

Do I need a permit?



Building work (including demolition)

A building development approval permit is required before commencing construction on most types of domestic or commercial building work within a cyclonic region. These approvals are also known as building permits, building approvals or building applications and are obtained from a private building certifier. A private building certifier will assess the proposed building work to ensure it complies with the *Building Act 1975* and relevant building codes prior to issuing a building development approval permit.

When do I require a building permit?

Before commencing any building work (including demolition) a building development approval

permit is to be obtained through a private building certifier prior to construction, demolition or removal for most types of building work.

Examples of building work or structures to consider:

- Additions or extensions to houses
- Sheds including garden sheds, shade houses, greenhouses,
- Granny flats and some cubby houses
- Workshop sheds
- Pools and/or spas and associated fencing
- Pergolas, patios and carports
- Aviaries and chicken runs.

A private certifier can advise customers whether a building approval is required as some minor building works may not require any permit.

For building works that do not require a permit the owner is responsible for ensuring that the work complies with the applicable standards and codes, for example:

- Fence not more than two metres high (not including swimming pool fencing)
- Retaining wall no more than one metre in height
- Retainer walls with no loads imposed on it (such as a building or driveway) and the wall is no closer than one and a half metres to a building or another retaining wall.

For further clarification refer to the *Building Regulations 2006*.

To ensure your proposed development complies with the *Mackay Planning Scheme*, council offer duty planner appointments for advice in the area.

Do I need a permit?

What may be inclusive to the private/building certifier's role?

- Approve assessable building work relating to new, altered, removal or demolition of buildings and structures
- Ensuring that the building work complies with the relevant building codes (standards/ health and safety issues) and local authority planning schemes
- Undertake inspections where required of buildings under construction or during removal/demolition to ensure compliance with the building development approval
- Provide the necessary building development approval documentation to the relevant parties.

In the process of a building approval, a building certifier may perform inspections at all the mandatory stages of the building process, these may include but are not limited to:

- Foundations and excavation (footings) - before footings are poured
- Slab – before concrete is poured
- Block work - before block work is filled with concrete

- Frame – before the cladding or linings are fixed or masonry construction commenced
- Final – completion of all aspects of building work.

Additional mandatory inspections may also be necessary for any plumbing or drainage works performed.

Plumbing and drainage

Where plumbing fixtures are required to be installed/removed/disconnected a plumbing approval may be required. Please contact the applicable local authority for advice on requirements.

Infrastructure services

For advice on requirements to connect/remove or disconnect infrastructure services i.e. power, sewer or water, please contact the applicable infrastructure or service provider.

Finalising a building permit

Building permits are issued with a currency period often being two years. A final certificate will be issued by the private certifier when all work is completed, inspected and passed. If the permit does not receive a final certificate within the currency

period the permit may be lapsed.

Your permit currency period can be extended via a request to your engaged certifier.

Where can I find a private building certifier

Yellow Pages and internet searches will provide a list of building certifiers in the Mackay region. Alternatively, a list of licensed certifiers can be obtained through the Queensland Building and Construction Commission website at www.qbcc.qld.gov.au.

Still unsure if a permit is required?

If you are unsure if a building or structure requires approval a private building certifier will be able to assist.

For more information phone council on 1300 MACKAY (1300 622 529) or visit the website mackay.qld.gov.au/permits.