

PERMIT REQUIREMENTS FOR REBUILDING & REPAIRING AFTER A HIGH WIND EVENT AND FLOOD

Bundaberg
Regional Council

To assist you during the difficult re-building phase, guidelines have been established which may assist you in obtaining necessary development permits for re-building your home.

These guidelines are intended to provide some simple solutions and give you an understanding of the requirements of the *Building Act 1975 and Building Regulation 2006*.

If you have any questions about the process, you should consult your building certifier.

These guidelines also include some fire safety, plumbing and planning requirements from a number of local authorities and some local re-building laws applicable to individual councils.

FEBRUARY 2013

Permit Requirements for Rebuilding & Repairing after a Flood - Bundaberg Regional Council

Scenario	Permit required	Type of permit	Requirements	Comments
Building required to be totally demolished and rebuilt	Yes	BA	Building work to comply with current standards	New building work will be required to comply with all current standards and any other approvals for your local government area such as town planning or built-over-sewer approvals.
Part or total replacement of internal linings (no structural damage)	No	Not applicable	Internal linings to be fitted to current manufacturer's requirements	Replacement of internal linings is not considered structural work and therefore does not need an approval. However, you may need approval if the internal lining is contributing to the structural bracing and tie down or if the lining is impacting on wet areas such as laundry and toilet.
Minor repairs to structural elements eg. framing less than 20% of elements	No	Not applicable	Repairs can comply with existing standards	If less than 20% of structural framing members need to be repaired, the work can be considered minor. To establish the percentage of structural framing requiring repair you should contact your builder or certifier. They will also be able to recommend which building standards the repairs should comply with.
Minor repairs to non- structural external cladding and internal walls	No	Not applicable	Repairs can comply with existing building standards or published tie-down guidelines	If less than 20% of non-structural framing members need to be repaired, the work can be considered minor. To establish the percentage of framing requiring repair you should contact your builder or certifier. They will also be able to recommend which building standards the repairs should comply with.
Substantial repairs to structural and non-structural framing members	Yes	BA	Repairs can comply with current standards or to building certifiers conditions	For substantial repairs greater than 20% to structural and non-structural framing members, it is recommended current standards are applied where possible. You should seek advice from your builder, building certifier or even an engineer if the repair work is extensive.
Retaining Walls (rebuild)	Yes, if over 1m in height or within 1.5m of another structure or building or where surcharge loading is present.	BA	Refer building certifier	Building approval will be required if: <ul style="list-style-type: none"> over 1m in height or less than 1m in height and supporting a surcharge loading – for example other structures near the wall that may affect the stability of the soil. Engineering design may be required.

Retaining walls (repair)	No, if no loss of structural integrity	Not applicable	Refer to building certifier	Wall can be rebuilt to standards when wall originally constructed. It is recommended advice be sought from your building certifier or registered structural engineer
Fire rated walls and ceilings	Yes	BA	Refer to building certifier	Any repairs to fire rated walls or ceilings will need to be assessed and approved under a building development approval with all work complying with current standards.
Substantial repairs to damaged pool fencing.	Yes	BA	All pool fencing to comply with current standards	If substantial repair work is required to the pool fence, the provisions of the Building Act 1975 require it to be replaced with a new one that complies with current standards
Flooded swimming pool	No	Not applicable	Pool is full of debris	Do not empty pool until ground surrounding the pool has dried out otherwise this may cause the pool structure to rise out of the ground
Minor repairs to damaged pool fencing	No	Not applicable	All repairs to comply with current safety standards	Formal approval is not required if: <ul style="list-style-type: none"> a. the part of pool fencing being repaired or replaced is no longer than a total of 2.4m and includes no more than 2 posts; or b. if a pool safety inspector issues a pool safety certificate for the minor repairs and the part repaired is no longer than 5m and includes no more than 6 posts.

PLUMBING

Plumbing (rebuild) Plumbing (repair)	Yes	Contact council	Refer to Council – repair work may be undertaken as 'emergency work' under the Notifiable Minor Work	Either a Form 1 (Application for compliance assessment) is lodged with Council prior to commencement of the works, or a Form 4 (Notifiable Minor Work) is lodged with Council within 40 business days after completing the replacement.
Stormwater drainage	No	Not applicable	Refer to building certifier	If stormwater drainage is repair only then discharge to existing is permitted. Complete rebuild may require compliance with current standards.
Hot Water System requires replacement	Yes	Contact Plumber	Refer to Council – repair work, and hot water system replacement may be undertaken as 'emergency work' under the Notifiable Minor Work	Plumber should be contacted to make arrangements. Either a plumbing approval from Council is required (Form 1) or the plumber lodges a Form 4 (Notifiable Minor Work) within 40 business days after completing the replacement.
Hot Water System requires repair	May be required	Contact Plumber	Notifiable Minor work may require permit	Plumber should be contacted and will make notification to Council (Form 4)
Toilet System malfunctioning	May require	Contact Plumber	Notifiable – minor work refer to Plumber	If sewage is malfunctioning plumber should be contacted. Plumber will advise you as to whether it is a homeowner responsibility or a Council issue
Trade Waste System malfunctioning	May require	Contact council	Council will give priority	Contact local council

PLANNING

REPAIRS ONLY

Internal repairs	No	–	E.g. wall & ceiling linings, cabinetry, floors, carpets
External Repairs	No	–	E.g. external walls, roof work, painting, windows
Rebuild in whole or part to lawful pre-flood condition	Maybe	DA assessable against Planning Scheme Overlays (flood, natural hazard area)	Call Bundaberg Regional Council 1300 883 699

REBUILD DIFFERENTLY

Rebuild with new design, changed location, alternate materials, altered height or addition	Maybe	DA assessable against Planning Scheme Overlays (flood, natural hazard area)	Call Bundaberg Regional Council 1300 883 699
Raising an existing house higher	Maybe	DA assessable against Planning Scheme Overlays (flood, natural hazard area)	Call Bundaberg Regional Council 1300 883 699
Minor work	No	–	–
Other works	No	–	–
Any Demolition (including re-stumping, removal or replacement of any part of the building)	Maybe – if replacement occurs	DA assessable against Planning Scheme Overlays (flood, natural hazard area)	Call Bundaberg Regional Council 1300 883 699

Pre-1946 buildings subject to Built Heritage and Character Protection Overlays in the Bundaberg City Planning Scheme area	Maybe	DA assessable against Planning Scheme for Bundaberg City's Built Heritage and Character Protection Overlay	Dependent on where alterations or additions are necessary/proposed. Some exemptions apply. Call Bundaberg Regional Council 1300 883 699
Heritage Buildings	Maybe	DA against applicable Planning Scheme Overlay Code or State Government Heritage requirements	Some exemptions apply. Call Bundaberg Regional Council 1300 883 699
Pontoons	Yes	DA for Prescribed Tidal Works	Call Bundaberg Regional Council 1300 883 699
Garages/Carports/other Outbuildings (if same floor area as original)	No	-	-
Garages/Carports/other Outbuildings (if increase in floor area)	Maybe	DA for Building Works Assessable against the Planning Scheme Concurrence Agency Assessment	
Swimming pools	No	-	-
All other scenarios			Call Bundaberg Regional Council 1300 883 699

Note:

1. House where non-compliant with the House Code (eg >8.5m, < flood level), in a DCP, or a small lot or in a non Residential Area.
2. DA means a permit for development assessable under Brisbane City Plan 2000 or SPA.
3. BA means a permit from a building certifier for building work assessable under the *Building Act 1975*
4. If a DA is required, then a BA is required.

Need more information?

Visit qbcc.qld.gov.au or call us on 139 333.



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