



FACT SHEET

Frequently Asked Questions

WHAT IS REQUIRED FOR BUILDING APPROVAL ?

Building Code

Obtaining a building approval is less subjective than the process of obtaining a planning approval. Building approval is based on the generally specific requirements of the Building Code of Australia.

It is important to consider the requirements of the Building Code at the time of preparing building designs for planning applications. It is also important to note that generally a building approval cannot be issued without having obtained a planning approval for the proposal.

The Building Code of Australia defines ten building classes each of which has specific requirements in important areas such as fire protection. Obviously the documentation required for building approval varies widely depending on the type of structure and its method of construction. In most situations specialist consultants such as engineers are coordinated into a team with the architect to complete the building approval documents.

Documents Required

Typical documents required for building approval generally include plans, elevations, sections, site plans and construction intent details at various scales accompanied by a written specification. Generally it is prudent and cost effective to prepare well considered and reasonably detailed drawings and specification as a basis for cost assessment and contract arrangements. Lack of detail can result in mistakes and expensive variations to the contract cost.

The Process

Building contract arrangements should reflect and coordinate with construction approval documents particularly in areas such as components to be selected or completed by the owner or nominated sub contractors.

Although both planning and building approval can be sought through a council there is facility for obtaining building approval by the employment of private certifiers in South Australia.

It is important to note that final development approval is made up of the two separate consents of planning and building. These applications can be made together or separately. Separate staged applications can avoid the problem of altering a building approval drawing as a result of planning approval requirements.