



BUILDING CERTIFICATION

TERMS TO KNOW

STAGE 1- PRE-CONSTRUCTING

Build Over Sewer (BOS): an approval from Council is required if you want to build over or near a sewer line. When doing property searches, BA&A can determine if a BOS permit is required.

Build Over Stormwater (BOSW): an approval from Council is required if you want to build over or near a stormwater infrastructure. When doing property searches, BA&A can determine if a BOSW permit is required.

Form 18: this is a document sent to the owners of a property to advise that a private certifier has been engaged to assess and carry out inspections of the proposed building work.

Relaxation (or Siting Variation): a relaxation approval from Council may be required if you are building within the boundary setbacks of your property. There are different setback requirements for lots under 450m² and lots over 450m²

RFI: RFI stands for Request for Information, sometimes also called a list of requirements. This document outlines all items required by the certifier to issue an approval.

Signed Engagement Agreement (SEA): an engagement agreement must be signed by the owner or the applicant (if not the owner) when engaging a building certifier. Once the engagement agreement signed, the certification process can commence, and the certifier can engage Council.

QBCC insurance: the builder needs home insurance warranty when carrying out some building work. Home insurance warranty is a protection of homeowners in situations where the contractor fails to complete the work, the work is defective, or subsidence occurs.

Qleave: all building and construction work carried out in Queensland, where the total cost of work is \$150,000 or more must be notified to Qleave.

Town planning: town planning may be required when the building work does not meet the requirements of the Local Authority planning scheme.



STAGE 2 – DURING CONSTRUCTION & FINALISATION

Asbestos Clearance Certificate: this is a safety compliance document. It states that a thorough inspection was carried out on a building / structure that has undergone asbestos removal. Declares the area safe to be occupied. This inspection must be carried out by an A class asbestos assessor, entirely independent from the company in charge of the removal process.

Form 4: this is a document organised by a plumber. It reports the capping or sealing of the sewer.

Form 15: this is a certificate required before the building works can commence to certify that the design is compliant with the relevant regulations.

Form 16: this is a certificate required at the completion of building works to certify that the installation or inspection of a stage or aspect is compliant with the relevant regulations.

Form 57: it is a document sent 3 months before the lapsing date to remind the applicant that the building work must be finalized within the remaining period.

Form 23: this is a pool fence compliance certificate issued by a pool safety inspector and required when selling or leasing a property with a regulated pool.

Form 11: this certificate is issued by a building surveyor when the building works have been substantially completed for attached dwellings or commercial to confirm it was constructed as per the building approval.

Form 21: this is the final certificate issued by the certifier to the owner and Council to finalise the building application. For pool approvals, the final certificate is a Form 17.