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Today's Building Services Pty Ltd  
 58A Hope Street  
 NORTH BEACH WA 6020  
 Ph No: 0413 169 971  
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## Certificate of Building Compliance

Residential Class 1 houses and additions (unauthorised building work)

Client name: \_\_\_\_\_ Ph No \_\_\_\_\_

Email: \_\_\_\_\_ Mob: \_\_\_\_\_

Address to which this Application Applies:

Lot No: \_\_\_\_\_ House No: \_\_\_\_\_ Address: \_\_\_\_\_

Local Government area: \_\_\_\_\_

### Fees payable

**For construction with a value of less than \$250K - Min Fees – \$750 + GST**

**For construction with a value > \$300K** \$ \_\_\_\_\_ X 0.3% = Fee \$ \_\_\_\_\_  
 (See below)

- Where construction value is unknown, the value will be determined on the current m2 rate as advertised in construction journals.
- The State building regulations require an inspection to verify the structural soundness of the building or structure. If an inspection is required by TBS, fees will apply at an hourly rate of \$250 incl of travel.
- Inspections may be carried out by another qualified person and a report submitted inclusive of photographic evidence.

### CHECKLIST

The following checklist indicates the minimum documentation (if applicable) required to be certified and submitted to the Permit Authority for the issue of a Building Approval Certificate (BAC).

PLANNING REQUIREMENTS		N/A	YES
	<p><b>Is Planning Approval or R Code variation required?</b></p> <p>If yes and approval already obtained, please provide approval letter with any conditions of approval.</p> <p><b>Note:</b> Planning Approval may be required where buildings are closer to allotment boundaries or higher than required under planning legislation. You should check this with the relevant Permit Authority (local government).</p>	<input type="checkbox"/>	<input type="checkbox"/>
PLANS AND DOCUMENTS – PDF copies			
1	<p><b>Site Plan</b></p> <p>to a minimum scale of 1:200 or 1:500 must be provided showing all proposed and existing structures as well as all relevant setbacks, north point, driveway, site datum, spot levels, contours levels and finished floor levels along with any proposed retaining walls and all street features, i.e. light poles, cross over, street trees etc.</p>	<input type="checkbox"/>	<input type="checkbox"/>

2	<b>Floor Plan</b> to a minimum scale of 1:100 must be provided showing layout, room functions, windows and door locations, clear dimensions, electrical fixtures such as hard-wired smoke detectors, .	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>External Elevations</b> to a minimum scale of 1:100 must be provided showing materials, sizes of windows and door openings (including cyclone screens if applicable), ground, floor and roof levels.	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>Section View/s</b> to a minimum scale of 1:20 showing construction details such as materials and insulation requirements, floor to ceiling heights, roof frame and floor frames and all dimensions.	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Structural certification</b> Engineers certification that the building is structurally sound which should include the following: Any structural elements such as walls, columns, roof beams, suspended floors or retaining walls supporting building loads or higher than 0.5m. The report should include a check on: Wind loadings, Earthquake prone areas, soil conditions.	<input type="checkbox"/>	<input type="checkbox"/>
<b>OTHER – PDF copies</b>			
6	<b>Certificate of Site Classification</b> Only required for new buildings or extensive ground floor additions	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>Bushfire Attack Level (BAL)</b> A BAL report is required if located in a bushfire prone area. The construction of the building is required to comply with AS 3959 Construction in bushfire prone areas. (see Landgate bushfire map to determine if the property is in a bushfire area)	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Copies of BA20 Consent or Court Order for building work</b> If the building work adversely affects other land or encroaches onto other land.	<input type="checkbox"/>	<input type="checkbox"/>
9	<b>Energy Efficiency</b> Buildings require an energy efficiency report to demonstrate compliance with BCA Part 3.12. Note: additions and renovations can be subject to certain concessions as determined in the State Building Regulations.	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Termite Barrier</b> A copy of the nominated termite barrier details are to be provided as per BCA Vol 2 Part 3.1.3 (if applicable) or a certificate from a fully qualified pest controller.	<input type="checkbox"/>	<input type="checkbox"/>
11.	<b>Electrical and plumbing</b> Compliance certificates required for any electrical or plumbing installations.	<input type="checkbox"/>	<input type="checkbox"/>