



Building Newsflash

DRAFT INSPECTION CHECKLIST FOR CLASS 2 TO 9 BUILDINGS – PUBLIC COMMENT SOUGHT

Purpose

The purpose of this Newsflash is to call for industry comment on a draft Inspection Checklist for Class 2 to 9 Buildings to be included in inspection guidelines. **Please note the draft checklist has not been approved by the chief executive. It is being released for consultation purposes only.**

Background

Under section 258 of the *Building Act 1975* the chief executive may publish guidelines to help foster compliance with the Act. Section 26 of the *Building Regulation 2006* allows inspection guidelines to specify the aspects or items that make up the completion of or a particular stage of assessable building work and ways of inspecting it. Guidelines are intended to assist building certifiers and builders in meeting their responsibilities for mandatory inspections.

Inspection guidelines, including checklists, addressing mandatory inspections for class 1a buildings or class 10 buildings or structures and swimming pools are available on the Department's website <http://www.lgp.qld.gov.au/?id=259>.

Currently, there are no inspection guidelines or checklists for class 2 to 9 buildings. The Australian Institute of Building Surveyors (AIBS) along with other industry stakeholders advise there is a need for inspection guidelines for class 2 to 9 buildings. AIBS and Building Codes Queensland have developed a draft checklist to be included in inspection guidelines intended for final inspections in Class 2 to 9 buildings once it is approved.

Further Information

A copy of the draft inspection checklist for class 2 to 9 buildings follows this Newsflash.

Feedback

The Department now seeks your comments or suggestions on any part of the draft checklist. Comments can be made by [email](#) or by post to Building Codes Queensland, P O Box 15031 City East 4002.

The closing date for comments is **31 July 2007**.

Contact Officer

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CLASS 2-9 BUILDINGS – FINAL INSPECTION

	RESULT	REMARKS
GENERAL		
Aspects from previous inspections finalised		
Construction in accordance with approved plans		
Compliance with conditions of approval		
STRUCTURE		
Structural provisions		
Termite risk management		
FIRE RESISTANCE		
Fire Resistance and Stability		
Fire resisting construction		
Lightweight construction		
Fire hazard properties		
Compartmentation and Separation		
Large isolated buildings – open space & access		
Smoke walls and smoke doors		
Vertical separation		
Separation of equipment		
Protection of Openings		
Fire doors		
Protection of openings		
Penetrations through fire rated construction		
Bounding construction		
Construction joints		
ACCESS AND EGRESS		
Provision for Escape		
Dimensions of exits		
Fire isolated exits		
Non-fire-isolated exits		
External exits in lieu of fire isolated exit		
Discharge from exits		
Construction of Exits		
Separation of rising and descending stairs		
Open access ramps and balconies		
Smoke lobbies		
Installations in exits and paths of travel		
Enclosure of space under stairs and ramps		
Width of stairways		
Pedestrian ramps		
Goings and risers		
Landings		
Thresholds		
Balustrades or other barriers		
Handrails		
Fixed platforms, walkways, stairways and ladders		
Doorways and doors		

Operation of latches		
Re-entry from fire-isolated exits		
Signs on doors		
Access for People with Disabilities		
Building access for people with disabilities		
Stairs and ramps compliance with AS1428.1		
Carparking space for people with disabilities		
Identification of accessible facilities		
Hearing augmentation		
Tactile indicators		
SERVICES AND EQUIPMENT		
Fire Fighting Equipment		
Fire hydrants		
Fire hose reels		
Sprinklers		
Portable fire extinguishers		
Fire control centre		
Smoke Hazard Management		
Smoke detection and alarm system		
Stair pressurisation system		
Zone smoke control system		
Smoke exhaust system		
Smoke and heat vents		
Special fire suppression systems		
Air handling systems used for smoke control		
Lift Installations		
Stretcher facility in lifts		
Lift warning signs		
Emergency lifts		
Facilities for people with disabilities in lifts		
Fire service controls in lifts		
Emergency Lighting, Exit Signs and Warning Systems		
Emergency lighting		
Exit signage		
EWIS		
HEALTH AND AMENITY		
Damp and Weatherproofing		
Weather and damp-proofing		
Stormwater drainage		
Waterproofing of wet areas		
Provision of floor wastes		
Sub-floor ventilation		
Sanitary and Other Facilities		
Sanitary facilities		
Facilities for people with disabilities		
Construction of sanitary compartments		
Room Sizes		
Ceiling heights		
Light and Ventilation		

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Lighting		
Ventilation		
Airlocks		
Carpark ventilation		
Commercial kitchen exhaust hood		
Sound Transmission and Insulation		
Sound insulation of floors		
Sound insulation of walls		
Sound insulation of services		
ANCILLARY PROVISIONS		
Refrigerated chambers, strong-rooms and vaults		
Prevention of falls from buildings or structures		
Heating appliances		
Atrium construction		
Bush fire construction		
SPECIAL USE BUILDINGS		
Theatres, stages and public halls		
ENERGY EFFICIENCY		
Building fabric		
External glazing		
Building sealing		
Air movement		
Air-conditioning and ventilation systems		
Artificial lighting and power		
Hot water supply		
REQUIREMENTS UNDER THE QDC		
Workplaces		
Workplaces involving spray painting		
Detention centres		
Retail meat premises		
Private health facilities		
Fire safety in budget accommodation buildings		
Fire safety in residential care buildings		
Higher risk personal appearance services		
Residential services building standard		
Pastoral worker's accommodation		
Child care centres		
Tents		
Sustainable buildings		
Floating buildings		

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