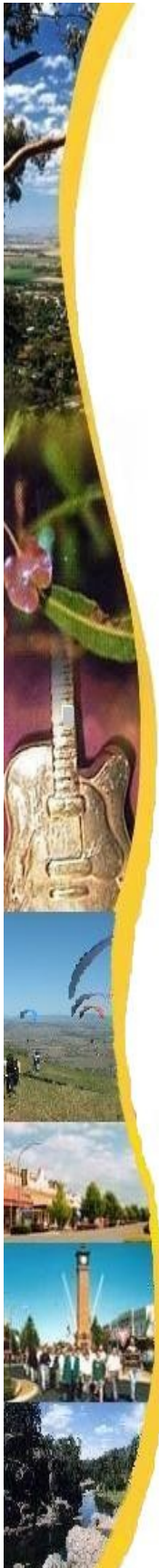


FACT SHEET

Information to Accompany Building Certificate where works have been undertaken without approval



1. A survey plan of the site prepared by a registered surveyor including all structures on the site (Where applicable)
2. Works as built Architectural Plans – Drawings to 1:100 or 1:200 scale including;
 - Site Plan
 - Floor plan – Before and After Works
 - Dimensioned Elevations – showing finished levels and window sizes
 - Section Drawings – illustrating construction components
3. Where the value of unauthorised works is over \$50,000 a BASIX certificate will need to be submitted along with a BASIX Compliance Statement
4. Certificates confirming that the work complies with the requirements of the National Construction Code (Formally the Building Code of Australia) Where Required;
 - Structural engineer which certifies the structural adequacy of the building works
 - Frame & Truss Layout including wind rating applied to the development
 - Certification from Builder regarding the erection of frame & trusses to AS1684
 - Termite Protection to AS3660
 - Glazing Certification to AS 1288 & AS 2047
 - Electrical Certification - Smoke Detectors hard wired
 - Wet Area waterproofing Certification
 - Health and Amenity – Safe movement (Balustrades, Stairs etc)
 - Health and Amenity – Lighting and Ventilation requirements
 - Access Requirements have been met (where required)
 - Energy efficiency – Section J (Applies to Commercial applications)
 - Plumbing Certification with Works as Executed Diagram of completed works
 - Fire Safety Certificates and Evacuations Plans (Commercial Applications)
 - Other certificates may be requested where required.
5. The fee for building certificate will be the Building Certificate fee plus an additional construction certificate component based on the value of works
5. The relevant Long Service Leave Levy is also payable where work value exceeds \$25,000.
(At least 1 quote should be submitted as proof of value of works, where Council is not satisfied that the cost of works meets national cost guides, an additional quote will be required)

