



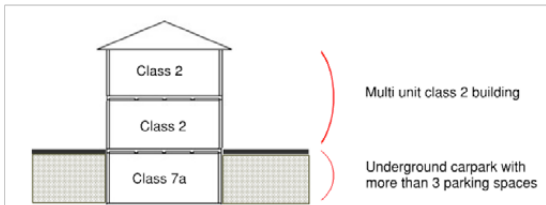
BCA CERTIFIED NEWS SEPTEMBER 2015



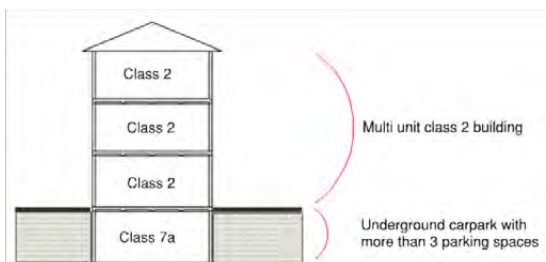
CLASS OF BUILDERS LICENSE VS. NUMBER OF STOREYS

Over the last few years there has been confusion among the industry with regard to what a Class B licensed builder can build under their restrictions outlined in the *Constructions Occupations (Licensing) Regulation 2004*. The main issue seems to arise with Class 2 buildings which have a basement carpark.

A Class B builder can carry out building work in relation to a building that is three storeys or lower. However, it is important to note that the *Constructions Occupations (Licensing) Regulation 2004* and the *ACT Building Act 2004* definition of a storey includes a basement carpark with more than three carparks for licensing purposes. (Note: This can be confusing as this definition excludes a storey below the ground for Home Owners warranty purposes only.) With this in mind the following is a three storey building which a Class B licensed builder can build.



The following is an example of a four storey building which requires a Class A licensed builder. (Note: Home Owners warranty is still required for this building.)



ZERO TOLERANCE FOR STAIRS

As we all know, stairs are an integral part of the buildings we occupy each day. Unfortunately, with this comes the source of many injuries and, in some cases, even deaths. It is important to note that the Building Code of Australia states that risers and goings are required to be constant throughout a flight of stairs. Therefore, it is critical that builders and contractors take extreme care when building stairs to ensure compliance with the BCA is achieved. Please [click here](#) to watch a quick video of a flight of stairs at a New York Subway. One step is approximately 10mm higher than the rest of the flight. The video shows how many people trip on this one riser in one day.

BUILDING WORK COST GUIDE

Applications for building approvals must contain an estimated cost of work in order to generate the governments building levy fee. This estimated amount is to be determined in accordance with the *Building (General) (Cost of Building Work) Determination* under the *Building (General) Regulation 2008*.

The Cost of Building Work guide is updated annually and takes effect from 1 July each year.

Follow [this link](#) to view and download a copy of this year's *Building (General) (Cost of Building Work) Determination*.

Also see [this link](#) to download the 2015-2016 Fees and Charges booklet. This booklet contains the government fees and charges for a range of services including Development Applications, Licensing/Registration and more.

Please visit the [ACT Government, Environment and Planning Directorate - Planning](#) website for more information.



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ASBESTOS

Recent changes to the *Building Act 2004* and the *Building (General) Regulation 2008* have seen some significant changes in the way asbestos is regulated in the ACT. This has been an area of some uncertainty since the initial changes however it can be simply explained.

- Non structural asbestos removal only - no building approval required.
- Asbestos removal associated with building work - building approval required.

It is important to note that the asbestos removalists are now licensed under Work Safe and no longer the *COLA Act 2004*. It is the responsibility of the asbestos removalist to ensure they meet the requirements of Work Safe in regard to documentation, notification and safety.



Did you know?

We've just had our first anniversary at our new Canberra premises. 2-6 Shea St Phillip.

We would love for our clients and friends to pop in and say hi. There's coffee close by and we are not too far from the old office.

BCA Certifiers also has offices in QLD & NSW

and can undertake your certification and compliance work in those states should the need arise.

BCA Certifiers enable reliable compliance with the Building Code of Australia and building code legislation. Get in touch with us.

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