

## WHO IS THE BUILDER

If the original builder cannot be found, the owner can either:

- a. appoint a new builder to take responsibility for the work;
- b. act as an owner builder; or
- c. seek to have the work approved without a builder.

Option c is the most likely scenario. In this situation the owner must pay the Q-Leave levy if the work is over \$150,000 (or seek an exemption), and seek a ruling from the QBCC that as no insurance was paid by the builder, there will be no insurance cover for faulty work.

## APPLICATION REQUIREMENTS

The same material is required as if the application was for a new building. This includes drawings and in the case of a dwelling or extension, this includes at a minimum a soil report and structural footing and slab design.

Ask the applicant for originals of any other certificates from contractors they may have in relation to the work e.g. termite certificates.

## SITE INSPECTION

Once an application has been received, a site inspection may be carried out. The site inspection is to cover the items listed in overleaf.

The inspector must have access to the roof cavity.

Where the works involve a dwelling or extension, the certifier cannot inspect the structural components of the building such as the footings, slab and frame. Specialist advice from an engineer recognised by us as competent and registered with the Board of Professional Engineers of Queensland (RPEQ) will be required.

## INFORMATION REQUEST

Following the assessment, the certifier will advise what further information is required. This may include:

- a. specific certificates which may have been provided during the construction process;
- b. if the above certificates are not available, the Certifier may ask for the owner to engage expert advice to establish whether the building complies with the Building Act. Structural engineers are able to inspect works using non-invasive technologies such as ground penetrating cameras, x-rays and concrete test hammers. More invasive inspections may require the removal of wall linings. Other evidence including photos and statutory declarations from sub-contractors might also be acceptable.

## APPROVAL

If insufficient or inadequate information is provided, the application will be refused. We are then required to notify the local Council.

If the work is approved a decision notice will be issued. The notice may impose conditions seeking for example:

- a. additional inspection to examine a footing at a sample location to confirm foundation material and footing depth or verify cavity bracing and tie downs; and
- b. additional certificates from competent persons.

The decision notice will also note:

- a. that work was carried out prior to the issue of a development permit;
- b. details of inspections carried out, and any limitations; and
- c. what reliance was placed on certification by other parties.

## APPLICATION REQUIREMENTS

The following information needs to be provided when lodging an application:

- |   |  |
|---|--|
| <input type="checkbox"/> Slab and ceiling heights                         | <input type="checkbox"/> Adequate footing and slab construction              |
| <input type="checkbox"/> External wall waterproofing and flashing details | <input type="checkbox"/> Termite provisions                                  |
| <input type="checkbox"/> Existing services (need for BOS)                 | <input type="checkbox"/> Subfloor drainage, clearances and ventilation       |
| <input type="checkbox"/> Roof pitch to suit the sheet profile             | <input type="checkbox"/> Damp proof course and weep holes                    |
| <input type="checkbox"/> Site drainage and stair thresholds               | <input type="checkbox"/> Going and riser heights and balustrade requirements |
| <input type="checkbox"/> Boundary clearances (need for variation)         |  |
| <input type="checkbox"/> Can the building work be made to comply          | <input type="checkbox"/> Yes <input type="checkbox"/> No                     |

Signature \_\_\_\_\_

Date \_\_\_\_\_