

CONVERTING CLASS 10 TO CLASS 1

Enquiries to: Building Department

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Purpose of This Information Sheet

To provide information on general requirements to change the class of a building from a Class 10 building to enable it to be used for habitable purposes as a Class 1 building. A Class 10 building is generally not designed to comply with the structural performance criteria for a Class 1 type building (dwelling) as required under current building regulations. To ensure compliance with these regulations an application for building works is required to be obtained. Upon the issue of these permits the building (and plumbing/drainage) works may then commence to upgrade the building to comply with Class 1 requirements.

Definition / Source

Further information may be access from the Building Code of Australia.

Matters to Note

Siting Requirements: The Goondiwindi Regional Council Planning Scheme regulates siting requirements for single detached dwellings and Class 10 type structures. Refer to separate information sheet. Important: A Planning Scheme may have 'alternative provisions' which provide boundary setbacks that conflict with the Queensland Development Code. Where such provisions exist, then those provisions override the Queensland Development Code. Check the Planning Scheme which has jurisdiction over your property.

Other Applications Required: Refer to Information Sheet 'General – Building Development Applications' on this matter.

Websites for Forms/Other Information: See Information Sheet 'General – Building Development Applications'.

Wind Category Rating: The building work is required to be designed to comply with the wind rating of the property (Non-Cyclonic). The building plans/documents must confirm the design standard. To find out the wind rating of your property contact either your nominated RPEQ Engineer or the authority nominated to assess the application.

Where to Lodge the Application

Offices of the Council are located in Goondiwindi, Inglewood and Texas.

Documentation Required To Lodge a Building Application for This Work

<p>General</p> <ol style="list-style-type: none"> 1.1 Application Form 2 (see website www.dip.qld.gov.au – under Planning and Development – Guide to Sustainable Planning Act) 1.2 QBCC if a register builder is engaged to do the work and the work is valued over \$3,300 1.3 Owner Builder receipt if the owner builder is to do the work and the work is valued over \$11,100 1.4 PLSL receipt details if work value >\$80,800 1.5 Fees as per the current Fees Schedule <p>Site Plan (min scale 1:100 – 2 sets)</p> <ol style="list-style-type: none"> 2.1 Full outline of property and dimensions 2.2 Location of ALL existing buildings and clearly identify the building structure 2.3 North point 2.4 Road frontages to be identified 2.5 Easements/covenant areas on the site 2.6 Distance of all buildings from the boundaries 2.7 Location of sewer / method of roof storm water discharge on the site. 2.8 Details of any site works that must be carried out as part of or for the development. 2.9 Details of preexisting onsite sewerage treatment 2.10 Location of rainwater tank (if installing) 	<p>Floor Plans (min scale 1:100 – 2 sets)</p> <ol style="list-style-type: none"> 3.1 Floor plan – full dimensions 3.2 Elevation and section plans – full dimensions 3.3 Design details (engineer specifications and/or bracing, timber schedule, tie down details). Design is to also take into consideration the soil classification of the site where no soil investigation has previously been conducted. Council will accept a visual assessment from a suitably qualified Engineer (registered within the State of Queensland), however, where additional building work is greater than 50% of the existing floor area then a soil test investigation report is required. 3.4 Building floor level above adjacent finished ground level & site drainage system 3.5 Identify the use of the rooms 3.6 Smoke detector location/s 3.7 Method of termite treatment to be used. 3.8 Wind category design details/certification (tie downs & wind bracing). 3.9 Energy efficiency design calculations 3.10 Window / door sizes. <p>Other Documentation</p> <ol style="list-style-type: none"> 4.1 Engineer drawings/ specifications/ design certification (Must use IPA Form 15). 4.2 Soil Classification
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Other Applications for this Work

Development: check with Council's Planning Department if an application for planning approval is required.

Plumbing/Drainage: where plumbing/drainage works are part of the project then a permit for this work is required.

Operational Works – where a driveway / crossover is required then a permit for this work is required.