

62 Cedar Street Harrison - Workshop to Bed 4

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Tue, Sep 7, 2021 at 1:16 PM

Hi Steve,

As discussed I believe the conversion and approval of the existing Workshop at the rear of the Garage to Bedroom 4 at the above property can be achieved relatively easily
 See below requirements.

- Appointment of Certifier form (attached)
- Appointment of Builder form (attached)
- Application for Certificate of Occupancy and Use form (attached)
- Proof of Ownership (copy of rates notice or the like)
- Revised plans showing the converted area to Bed 4
 - These revised plans can just reuse the existing house plans.
 - The doorway for Bed 4 will need to be relocated to access the bedroom from within the dwelling (not through the garage)
- A smoke alarm will need to be installed in accordance with the Building Code of Australia (below), if not one already installed able to service the new bedroom.

3.7.5.3 Location — Class 1a buildings

In a Class 1a building, smoke alarms must be located in—

- (a) any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
- (b) each other storey not containing bedrooms.

3.7.5.5 Installation of smoke alarms

Smoke alarms *required* by 3.7.5.3 and 3.7.5.4 must be installed on or near the ceiling, in accordance with the following:

- (a) Where a smoke alarm is located on the ceiling it must be—
 - (i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - (ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
 - (b) Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.
- EER of the residence including the new bedroom meeting a minimum 6 star energy rating
 - Evidence of the Termite protection installed to the dwelling at time of construction
 - Termite certificate or photo of the termite durable notice (located in the metre board).

The above may look like a lot. However as discussed, this is/can be a very straight forward approval.

My fee for this approval will be **\$2,970** (gst inclusive).

Note; there will be additional fees for the builder, government and energy assessor/electrician (if applicable).

Any questions, let me know.

Kind Regards,

Scott Wrigley

Head Building Certifier
 Managing Director

