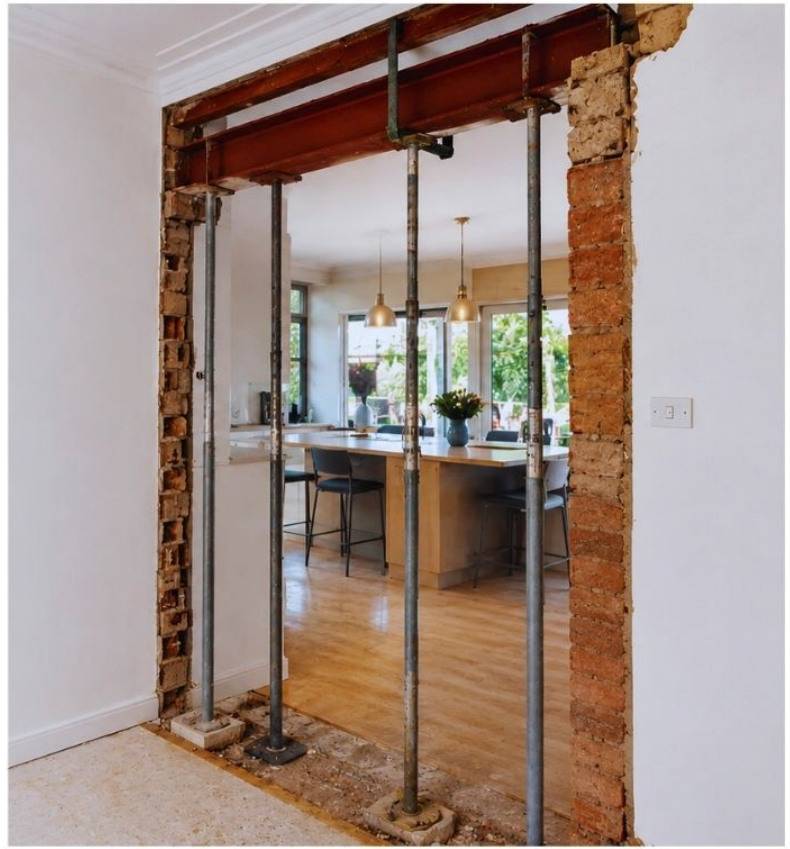


THINKING ABOUT RENOVATING?

In both the ACT and NSW, building approval is generally required for alterations that affect the structural integrity of a building. This includes work such as removing a load-bearing wall, modifying an external wall opening or lintel, or increasing the structural loads on a building - for example, by installing a large masonry fireplace.



WHAT IS TYPICALLY REQUIRED FOR BUILDING APPROVAL?

1. A **structural assessment and engineering drawings** prepared by a qualified and licensed structural engineer. Your Engineer must be structurally registered in your state to ensure your drawings and design certificate is accepted by the relevant authority.
2. A **private building certifier** to inspect the proposed and completed works, facilitate the required approvals and update your building file with the local council.
3. A **licensed builder** to carry out the approved structural work in accordance with the relevant building regulations and approved documentation.

WHY DOES IT MATTER?

Obtaining the appropriate approvals before commencing structural work helps ensure your project is safe, compliant with the National Construction Code (NCC) and the relevant Australian Standards. Whilst it might feel burdensome at the time, updating your building file with the relevant council will ensure you are protected when it comes to obtaining insurance or selling your home.

HOW CAN COOT ENGINEERS HELP?

Assisting our clients to come up with a successful and structurally compliant renovation plan is what we love to do! Contact us to arrange an initial consultation and onsite inspection. We'll discuss your wishes and let you know your options while helping you understand the process. We can then provide you with the structural drawings and design certificate required by your building certifier and builder.