



Building Newsflash

NEW LEGISLATION FOR IMPROVEMENTS TO THE BUILDING CERTIFICATION SYSTEM COMMENCE 14 NOVEMBER 2003

The Governor in Council has approved the *Building Legislation Amendment Regulation (No. 1) 2003* to complement amendments made to the *Building Act 1975* and the *Integrated Planning Act 1997* made under the *Plumbing and Drainage Act 2002*. These amendments will commence **14 November 2003**.

The following documents can be accessed on the Internet:

- Building Legislation Amendment Regulation (No. 1) 2003
- Regulatory Impact Statement for the Regulation
- Explanatory Notes for the Regulation
- Code of Conduct for building certifiers **effective 14 November 2003**
- Proposed new and amended forms for Building Act 1975
- Guidelines for inspecting Single Detached Class 1a Buildings or Class 10 Buildings or Structures
- Guidelines for the assessment of competent persons

Links to these documents are available on the Department's website <http://www.dlqp.qld.gov.au/>, under the heading "What's New".

A reprint of the Building Act and Standard Building Regulation will be available from 14 November 2003 at <http://www.legislation.qld.gov.au>.

What are the key changes to the legislation?

Key changes to the legislation are:

- Improved documentation requirements for the approval of building work including more detailed information from building design professionals and certifiers to document reasons for decisions;
- Requiring local governments to provide private certifiers immediate acknowledgement of the payment of the prescribed fee for archiving building approval documents before certifiers give approval documents to applicants;
- Improvements to the licensing system for building certifiers, including the requirement for certifiers to obtain regulatory competencies, a more objective suitability test to licence applicants, and a new code of conduct for building certifiers;
- Notification of engagement of private certifier to be given to owner;
- More rigorous procedures for the inspection of building work including mandatory final inspection certificates;

- Implementation of a legislative framework to adopt the Queensland Development Code;
- Introduction of new contemporary siting standards for single detached housing;
- Commercial and Consumer Tribunal to hear complaints and make orders; and
- The option to pay on-the-spot fines if building certifiers commit certain offences.

Forms

The forms are:

Form 1	Development Application (Part A)
Form 11	Certificate of Classification
Form 12	Statement of Classification
Form 14	Certificate of Classification (pre 1976)
Form 15	Certificate of Compliance (Design Appraisal)
Form 16	Certificate of Inspection
Form 18	Notification of engagement of a private certifier to owner
Form 19	Request for development information
Form 20	Lodgement of building work documentation
Form 21	Final inspection certificate - Single detached class 1a buildings and class 10 buildings or structures

Copies of the approved forms are available on the Department's website
http://www.dlgp.qld.gov.au/building_codes/forms/.

Code of Conduct for Building Certifiers *effective 14 November 2003*

Section 32 of the *Building Act 1975*, as amended by the *Plumbing and Drainage Act 2002*, provides that the Chief Executive of the Department of Local Government and Planning must make a Code of Conduct with which building certifiers must comply and by which the performance of building certifiers may be measured.

The Code sets out standards of conduct and professionalism expected from building certifiers when performing building certifying functions in Queensland.

Copies of the code of conduct are available for inspection during office hours at the Department's head office at 41 George Street, Brisbane. A copy of the code is also available for inspection on the Department's website at www.dlgp.qld.gov.au.

Guidelines

Guidelines for inspecting Single Detached Class 1a Buildings (a detached house) or Class 10 Buildings or Structures (a non-habitable building being a private garage, carport shed, or the like)

Changes to the *Standard Building Regulation 1993* (SBR) introduce new requirements in respect of mandatory inspections for class 1a buildings or class 10 buildings or structures.

The purpose of this guideline is to assist building certifiers and builders in meeting these new requirements.

Guidelines for the assessment of competent persons

Changes to the *Standard Building Regulation 1993* (SBR) introduce new requirements for competent persons. The guideline provides advice for assessing a person as competent.