

Roof Replacement Approvals in Brisbane

A practical guide to building approval, planning controls, tile-to-metal conversions, asbestos and completion documents.

The practical starting point

Not every roof repair needs building approval. However, a complete or substantial roof replacement should be reviewed by a licensed building certifier before work starts and will often require building approval. The correct pathway depends on the exact work, not on a single percentage rule.

Do you need building approval?

Queensland law treats building work as assessable unless it qualifies as accepted development. The Building Regulation 2021 allows some repairs, maintenance and alterations to proceed without a development application, but only when the stated conditions are satisfied. A private building certifier can determine whether the proposed work is accepted development or requires approval.

Typical roofing work	Likely position	What to do
Minor, localised repair Replacing a small damaged section without changing height, structure or the roof system.	MAY NOT NEED	Confirm the repair does not affect structural components or other approval triggers. The work must still comply with applicable codes and standards.
Complete or substantial re-roof Removal and replacement of most or all roof covering.	CHECK FIRST	Ask a licensed building certifier to assess whether building approval, inspections and certification are required before removal begins.
Tile-to-metal or other roof-system conversion	CHECK FIRST	A material change is not automatically a separate trigger in every case, but it can change loads, battens, tie-downs, drainage and construction details. Engineering may be required.
Structural roof changes Changes to pitch, height, rafters, trusses, roof beams, framing or tie-downs.	APPROVAL LIKELY	Obtain certifier and, where required, structural engineering advice. Structural work generally falls outside simple maintenance or like-for-like repair.

The "20% rule" explained

Do not assume that replacing less than 20% of the roof is automatically approval-free, or that replacing more than 20% automatically settles every case. The Queensland Building Regulation refers to limits for certain work affecting structural components. It is not simply a universal test based on the area of roof sheeting. The certifier should assess the real scope of work.

Other requirements that may affect the project

Heritage and character properties

Brisbane City Council planning controls may regulate the roof profile, colour, material, finish and detailing of heritage-listed or character properties. Some low-impact repairs may qualify for an exemption, while other work may need planning approval. Check City Plan and the relevant overlay before ordering materials.

Asbestos-containing roofing

Suspected asbestos cement roofing must be identified before it is drilled, cut, cleaned or removed. More than 10 square metres of non-friable asbestos generally requires a Class A or Class B licensed asbestos removalist; friable asbestos requires a Class A licence. High-pressure water cleaning of asbestos roofing is illegal in Queensland.

Body corporate and strata property

The roof may form part of common property. Check the community management statement and by-laws, and obtain any body corporate approval required before contracts, access or work begins.

Solar panels, hot-water systems and roof-mounted equipment

The roofing scope should identify who removes and reinstalls roof-mounted equipment. Electrical, plumbing, structural and warranty requirements may apply, and the roof work must be coordinated so penetrations and flashings remain compliant.

Wind classification, tie-downs and engineering

Fastener spacing, battens, tie-downs, flashings and edge details depend on the roof design and site wind classification. Where the replacement changes structural loads or reveals inadequate framing, the certifier may require engineering and upgraded construction details.

Before work starts

- **Certifier:** Obtain written confirmation of the building-approval pathway.
- **Planning:** Check Brisbane City Plan, heritage, character and property overlays.
- **Licences:** Verify the contractor holds the QBCC licence class required for the scope and, where relevant, a current asbestos removal licence.
- **Scope:** Ensure the quote clearly covers roof covering, battens, insulation or sarking, flashings, gutters, tie-downs, structural repairs, waste removal, approvals and certification.
- **Responsibilities:** State who arranges the certifier, engineering, asbestos notification, council approvals and any solar or electrical work.
- **Warranty:** Obtain written product and workmanship warranty terms before accepting the quote.

Documents to keep after completion

Document	Why it matters
Final inspection or certification documents	Evidence that approved work and required inspections were completed.
Engineering documents, where applicable	Records structural design, tie-down, framing or load requirements.
Asbestos disposal and clearance records	Shows licensed removal, lawful disposal and completion of any required clearance process.
Product and workmanship warranties	Sets out what is covered, exclusions and claim requirements.
Final invoice, photographs and material details	Useful for insurance, future maintenance and sale of the property.

Official sources and further information

This guide was reviewed against current Queensland legislation and official regulator guidance in August 2026. Because legislation, standards and property controls can change, use the sources below to confirm current requirements for a particular project.

- 1. Building Regulation 2021 - Schedule 1, accepted development for repairs, maintenance and alterations**
<https://www.legislation.qld.gov.au/view/whole/html/inforce/current/sl-2021-0126>
- 2. Building Act 1975 - assessable and accepted building work**
<https://www.legislation.qld.gov.au/view/whole/html/current/act-1975-011>
- 3. Brisbane City Council - heritage and character properties**
<https://www.brisbane.qld.gov.au/building-and-planning/getting-started-on-your-project/heritage-properties>
- 4. Workplace Health and Safety Queensland - asbestos removal and licensing**
<https://www.worksafe.qld.gov.au/licensing-and-registrations/asbestos-removal-and-licensing>
- 5. Workplace Health and Safety Queensland - high-pressure water cleaning on asbestos roofs**
<https://www.worksafe.qld.gov.au/news-and-events/alerts/incident-alerts/2026/high-pressure-water-cleaning-on-an-asbestos-roof>
- 6. Queensland Building and Construction Commission - licence search and contractor information**
<https://www.qbcc.qld.gov.au/>
- 7. National Construction Code**
<https://ncc.abcb.gov.au/>

Important

This guide provides general information only. It is not legal, engineering, planning or building-certification advice. Requirements vary with the property, building classification, roof design, wind classification, materials and scope of work. Obtain project-specific advice from a licensed building certifier and other qualified professionals before commencing work.

Discuss your roof replacement with Brisbane Roofing Co
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