

When do I need a building approval for domestic building work?

Fact Sheet

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Approval of building work

A building development approval is required prior to commencing construction on most types of domestic building work.

These approvals are also known as **building approvals** and can be sought from a private building certifier. Please refer to **Table 1** for a list of common building projects that require a building development approval.

Role of a building certifier

A licenced building certifier is responsible for assessing whether proposed building work complies with the Building Act 1975 and associated codes and standards. The building certifier who issued the building approval must also carry out certain inspections to determine if the building work complies with the approval. Building certifiers will also be able to advise whether a building approval is required.

Works that do not need an approval - self-assessable and exempt development

Some minor building work is deemed to be self-assessable. This means that while a building approval may not be required, the owner must ensure it complies with any applicable standards, such as structural sufficiency, size limits, the planning scheme or the Queensland Development Code.

Examples of self-assessable building work include:

- small tool shed, stable or the like up to 10 square metres in area.
- a fence not more than 2 metres high (but excludes swimming pool fencing).

- a one metre high retaining wall (providing no loads are imposed above it, such as a building or driveway).

A full list of self-assessable building work can be found in Schedule 1 of the Building Regulation 2006. You can access the legislation by visiting the website: www.legislation.qld.gov.au

Exempt building work similarly does not require a building development approval. Some exempt building work may however require approval under Council's planning scheme.

Owners are responsible for complying with the planning scheme and should make formal enquiries with the Council before starting any work. Examples include:

- fixing minor attachments to a building such as a sun-hood no more than one metre from the building.
- repairs and maintenance to existing buildings.
- the construction of playground equipment not more than three metres high.

A full list of exempt building work can be found in Schedule 2 of the Building Regulation 2006.

Inspection

For works that are the subject of a building approval, certain **inspections** are required by the building certifier at particular stages of construction. An example of the required inspections for a dwelling are:

- site inspection;
- foundation and excavation stage;

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- slab stage;
- frame stage; and
- final stage.

Supervision and quality

It is the **shared responsibility** of the contractor and owner to ensure the building work is carried out in accordance with legislated standards. If you have concerns about the quality of the building work, we recommend that you contact the Queensland Building and Construction Commission on 139 333, which offer a complaint and dispute resolution service. Further information is available at <http://www.qbcc.qld.gov.au>

Do I need a building approval to repair my home or other building?

Where the work involves repairing or replacing fixtures or wall or ceiling linings, kitchen cupboards, vanity units or floor coverings, a building approval is generally not required.

However, when the work is being carried out, it is important that all materials are “fit for purpose”, meet relevant Australian Standards and linings are fixed in accordance with the manufacturer’s installation instructions.

If you have concerns about the quality of materials or installation, we recommend that you contact the Queensland Office of Fair Trading on 13 74 68. Further information is available at <http://www.fairtrading.qld.gov.au>

If more extensive work is required that affects the structural components of the building, then a building approval may be required in accordance with the Building Regulation 2006.

The importance of ensuring that your building approval is finalised

Where a condition of the building approval requires the building work to be completed by a particular time, just prior to that time, the private building certifier is required to send a reminder notice that the approval will lapse. If it is not completed by that time, then the approval will lapse.

Your private building certifier may extend the period provided you request the extension before it lapses.

Council highly recommends that you arrange for a final inspection and ensure that you obtain your final certificate to avoid unnecessary future consequences. An approval that has not been finalised has the potential to impact on future property transactions or may affect the outcome of insurance claims. Further, it is the only way to ensure your building work has been inspected at the relevant stages.

Other related fact sheets

For further assistance, please also refer to Council’s fact sheet relating to the building approval process.

For more information

Phone 3412 3412

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Email council@logan.qld.gov.au

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Building Classification	Description of Work	Building Approval Required
Class 1a		
Dwelling house	<ul style="list-style-type: none"> new, or a removal dwelling, or a relocatable dwelling 	Yes
Additions/alterations	<ul style="list-style-type: none"> dwelling house or any other building over 10 sq.m. raise the height of building Structural alterations Removal of, or alteration to a load bearing part of a building Re-blocking or stumping of an existing building over 20% building's structural components 	Yes
Aged accommodation	<ul style="list-style-type: none"> associated unit/dependant persons or similar (whether attached to, or detached from the main dwelling house) 	Yes
Utility room or similar habitable area	<ul style="list-style-type: none"> whether within a storage shed or as a detached "stand-alone building" 	Yes
Decks attached to a house	<ul style="list-style-type: none"> plan area over 10 sq.m; or any side is longer than 5 metres 	Yes
Sunroom		Yes
Class 10a		
Pergola	Self explanatory	Yes
Patio	Self explanatory	Yes
Shipping container (placed on a residential property for more than 30 days)	Self explanatory	Yes
Open Shade/Shelter/Bali Hut	<ul style="list-style-type: none"> plan area over 10 sq.m; or any side is longer than 5 metres 	Yes
Storage shed	<ul style="list-style-type: none"> plan area (ie includes overhang) is over 10 sq.m 	Yes
Green house/shade house or similar	<ul style="list-style-type: none"> plan area (ie includes overhang) is over 10 sq.m 	Yes

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Building Classification	Description of Work	Building Approval Required
Cubby house	<ul style="list-style-type: none"> plan area (ie includes overhang) is over 10 sq.m. higher than 2.4 metres a mean average height more than 2.1m any side longer than 5 metres 	Yes
Carport	Any size	Yes
Stable/animal accommodation	<ul style="list-style-type: none"> plan area over 10 sq.m; or any side is longer than 5 metres 	Yes
Garage	Construction of a new garage	Yes
	Converting a garage portion of a dwelling to a habitable area	Yes
Gazebo	<ul style="list-style-type: none"> plan area over 10 sq.m; or any side is longer than 5 metres 	Yes
Tent	Over 100 sq.m area	Yes
10b		
Flag pole	<ul style="list-style-type: none"> Within 6m of the road frontage boundary; or Within 1.5 metre rear and side boundary clearance; or Exceed 3.5 metres above the ridgeline of the house 	Yes
Aerial / Antenna / Satellite Dish	<ul style="list-style-type: none"> If device is attached to a building, and is 3.5 metres above the building/structure; or If the device is free standing, is more than 10 metres above the natural ground surface 	Yes
Fence	<ul style="list-style-type: none"> Swimming Pool Fence/Spa pool fence Boundary fence over 2 metres 	Yes
Pontoon	Any size	Yes
Retaining wall	<ul style="list-style-type: none"> retaining wall over one metre in height above the wall's natural ground surface. 	Yes

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	<ul style="list-style-type: none"> Retaining walls constructed closer than 1.5 metre to any other structure, regardless of height. Retaining walls with surcharge loadings (i.e. have weight bearing load applied to the top of the retaining wall), regardless of height. 	
Screening wall	<ul style="list-style-type: none"> Over 2 metres in height 	Yes
Detached decks and/or decks associated with a Class 10b structure (eg, Swimming Pool)	<ul style="list-style-type: none"> higher than 1m above the natural ground surface; or 10sq.m in area plan area; or Any side is more than 5 metres in length. 	Yes
Sunhood	<ul style="list-style-type: none"> the area of the sunhood is greater than 2 sq.m. 	Yes
Sign	<ul style="list-style-type: none"> Not freestanding; and higher than two metres; and wider than 1.2 metres 	Yes
Roofing	<ul style="list-style-type: none"> Re-roof with dissimilar materials eg, replacing corrugated iron roofing with tiles 	Yes
Portable pools and spas	<ul style="list-style-type: none"> have a maximum volume over 2000 litres can be filled with more than 300 millimetres of water have a filtration system. 	Yes
Swimming Pool	Any size	Yes