
30.00 Certification under the Building Act at Griffith University

30.01 Background

By Order-In-Council made on the 13th January 1983, as amended by Order-In-Council 13th November 1986, GU is deemed to represent the Crown in right of the State for the purposes of the Building Act. In 1999 all GU campuses were designated as Community Infrastructure under Part 6 of the Integrated Planning Act.

The result of this Order-In-Council and Ministerial Designation is that all building work carried out within the University is assessed for Building Act compliance by the University. To meet its obligations, the University will appoint a Registered Building Surveyor for each project to perform the building surveying duties.

30.02 Obtaining Building Approval

Building approvals are to be obtained from the GU appointed Building Surveyor (UBS) for all building works which involve alterations to existing walls, extensions to existing buildings and the construction of new buildings. A building application submitted to the UBS shall include three (3) copies of all documents listed below:

Note: With regard to plans, two (2) A3 copies and one (1) A1 copy of **all** drawings requested is to be provided. The A1 set is required for lodgement with Queensland Fire & Rescue Service (QFRS).

Building Application and Certificates

Building Application Forms Part A & B - available at www.ipa.qld.gov.au/main/default.asp

Architectural

Floor Plans, Elevations and Sections
Architects Design Certificates

Structural

Design Drawings
Structural Design Certificate

Mechanical

Design Drawings
Mechanical Design Certificate

Electrical

Floor Plans (indicating Exit Signs and Emergency Light)
Electrical Design Certificate

Hydraulic

Floor Plans (indicating Booster Hydrant and Hosereels locations)
Hydraulic Design Certificate

Fire Services

Floor Plans (indicating All Special Fire Services)
Fire Detection & Warning System Design Certificate

Note: Standard Certificates (Form 15) available at www.lgp.qld.gov.au/?id.287

30.03 Process for Obtaining Building Approval

Obtaining Building Approval

The Coordinating Consultant or Contractor is to coordinate and lodge all documentation described in Section 24.1 to the UBS prior to issuing tender documents or within four (4) weeks of agreeing Total Project Sum (TPS) for Design & Construct projects.

When building work is approved, the UBS will return one (1) set of the approved documentation to the Applicant.

During Construction

The Applicant and all relevant consultants will carry out inspections of the building work to check general compliance with the approved documentation. The UBS will be available to answer questions or carry out specific inspections as the need arises.

The Applicant must keep the UBS informed about any amendments which may effect the building's compliance with the Building Legislation.

At Practical Completion

The Applicant shall advise the UBS that all work has been completed in accordance with the approved documents and of any changes affecting the Buildings Compliance, which happened during the construction period.

Copies of Consultants completion certificates and all other relevant certificates are to be provided to the UBS.

The UBS and the University Fire Officer (UFO) shall be invited to witness all testing prior to inspection by the QFRS.

The UBS will issue the Certificate of Classification for the building once completion and compliance is achieved.

Note: Standard Completion Certificate (Form 16), available at www.lpg.qld.gov.au/?id.287, must be submitted in order for a Certificate of Classification to be issued if required.

30.04 Queensland Fire and Rescue Service Approvals

The QFRS approval for Special Fire Services is required by the University acting as the Local Authority under the Building Act.

Once all relevant documentation is received, the UBS will arrange lodgement of the Special Fire Services application to the QFRS and payment of the relevant fees.

30.05 Health Approvals

The Coordinating Consultant or Contractor is to obtain the Health approvals from the relevant Local Authority.

Note: Building approval will not be issued by the UBS until Health comments are received.

30.06 Sewerage and Water Supply Approval

The Coordinating Consultant or Contractor shall coordinate documents, pay all associated fees and obtain approval from the relevant local authority as required under the Sewerage and Water Supply Act. This application is to be made at the same time as lodging the Building Application with the University.