



# BUILDING SERVICES AUTHORITY

Dispute Management Division – Research and Review (investigation)

## CYCLONE LARRY RECONSTRUCTION GUIDELINES

Dear Resident

To assist you in this difficult time BSA has put together the following guidelines, which may assist you in the rebuilding of your home and obtaining any necessary development permits.

These guidelines are intended to provide some simple solutions and give you an understanding of the requirements of the *Integrated Planning Act 1997*, *Building Act 1975*. & *Standard Building Regulations 1993*.

If in doubt you should consult your building certifier either a licensed private building certifier or your licensed local council building certifier. Building certifiers either private or public will also have all the necessary forms to apply for a permit.

Building work is defined as development and includes among other things, building, repairing, demolishing or moving.

A development permit is required for all assessable development

All building work is assessable development unless the building work is defined as self assessable or exempt.

Self assessable includes repairs, maintenance or alterations that

- Do not change floor area or height of structure
- Do not affect a structural component other than a minor structural component if repairs and alterations do not affect more than 20% of the **total** number of minor structural component

For example a veranda post, roof beam or lintel supporting no more than 5m<sup>2</sup> of roof area, metal connectors or bracing members.

An example of above is garden sheds.

Garden sheds are not listed as either self assessable or exempt development and are considered assessable development and require a development permit to be issued by a building certifier.

A further example is sheds etc used for agricultural purposes where the building is more than 200 m from any boundary are exempt development and no permit is required.

Most building work will require a development permit.

In the *Building Act* section 11-alterations to safe existing work and section 12-alterations to unsafe existing work may require the person approving the building work to require the work to be in accordance with current standard building regulation.

In simple terms the building certifier may require the building work to be in accordance with current technical requirements under the Building Code of Australia or Australian Standards.

In the *Standard Building Regulations* section 17 states a development approval may require the entire building work to conform with part or all as though the building were a new building if the proposed alterations together with any alterations carried out in the previous 3 years represent more than half of the total volume of the buildings measured over the roof and external walls or the safety of the persons accommodated using the building warrant the requirement.

Best wishes

Ian Jennings  
General Manager

Scenario	Permit Required	Requirements	Contact
Building totally destroyed	Yes	Rebuild to current standards	Building certifier
Building more than 50% destroyed	Yes	Rebuild to current standards	Building certifier
Building less than 50% destroyed	Yes	Rebuild to current standards (building certifiers discretion)	Building certifier
Building roof missing (minor)	Building certifiers discretion	Rebuild to existing roof standards	Building certifier
Building roof missing (major)	Building certifiers discretion	Rebuild to current roof standards and upgrade tie down of roof structure	Building certifier
External cladding	No	Rebuilding to current standards	Building certifier
Internal cladding	No	Rebuild to current standards <b>NOTE Check if bracing walls are affected</b>	Building certifier
Internal walls replaced (major)	Yes	Rebuild to current standards <b>NOTE Check subfloor tie-down</b>	Building certifier
Internal walls replaced (minor)	Building certifiers discretion	Rebuild to existing standards	Building certifier

- For information on preparation of plans and documents you may wish to contact the BDAQ – Representative (Mr Rod Buckland)
- For information on Building Approval/Certification you may wish to contact AIBS FNQ – Mr Robin Arnold (V/President)
- Industry Representatives –
  - QMBA – Mr Ron Bannah – 40336000
  - HIA – Mr Peter Collins – 40412604
  - BSA – 4048 1109