

Building Consent Checklist

COMMERCIAL BUILDING

Administrative Provisions

- Completed application / engagement form (can be downloaded from katnichdodd.com.au)
- Copy of the provisional development plan consent, conditions and stamped approved plans (Including confirmation that building plans are consistent)
- Evidence that the Construction Industry Training Fund fee has been paid (payments can be made online at www.CITB.org.au and a copy of receipt forwarded to Katnich Dodd)

Technical Details

2 complete sets (3 if return set required) of the plans, drawings, specifications and other documents, including:

- Site plan indicating the number of floor levels, location of buildings, boundaries & site features
- Architectural plans and elevations indicating the proposed layout and use of each area, including location of exits, fire resistance details, amenities, storage details etc.
- Building specification and schedules (e.g. glazing, door hardware, a/c, partition walling construction, masonry walling dpc & lintel details, material properties, sound insulation etc.)
- Building services documentation highlighting the required essential safety provisions for the building including fire (hydrants, hose reels, sprinklers, extinguishers etc.), mechanical, (a/c, smoke hazard management etc.) electrical (exit and emergency lighting, smoke detection and alarm system, occupant warning system etc.), hydraulics & lift etc. (as appropriate)
- Engineering documentation covering any structural and civil works (i.e. structural layouts and details, structural calculations, site soil assessment & footings, site & roof storm water drainage)
- Floor & roof framing plans and truss design details (where applicable)
- Stair, handrail and balustrade details (may relate to new or existing)
- Wet area details including number and location of sanitary facilities (relevant sketches from Min Spec SA F1.7, AS3740 & BCA)
- Energy Efficiency details showing compliance with Part J (Also applies where modifications occur to existing a/c plant and lighting. May require glazing calculator if significant alterations to existing built fabric. Check list available on request)
- Details showing accessibility compliance with AS1428.1 (where works trigger the requirements of part D3.3 & F2.4 of the BCA)
- Corrosion protection details (if applicable)
- Bushfire protection details (Class 2,3 & 4 buildings only)
- Demolition details to AS2601 (where applicable)