

Purpose of this Information Sheet

To provide a guide on building application requirements for installing **on-roof** solar hot water systems (systems including the solar panels and the water tank and located on the roof).

Matters to Note

Wind Category Rating: Building work is required to be designed to comply with the wind rating of the property (either Non-Cyclonic or Cyclonic). The building plans/documents must confirm the design standard. To find out the wind rating of your property contact either your nominated RPEQ Engineer or the authority nominated to assess the application. Generally, cyclone brackets are approved for use by the Manufacture of the system being installed.

When is a Permit Required

On-roof system being installed on an existing building:

This is determined to be assessable building work in accordance with the Building Regulations 2006. Accordingly, an application for installation of these systems may be required. (See Schedule 1, Clause 15 of the Regulation)

On-roof system being installed as part of a new building project:

The installation is considered to be a component of the building project and details of method of installation are to be provided within that application. Refer to Item 4 and 5 below for information which be provided and to Section 'Final Inspection Requirements' below.

Split system being installed on a new or existing building:

A split hot water system (where the water tank is located on the ground) is not considered to be assessable building work in accordance with the Building Regulations 2006 due to the minimal load of the panels and therefore no building application is required for installing these systems. This does not negate the responsibilities of the installer to ensure the work is carried out in accordance with manufacturer's specifications and in a tradesmanlike manner.

Documents Required for Lodging the Application

Where an on-roof solar hot water system is to be installed on an existing building then an application is required, and the following documentation is required to support the application:

1. Sustainable Planning Act 2009 Form 1 (property details) – see website www.dip.qld.gov.au
2. Sustainable Planning Act 2009 Form 2 (building details) – see website www.dip.qld.gov.au
3. Plan of the dwelling showing the proposed location of the system
4. Tie-down details as per manufacturer's details or as per competent person
5. A statement confirming that the existing roof frame is structurally sufficient to accept the load of the system. Note: if additional strengthening is required then appropriate plans are to be provided.
6. A fee for the assessment and inspection of the installation is required (as from 1 July the fee is determined to be Class 10 minor building works)

Final Inspection Requirements

A Form 16 inspection certificate is required to be completed by the installer to confirm the fixture has been installed in accordance with the manufacturer's specifications and the approved building plans. The Form 16 is obtainable on the website www.hpw.qld.gov.au (look under either Popular Resources, or the menu 'Resources' then 'Building Forms'). Upon completion of the installation, arrangements should be made with the certifier to conduct a final inspection. At that time, the completed Form 16 is to be provided to the certifier.

Where To Lodge the Application

The application may be lodged at any of the three offices of the Rockhampton Regional Council (located in Rockhampton, Gracemere and Mount Morgan).

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