

Changes to the building assessment provisions and new Qld Government Forms

Building Regulations 2021

RE: Building Certifiers/Surveyors

Definitions of Stages of Inspection

Single detached Class 1a building – Prescribed /Mandatory (Building Regulations 2021, Section 44).
(also relevant to alterations and additions of single detached class 1a building)

- A1 After excavation, footings or slab
- A2 Slab before concrete
- A3 Frame before cladding
- A4 Reinforced masonry before cavities are filled
- A5 Final – completion
- A6 any other stage at which the building development approval (outlined by the Building certifier) states the work must be inspected.

Class 10 building or structure, or alterations and additions to an existing, eg shed, retaining wall, patio, garage carport etc,

- B 1-Only requires a final inspection.

Class 10a and alterations of existing pools and pool fences.

- C1-Temporary construction fencing inspection if pool is filled more than 300mm depth.
- C2-Final of Pool and fencing inspection of pool before filled more than 300mm depth.

Any Class 2-9 buildings and attached class 1a dwellings (includes townhouses and duplexes) or alterations/additions to existing buildings.

- D1 Final – to allow issue of Certificate of Occupancy
- D2 Stages as specified in the building development approval by the certifier

Section 46 – Allows a competent person, who is not a building certifier to give inspection help for an aspect of a (prescribed/mandatory) stage mentioned above.

Section 51 (2) – The inspection can then be carried out by either the certifier or a competent person decided by the certifier, this person can then give a certificate of inspection form 16.

Section 46 – Certificate of inspection

- Builder cannot continue to build without receipt of a form 16 from building certifier or appointed competent person, for the footing and slab inspection.
- Builder cannot continue to build without receipt from building certifier or appointed competent person of a form 16 for frame inspection.

Additional Audit Review’s

Thomas Sear Certification may outline in the building approval document additional construction work audits that may be required to be reviewed in person by the building certifier or competent person, these are not stage inspections, these are non-prescribed/non-mandatory audit reviews of the construction project.

Competent Person as Inspecting person (Section 53)

Thomas Sear Certification will include in every building approval document the following statement and definition of the competent person for a Form 16 inspection ;

- a) “The structural engineering drawings and associated form 15 provided by Engineer _ _ (name) _____ who is an individual that is registered and licenced with RPEQ _____ is determined as a competent person (design-specification).
- b) On this day, the Engineer mentioned above is therefore also deemed a competent person for inspection (under section 33 and 34), as being an individual who is required by law to be registered or hold a licence or other qualification to provide inspection help for the footings, slab and frame of the proposed detached class 1a or class 10 structure.
- c) The engineer is to provide to the builder an inspection certificate (form 16) before work can proceed and also provide the building certifier with the form 16 for each of the mandatory/prescribed stages of the construction”

Form	TSC	Stage	Who can sign a Inspection Certificate
16	A1	Footings	building certifier for assessment or another building certifier or Competent Person
16	A2	Slab	building certifier for assessment or another building certifier or Competent Person
16	A3/A4	Frame	building certifier for assessment or another building certifier or Competent Person
16	A5/B1/C1/D1	Final	building certifier for assessment or another building certifier.
16	A6/D2	Other	building certifier for assessment or another building certifier or Competent Person

What forms have changed?

FORM 15

- The new form 15 has been updated but it's use is still for the design or specifications of building system/materials.
- For example this form should be included with drawings for the design of structural, energy efficiency, hydraulic, electrical, mechanical, Hydraulic, civil, manufacturing and other building systems, most often by a registered RPEQ engineer or QBCC licenced specialists (see new Fire Protection License classes).
- These forms will still be required by Thomas Sear Certification for all building applications prior to assessment of the project and issuing of a building approval.
- This form can be used for all buildings of all building classes, 1, 10 and 2-9.

FORM 16

- The new form has been updated and the use is still the same it can be signed by a building certifier OR another building certifier OR competent person (RPEQ engineer).
- Where an engineer signs a Form 16 for footings/slab inspections the engineer is providing inspection help to the stage of construction – the form should be completed to describe the area of work inspected i.e. foundation, reinforcement etc
- Where land surveyor signs a form 16 for footing/slab inspections the land surveyor is providing inspection help to the stage of construction– the form should describe the area of work inspected i.e. distance from boundary, levels etc
- Engineer's can also sign a form 16 for frame and reinforced masonry for full stage of inspection.
- Inspections of pools shells will still require a form 16 from the engineer.
- Any other inspections by engineers for retaining walls will accept a form 12 or form 16.

Form 21 Final Inspection Certificate

- The new form has just been updated
- For Single detached Class 1a and Class 10a
- Signed by building certifier after inspection and all certificates have been received at completion.

Form 11 Certificate of Occupancy

- The new form has just been updated
- For Class 2-9 and attached Class 1a

- Signed by building certifier after inspection and all certificates have been received at completion.

New Forms

Form 12

- This is a new form and related to an “aspect component” of a stage of the work.
- This is only needed for detached Class 1a buildings
- An engineer or Competent person can sign this form
- Examples – Energy efficiency provider, Passive fire inspection, Bush fire inspection, active Fire systems/testing, Noise attenuation.
- Builder to provide, certificate stating all building work has been completed in accordance with the signed approved plans of Thomas Sear Certification, that covers all stages of the project.
- Thomas Sear Certification will be requiring form 12 for all class 2-9 aspect inspections.

Form 30

- Will be for any work that does not require a building approval, eg fences (not pools), antenna/satellite dish work and retaining walls not requiring a building approval, anything under 10m2. These forms will not be accepted or required for any building approval.

Form 43

- This form will be required to be completed for all aspects of work by QBCC licenced contractors and builders for every building approval.
- Required for all work under Section 68-70 for detached Class 1a and Class 10.
- Signed by QBCC licensee
- Used for persons certifying the aspect installations
- For example waterproofing, Smoke Alarms/electrical, plumbing and stormwater, Termite protection, Truss manufacturers, Glass Installation, Gas installation, Insulation of walls and ceiling, Bushfire installation, energy efficiency installations, others.
- Thomas Sear Certification will be requiring form 43 for all class 2-9 installations.

When will these apply ?

Under Section 37 of the Building Act, Building approval may be given under the building assessment provisions at the time before the amendment, if the building work has started, if building approval was issued or a building application was made and/or planning for the building work started before the amendment date and only if no or minor changes to the design occur.

Therefore, Thomas Sear Certification will be applying the following dates of implementation and transitions to the new forms and regulations;

- 1) All current Building approvals that have been issued and list Form 16's certificates will still be required.
- 2) TSC will accept both the new and old form 16's up until the 1st of January 2022.
- 3) TSC will accept the new form 12 and form 43 certificates for current issued projects, instead of form 16. (*excluding engineer/surveyor required from 16 inspection certificates)
- 4) All projects that have been lodged with TSC (engaged and paid) but a building approval has not yet been issued will apply the pre September 2021 forms and regulations, until 1st of January 2022.
- 5) The new Form 16 will be required for all current and new projects and building approvals issued from January 1st 2022.
- 6) The new form 43 will be required for all current and new projects and building approvals issued from January 1st 2022.
- 7) All new projects engaged and lodged from the 1st of September 2021 will require the new form 15 design certificates to be provided.
- 8) All the new form 43 and form 16 certificates required will be included as part of all new Building approvals issued from the 1st of October 2021.

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