BAKER | BUILDING CERTIFICATION

Atherton Office
5/154 Robert St, Atherton QLD 4883

Cairns Office
L1/3 Scott St, Cairns QLD 4870

A.B.N: 70608697730

Building Codes of Australia Assessment Compliance Report

The proposed building works were assessed in accordance with the Building Act 1975 of Queensland. The building works, if constructed in accordance with the approved drawings will comply with the Building Assessment Provisions.

Building Certifier Reference Number:	**00006982**
Building Certifier Decision Date:	**Monday, 17 June 2024**
Local Government Area:	Northern Pennisula Area Regional Council
Applicant:	Northern Peninsula Area Regional Council
Owner:	Northern Peninsula Area Regional Council
Address of Site:	Poi Poi Street BAMAGA QLD 4876

Building Class & Description of Works:

1a New Construction of Dwelling - 1 Storey

Real Property Description of Site or GPS Coordinates:

Lot:	Plan Type:	Plan Number:
325	SP	273361

This Building Codes of Australia Assessment Compliance Report should be read in conjunction with:

Referal and Concurrence Agencies (If Applicable) :	See Attachment A
Required Inspections :	See Attachment A
Compliant Drawings and Documents Described as :	See Attachment A
Required Certificates and Building Certifiers Conditions :	See Attachment A
Reason for Refusal (If Applicable):	See Attachment A

Date of this Notice: **Monday, 17 June 2024**

Certifier:	**Licence Number:**	**Signature:**
Clayton Baker	A700469	

ATTACHMENT A

REQUIRED INSPECTIONS

Description	Recommended Agent	Contact	Comments
Slab Inspection	RPEQ Engineer	RPEQ Engineer	
Frame Inspection	RPEQ Engineer	RPEQ Engineer	
Final Inspection	Baker Building Certification		

APPROVED DOCUMENTATION

Architectural

Plans endorsed with BA6982

Energy Efficiency

Report endorsed with BA6982

Geotechnical

Report endorsed with BA6982

Structural

Plans endorsed with BA6982

REQUIRED CERTIFICATES *

Form 12 Certificate - Electrical - Smoke Alarms

To be provided from a licensed electrician certifying the installation of the smoke alarms in accordance with NCC Volume 2 and AS3786-2014.

Form 12 Certificate - Electrical - Sustainability

To be provided from a licensed electrician certifying the installation of the artificial lighting in accordance with QDC MP 4.1.

Form 15 Certificate - Prefabrication – Timber Trusses

To be provided from the manufacturer certifying the prefabricated trusses have been designed and manufactured in accordance with NCC Volume 2, AS/NZS1170, AS1720, AS1684.

Form 43 Certificate - Glazing - Shower Screens

To be provided from a QBCC Glass, Glazing and Aluminium Licencee certifying the glass shower screen has been designed, manufactured and installed in accordance with NCC Volume 2 Part H1D8 and AS1288.

Form 43 Certificate - Glazing - Windows and Doors

To be provided from a QBCC Glass, Glazing and Aluminium Licencee certifying the windows and external doors have been designed, manufactured and installed in accordance with NCC Volume 2 Part H1D8, AS2047 and AS1288.

Form 43 Certificate - Plumbing - Drainage Systems

To be provided from a QBCC licensed plumber certifying the roofwater drainage system and the stormwater drainage system have been installed in accordance with NCC Volume 2 Parts H2D2, H2D6 and/or H2D8.

Form 43 Certificate – Roofing

To be provided from a QBCC Roof and Wall Cladding Licencee certifying the roof sheeting has been installed in accordance with NCC Volume 2 Part H1D7.

Form 43 Certificate - Termite Protection

To be provided from a QBCC Termite Management Licencee certifying the installation of the termite management system in accordance with the ABCB Housing Provisions Part 3.4.

Form 43 Certificate - Waterproofing - Internal

To be provided from a QBCC Wall and Floor Tiling or Waterproofing Licencee certifying building elements in wet areas have been made waterproof or water resistant in accordance with NCC Volume 2 Part H4D2.

**** Additional certificates may be requested upon inspection of the building work.***

BUILDING CONDITIONS

Standard Building Conditions

1 Stormwater and on-site drainage to comply with the NCC Volume 2, Housing Provisions and AS3500.5.

2 Site drainage to comply with NCC Housing Provisions Part 3.3

3 WC Doors to comply with NCC Housing Provisions 10.4.2. The door to open outward, or slide, or removal hinges

BUILDING CONDITIONS

unless a space of 1.2m between the pan and door is available.

4 Adequate grading & drainage of the finished ground surface is to be provided to prevent surface stormwater collecting adjacent the building edge.

5 The building work is approved for the Building Act 1975 and the Building Code of Australia requirements.

6 Retaining Walls and Fences - (If Applicable) Retaining walls over 1 metre high need building approval and an engineer's certificate for the design. Fences can be up to 2 metres in height above natural ground level without needing approval. The combined height of a retaining wall and fence is not to exceed 2 metres above natural ground level without approval. Retaining walls within 1.5 metres from another structure require approval.

7 All building work to comply with AS1684.3: Residential timber-framed construction manual, the Building Code of Australia and any relevant manufacturer's specifications.

8 Water-proofing of wet areas to be in accordance with NCC Housing Provisions Part 10.2 and AS 3740-2021.

9 Gutter and Downpipes shall be fitted to comply with NCC Housing Provisions Part 7.4.

10 Smoke alarms to be provided in accordance with NCC Housing Provisions Part 9.5 and AS 3786. Installation to AS 3786, connected to consumer mains power and located between each part of the building and bedrooms in hallways, and in each storey. Alarms must be interconnected. Alarms required on all storeys of the building.

11 The builder is to ensure that the buildings are contained wholly within the confines of the allotment boundaries. We recommend that a registered land surveyor be engaged to set the buildings out to ensure compliance is achieved.

12 Roofwater to be piped to the legal point of discharge and away from the buildings foundations.

13 Protection against termites is to be provided in accordance with AS 3660.1. Certificate to be supplied at final from a licensed applicator of an approved method. Regular inspections and maintenance to be carried out to ensure there is no breach of the termite barrier. Refer to the approved plans or specification for the type of system proposed

Application Specific Conditions

1 Due to the limited information regarding Council infrastructure it is the builders responsibility to locate Council infrastructure on site and determines it depth and proximity to the building. This information must be shared with the structural engineer/designer and building certifier to confirm the dwelling will comply with QDC MP1.4.