

## BUILDING WORKS RECLASSIFICATION FROM CLASS 10A TO CLASS 1A FACT SHEET

### What is a Class 10a or 1a Building?

A Class 10a building is a non-habitable building being a private garage, carport or shed.

A Class 1a building is a detached house or one of a group of two or more dwellings separated by a fire-resistant wall, including a row house, terrace house, town house or villa unit.

**It is important for landowners to understand that existing Class 10a buildings are often not built to the specifications of a Class 1a and a thorough investigation should be undertaken with respect to the historic building records prior to lodgement of any Development Application for building reclassification.**

### How do I Lodge a Development Application?

To lodge a properly made Development Application, you will need to provide:

- 1) Completion of [DA Form 2](#)
- 2) [Plans of Development](#) (including Site, Floor, Elevation Plans)
- 3) Payment of [Council Fee](#)
- 4) Details of QBCC Certification Licence and Insurance Receipt numbers
- 5) [Payment details of Portable Long Service Leave Levy](#) including amount, date and number (where works exceed \$150,000)
- 6) [Payment of Queensland Home Warranty Scheme Insurance](#) (where building work is over \$3,300) new work, and
- 7) Owner-builder Permit (if the owner is proposing to carry out the work and the work is valued at over \$11,000).

To avoid an Information Request or delays in the assessment of your application, you will also need to provide:

- 1) Building setbacks in accordance with the Mandatory Part(s) of the [Queensland Development Code \(QDC\)](#)
- 2) [Mine Shaft Search](#)
- 3) The design of wind velocity

- 4) Materials of cladding, lining and finishes
- 5) Energy Efficiency Report
- 6) [Form 15 Design Certificate](#) by a Registered Professional Engineer of Queensland demonstrating that the foundation, footings, wall sheeting, ceiling heights, roof framing, bracing, tie-downs and building elements are compliant for a Class 1a Dwelling
- 7) Geological Soil Report
- 8) Structural Engineering Report and Form 16 Structural Adequacy Certificate confirming that the existing footings, slab and frame are suitable for the conversion of the building from a Class 10a to a Class 1a Dwelling, and
- 9) Termite Declaration (specifying the method of termite resistant system to be used).

### How can I Arrange an Inspection?

Council's Building Certifier is available between 8:30am – 4:30pm Thursdays only upon appointment. It is noted that most Development Permits include a number of free inspections however, if you exceed these then additional costs may apply dependent on your sites location.

### When do I Receive the Certificate of Reclassification?

The builder for a project is required to give notice to the Building Certifier when the Building Work is completed so that a final building inspection can be carried out. The final inspection is required to ensure that all works carried out comply with the Development Permit. Upon completion of the final inspection and if all works are considered compliant, the Building Certifier will issue a Certificate of Reclassification.

**It is only once the Certificate of Reclassification has been received for the Class 1a Dwelling that the building may then be habitated.**