

FACT SHEET: Building Approval (Domestic)

Approval of building work

A building development approval is required prior to commencing construction on most types of domestic building work.

These approvals are also known as building approvals. Logan City Council does not provide building certification services, it must be sought from a private building certifier. It is in your best interest to obtain quotes before choosing a building certifier.

Role of a Building Certifier

A licenced building certifier is responsible for assessing whether proposed building work complies with the [Building Act 1975](#) and associated codes and standards. The building certifier who issues the building approval must also carry out certain inspections to determine if the building work complies with the approval. Building certifiers can also advise whether a building application is required, as some minor building work may not require an approval (i.e. accepted development). Refer to [Table 1](#) for a list of common building projects that require a building development approval.

Works that do not need Building Approval – accepted development (self-assessable)

Some minor building work is deemed accepted development under Queensland's [Planning Act 2016](#). This means that while a building approval may not be required, the owner must ensure it complies with any applicable standards, such as structural sufficiency, size limits, stormwater runoff, planning scheme requirements or the Queensland Development Codes.

Examples of building work categorised as accepted development include:

- small tool or garden shed or the like up to 10 square metres in area;
- a boundary fence not more than 2 metres high (but excludes swimming pool fencing);
- a retaining wall up to 1 metre high from natural ground level (providing no loads are imposed above it, such as a building, structure or driveway).

A full list of accepted building work can be found in the schedules of the [Building Regulation 2021](#).

Town Planning Requirements

Owners are responsible for complying with current planning scheme requirements such as minimum building setbacks from boundaries depending on your zone and precinct or building on constrained land such as flooding or steep slopes and should make formal enquiries with the Development Assessment branch of Council before starting any work.

Inspections

For works that are the subject of a building approval, certain inspections are required by the building certifier at particular stages of construction.

An example of the required inspections for a new dwelling are:

- footings stage;
- slab stage;
- frame stage; and
- final stage.

Supervision and quality

It is the shared responsibility of the contractor and owner to ensure the building work is carried out in accordance with legislated standards. If you have concerns about the quality of the building work, we recommend that you contact the Queensland Building and Construction Commission on 139 333, who offer a complaint and dispute resolution service. Further information is available on their [website](#).

Do I need a building approval for minor repairs to my home or other building?

Where the work involves repairing or replacing fixtures or wall or ceiling linings, kitchen cupboards, vanity units or floor coverings, a building approval is generally not required.

However, when the work is being carried out, it is important that all materials are “fit for purpose”, meet relevant Australian Standards and linings are fixed in accordance with the manufacturer’s installation instructions.

If you have any concerns about the quality of materials or installation, we recommend that you contact the Queensland Office of Fair Trading on 13 74 68. Further information is available on their [website](#).

If more extensive work is required that affects the structural components of the building, then a building approval may be required in accordance with the *Building Regulation 2021*.

Finalising your building approval

Building approvals are conditioned for the works to be completed within a certain time frame. If it is not completed by that time, then the approval will lapse and a new building application may be required. However the building certifier is required to send a reminder notice at least 3 months before the lapsing time. It is **your** responsibility to ensure inspections are booked and completed in a timely manner in accordance with the approval conditions.

If more time is required, ensure you request an extension of time with your building certifier before it lapses.

Council highly recommends that you arrange for a final inspection and ensure that you obtain your final inspection certificate (form 21) to avoid unnecessary future consequences. An approval that has not been finalised has the potential to impact on future property transactions or may affect the outcome of insurance claims. Further, it is the only way to confirm your building work has been inspected and approved.

Table 1: Building projects that require a building development approval

Building Classification	Description of Work	Building Approval Required
Class 1a		
Dwelling house	<p>New, or a removal dwelling, demolition of a dwelling, or a relocatable dwelling.</p> <p>A new rainwater tank is assessed with a building and plumbing application when it is part of the construction of a new dwelling or building.</p>	Yes
Additions / alterations	<ul style="list-style-type: none"> • Extension/addition to a dwelling • Raising the height of a dwelling • Structural alterations that affect more than 20% of the building's structural components of the same type. For example, but not limited to – <ul style="list-style-type: none"> - Re-roofing - repair and/or replacing; or - Removal or alteration load bearing walls; or - Re-blocking or restumping of an existing building over 20% building's structural components. 	Yes
Secondary Dwelling or Auxiliary Unit (Granny Flat)	Whether attached to or detached from the main dwelling house).	Yes

Building Classification	Description of Work	Building Approval Required
Converting a Class 10a garage to habitable	Whether attached to a dwelling or a freestanding building or structure.	Yes
Enclosing a Patio, Verandah or Deck		Yes
Class 10a		
Patio, Pergola, Gazebo, Sunshade, Greenhouse, Bali Hut, Garage, Shed, Carport and the like	<ul style="list-style-type: none"> • More than 10 square metres in plan area; or • Any side longer than 5 metres; or • Height is more than 2.4 metres; or • Mean height is more than 2.1 metres. <p><i>plan area of the class 10a building or structure, means the area contained within its extremities including overhangs.</i></p>	Yes
Deck	<ul style="list-style-type: none"> • Is Roofed or higher than 1 metre above the natural ground level; and • More than 10 square metres in plan area; or • Any side longer than 5 metres; or • Height is more than 2.4 metres; or • Mean height is more than 2.1 metres. 	Yes
Rainwater Tank (includes stand)	<ul style="list-style-type: none"> • More than 10 square metres in plan area; or • Any side longer than 5 metres; or • Height more than 2.4 metres; or • Diameter of tank more than 3.6 metres. 	Yes
Shipping container (placed on a residential property for more than 30 days)	<ul style="list-style-type: none"> • More than 10 square metres in plan area; or • Any side longer than 5 metres; or • Height is more than 2.4 metres. 	Yes

Building Classification	Description of Work	Building Approval Required
Stable/animal accommodation	<ul style="list-style-type: none"> • More than 10 square metres in plan area; or • Any side longer than 5 metres; or • Height is more than 2.4 metres; • Mean height is more than 2.1 metres. 	Yes
Class 10b		
Fence or Screen	<ul style="list-style-type: none"> • Higher than 2 metres from natural ground level. 	Yes
Retaining wall	<ul style="list-style-type: none"> • The total height of the wall and of the fill or cut retained by the wall is greater than 1 metre; or • Retaining walls constructed closer than 1.5 metres to any other building or other retaining wall (regardless of height of retaining walls); or • Surcharge loading over the zone of influence for the wall. 	Yes
Sunhood, Window hood or Awning to existing building	<ul style="list-style-type: none"> • If the area is greater than 2 square metres. 	Yes
Aerial / Antenna / Satellite Dish; Flagpole	<ul style="list-style-type: none"> • If device is attached to a building or structure and more than 3.5 metres above the building or structure; or • If the device is free standing and more than 10 metres above the natural ground level; or • If the diameter of a satellite dish is more than 900mm. 	Yes
Advertising device (Sign)	<ul style="list-style-type: none"> • If freestanding; and • Higher than 2 metres; or • Wider than 1.2 metres. 	Yes

Building Classification	Description of Work	Building Approval Required
Swimming Pool	<ul style="list-style-type: none"> Inground or Above-ground – any size 	Yes
Demolition of Inground Pool	<ul style="list-style-type: none"> Refer to Fact sheet for decommissioning requirements. 	Yes
Portable pools and spas	<ul style="list-style-type: none"> Capable of holding 300mm or more of water; or Has a volume of 2000 litres or more; or Has a filtration system. 	Yes
Cubby house or Garden furniture or Playground equipment	<ul style="list-style-type: none"> Greater than 3 metres in height. 	Yes
Pontoon	Any size.	Yes
Tent	<ul style="list-style-type: none"> Has a floor area greater than 100 square metres. 	Yes
Hot water systems or photovoltaic solar panel	<ul style="list-style-type: none"> Installation of a solar hot water system or photovoltaic solar panel on the roof of a building. 	No
Air-conditioners	<ul style="list-style-type: none"> Installation, repair, alteration or maintenance. <p>*Unless it is part of a fire safety system or mechanical ventilation system for a building</p>	No

More Information:

- Refer to Council's [Building and plumbing webpage](#);
- Refer to Council's [Planning and Development webpage](#) for town planning requirements such as building setbacks or site constraints.
- Visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central. Opening hours and directions are available on Council's [website](#).
- Contact Council via the details below.