

BAKER BUILDING CERTIFICATION

Private Building Certifiers

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RESIDENTIAL | COMMERCIAL | INDUSTRIAL | REMOTE

A.B.N: 70608697730

Building Codes of Australia Assessment Compliance Report

The proposed building works were assessed in accordance with the Building Act 1975 of Queensland. The building works, if constructed in accordance with the approved drawings will comply with the Building Assessment Provisions.

Building Certifier Reference Number: **00005449**
Building Certifier Decision Date: **Tuesday, 7 February 2023**
Local Government Area: Cairns Regional Council
Applicant: Clarke and Prince Architects
Owner: Energy Queensland Limited
Address of Site: 32-38 Hartley Street
CAIRNS QLD 4870

Building Class & Description of Works:

8 New Construction of Operational Telecommunications Hosting Facility

Real Property Description of Site or GPS Coordinates:

Lot: Plan Type: Plan Number:
2 RP 738082

This Building Codes of Australia Assessment Compliance Report should be read in conjunction with:

Referral and Concurrence Agencies (If Applicable) :	See Attachment A
Required Inspections :	See Attachment A
Compliant Drawings and Documents Described as :	See Attachment A
Required Certificates and Building Certifiers Conditions :	See Attachment A
Reason for Refusal (If Applicable):	See Attachment A

Date of this Notice: **Tuesday, 7 February 2023**

Certifier:

Clayton Baker

Licence Number:

A700469

Signature:



ATTACHMENT A**REQUIRED INSPECTIONS**

Description	Recommended Agent	Contact	Comments
Slab Inspection	RPEQ Engineer	RPEQ Engineer	
Frame Inspection	RPEQ Engineer	RPEQ Engineer	
Final Inspection	Baker Building Certification		

APPROVED DOCUMENTATION**Architectural**

Plans endorsed with BA5449

Hydraulic

Plans endorsed with BA5449

Structural

Plans endorsed with BA5449

REQUIRED CERTIFICATES ***Form 12 Certificate - Fire Safety - Fire and Smoke Wall and Ceilings**

To be provided from a QBCC Passive Fire Protection Licencee stating that all dry wall systems using fire grade plasterboard (walls, ceiling & shaft) systems have been installed in accordance with the manufacturers specification and also provide the required Rw (acoustic) and FRL (fire resistance) levels.

Council Plumbing Final Clearance

Please provide the Council Plumbing Final Certificate.

Form 12 Certificate - Electrical - Artificial Lighting

To be provided from a licensed Electrician certifying that the total design illumination power load for artificial lighting has not been exceeded and lighting installed complies with lighting design, NCC Volume 1 Part J and AS1680.

Form 12 Certificate - Electrical - Systems

To be provided from a Licensed Electrician certifying the installation of all electrical systems in accordance with AS3000.

Form 12 Certificate - Engineer - Footings

To be provided from an RPEQ Engineer for the inspection of the formwork and reinforcement for the footings before the concrete is poured.

Form 12 Certificate - Engineer - Frame

To be provided from an RPEQ Engineer for the inspection of the framing prior to installing the cladding.

Form 12 Certificate - Engineer - Mechanical Ventilation

To be provided from an RPEQ Engineer certifying the installation of the mechanical ventilation system in accordance with NCC Volume 2 and AS1668.2-2012.

Form 12 Certificate - Engineer - Piling

To be provided from an RPEQ Engineer certifying that all piling has been provided with the required bearing pressure as required by the geotechnical investigation.

Form 12 Certificate - Exit Doors

To be provided from a QBCC Licenced Builder certifying that all exit doors or doors in the path of travel to exit doors are openable from within without a key (including automatic doors) and the doors comply with NCC Volume 1 Part D2.21.

Form 12 Certificate - Fire Doors, Smoke Doors, Fire Windows and Shutters

To be provided from QBCC Licensed Builder verifying compliance with the NCC Volume 1 Specification C3.4.

Form 12 Certificate - Fire Safety - Emergency Lighting and Exit Signs

To be provided from a QBCC Electrical Fire Protection Licencee certifying that the emergency lighting comply with NCC Volume 1 Part E2.2a and exit signs comply with NCC Volume 1 Part E4.8.

Form 12 Certificate - Fire Safety - Penetrations

To be provided from a QBCC Passive Fire Protection Licencee stating that all penetrations have been fire stopped and smoke sealed and/or provided with a proprietary fire rating system and installed in accordance with the manufacturer's installation instructions.

Form 12 Certificate - Fire Safety - Portable Fire Extinguishers

To be provided from a QBCC Portable Fire Protection Licencee certifying that all portable fire extinguishers are fully operational and comply with NCC Volume 1 Part E1.6 and AS2444.

ATTACHMENT A

REQUIRED CERTIFICATES *

Form 12 Certificate - Glazing

To be provided from a QBCC Glass, Glazing and Aluminium Licencee stating that glazing has been adequately selected and installed with particular attention to wind loading and human impact and complies with AS1288 and AS2047.

Form 12 Certificate - Seismic Restraint - Ceilings

To be provided from a QBCC Licensed Builder confirming seismic restraints have been installed for the earthquake loading conditions covered in the structural design where required by AS1170.4 for the ceilings.

Form 12 Certificate - Seismic Restraint - Electrical

To be provided from a Licensed Electrician confirming seismic restraints have been installed for the earthquake loading conditions covered in the structural design where required by AS1170.4 for the electrical services.

Form 12 Certificate - Seismic Restraint - Mechanical Services

To be provided from an RPEQ Mechanical Engineer confirming seismic restraints have been installed for the earthquake loading conditions covered in the structural design where required by AS1170.4 for the mechanical services.

Form 12 Certificate - Surveyor - Finished Floor Level

To be provided from a Registered Cadastral Surveyor certifying the floor level of the finished building work is a minimum of m AHD.

Form 12 Certificate - Termite Control

To be provided from a QBCC Termite Management Licencee certifying the installation of the termite management system in accordance with AS3660.1.

Form 15 Certificate - Seismic Restraint - Design

To be provided from an RPEQ Engineer confirming the design of the seismic restraints for the ceilings, plumbing, electrical and mechanical services complies with the NCC Volume 1 Part B1.2 and AS1170.4.

Test Certificates - Fire Hazard Indices of Materials

To be provided from a Recognised Testing Authority that materials, linings and surface finishing within areas of the building noted in Section C1.10 of the NCC Volume 1 do not exceed the maximum required fire hazard indices and or that materials are non combustible.

** Additional certificates may be requested upon inspection of the building work.*

BUILDING CONDITIONS

Standard Building Conditions

- 1 The builder is to ensure that the buildings are contained wholly within the confines of the allotment boundaries. We recommend that a registered land surveyor be engaged to set the buildings out to ensure compliance is achieved.
- 2 Doors leading to required exits or forming part of a required exit must be readily openable without a key by a single hand action on a single device in accordance with NCC Volume 1 Part D2.21.
- 3 Emergency lighting to comply with NCC Volume 1 Part E4.2 and AS2293.1, and exit signs to comply with NCC Volume 1 Part E4.5.
- 4 Portable Fire extinguishers shall be installed in accordance with NCC Volume 1 Part E1.6 and AS2444, and installed in the location, type and capacity applicable to the hazard type.
- 5 Installations in exits and paths of travel to comply with D2.7.
- 6 Portable fire extinguishers shall be provided in accordance with E1.6 of the Building Code of Australia and Australian Standard AS2444, and installed in the location, type and capacity applicable to the hazard.
- 7 Roofwater to be piped to the legal point of discharge and away from the buildings foundations.
- 8 Protection against termites is to be provided in accordance with AS 3660.1. Certificate to be supplied at final from a licensed applicator of an approved method. Regular inspections and maintenance to be carried out to ensure there is no breach of the termite barrier. Refer to the approved plans or specification for the type of system proposed

APPROVED FIRE SAFETY SCHEDULE

Measure	DesignStandard	MaintenanceStandard
Emergency lighting	BCA E4.2, E4.4 & AS/NZS 2293.1-2005	
Portable fire extinguishers	BCA E1.6 & AS2444-2001	