

# 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.

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## 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](http://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](http://mackay.qld.gov.au/permits).**