

# Building Approvals (Domestic)

February 2024

## Approval of building work

A building development approval is required prior to commencing construction on most types of domestic building work. These approvals are also known as building approvals and can be sought from a licensed building certifier.

Please refer to Table 1 below for a list of common building projects that require a building development approval.

## Role of a licensed building certifier

A licensed building certifier is responsible for assessing whether proposed building work complies with the [Building Act 1975](#) and associated codes and standards.

The licensed building certifier who issued the building approval must also carry out certain inspections to determine if the building work complies with the approval. Licensed building certifiers will also be able to advise whether a building approval is required.

## Works that do not need an approval – accepted development

Some minor building work is deemed accepted development under Queensland's [Planning Act 2016](#). This means that while a building approval may not be required, the owner must ensure it complies with any applicable standards, such as structural sufficiency, size limits, the planning scheme or the Queensland Development Code.

Examples of building work categorised as accepted development include:

- small tool shed, stable or the like up to 10 square metres in area;
- a fence not more than 2 metres high (but excludes swimming pool fencing);
- a one metre high retaining wall (providing no loads are imposed above it, such as a building or driveway).

A full list of accepted building work can be found in the schedules of the [Building Regulation 2021](#). Owners are responsible for complying with the planning scheme and should make formal enquiries with the Council before starting any work.

## Inspections

For works that are the subject of a building approval, certain inspections are required by the licensed building certifier at particular stages of construction.

An example of the required inspections for a dwelling are:

- site inspection;
- foundation and excavation stage;
- slab stage;
- frame stage; and
- final stage.

## Supervision and quality

It is the shared responsibility of the contractor and owner to ensure the building work is carried out in accordance with legislated standards. If you have concerns about the quality of the building work, we recommend that you contact the Queensland Building and Construction Commission on 139 333, who offer a complaint and dispute resolution service. Further information is available on their [website](#).

## Do I need a building approval to repair my home or other building?

Where the work involves repairing or replacing fixtures or wall or ceiling linings, kitchen cupboards, vanity units or floor coverings, a building approval is generally not required. However, when the work is being carried out, it is important that all materials are 'fit for purpose', meet relevant Australian Standards and linings are fixed in accordance with the manufacturer's installation instructions.

If you have concerns about the quality of materials or installation, we recommend that you contact the Queensland Office of Fair Trading on 13 74 68. Further information is available on their [website](#).

If more extensive work is required that affects the structural components of the building, then a building approval may be required in accordance with the [Building Regulation 2021](#).

Council no longer maintains a Building Certification unit and recommends that you engage the services of a Private Licensed Building Certifier.

## Finalising your building approval

Where a condition of the building approval requires the building work to be completed by a particular time, just prior to that time, the licensed building certifier is required to send a reminder notice that the approval will lapse.

If the work is not completed by that time, then the approval will lapse. Your licensed building certifier may extend the period provided you request the extension before it lapses.

Council highly recommends that you arrange for a final inspection and ensure that you obtain your final certificate to avoid unnecessary future consequences. An approval that has not been finalised has the potential to impact on future property transactions or may affect the outcome of insurance claims. Further, it is the only way to

ensure your building work has been inspected at the relevant stages.

## Asbestos Safety

When repairing or replacing wall or ceiling linings, kitchen cupboards, vanity units or floor coverings, owners should be mindful of the possible presence of asbestos contained within the materials that are planned to be removed. Professional consultation may be required. Contact the Queensland Building and Construction Commission (QBCC) on 139 333. Further information is available on their [website](#).

## More Information

- visit Council's building and plumbing [webpage](#);
- contact Council using the details provided in the footer of this fact sheet; or
- visit any of Council's Administration or Customer Contact Centres. Locations and opening hours are available on Council's [website](#).

Table 1: Building projects that require a building development approval

The following types of building works may need building approval. A building designer, architect or builder may be able to assist you with the design and approval process.

BUILDING CLASSIFICATION	DESCRIPTION OF WORK	BUILDING APPROVAL REQUIRED
<b>Class 1a</b>		
<b>Dwelling house</b>	New, or a removal dwelling, or a relocatable dwelling.	Yes
<b>Additions / alterations</b>	<ul style="list-style-type: none"> <li>Dwelling house or any other building over 10 square metres;</li> <li>Raise the height of the building;</li> <li>Structural alterations;</li> <li>Removal of, or alteration to a load bearing part of a building;</li> <li>Re-blocking or stumping of an existing building over 20% building's structural components.</li> </ul>	Yes
<b>Aged accommodation</b>	Associated unit / dependant persons or similar (whether attached to, or detached from the main dwelling house).	Yes
<b>Utility room or similar habitable area</b>	Whether within a storage shed or as a detached 'stand-alone building'.	Yes
<b>Decks attached to a house</b>	<ul style="list-style-type: none"> <li>Plan area over 10 square metres; or</li> <li>Any side is longer than 5 metres.</li> </ul>	Yes
<b>Sunroom</b>	<ul style="list-style-type: none"> <li>Dwelling house or any other building over 10 square metres;</li> <li>Raise the height of the building;</li> <li>Structural alterations;</li> <li>Removal of, or alteration to a load bearing part of a building;</li> <li>Re-blocking or stumping of an existing building over 20% building's structural components.</li> </ul>	Yes
<b>Class 10a</b>		
<b>Pergola</b>	<ul style="list-style-type: none"> <li>Plan area over 10 square metres; or</li> <li>Any side is longer than 5 metres.</li> </ul>	Yes
<b>Patio</b>	<ul style="list-style-type: none"> <li>Plan area over 10 square metres; or</li> <li>Any side is longer than 5 metres.</li> </ul>	Yes
<b>Shipping container (placed on a residential property for more than 30 days)</b>	Where a shipping container is being placed on a property as a permanent structure; and <ul style="list-style-type: none"> <li>used as a storage shed, or</li> <li>swimming pool; or</li> <li>dwelling.</li> </ul>	Yes
<b>Open shade / shelter / Bali hut</b>	<ul style="list-style-type: none"> <li>Plan area over 10 square metres; or</li> <li>Any side is longer than 5 metres.</li> </ul>	Yes
<b>Storage shed</b>	Plan area (i.e. includes overhang) is over 10 square metres. <i>An overhang is the eaves of a building. Eaves are the edges of the roof which overhang the face of a wall and normally project beyond the side of a building.</i>	Yes
<b>Green house / shade house or similar</b>	Plan area (i.e. includes overhang) is over 10 square metres. <i>An overhang is the eaves of a building. Eaves are the edges of the roof which overhang the face of a wall and normally project beyond the side of a building.</i>	Yes

BUILDING CLASSIFICATION	DESCRIPTION OF WORK	BUILDING APPROVAL REQUIRED
<b>Cubby house</b>	<ul style="list-style-type: none"> <li>Plan area (i.e. includes overhang) is over 10 square metres;</li> <li>Higher than 2.4 metres;</li> <li>A mean average height more than 2.1 metres;</li> <li>Any side longer than 5 metres.</li> </ul> <p><i>An overhang is the eaves of a building. Eaves are the edges of the roof which overhang the face of a wall and normally project beyond the side of a building.</i></p>	Yes
<b>Carport</b>	Any size.	Yes
<b>Stable / animal accommodation</b>	<ul style="list-style-type: none"> <li>Plan area over 10 square metres; or</li> <li>Any side is longer than 5 metres.</li> </ul>	Yes
<b>Garage</b>	<ul style="list-style-type: none"> <li>Construction of a new garage;</li> <li>Converting a garage portion of a dwelling to a habitable area.</li> </ul>	Yes
<b>Gazebo</b>	<ul style="list-style-type: none"> <li>Plan area over 10 square metres; or</li> <li>Any side is longer than 5 metres.</li> </ul>	Yes
<b>Tent</b>	Over 100 square metres in area.	Yes
<b>Class 10b</b>		
<b>Flagpole</b>	<ul style="list-style-type: none"> <li>Within 6 metres of the road frontage boundary; or</li> <li>Within 1.5 metres rear and side boundary clearance; or</li> <li>Exceeds 3.5 metres above the ridgeline of the house.</li> </ul>	Yes
<b>Aerial / Antenna / Satellite dish</b>	<ul style="list-style-type: none"> <li>If device is attached to a building, and is 3.5 metres above the building / structure; or</li> <li>If the device is free standing, is more than 10 metres above the natural ground surface.</li> </ul>	Yes
<b>Fence</b>	<ul style="list-style-type: none"> <li>Swimming pool fence / spa pool fence;</li> <li>Boundary fence over 2 metres.</li> </ul>	Yes
<b>Pontoon</b>	Any size.	Yes
<b>Retaining wall</b>	<ul style="list-style-type: none"> <li>Retaining walls with surcharge loadings (i.e. have weight bearing load applied to the top of the retaining wall), regardless of height; and</li> <li>The total height of the wall and of the fill or cut retained by the wall is no more than 1 metre above the wall's natural ground surface; and</li> <li>Retaining walls constructed closer than 1.5 metres to any other structure, regardless of height.</li> </ul>	Yes
<b>Screening wall</b>	Over 2 metres in height.	Yes
<b>Detached decks and / or decks associated with a Class 10b structure (e.g. swimming pool)</b>	<ul style="list-style-type: none"> <li>Higher than 1 metre above the natural ground surface; or</li> <li>10 square metres in plan area; or</li> <li>Any side is more than 5 metres in length.</li> </ul>	Yes
<b>Sunhood</b>	<p>The area of the sunhood is greater than 2 square metres.</p> <p><i>A sunhood or awning is a non-load bearing hood or canopy that is usually installed over a doorway or window to protect from sunlight.</i></p>	Yes
<b>Sign</b>	<ul style="list-style-type: none"> <li>Not freestanding; and</li> <li>Higher than 2 metres; and</li> <li>Wider than 1.2 metres.</li> </ul>	Yes
<b>Roofing</b>	Re-roof with dissimilar materials e.g. replacing corrugated iron roofing with tiles.	Yes

BUILDING CLASSIFICATION	DESCRIPTION OF WORK	BUILDING APPROVAL REQUIRED
<b>Portable pools and spas</b>	<ul style="list-style-type: none"> <li>• Have a maximum volume over 2000 litres;</li> <li>• Can be filled to a depth exceeding 300 millimetres of water;</li> <li>• Have a filtration system.</li> </ul>	Yes
<b>Swimming pool</b>	Any size.	Yes