



## GUIDE FOR BUILDING WORK APPLICATIONS

# *Garages, Sheds, Garden Sheds, Carports, Patios*

---

### **BUILDING APPLICATION**

- IDAS Form 1 – is required for ALL applications and gives the address and description of the project. This form needs to be signed by the applicant and it is advisable to have forms etc. signed by the owner/s of the land.
- IDAS Form 2 – is required for ALL building applications. It lists the materials used, the size and value of the project, and the builder's details etc.

### **PLUMBING APPLICATION**

- Plumbing Compliance Application form 1 – is required if any plumbing work is proposed (e.g. toilet and hand basin to shed) It lists the number of plumbing fixtures, water connection requirements, sanitary drainage requirements and the plumber and drainers details etc.

### **DRAWING REQUIREMENTS**

- Indicate the name and license or registration no. of the person who prepared the plans; or if drawn by the owner, the owner's name and signature
- Indicate North
- Be dated

### **SITE PLAN**

The site plan as a general rule should be drawn to a scale of 1:200 and show the following information:

- a) The property boundaries (obtained from the Registered Survey Plan available from the Department of Natural Resources. Phone Cairns office 42225480 or online <http://www.derm.qld.gov.au/property/mapping/blinmap/index.html>)
- b) Details and locations of any easements within the property (shown on the Registered Survey Plan and/or from a deed title search)
- c) The outline of all existing buildings and structures on the property
- d) Distances from the outer most protection of the proposed building work to all boundaries and any existing buildings
- e) North point direction



## GUIDE FOR BUILDING WORK APPLICATIONS

# *Garages, Sheds, Garden Sheds, Carports, Patios*

### PLANS AND SPECIFICATIONS

- Prefabricated Structures** – If the steel framed shed, patio etc. is purchased from a supplier or hardware store in kit form, it should be supplied with the appropriate engineer certified drawings which will show sufficient detail for your building application (note assembly drawings which show how to put the structure together are not sufficient)
- Individually designed structures will require the following:**

For sheds, patios etc that are built specifically to the owner's requirements, structural plans will need to be provided. Plans should be drawn to a minimum scale 1:100 with measurements clearly marked and be signed for the appropriate wind classification for the site (C2 in Weipa). Construction details should be drawn to a larger scale of 1:50 and show the following information:

  - a) All elevations
  - b) A floor plan showing dimensions of work including layout of any proposed plumbing fixtures
  - c) Sufficient sections and details to show all structural members, their material type and stress grade
  - d) Bracing calculations for each level showing the value of bracing required in both directions, and the locations and types of bracing walls to be installed to achieve these values
  - e) The slab and footing plan and details showing the sizes and relevant reinforcement design
  - f) Timber framing details (member sizes and spacing) including any studs, lintels, rafters, plates and trusses
  - g) Tie-down and connection details
  - h) For additions/alterations, clear delineation of the proposed work in relation to existing building and structures

### TERMITE/PEST CONTROL

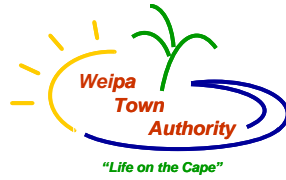
- If the proposed building work contains materials susceptible to termite attack or is abutting an existing building and breaches the existing barrier, a recognised form of termite control system will be required. Please notify Weipa Town Authority of the proposed termite management system at the time of application. A certificate from the termite barrier installer MUST be supplied to Weipa Town Authority upon completion of the treatment or installation

### LICENSED BUILDER

- Where a licensed builder has been contracted to perform building work and the project value is \$3,301 or over, the Building Services Authority (BSA) requires that insurance be paid on the project. Evidence in the form of the BSA 'confirmation of insurance' needs to be submitted to the Weipa Town Authority prior to the issue of the building work development permit.

### OWNER BUILDER

- Property owners may perform building work up to the estimated value of \$6,600. Work estimated to be valued at over \$6,600 will require an Owner/Builder permit which is issued by the Building Services Authority (BSA). For further information please contact the local Building Services Authority office on 1300 272 272



## GUIDE FOR BUILDING WORK APPLICATIONS

# Garages, Sheds, Garden Sheds, Carports, Patios

### ENGINEER'S DESIGN CERTIFICATE (FORM 15)

- In most instances design certification per the Mandatory Form 15 Design Certificate will be required from a Registered Professional Engineer of Qld (RPEQ). These include (but are not limited to) :
  - a) Any suspended concrete floors
  - b) The slab/footings design for structures located over or adjacent to any sewer or water mains
  - c) Slab/footings design
  - d) High tie down loads nominated by the truss supplier as requiring specific engineering design
  - e) If the structure has steel members
  - f) Retaining walls over 1 metre high

### Example Site Plan

(note: example not to scale)

