



Building Newsflash

Budget Accommodation Buildings (BABs) – Building approvals

Purpose

To advise private certifiers are now able to receive and assess building development applications for building work in BABs undertaken to comply with the fire safety standard (Part 14 of the Queensland Development Code).

Background

Prior to 10 August 2006, only local government building certifiers were empowered to assess and approve building work required in BABs to comply with the fire safety standard.

On 10 August 2006, changes to the *Building Act 1975* allowed private certifiers to receive and assess building development applications for building work in BABs undertaken to comply with the fire safety standard. This change is complimented by an amendment of the *Integrated Planning Regulation 1998* which requires approvals to have concurrence agency assessment by local governments. Please note also, referral advice from Queensland Fire and Rescue Service is required if the building work involves a fire safety management procedure or a special fire service.

Legislation

Building Act 1975

Section 5 stipulates the definition of building work includes management procedures even though the activity does not involve a structural change to the building.

Section 45 states building assessment work must be carried out by a building certifier (subject to section 46).

Section 46 advises concurrence agencies may carry out building assessment work within their jurisdictions. However, when assessing for compliance with the fire safety standard, the concurrence agency must appoint or employ a building certifier to carry out the assessment.

Section 48 advises a private certifier may receive and assess building development applications.

Integrated Planning Regulation 1998

Schedule 2, table 1 lists referral agencies and their jurisdiction for building work assessable against the *Building Act 1975*.

Items (1&2) Special fire services and fire safety management procedures in budget accommodation buildings - Queensland Fire and Rescue Service is listed as an advice agency.

Item (20) Fire safety in budget accommodation buildings, constructed prior to the introduction of the Building Code of Australia - the local governments are concurrence agencies, if building work is required under the *Building Act 1975* to comply with the fire safety standard.

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