

Building and Plumbing Newsflash 604

Light-weight class 10 buildings and structures under the Queensland Development Code Mandatory Part 1.4 – Building over or near relevant infrastructure

Purpose

To clarify the intent of the concessions for light-weight class 10 buildings and structures under the Queensland Development Code Mandatory Part 1.4 - Building over or near relevant infrastructure (QDCMP1.4), version 1.2.

Background

The QDCMP1.4 applies to building work for buildings and structures to be carried out on, or adjacent to, a lot that contains relevant infrastructure (sewers, water mains, stormwater drains and combined sanitary drains).

Building work must be assessed against QDCMP1.4 as part of a building development application.

The QDCMP1.4 provides acceptable solutions for the:

- location of footings, excavations, compaction, piles and piers
- design of footings in certain instances
- extent filling can be undertaken
- clearance zones around infrastructure.

Concessions for light-weight class 10 buildings and structures are also provided in the acceptable solutions, specifically A1(2)(b)(i) to (iii) and A2.2.

Where QDCMP1.4 applies and a building or structure does not comply with an acceptable solution of the code, a certifier must refer the application to the service provider for assessment.

Issue

An issue has been identified concerning the light-weight concessions being applied to complex, bulky and integrated buildings and structures, contrary to the intent of the provision.

This has resulted in structures being built that:

- cannot be easily removed or rebuilt without considerable effort and expense
- adversely affect the operation and/or place an adverse load on the infrastructure
- restrict the service provider's access to infrastructure.

Applying light-weight concessions

The QDCMP1.4 defines a building or structure to be a light-weight class 10 if:

- (a) it is a class 10 building or structure, and
- (b) all of the walls, columns and roofs of the building or structure are constructed from materials other than concrete and masonry.

Examples include a:

- steel-framed shed, carport or garage with a slab
- timber patio, deck or gazebo
- fiberglass or polyethylene rainwater tank.

This definition and the subsequent concessions are to be strictly and narrowly applied. Typical light-weight class 10s have the appearance of a building or structure that is **ancillary** to the main building.

Buildings and structures that are not light-weight class 10

For the purposes of QDCMP1.4, the following should not be classified as light-weight class 10s:

- **class 10 buildings or structures with roofing that is integral to, or a continuation of, the main building's roof.**

Examples include buildings and structures that are connected to, and project directly out from, the main building. These structures are under the same roofline of the main building, i.e. their roofs are a continuation of the roof trusses of the main building.

They are often constructed at the same time as the main building e.g. integrated outdoor entertainment rooms, entranceways and garages/carports.

- **class 10 buildings or structures that form an integral part of the design of the main building**

Examples include buildings and structures that form an integral part of the design of the main building, such as a porch whose floor is connected to the main structure of the house, rather than being attached to the house.

Buildings and structures that are light-weight class 10

For the purposes of QDCMP1.4, the following can be classified as light-weight class 10s:

- patio structures of simple timber post and beam construction
- patio structures made of prefabricated elements i.e. polycarbonate roofed patios
- simple decks and gazebos that are attached to, rather than form part of, the main building
- modest carports and garages
- steel sheds
- rainwater tanks.

Note: the examples provided are not exhaustive but demonstrate how to apply the principles of the light-weight class 10 definition.

More information

To view the QDCMP1.4, please visit the [Business Queensland website](#).

Visit the Queensland Government legislation website to view the [Building Act 1975](#) and the [Building Regulation 2021](#).

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