

BUILDING CONDITIONS

A Building Permit is subject to the following conditions:

NOTIFICATIONS OF WORKS PROGRESS: Builder to give Building Surveyor 24hrs prior notification in writing of the following stages of construction;

- Footing placement
- Concrete slab pour
- Commencement of brick-work
- Commencement of roof framing
- Practical completion
- Sewer connection

Notice by fax is acceptable –

**Shire of Goomalling
Mobile 0427 413060**

FAX (08) 9629 1017

2/- WORKS IN GENERAL: All works and materials to comply with the Building Code of Australia (BCA), all relevant codes and manufacturers specifications.

PLEASE NOTE THE ABSENCE OF ANY SPECIFIC REFERENCE TO A LEGAL REQUIREMENT IN THE SPECIFICATION OR CONDITIONS ON THE BUILDING LICENCE DOES NOT REMOVE RESPONSIBILITY TO COMPLY.

If in doubt about the requirements regarding a specific component of construction your duty of care requires that you ensure your actions/work complies with relevant legislation

SITE IDENTIFICATION: If any uncertainty exist about the location of property boundaries exists the property owner or builder is required to employ the services of a licenced land surveyor to establish boundary localities.

NOTATIONS ON PLANS: Any notations place on the approved plans by the Building Surveyor are to be complied with as Building Conditions, and to that extent they are subject to the same rights of appeal as building conditions

SUB-FOUNDATION: Should preliminary earthworks expose significant variation in soils in sub-foundation or expose areas of excessive moisture reference is to be made to the Building Surveyor before the site works proceeds to sand pad placement. Such conditions may result in the footing system of the building requiring redesign before works proceed.

SITE WORKS: The following procedure must be carried out when a compacted sand pad is required under concrete floors:

- a) Removal of all vegetation, rubbish and deleterious fill from the pad area.
- b) Minimum sand pad width is to extend a minimum of 2 times its height beyond the perimeter of the building and be splayed at angle of repose and protected from erosion from stormwater
- c) Satisfactory penetrometer test of compacted fill to be obtained by Builder prior to pouring of concrete. The reading should conform with practising structural engineer's design details or be certified as adequate for the type of construction by the builder and be for the full depth of the sand pad. Copy to be forwarded to Council.
- d) Where it is proposed to site the building on a sand pad, such sand pad shall be a minimum depth of 300mm to the underside of the footing with a maximum depth of 1000mm unless otherwise approved by Council.
- d) Wherever the minimum sand pad width plus the angle of repose of sand pad between the perimeter of the building and the boundary cannot be achieved, a retaining wall shall be

constructed prior to the commencement of any structural works. Building Licence approval is to be obtained for any retaining wall or other system of retaining fill at site boundaries.

SUB-SOIL DRAINAGE: A sub-soil drain to the requirements of BCA is to be installed

FINISHED FLOOR HEIGHT: of slab-on-ground construction must be:

- 150mm above finished ground level; or
- 100mm above sandy or well drained soil; or
- 50mm above paved or concreted areas that slope away from the building.

{BCA clause 3.1.2.3 (b)}

SITE SURFACE DRAINAGE: must be constructed to direct all surface water flows away from the building zone (on sloping sites this may require the installation of a cut off drain on the high side of the building) and any piped discharges are not to discharge onto adjoining property. {BCA clause 3.1.2.3}.

Downpipes must be directed so that they discharge in a locality where water is unlikely to discharge under building and they are to be piped or otherwise directed so that they discharge a minimum of 1200mm from the building

TERMITE TREATMENT: is to be conducted in accordance with AS 3660.1. Copy of certificate of treatment shall be forwarded to the Shire of Goomalling on completion of the work, and a durable notice detailing the form of barrier utilised shall be affixed to the building in the meterbox.

TERMITE BARRIERS: Plans and specifications for this building indicate no structural elements will be subject to termite attack and therefore no termite barrier system is required to be installed. However, should materials in construction be changed to include structural components that are susceptible termite attack then an amendment to the building approval is to be obtained for such change and such amendment shall include a termite barrier system to the requirements of AS3660.1 shall be installed. It is strongly RECOMMENDED that all structural softwood used in the construction be treated against termite attack.

CONCRETING: in hot (i.e. Temperature above 30 degrees) and windy conditions concrete must be cured by covering with plastic sheeting, spraying with a liquid membrane curing compound or ponding water on the top surface. {BCA clause 3.2.3.1 (d)}

Where penetrations pass through the footings the depth of the footing in this locality is to be increased locally to the equivalent of the diameter of the penetration.

MORTAR: due to seismicity of area mortar mix must be at least as strong as 1:1:6 in all parts of the building. Bricks must be laid on full beds with full perpends. {BCA Part 3.10 'Additional construction requirements – Earthquake Areas }

BRICK TIES: medium duty brick ties are to be installed at 600mm centres vertically and horizontally, with vertical centres of ties reducing to 300mm at the sides of windows and other openings. (BCA fig. 3.3.3.1)

LINTELS: Lintels in double brick construction are to be as follows:

Angles	Max Clear Span
90 x 90 x 6EA	2050mm
90 x 90 x 8EA	2170mm
100 x 100 x 6EA	2290mm
100 x 100 x 8EA	2410mm
150 x 90 x 8UA	3370mm
150 x 100 x 10UA	3490mm

Flats	
75 x 8	490mm
75 x 10	610mm

Note: Minimum bearing for lintels shall be 100mm for spans up to 1000mm and 150mm for spans over 1000mm. (BCA clause 3.3.3.4 & fig. 3.3.3.5)

ROOF FRAMING: for softwood framing and in particular trusses AS-1684 indicates that 2 x trip-l-grips are to be used at external wall plates for W41 wind loading conditions.

In addition to the above purlins into pine truss are to be fixed by a minimum of 1x 14 type 17 screw with a minimum penetration of 38mm (assuming trusses at 900mm centres) In the cases of trusses to 1200mm centres penetration is to increase to 50mm.

In addition to pinning of pinning of external top-plates they are to be held in place to resist uplift by the installation of hoop-iron strapping into the mortar course 18c below top-plate and then fixed to top-plate at 1200mm centres

STORMWATER DISPOSAL: All stormwater from roofs and paved areas, including driveways, shall be disposed of so that they discharge a minimum of 1800mm from the building. If arrangement is not made with the Shire of Goomalling to discharge excess water to discharge to the street water will discharge into leach drains installed and sited as approved by the Building Surveyor.

SMOKE ALARMS: Smoke alarms connected to consumer main power are to be installed:

- in every bedroom, or
- in every corridor or hallway associated with a bedroom or group of bedrooms.

(BCA Part 3.7.2)

SOLID FUEL HEATING APPLIANCES: except where a flue pipe terminates in a chimney, the flue exit shall be located outside the building in which the appliance is installed so that –

- a) it is at a level not less than 600mm above the level at which the axis of the flue pipe penetrates or passes the roof of the building;
- b) no part of the building lies in or above a circular area described by a horizontal radius of 3 metres about the flue exit;
- c) termination of the flue does not constitute a risk of fire to nearby heat-sensitive material (this indicates that the flue termination needs to be at least three metres clear of any evaporative air-conditioning system); and
- d) there is no risk of penetration of flue gases through nearby windows or other openings, fresh air inlets, mechanical ventilation inlets or exhausts, or the like.

TOILET DOORS: the door of every fully enclosed sanitary compartment must:

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment,

unless there is a clear space of at least 1200mm between the pan within the sanitary compartment and the nearest part of the doorway. {BCA clause 3.8.3.3}

BALLUSTRADES: where any section of floor, platform or otherwise is located more than 1000mm above the adjoining floor or finished ground level a continuous balustrade or other barrier is required. {BCA clause 3.9.2.2}

THRESHOLDS: the threshold of a doorway must not incorporate a step or a ramp at any point closer to the doorway than the door leaf unless the door sill is not more than 190mm above the finished surface of the ground, balcony or the like to which the doorway opens. **Note:** this means landing required before steps whenever a door opens outwards, including a fly screen door. {BCA clause 3.9.1.5}

EXPOSED TIMBERS; All exposed softwoods must be treated by approved means against rot by the use of preservatives.

RIGHT OF APPEAL:

If you are dissatisfied with these conditions you may appeal to the State Administrative Tribunal.

BUILDING CONTROL DISCLAIMER:

The Building License when issued is issued on the following condition:

1. Whilst the Council has inspected the plans and specifications with a view of to ascertaining compliance with the Building Regulations such determination of compliance is based on the assumption of good building practice and compliance with the Building Code of Australia.
2. The Builder or the Building Owner takes full responsibility for any defect (latent or patent) in the design and/or construction of the building; or any defect in the site and its capacity to support the foundations or the materials used in the construction of the building.