

# FACT SHEET – 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 for residential occupation 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) before the change of classification application is lodged.

### Building requirements

To ensure compliance with the acceptable building provisions, a building application to convert Class 10a to Class 1a must be lodged regardless of whether additional building work is required. 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 standard requirements. These requirements include, but are not limited to:

#### 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 according to the importance level of the building.

#### Termite Management

- A termite management system must be installed to protect the primary building elements from subterranean termite attacks.

#### Fire Safety

- In order to comply with the Queensland Development Code (QDC), the dwelling must be located 1.5 m from side and rear boundaries (single storey); however, if a relaxation has been obtained through a Referral Agency Application, a minimum distance of 900 mm must be maintained from all common boundaries to comply with fire separation provisions.
- For new work, hardwired smoke alarms must be installed. Where more than one smoke alarm is 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, and ceiling height, and it must 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 Management Plan, Flood Study, Concurrence Referrals, Planning or Operational Works Approvals.

### Once a Building Permit is issued, construction may commence to upgrade the building to meet 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.

### Other applications required

- Development Application - Please contact Council's Planning team to check if any planning applications are required (i.e. material change of use and/or operational works).
- 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, please refer to Council's Fact Sheet Building Application Guidelines and Checklists.

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### Where to lodge your application

**Email:** bpadmin@maranoa.qld.gov.au

**Post:** PO Box 620, Roma QLD 4455

**Visit:** Council Customer Service Centre.

### Customer Service Centres:

- Roma Operating Area: Cnr Bungil and Quintin Street, Roma
- Warroo Operating Area: 73 Burrowes Street, Surat
- Bungil Operating Area: 32 Hutton Street, Injune
- Bendemere Operating Area: 20 Stephenson Street, Yuleba
- Booringa Operating Area: 100 Cambridge Street, Mitchell

### Related websites

*Building Act 1975*

<http://www.legislation.qld.gov.au>

*Queensland Development Code*

[www.hpw.qld.gov.au](http://www.hpw.qld.gov.au)

*Building Regulation 2006*

[www.legislation.qld.gov.au](http://www.legislation.qld.gov.au)

*Queensland Building and Construction Commission (QBCC)*

[www.qbcc.qld.gov.au](http://www.qbcc.qld.gov.au)