

GUIDE TO USING THE IDAS DEVELOPMENT APPLICATION FORMS

Guide 9

Building work documentation

This guide has been prepared to assist applicants making an IDAS application for building work assessed against the *Building Act 1975*.

Plans required to be submitted with a building application under the Building Act

Applications for building work approval should be accompanied by documents that contain sufficient information to enable a full assessment to be made whether -

- the proposed building work complies with the *Building Act 1975* (BAct);
- the proposed building work is consistent with any earlier development approval that has not lapsed; and
- any other development approvals are necessary for the overall development.

Information the documents must contain

Building Plans - Appropriately scaled and dimensioned drawings comprising floor plans, elevations and sections of the proposed building or structure are required and should include the following details, where relevant -

- (i) the overall height in relation to the natural ground surface;
- (ii) the height of the floor/s above the proposed ground level (to prevent water entry);
- (iii) any proposed alterations or additions clearly delineated from the existing work;
- (iv) the facilities and means of access required to be provided for people with disabilities;
- (v) details of any other facilities, eg toilets, required to be provided;
- (vi) the location of smoke alarms (classes 1 to 9) and other fire detection systems, where required;
- (vii) the location of fire hose reels and hydrants, where required;
- (viii) the location of exit signs and emergency lights, where required; and

- (ix) details of the use, floor areas, facilities and the proposed number of female and male employees, if the building work involves a 'workplace'.

Site Plans - A scaled and dimensioned site plan showing the allotment boundary dimensions, proposed setbacks to the building work and the north point is required and should include the following details, where relevant -

- (i) the location of any existing buildings, structures, easements, sewers, sanitary drains, water mains, or stormwater mains within the allotment;
- (ii) the extent of any proposed earthworks associated with the building work, including the relative levels and the method of support or protection proposed for any embankments;
- (iii) the method of roof and site surface water drainage, and levels of the allotment in relation to any street or drain to which surface water will be discharged, sufficient to show how it will be controlled;
- (iv) any land application area required for the disposal of effluent under the Interim On-site Sewerage Code (non-sewered areas);
- (v) details of any existing building or structure on an adjoining allotment, where the proposed building work may affect that existing building or structure due to such factors as reduced boundary clearances and excavation;
- (vi) the purposes for which any other buildings or structures on the allotment are to be used;
- (vii) the provision of car parking for people with disabilities, where required (classes 3 to 9); and
- (viii) the location of the nearest fire hydrant on a road or on the allotment, if the building has a floor area exceeding 500 m² (classes 2 to 9).

Demolition or removal work: — A description of the building work to be demolished or removed, together with plans showing the building or structure in relation to the boundaries of the allotment is required. The following information also needs to be provided, where relevant -

- (i) details of any other buildings or structures on the allotment;

- (ii) details of the building work required to bring the building or structure into compliance with the building assessment provisions¹;
- (iii) if only part of the building or structure is to be demolished or removed, how the remainder of the building or structure will comply with the *Building Act 1975*, either as it remains after the proposed demolition or removal takes place, or after other stated work is carried out; and
- (iv) details of any roads, including any footpaths or crossings, bounding the allotment.

Supporting documents - Where applicable, the following supporting documents should be submitted with the application -

- (i) for a performance-based solution under the Building Code of Australia (BCA):
 - a statement clearly identifying the performance requirements the solution is intended to meet, together with a list of reasons supporting the conclusion that the required performance has been met; and
 - specific details of the performance solution including to what extent and how specifically the performance solution differs from the deemed-to-satisfy solution;
 - a certificate from a competent person for any aspects of the proposal that are certified; and
 - a list of the fire safety installations and special fire services required to be provided. These details may be listed on the documents, or a separate checklist submitted (refer Appendix).

Designer's name - The name of the person responsible for the documents and, if applicable, their registration/licence number should be shown on every sheet of documentation, or alternatively, on a cover sheet that references every sheet.

¹ Under the BAct, building assessment provisions are a code for IDAS for the carrying out of assessable or self-assessable building work, and include fire safety standards, provisions in a planning scheme about building work prescribed under a regulation or alternative provisions to the boundary clearance and site cover provisions of the Queensland Development Code, the Building Code of Australia (BCA), and the Queensland Development Code (QDC).

APPENDIX

List of fire safety installations or special fire services required

Fire Fighting Facilities

Special Fire Services	<input type="checkbox"/>	Fire safety installations <i>(Other than special fire services)</i>	<input type="checkbox"/>
Fire mains	<input type="checkbox"/>	Structural features	
Fire hydrants <i>(including hydrant boosters)</i>	<input type="checkbox"/>	Access panels through fire-rated construction	<input type="checkbox"/>
Sprinklers <i>(including wall-wetting sprinklers)</i>	<input type="checkbox"/>	Access panels through fire-rated construction	<input type="checkbox"/>
Special automatic fire suppression systems <i>(including foam, deluge and gas flooding systems)</i>	<input type="checkbox"/>	Access panels through fire-rated construction	<input type="checkbox"/>
Fire detection and alarm systems <i>(other than stand alone smoke alarms not required to be interconnected or connected to a fire indicator panel)</i>	<input type="checkbox"/>	Penetrations through fire-rated construction	<input type="checkbox"/>
		Fire dampers	<input type="checkbox"/>
		Fire curtains	<input type="checkbox"/>
		Fire windows	<input type="checkbox"/>
		Structural fire protection	<input type="checkbox"/>
Fire control centres	<input type="checkbox"/>	Fire protection systems	
Stairwell pressurisation systems	<input type="checkbox"/>	Air handling systems	<input type="checkbox"/>
Air-handling systems used for smoke control	<input type="checkbox"/>	Fire fighting equipment	
Smoke and heat venting systems	<input type="checkbox"/>	Fire extinguishers <i>(portable)</i>	<input type="checkbox"/>
Smoke exhaust systems	<input type="checkbox"/>	Fire hydrant <i>(including hydrant boosters)</i>	<input type="checkbox"/>
Emergency warning and intercommunication systems	<input type="checkbox"/>	Fire hose reels	<input type="checkbox"/>
Emergency lifts	<input type="checkbox"/>	Occupant safety features	
Vehicular access for large isolated buildings	<input type="checkbox"/>	Exit door hardware	<input type="checkbox"/>
Services provided under conditions imposed under Standard Building Regulation section 71	<input type="checkbox"/>	Emergency power supply	<input type="checkbox"/>
Services required under clause E1.10 of the Building Code of Australia	<input type="checkbox"/>	Solid core door	<input type="checkbox"/>
		Exist signs	<input type="checkbox"/>
		Emergency lighting	<input type="checkbox"/>
		Fire doors	<input type="checkbox"/>
		Smoke proof doors	<input type="checkbox"/>