BUILDING CERTIFICATION

TERMS TO KNOW

STAGE 1- PRE-CONSTRUCTING

Build Over Sewer (BOS): an approval from Council is required if you want to build over or near a sewer line. When doing property searches, BA&A can determine if a BOS permit is required.

Build Over Stormwater (BOSW): an approval from Council is required if you want to build over or near a stormwater infrastructure. When doing property searches, BA&A can determine if a BOSW permit is required.

Form 18: this is a document sent to the owners of a property to advise that a private certifier has been engaged to assess and carry out inspections of the proposed building work.

Relaxation (or Siting Variation): a relaxation approval from Council may be required if you are building within the boundary setbacks of your property. There are different setback requirements for lots under 450m2 and lots over 450m2

RFI: RFI stands for Request for Information, sometimes also called a list of requirements. This document outlines all items required by the certifier to issue an approval.

Signed Engagement Agreement (SEA): an engagement agreement must be signed by the owner or the applicant (if not the owner) when engaging a building certifier. Once the engagement agreement signed, the certification process can commence, and the certifier can engage Council.

QBCC insurance: the builder needs home insurance warranty when carrying out some building work. Home insurance warranty is a protection of homeowners in situations where the contractor fails to complete the work, the work is defective, or subsidence occurs.

Qleave: all building and construction work carried out in Queensland, where the total cost of work is $150,000 or more must be notified to Qleave.

Town planning: town planning may be required when the building work does not meet the requirements of the Local Authority planning scheme.
STAGE 2 – DURING CONSTRUCTION & FINALISATION

Asbestos Clearance Certificate: this is a safety compliance document. It states that a thorough inspection was carried out on a building / structure that has undergone asbestos removal. Declares the area safe to be occupied. This inspection must be carried out by an A class asbestos assessor, entirely independent from the company in charge of the removal process.

Form 4: this is a document organised by a plumber. It reports the capping or sealing of the sewer.

Form 15: this is a certificate required before the building works can commence to certify that the design is compliant with the relevant regulations.

Form 16: this is a certificate required at the completion of building works to certify that the installation or inspection of a stage or aspect is compliant with the relevant regulations.

Form 57: it is a document sent 3 months before the lapsing date to remind the applicant that the building work must be finalized within the remaining period.

Form 23: this is a pool fence compliance certificate issued by a pool safety inspector and required when selling or leasing a property with a regulated pool.

Form 11: this certificate is issued by a building surveyor when the building works have been substantially completed for attached dwellings or commercial to confirm it was constructed as per the building approval.

Form 21: this is the final certificate issued by the certifier to the owner and Council to finalise the building application. For pool approvals, the final certificate is a Form 17.