notification
 remaining provisions commenced 1 July 2002 immediately after the commencement of the Integrated Planning Amendment Regulation (No. 1) 2002 SL No. 66 s 12 (see s 2)

Residential Services (Accreditation) Regulation 2002 SL No. 215 ss 1–2, 12 sch 2

notfd gaz 23 August 2002 pp 1478–81
 ss 1–2 commenced on date of notification
 remaining provisions commenced 23 August 2002 (see s 2)
 Note—A regulatory impact statement and explanatory note were prepared

Standard Building Amendment Regulation (No. 1) 2002 SL No. 240

notfd gaz 13 September 2002 pp 131–2
 commenced on date of notification

Standard Building Amendment Regulation (No. 2) 2002 SL No. 381

notfd gaz 20 December 2002 pp 1359–63
 commenced on date of notification

Pastoral Workers' Accommodation Regulation 2003 SL No. 150 ss 1–2, pt 11

notfd gaz 27 June 2003 pp 749–56
 ss 1–2 commenced on date of notification
 remaining provisions commenced 1 July 2003 (see s 2)

Child Care Regulation 2003 SL No. 189 ss 1–2, 132

notfd gaz 22 August 2003 pp 1372–5
 ss 1–2 commenced on date of notification
 remaining provisions commenced 1 September 2003 (see s 2)

Coastal Protection and Management Regulation 2003 SL No. 203 ss 1–2, pt 4

notfd gaz 5 September 2003 pp 57–8
 ss 1–2 commenced on date of notification
 remaining provisions commenced 20 October 2003 (see s 2)

Standard Building Amendment Regulation (No. 1) 2003 SL No. 233

notfd gaz 26 September 2003 pp 298–9
 ss 1–2 commenced on date of notification
 remaining provisions commenced 1 October 2003 (see s 2)

Standard Plumbing and Drainage Regulation 2003 SL No. 265 ss 1–2, pt 7

notfd gaz 31 October 2003 pp 691–4
 ss 1–2 commenced on date of notification
 remaining provisions commenced 1 November 2003 (see s 2)

7 List of annotations

PART 1—PRELIMINARY**Division 1—Introduction**

div hdg ins 1998 SL No. 86 s 4

Short title

s 1 (prev s 1.1) sub 1994 SL No. 98 s 4
 amd 1998 SL No. 86 s 5
 renum 1998 SL No. 86 s 12

Regulation a code for IDAS

s 2 (prev s 1.1A) ins 1998 SL No. 86 s 6
 renum 1998 SL No. 86 s 12

No changes by local planning instruments or local laws

s 3 (prev s 1.1B) ins 1998 SL No. 86 s 6
 renum 1998 SL No. 86 s 12

Most building work assessable against regulation

s 4 (prev s 1.2) amd 1993 SL No. 486 s 3
 sub 1998 SL No. 86 s 7
 renum 1998 SL No. 86 s 12

Interpretation**hdg prec s 1.3** om 1998 SL No. 86 s 8**Division 2—Interpretation****div hdg** ins 1998 SL No. 86 s 8**Definitions**

- s 5** (prev s 1.3) sub 1998 SL No. 86 s 9
 renum 1998 SL No. 86 s 12
 def “**Act**” om 1994 SL No. 98 s 5(1)
 def “**AIBS**” ins 2002 SL No. 381 s 3(2)
 def “**AMCORD**” ins 1993 SL No. 486 s 4
 def “**BSAP**” om 2002 SL No. 381 s 3(1)
 def “**Building Code of Australia**” amd 1994 SL No. 98 s 5(3)
 def “**Certificate of Accreditation**” om 1994 SL No. 98 s 5(1)
 def “**CSIRO**” ins 1994 SL No. 98 s 5(2)
 def “**erosion prone area**” ins 2003 SL No. 203 s 15
 def “**fire authority**” sub 2002 SL No. 172 s 4(1)–(2)
 def “**fire safety installation**” amd 2002 SL No. 172 s 4(3)
 def “**notice of reasons**” ins 2002 SL No. 172 s 4(2)
 def “**performance based solution**” ins 2002 SL No. 172 s 4(2)
 def “**performance standards**” ins 2002 SL No. 172 s 4(2)
 amd 2003 SL No. 150 s 31(1)
 def “**prescribed qualifications**” amd 2002 SL No. 381 s 3(3)
 def “**QDC**” ins 2002 SL No. 172 s 4(2)
 def “**Queensland Development Code**” ins 2002 SL No. 172 s 4(2)
 sub 2002 SL No. 215 s 12 sch 2
 amd 2003 SL No. 150 s 31(2)
 def “**special fire service**” sub 2002 SL No. 172 s 4(1)–(2)

Meaning of “available for inspection”

- s 6** (prev s 1.3A) ins 1998 SL No. 86 s 9
 renum 1998 SL No. 86 s 12

Meaning of “Queensland Development Code”

- 6A** ins 2003 SL No. 150 s 32

References to proposed buildings or structures

- s 7** (prev s 1.3B) ins 1998 SL No. 86 s 9
 renum 1998 SL No. 86 s 12

Building Code of Australia requirements**hdg prec s 1.4** om 1998 SL No. 86 s 10**Division 3—BCA****div hdg** ins 1998 SL No. 86 s 10**BCA forms part of regulation**

- s 8** (prev s 1.4) amd 1994 SL No. 98 s 6
 sub 1998 SL No. 86 s 11
 renum 1998 SL No. 86 s 12

Proof of BCA

s 9 (prev s 1.4A) ins 1998 SL No. 86 s 11
renum 1998 SL No. 86 s 12

Relationship between BCA and Australian Standards

s 10 (prev s 1.4B) ins 1998 SL No. 86 s 11
renum 1998 SL No. 86 s 12

Division 4—QDC

div hdg ins 2002 SL No. 172 s 5

Application of QDC

prov hdg amd 2003 SL No. 150 s 33(1)
s 10A ins 2002 SL No. 172 s 5
amd 2003 SL No. 150 s 33(2)

Proof of QDC

s 10B ins 2002 SL No. 172 s 5
amd 2003 SL No. 150 s 34

Relationship between QDC and BCA

s 10C ins 2002 SL No. 172 s 5
amd 2003 SL No. 150 s 35

Alterations to existing buildings or other structures

s 1.5 om 1998 SL No. 86 s 13

Local government to decide

s 1.6 om 1998 SL No. 86 s 13

Certificate of accreditation or registration

prov hdg sub 1994 SL No. 98 s 7(1)
s 1.7 amd 1994 SL No. 98 s 7(2)–(3)
om 1998 SL No. 86 s 13

PART 2—ASSESSMENT OF DEVELOPMENT APPLICATIONS

pt hdg sub 1998 SL No. 86 s 13

Application—general

s 2.1 om 1998 SL No. 86 s 13

Application to construct swimming pool

s 2.2 om 1998 SL No. 86 s 13

Local government may dispense with necessity to lodge drawings etc. or to obtain approval in some cases

s 2.3 om 1998 SL No. 86 s 13

Information required

s 2.4 om 1998 SL No. 86 s 13

Local government to inform the Commissioner of Fire Service

s 2.5 om 1998 SL No. 86 s 13

Assessment of special fire services by the Commissioner of Fire Service

s 2.6 om 1998 SL No. 86 s 13

Building application for integrated building work

s 2.7 om 1998 SL No. 86 s 13

Responsible design

s 2.8 om 1994 SL No. 98 s 8

Structural drawings—approval subject to conditions

s 2.9 om 1998 SL No. 86 s 13

Architectural and engineering companies or firms

s 2.10 om 1998 SL No. 86 s 13

Optional acceptability of engineering design certificates

s 2.11 om 1998 SL No. 86 s 13

Retention of drawings and documents

s 2.12 om 1998 SL No. 86 s 13

Changes to approved plans

s 2.13 om 1998 SL No. 86 s 13

Submission of Survey Certificates

s 2.14 om 1998 SL No. 86 s 13

Information to be supplied by the Crown

s 2.15 om 1998 SL No. 86 s 13

Advice of referral agencys 2.16 sub 1994 SL No. 98 s 9
om 1998 SL No. 86 s 13**Application for preliminary decision**

s 2.17 om 1998 SL No. 86 s 13

Division 1—General

div hdg ins 1998 SL No. 86 s 13

Building certifiers to assess applicationss 11 ins 1998 SL No. 86 s 13
amd 2003 SL No. 150 s 36**Building certifier's discretion—BCA**

prov hdg sub 2002 SL No. 172 s 6(1)

s 12 ins 1998 SL No. 86 s 13
amd 2002 SL No. 172 s 6(2)**Certificate of conformity**

s 13 ins 1998 SL No. 86 s 13

Building certifier's discretion—QDC

prov hdg amd 2003 SL No. 150 s 37(1)

s 13A ins 2002 SL No. 172 s 7
amd 2003 SL No. 150 s 37(2)–(3)**Application to build swimming pool must include fencing**

s 14 ins 1998 SL No. 86 s 13

Division 2—Alterations to existing buildings or structures**div hdg** ins 1998 SL No. 86 s 13**Application of div 2****s 15** ins 1998 SL No. 86 s 13
amd 2002 SL No. 172 s 8**Certain alterations not permissible****s 16** ins 1998 SL No. 86 s 13**Development approval may require entire building or structure to conform****s 17** ins 1998 SL No. 86 s 13**Alterations associated with a change of classification****s 18** ins 1998 SL No. 86 s 13**Division 3—Advices from local government****div 3 (ss 19–21)** ins 1998 SL No. 86 s 13**Division 4—Drawings and certificates****div 4 (ss 22–25)** ins 1998 SL No. 86 s 13**Division 5—Giving, accessing and keeping information****div hdg** ins 1998 SL No. 86 s 13**Information private certifier must give to assessment manager****s 26** ins 1998 SL No. 86 s 13
amd 2002 SL No. 172 s 9**Applicant to be given a copy of any drawings****s 27** ins 1998 SL No. 86 s 13**Assessment manager must keep drawings and documents****s 28** ins 1998 SL No. 86 s 13
amd 2002 SL No. 172 s 10**Division 6—Permit conditions****div hdg** ins 1998 SL No. 86 s 13**Requirement for survey certificates****s 29** ins 1998 SL No. 86 s 13**When demolition, removal and rebuilding starts and finishes****s 30** ins 1998 SL No. 86 s 13**Conditions for building work in erosion prone area****s 30A** ins 2003 SL No. 203 s 16**Extension of period****s 31** ins 1998 SL No. 86 s 13**Mandatory conditions for class 2–9 buildings****s 32** ins 1998 SL No. 86 s 13**Division 7—Miscellaneous****div 7 (s 33)** ins 1998 SL No. 86 s 13

PART 3—SITING REQUIREMENTS

prev pt 3 (ss 3.1–3.4) om 1998 SL No. 86 s 13

pres pt 3 (ss 34–51) ins 1998 SL No. 86 s 13

PART 4—SITE WORKS

prev pt 4 (s 4.1) om 1998 SL No. 86 s 13

pres pt 4 (ss 52–58) ins 1998 SL No. 86 s 13

Earthworks and retaining walls

s 52 ins 1998 SL No. 86 s 13

Land liable to flooding

s 53 ins 1998 SL No. 86 s 13

Drainage of buildings or land

s 54 ins 1998 SL No. 86 s 13

Bush fire prone areas

s 55 ins 1998 SL No. 86 s 13

Development applications—on-site sewerage facilities

s 55A ins 2003 SL No. 265 s 56

Building work over sewer or water main

s 56 ins 1998 SL No. 86 s 13

amd 2003 SL No. 265 s 57

Building work over existing sanitary drainage

s 57 ins 1998 SL No. 86 s 13

Building work over easements

s 58 ins 1998 SL No. 86 s 13

PART 5—SWIMMING POOL FENCING

pt hdg sub 1998 SL No. 86 s 13; 2003 SL No. 233 s 4

Notice to inspect

s 5.1 om 1998 SL No. 86 s 13

Fire Authority to inspect special fire services

s 5.2 om 1998 SL No. 86 s 13

Appointment of principal building surveyor, etc.

s 5.3 om 1998 SL No. 86 s 13

Vacation of office

s 5.4 om 1998 SL No. 86 s 13

Appropriate building officers to be paid by Local Authority

s 5.5 om 1998 SL No. 86 s 13

Appropriate building officers with private interests not to act

s 5.6 om 1998 SL No. 86 s 13

Duties of appropriate building officers

s 5.7 om 1998 SL No. 86 s 13

Qualifications of principal building surveyor, etc.

s 5.8 om 1998 SL No. 86 s 13

Application of pt 5

s 59 ins 1998 SL No. 86 s 13
sub 2003 SL No. 233 s 4

**Fencing standards for outdoor swimming pools constructed on or after
1 October 2003**

s 60 ins 1998 SL No. 86 s 13
sub 2003 SL No. 233 s 4

Resuscitation sign requirements and display—Act, s 15

s 61 ins 1998 SL No. 86 s 13
sub 2003 SL No. 233 s 4

Warning sign requirements and display—Act, s 16A

s 62 ins 1998 SL No. 86 s 13
sub 2003 SL No. 233 s 4

Applications to private certifiers

s 63 ins 1998 SL No. 86 s 13
sub 2003 SL No. 233 s 4

Local government to keep register of exemptions

s 64 ins 1998 SL No. 86 s 13
sub 2003 SL No. 233 s 4

Exemption for double doors

s 65 ins 1998 SL No. 86 s 13
om 2003 SL No. 233 s 4

Exemption for access for persons with disabilities

s 66 ins 1998 SL No. 86 s 13
om 2003 SL No. 233 s 4

Applications to private certifiers

s 67 ins 1998 SL No. 86 s 13
om 2003 SL No. 233 s 4

Local government to keep record of exemptions

s 68 ins 1998 SL No. 86 s 13
om 2003 SL No. 233 s 4

PART 6—TEMPORARY AND SPECIAL STRUCTURES

pt hdg sub 1998 SL No. 86 s 13

Interpretation

s 6.1 om 1998 SL No. 86 s 13

Classification as special structure

s 6.2 om 1998 SL No. 86 s 13

Doubtful classifications

s 6.3 om 1998 SL No. 86 s 13

Certificate of classification

s 6.4 amd 1993 SL No. 486 s 5
 om 1998 SL No. 86 s 13

No occupation until certificate is issued

s 6.5 om 1998 SL No. 86 s 13

Use of a building for habitable purposes

s 6.6 om 1998 SL No. 86 s 13

Certificates for a building occupied in stages

s 6.7 om 1998 SL No. 86 s 13

**Certificate of classification for certain buildings constructed prior to 1 April 1976
where certificate not previously issued**

s 6.8 om 1998 SL No. 86 s 13

Statement of classification

s 6.9 om 1998 SL No. 86 s 13

Local government to advise the Commissioner of Fire Service in certain cases

s 6.10 om 1998 SL No. 86 s 13

Temporary buildings or structures

s 69 ins 1998 SL No. 86 s 13

Special structures

s 70 ins 1998 SL No. 86 s 13

Additional conditions for hazardous buildings

s 71 ins 1998 SL No. 86 s 13

PART 7—FLOATING BUILDINGS

prev pt 7 (ss 7.1–7.5) om 1998 SL No. 86 s 13

pres pt 7 (ss 72–83) ins 1998 SL No. 86 s 13

PART 7A—FIRE SAFETY FOR BUDGET ACCOMMODATION BUILDINGS

pt 7A (ss 83A–83C) ins 2002 SL No. 172 s 11

PART 7B—RESIDENTIAL SERVICES

pt 7A (ss 83D–83E) ins 2002 SL No. 215 s 12 sch 2

PART 8—INSPECTIONS

prev pt 8 (ss 8.1–8.12) om 1998 SL No. 86 s 13

pres pt 8 (ss 84–91) ins 1998 SL No. 86 s 13

PART 9—CERTIFICATES OF CLASSIFICATION

sub 1998 SL No. 86 s 13

Application of this Part

9.1 om 1998 SL No. 86 s 13

**Clearance from a reserve, lake, canal, river, waterway, or the high water mark of any
foreshore or the like**

9.2 om 1998 SL No. 86 s 13

Boundary clearances

9.3 amd 1993 SL No. 486 s 6
 om 1998 SL No. 86 s 13

Boundary clearances—particular allotments

9.4 om 1998 SL No. 86 s 13

Concession for fences, screens and ornamental or horticultural structures

9.5 om 1998 SL No. 86 s 13

Allotment coverage

9.6 om 1998 SL No. 86 s 13

Basic minimum floor area of a Class 1 building

9.7 om 1998 SL No. 86 s 13

Special requirements for corner allotments

9.8 om 1998 SL No. 86 s 13

Local authority may decide the application of this Part

9.9 sub 1993 SL No. 486 s 7
 amd 1994 SL No. 98 s 10
 om 1998 SL No. 86 s 13

Meaning of “substantially completed”

s 92 ins 1998 SL No. 86 s 13
 amd 2003 SL No. 265 s 58

Classification as special structure

s 93 ins 1998 SL No. 86 s 13

Doubtful classifications

s 94 ins 1998 SL No. 86 s 13

No occupation until certificate is issued

s 95 ins 1998 SL No. 86 s 13

Use of government buildings in emergency

s 96 ins 1998 SL No. 86 s 13

Occupation of a building for residential purposes

s 97 ins 1998 SL No. 86 s 13

Preparation of certificate of classification

s 98 ins 1998 SL No. 86 s 13
 amd 2002 SL No. 172 s 12

Interim certificate of classification of remote buildings

s 99 ins 1998 SL No. 86 s 13

Certificates for a building occupied in stages

s 100 ins 1998 SL No. 86 s 13

Certificate of classification for certain buildings built before 1 April 1976 with no previously issued certificate

s 101 ins 1998 SL No. 86 s 13

Preparation of statement of classification

s 102 ins 1998 SL No. 86 s 13

Issue and inspection of certificates of classification

s 103 ins 1998 SL No. 86 s 13

When building referral agencies and fire authority to be advised

s 104 ins 1998 SL No. 86 s 13

Appeal against decisions

s 105 ins 1998 SL No. 86 s 13

PART 10—CHANGES OF CLASSIFICATION

pt hdg sub 1998 SL No. 86 s 13

Temporary buildings or other structures

s 10.1 om 1998 SL No. 86 s 13

Special structures

s 10.2 om 1998 SL No. 86 s 13

Additional provisions for certain buildings

s 10.3 om 1998 SL No. 86 s 13

When changes of classification happen

s 106 ins 1998 SL No. 86 s 13
amd 2002 SL No. 172 s 13

Change of classification

s 107 ins 1998 SL No. 86 s 13

Buildings built on or after 1 April 1976

s 108 ins 1998 SL No. 86 s 13

New certificate

s 109 ins 1998 SL No. 86 s 13

Concessional approval for some existing building

s 110 ins 1998 SL No. 86 s 13

PART 11—ACCREDITATION OF BUILDING CERTIFIERS

pt hdg ins 1998 SL No. 86 s 13

Division 1—Accrediting body

div 1 (s 111) ins 1998 SL No. 86 s 13

Division 2—Accreditation of building certifiers

div hdg ins 1998 SL No. 86 s 13

Application for accreditation

s 112 ins 1998 SL No. 86 s 13

Accreditation of building certifiers

s 113 ins 1998 SL No. 86 s 13

Interim accreditation as building certifier

s 114 ins 1998 SL No. 86 s 13
amd 2002 SL No. 381 s 4

Division 3—Renewal of accreditation of building certifiers**div 3** (ss 115–117) ins 1998 SL No. 86 s 13**Division 4—Termination of accreditation of building certifiers****div 4** (ss 118–119) ins 1998 SL No. 86 s 13**Division 5—Endorsement as private certifiers****div 5** (s 120) ins 1998 SL No. 86 s 13**Division 6—Appeals against accrediting body decisions****div 6** (s 121) ins 1998 SL No. 86 s 13**Division 7—Performance of building certifying functions****div hdg** ins 1998 SL No. 86 s 13**Local government appointment of building certifiers to perform building certifying functions****s 122** ins 1998 SL No. 86 s 13**Employment of cadet building certifier to assist building certifying functions****s 123** ins 1998 SL No. 86 s 13
amd 2002 SL No. 381 s 5**Role of building certifiers and cadet building certifiers****s 124** ins 1998 SL No. 86 s 13**Division 8—Transitional provisions about local government officers****div hdg** ins 1998 SL No. 86 s 13
exp 30 April 2001 (see s 127)**Automatic accreditation of local government building certifiers for 1 year****s 125** ins 1998 SL No. 86 s 13
exp 30 April 1999 (see s 125(2))**Qualifications of local government building certifiers****s 126** ins 1998 SL No. 86 s 13
exp 30 April 2001 (see s 127)**Expiry of div 8****s 127** ins 1998 SL No. 86 s 13
exp 30 April 2001 (see s 127)**PART 11—SPECIAL PROVISIONS****pt 11** (ss 11.1–11.6) prev pt 11 om 1998 SL No. 86 s 13**PART 12—REGULATION OF CERTIFIERS**prev pt 12 (ss 12.1–12.11) om 1998 SL No. 86 s 13
pres pt 12 (ss 128–129) ins 1998 SL No. 86 s 13**Liability insurance and insurance bonds for private certifiers****s 129** amd 1998 SL No. 169 s 3; 2002 SL No. 240 s 3**PART 13—LOCAL GOVERNMENT FEES****pt hdg** sub 1998 SL No. 86 s 13

Saving of registration

s 13.1 sub 1994 SL No. 98 s 11
om 1998 SL No. 86 s 13

Duration

s 13.2 om 1998 SL No. 86 s 13

Interpretation

s 13.3 om 1998 SL No. 86 s 13

Application

s 13.4 om 1994 SL No. 98 s 12

Effect of registration

s 13.5 om 1994 SL No. 98 s 12

Director to register

s 13.6 om 1994 SL No. 98 s 12

Conditions

s 13.7 om 1994 SL No. 98 s 12

Register

s 13.8 amd 1994 SL No. 98 s 13
om 1998 SL No. 86 s 13

Cancellation or alteration of registration

s 13.9 om 1998 SL No. 86 s 13

Director to issue certificate

s 13.10 om 1994 SL No. 98 s 14

Records

s 13.11 om 1998 SL No. 86 s 13

Register open to inspection

s 13.12 om 1998 SL No. 86 s 13

Fixing fees by local governments

s 130 ins 1998 SL No. 86 s 13

PART 14—TRANSITIONAL PROVISIONS

pt hdg prev pt 14 hdg om 1998 SL No. 86 s 13
pres pt 14 hdg ins 2003 SL No. 223 s 5

Applications to private certifiers before commencement

s 131 ins 2003 SL No. 233 s 5

Record of exemptions

s 132 ins 2003 SL No. 233 s 5

Definitions

s 14.1 om 1998 SL No. 86 s 13

Design and acceptance of conforming buildings

s 14.2 om 1998 SL No. 86 s 13

Suitability of materials, components and methods of construction for conforming buildings

s 14.3 om 1998 SL No. 86 s 13

Design of conforming buildings by means other than this Part

s 14.4 om 1998 SL No. 86 s 13

Requirements for conforming buildings—foundations and footings

s 14.5 om 1998 SL No. 86 s 13

Requirements for conforming buildings—design for wind loads

s 14.6 amd 1993 SL No. 486 s 8

om 1998 SL No. 86 s 13

APPENDIX 1

om 1998 SL No. 86 s 13

APPENDIX 2

om 1998 SL No. 86 s 13

APPENDIX 3

om 1998 SL No. 86 s 13

APPENDIX 4

om 1998 SL No. 86 s 13

APPENDIX 5

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APPENDIX 6

amd 1993 SL No. 486 s 9

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APPENDIX 7

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APPENDIX 8

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SCHEDULE 1—FIRE SAFETY INSTALLATIONS

ins 1998 SL No. 86 s 13

SCHEDULE 2—SPECIAL FIRE SERVICES (GENERALLY)

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SCHEDULE 3—SPECIAL FIRE SERVICES (ASSESSMENT BY FIRE AUTHORITY)

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SCHEDULE 4—SPECIAL FIRE SERVICES (INSPECTION BY FIRE AUTHORITY)

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SCHEDULE 6—BUILDING WORK REQUIRING LOCAL GOVERNMENT APPROVAL OR DECISION

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SCHEDULE 7—ELEMENTS OF QUEENSLAND RESIDENTIAL DESIGN GUIDELINES THAT LOCAL GOVERNMENTS MAY APPLY

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SCHEDULE 9—MINIMUM SIDE AND REAR BOUNDARY CLEARANCES FOR NARROW ALLOTMENTS

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SCHEDULE 10—BOUNDARY CLEARANCES FOR FENCES, SCREENS ETC. ON CORNER ALLOTMENTS

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SCHEDULE 11—ROAD BOUNDARY CLEARANCES FOR BUILDINGS AND STRUCTURES ON CORNER ALLOTMENTS

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SCHEDULE 12—CORNER BOUNDARY CLEARANCES FOR CORNER ALLOTMENTS

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SCHEDULE 13—QUEENSLAND DEVELOPMENT CODE

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amd 2003 SL No. 189 s 132(2)