

CHANGE OF BUILDING

CLASSIFICATION | Converting a Class 10a to Class 1a

A Class 10a building such as a shed is intended to be used as a non-habitable structure and is not permitted to be used for residential purposes without a change of classification. Typically, sheds have not been designed to comply with the structural performance criteria required for a Class 1a dwelling under the Building Code of Australia. It is recommended that you consult with an appropriately qualified Register Professional Engineer (RPEQ) prior to the change of classification application being lodged.

Building Requirements

To ensure compliance with the acceptable building provisions a building application to convert the Class 10a to a Class 1a is required to be lodged regardless if additional building work is required or not. The application will be assessed against the building provisions from the Building Code of Australia for a Class 1a dwelling and needs to be designed and constructed to meet but not limited to the following standard requirements:

Structure

- The footing/slab system will need to structurally perform under appropriate loads of a dwelling. This may require a structural engineer's assessment and certification;
- The walls and roof frame will need to be sufficiently tied down to withstand wind loads for the area. The roof and wall cladding will also be considered. A structural engineer typically calculates this appropriate to the importance level of the building.

Termite Management

- A termite management system is required to be installed to protect the primary building elements from an attack from subterranean termites.

Fire Safety

- In order to comply with the Queensland Development Code (QDC), the dwelling must be located 1.5m from side and rear boundaries (single storey), however if a relaxation has been obtained through a Referral Agency Application, a minimum distance of 900mm must be maintained from all common boundaries to comply with fire separation provisions;
- For new work hardwired smoke alarms must be installed. Where there is more than one smoke alarm required they must be interconnected and comply with AS3786-2014.

Health and Amenity

- The dwelling must meet the minimum requirements for wet areas, light and ventilation, ceiling height and have the appropriate facilities for the intended use.

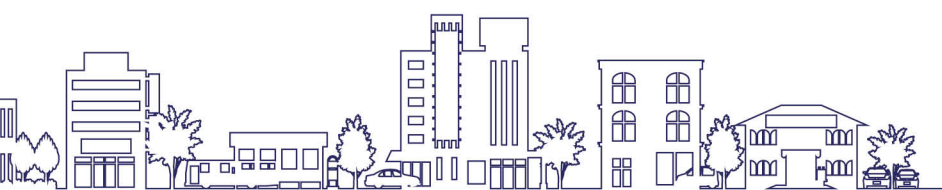
Reports and Additional Requirements

- The dwelling will need to have energy efficiency; possibly requiring additional materials to ensure it complies. An Energy Efficiency report is typically required for the development application;
- Geotechnical report (soil test);
- Engineers plans and Form 15;
- Bushfire, Flood Study, Concurrence Referrals, Planning and Operational Works Approvals.

Upon the issue of a building permit the building works may then commence to upgrade the building to comply with Class 1a requirements.

Siting Requirements

The [Queensland Development Code](#) (QDC) regulates siting requirements for single detached dwellings and Class 10 type structures. Please refer to Council's Fact Sheet on [Siting Requirements](#). A [Planning Scheme](#) may have 'alternative provisions'



which provide boundary setbacks that conflict with the Queensland Development Code. Where such provisions exist, then those provisions override the QDC.

Other Applications Required

- Development Application - Please contact Council's Duty Planner to check if any planning applications are required (ie. material change of use and/or operational works for access if a driveway/crossover is required)
- Plumbing & Drainage Application – If plumbing and drainage works are part of the project then a Plumbing and Drainage Permit will be required.

Wind Category Rating

The building work is required to be designed to comply with the wind rating of the property. The building plans/documents must confirm the design standard. To find out the wind rating of your property you will need to contact either your nominated RPEQ Engineer or the authority nominated to assess the application.

Lodging an Application

To lodge your application with Council for a Class 1a building, the following documentation will be required:

- DA Form 2 completed in full
- Site Plan (fully dimensioned)
- Elevation and Section Plans (fully dimensioned)
- Floor plan
- QBCC Home Warranty Insurance Notice of Cover (if work is undertaken by a licenced builder and project value is greater than \$3,300)
- PLSL Receipt (if project value is greater than \$150,000)
- Owner Builder Permit (if owner builder project is valued more than \$11,000)
- Engineer drawings/specifications/design certification
- Geotechnical Report
- Energy Efficiency Report
- Concurrence Agency advice
- Planning approvals including Operation works

For further information regarding QBCC Home Warranty Insurance or Owner Building, please visit www.qbcc.qld.gov.au.

Where to Lodge Your Application

Email: developmentadvice@rrc.qld.gov.au

Post: PO Box 1860, Rockhampton QLD 4700

Online: [eServices - Applications](#)

Visit: Development Advice Centre (DAC) or a Council Customer Service Centre.

DAC – Level 2, Walter Reid Cultural Centre, Corner Derby and East Sts, Rockhampton City

Customer Service Centres:

- Rockhampton Office - City Hall, 232 Bolsover Street, Rockhampton City
- Gracemere Office - 1 Ranger Street, Gracemere
- Mount Morgan Office - 32 Hall Street, Mount Morgan

Related Websites

Building Act 1975

www.legislation.qld.gov.au

Building Application Form

<https://www.rockhamptonregion.qld.gov.au/Development-Advice/Forms-and-Fact-Sheets/Forms>

Rockhampton Region Planning Scheme

<https://www.rockhamptonregion.qld.gov.au/Development-Advice/Planning-Schemes-and-Studies/Rockhampton-Region-Planning-Scheme>

Queensland Development Code

www.hpw.qld.gov.au

Building Regulation 2006

www.legislation.qld.gov.au

Queensland Building and Construction Commission (QBCC)

www.qbcc.qld.gov.au

