



# Building newsflash number - 454

## End-of-trip facility requirements

## Royal Institution of Chartered Surveyors prescribed an accreditation standards body

### Purpose

To advise that:

- requirements for end-of-trip facilities commence on 26 November 2010
- the Royal Institution of Chartered Surveyors (RICS) is prescribed as an accreditation standards body from 1 December 2010.

### Background

#### End-of-trip facilities

The introduction of mandatory end-of-trip facilities is one component of the Queensland Government's *Cleaner, greener buildings* initiative.

New building requirements have been prepared following extensive consultation with industry and the community. The requirements which apply statewide have been included in Queensland Development Code (QDC) Mandatory Part (MP) 4.1—Sustainable buildings.

#### Royal Institution of Chartered Surveyors

To be licensed as a building certifier in Queensland, individuals must first be accredited by an accreditation standards body. The Australian Institute of Building Surveyors (AIBS) was previously the only accreditation standards body under the *Building Act 1975*.

To enhance competition an additional accreditation standards body has been prescribed—the Royal Institution of Chartered Surveyors—which is an internationally recognised certification body.

### Application

#### End-of-trip facilities

End-of-trip facilities must be installed for all new major developments and major additions to defined buildings located in designated Local Government Areas.

Facilities must be provided for cyclists, joggers and walkers at their place of work and include:

- secure bicycle parking
- locker facilities
- changing facilities.

Facilities should be easily accessible to users and located within the building or on-site within 100 metres of a main entrance to the building, and provided in line with prescribed workforce or occupant ratios.

Major developments include commercial office buildings, shopping centres, tertiary education facilities and hospitals with a floor area greater than 2000 square metres.

Additions to major developments are also captured where the addition to an existing major development results in new floor area of at least 1000 square metres.

Designated Local Government Areas include the areas identified in Schedule 1 of the code. For Local Governments not listed in the schedule, it is recommended that certifiers consult the relevant Local Government as the code's end of trip requirements may be adopted through a local government planning scheme or through a council resolution. Resolutions are published in local newspapers and are also available on Local Government websites.

In some circumstances it may not be appropriate for a major development to include an end-of-trip facility. The code allows for these circumstances—for example where the development is a significant distance from a population centre or where road conditions would be hazardous to cyclists. Where a certifier considers the circumstances as inappropriate for end-of-trip facilities the building application can be referred to Local Government for concurrence advice.

### **Royal Institution of Chartered Surveyors**

The *Building Act 1975* states that accreditation standards bodies may only be prescribed if it has identifiable competence and expertise in issuing accreditation to building certifiers. The Department has assessed RICS as an appropriate body to be prescribed as an accreditation standards body under the Act and the *Building Regulation 2006* has been amended accordingly.

The Department is now liaising with RICS to ensure their standards align with the national accreditation framework, which sets educational and experiential standards for licensing of building certifiers.

## **Contact for further information**

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