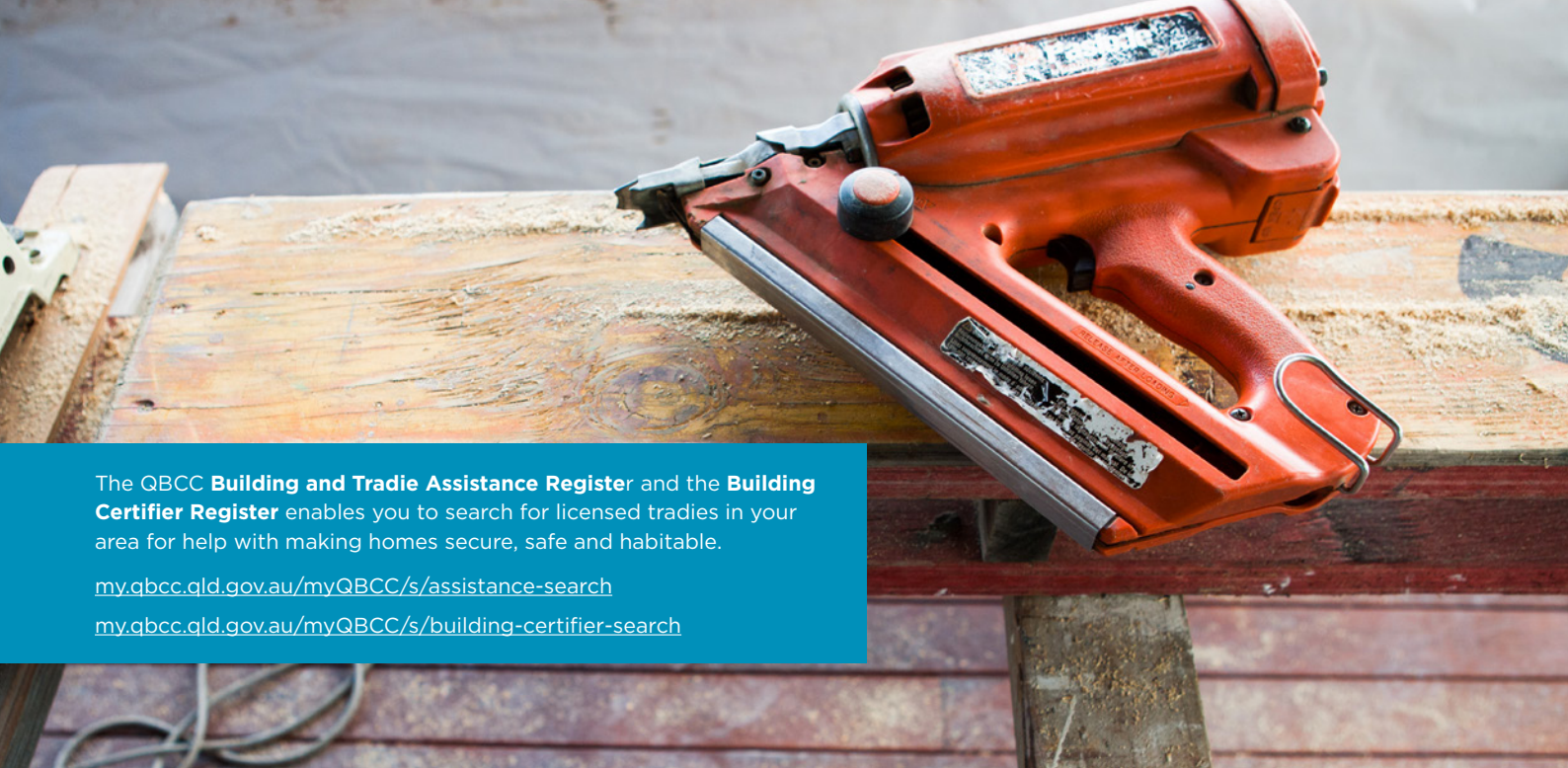




QUEENSLAND BUILDING AND
CONSTRUCTION COMMISSION



The QBCC **Building and Trade Assistance Register** and the **Building Certifier Register** enables you to search for licensed tradies in your area for help with making homes secure, safe and habitable.

my.qbcc.qld.gov.au/myQBCC/s/assistance-search

my.qbcc.qld.gov.au/myQBCC/s/building-certifier-search

PERMIT REQUIREMENTS FOR REBUILDING & REPAIRING AFTER A CYCLONE

To assist you during the difficult rebuilding phase, guidelines have been established which may assist you in obtaining necessary development permits for rebuilding your home.

These guidelines are intended to provide some simple solutions and give you an understanding of the requirements of the *Building Act 1975*, *Building Regulation 2006*, *Plumbing and Drainage Act 2002* and *Standard Plumbing and Drainage Regulation 2003*.

If you have any questions about the process, you should consult your building certifier. These guidelines also include some fire safety, plumbing and planning requirements from a number of local governments and some rebuilding laws applicable to local governments.

Contact your local government using the online Local Government Directory:

www.dilgp.qld.gov.au/local-government-directory/search-the-local-government-directory.html

BUILDING

SCENARIO	PERMIT REQUIRED	TYPE OF PERMIT	REQUIREMENTS	COMMENTS
Building required to be totally demolished and rebuilt	Yes	BA	Building work to comply with current standards	New building work will be required to comply with all current standards and any other approvals for your local government area, such as town planning or build-over-sewer approvals.
Part or total replacement of internal lining (no structural damage)	No	N/A	Internal linings to be fitted to current manufacturer's requirements	Replacement of internal linings is not considered structural work and therefore does not need an approval. However, you may need approval if it is a firewall, if the internal lining is contributing to the structural bracing and tie-down, or if the lining is impacting on wet areas, such as laundry and toilet.
Minor repairs to structural elements e.g. framing (less than 20% elements)	No	N/A	Repairs can comply with existing standards	If less than 20% of structural framing members need to be repaired, the work can be considered minor. To establish the percentage of structural framing requiring repair, you should contact your builder or certifier. They will also be able to recommend which building standards the repairs should comply with.
Minor repairs to non-structural external cladding and internal walls	No	N/A	Repairs can comply with existing building standards or published tie-down guidelines	If less than 20% of non-structural framing members need to be repaired, the work can be considered minor. To establish the percentage of framing requiring repair, you should contact your building certifier or builder. They will also be able to recommend which building standards the repairs should comply with.
Substantial repairs to structural and non-structural framing members (greater than 20%)	Yes	BA	Repairs can comply with current standards or to building certifier's conditions	For substantial repairs greater than 20% to structural and non-structural framing members, it is recommended current standards are applied where possible. You should seek advice from your builder, building certifier or even an engineer if the repair work is extensive.
Retaining walls (rebuild)	Yes if over 1m in height or within 1.5m of another structure or building, or where surcharge loading is present	BA	Refer building certifier	Building approval will be required if: <ul style="list-style-type: none"> • over 1m in height or • less than 1m in height and supporting a surcharge loading – for example other structures near the wall that may affect the stability of the soil. Engineering design may be required.

PLUMBING AND DRAINAGE

Hot Water System replacement	Maybe	Contact plumber	HWS can be replaced under Notifiable Work scheme. The exception to this is if the building is being demolished and rebuilding is occurring. In this situation, a permit will need to be obtained from local government.	Under the Notifiable Work scheme, the plumber does not need a permit and does not need to call for an inspection. Instead, the plumber undertakes the work and notifies the QBCC by lodging a Form 4 about the work within 10 days after completing the work. The plumber must provide a copy of this form to the consumer. Note: It is the law that a tempering valve be installed when a HWS is replaced. This work can also be done as NW unless the building is being demolished and rebuilt, in which case this must be included in a plumbing permit.
Hot Water System repair	No	N/A	HWS can be repaired under Notifiable Work scheme.	As above, except tempering valve may not be required unless an existing one requires repair.
Toilet System malfunctioning	No	N/A	Toilet can be repaired/replaced under the Notifiable Work scheme.	As above. If sewage is malfunctioning, a plumber should be contacted. The plumber will advise you whether it is a homeowner responsibility or local government issue.
Trade Waste System malfunctioning	Maybe	Contact local government	Local government will give priority	Local government plumbing department will advise.

PLANNING

REPAIRS ONLY	PERMIT REQUIRED	TYPE OF PERMIT	COMMENTS
Internal repairs	No	-	e.g. wall and ceiling linings, cabinetry, floors, carpets Also see Building Scenario on previous page
External repairs with same materials	No	-	See Building Scenario
External repairs with different materials and fittings	Maybe	DA	e.g. windows Contact local government
Rebuild in whole or part of lawful pre-flood condition	Maybe	DA	Contact local government

REBUILD DIFFERENTLY	PERMIT REQUIRED	TYPE OF PERMIT	COMMENTS
Rebuild with new design, changed location, alternate materials, altered height or addition	Yes	DA	Contact local government
Raising an existing house higher	Maybe	DA	Contact local government
Minor work	Maybe	DA	Contact local government
Other works	Yes	DA	Contact local government
Any demolition (including removal or replacement of any part of the building)	Yes	DA	Contact local government
Pre-1946 buildings	Yes	DA	Building owners must be careful to check for asbestos in older buildings. Please contact a licensed asbestos removalist for further advice. Worksafe Queensland's website includes a register to check for appropriately licensed people: www.worksafe.qld.gov.au .
Heritage buildings	Yes	DA	Contact local government

NOTE:

1. DA means a permit for development assessable under appropriate local government planning scheme.
2. BA means a permit from a building certifier for building work assessable under the *Building Act 1975*.
3. If a DA is required, then a BA is required.

Need more information?

Visit qbcc.qld.gov.au or call us on 139 333.



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