

CERTIFIED BUILDING SOLUTIONS NEWSLETTER

December 2014

NEW BUILDING CODE OF AUSTRALIA 2014 REQUIREMENTS

There were changes to the *National Construction Code Volumes One and Two* that took effect from 1st May 2014. The key changes for our clients are related to slip resistance to stairways and smoke detection in single dwelling buildings.

Slip Resistance – For new single dwellings and additions CBS will be requesting a slip resistance certificate demonstrating that stair treads or nosings have at minimum a slip

resistance rating tested in accordance with AS4586 of not less than P3 to dry and P4 to wet. Slip resistance requirements for commercial buildings have also been amended. For more information on these changes please contact one of our certifiers.

Smoke Detection - All building approvals from 1st May 2014 are required to have interconnected smoke detectors in all new residential dwellings and additions.



ACT GOVERNMENT FORMS

In September 2014 the ACT Government issued revised forms relating to the building process. While substantially the same as the old forms, EPD have advised that they will not accept any application made on an out-of-

date form. Please ensure that you download the current forms from the ACTPLA website at http://www.planning.act.gov.au/publications_forms/forms.



MINIMUM BA DOCUMENTATION REQUIREMENTS

CBS wishes to remind our clients about the minimum drawing requirements for Class 1 and 10 structures. EPD issued Construction Note 1302 which outlines the rationale for the changes and information on what the changes to the drawing requirements

actually entail. CBS has developed a checklist of the drawing requirements for Site Plans, Floor Plans, Elevation Plans, Section Details and Energy Efficiency which we can provide to you. Contact Thai, Ted or Mary for a copy.



BUILDING APPROVAL COMPLETENESS CHECK

Some of our clients will be aware that the ACT Government began issuing failure fees if details submitted during the Building Approval process were not correct. Our experience over the last few months has shown that the majority of these failure fees relate to the lessee details being incorrect.

These fees are initially charged to CBS, but then are passed on to you. To avoid these

fees please ensure that paperwork submitted as part of the BA process is accurate.

The fees charged by the ACT Government are:

1st Notice - \$167

2nd Notice - \$501

3rd Notice - \$1,170

4th Notice - \$2,506

4+ Notices - \$2,506 + \$1,330 for each additional notice.



CHRISTMAS SHUT-DOWN

CBS will be closed over the Christmas/New Year period. The office will close at lunch time on Friday 19th December and will re-

open for business on Monday 5th January. We wish all our clients a Merry Christmas and a happy and safe new year.

