Preparation and certification of plans

The Better Buildings Model introduces requirements at the plan-making stages, whereby an accredited person:

- prepares building design plans and specifications for certain buildings
- prepares and certifies plans for structural, electrical, hydraulic, geotechnical and stormwater designs that reflect the degree of engineering risk
- prepares and certifies plans for specified critical fire safety provisions
- prepares plans and/or specifications and issues a design component certificate for compliance with BASIX and BCA energy efficiency requirements
- prepares plans and/or specifications and issues a design component certificate for compliance with BCA sound insulation requirements

Why?

- By mandating the appropriate level of detail to be included in building design plans and specifications, development will better comply with the BCA and the development consent/CDC. This avoids costly compliance issues down the track, including the redesign and rectification of defects and retrospectively amending plans.
- Improved processes for building design plans and specifications enables builders to better plan and undertake compliant construction work – reducing the costs of defects that may occur because of poor quality work or construction work that is incorrectly undertaken because of a lack of clarity on the plans.
- With auditing processes revealing that BASIX requirements aren’t being met – mainly because the details of how a development will comply with BASIX are not being specified – using an accredited person to prepare specifications for BASIX compliance at the CC/CDC stage will enable builders to implement the correct measures during construction.
- The preparation and certification of plans by accredited engineers mandates the application of engineering expertise for more complex dwellings and buildings and for those buildings requiring a complex engineering solution.