



## BUILDING JARGON GLOSSARY



Our team at AAD Design will always try to make sure you understand our terminology, but we can't guarantee others you speak to throughout the process will. Relieve some stress, read our Building Jargon Glossary and stay on top of the abbreviations and terms that might be referred to in contracts and conversions throughout your project.

TERM	DEFINITION
Acceptable Solution	A pre-approved design solution that complies with the Building Code of Australia.
AHD	Australian Height Datum (all vertical control for mapping and surveying is to refer to this).
Allotment or Lot	A parcel of land that is rented or owned.
Amendment	Changes to plans and/or specifications requiring an amendment to the original consent or work by other consultants.
Apex	The highest part of a building.
Australian Standard	Approved standards for materials, equipment, techniques or procedures as defined by the Standards Association of Australia (SAA) .
BA	Building Approval, also known as Building Certification – certifies that a building has met all the Building Code of Australia requirements and Queensland’s Building and Plumbing Regulations.
B.C.A	The Building Code of Australia is document that builders and designs have to comply with to ensure all construction meets an adequate standard.
BOS	Build Over Sewer/ Stormwater
Builder’s Margin	Commonly in building contracts to allow builders to charge up to 20% on variations to the contract in addition to the cost of the difference allowed by the provisional sum.
Building Envelope	An area within a site in which you are able to construct buildings.
Certification	See BA (Building Approval)
Code Assessable Development	A predominantly compliant development proposal that is eligible for assessment against the applicable codes of a City Plan.
DA	Development Approval
Defect Liability Period	A set period of time after construction has been completed in which a contractor can rectify defects.
Elevations	The representation of a building from a particular side.
ESC	Erosion and Sediment Control
FFL	Finished Floor Level
Floor Plan	A scaled drawing of a horizontal section through a building at a specific level.
FRL	Fire Resistance Level, is a grading system for fire resistance .
Frontage	The width of an allotment on the boundary facing the street.
GFA	Gross Floor Area is the area inside the building envelope, including the external walls.
Habitable Room	Any room of a dwelling excluding a bathroom, laundry, toilet, lobby or other room or area of a specialised nature which is not occupied frequently or for extended periods.



## BUILDING JARGON GLOSSARY



Impact Assessable Development	A channel through which the relevant council to considers the impacts of your development, prior to a decision being issued, through means other than Code Assessment.
IR/ RFI	Information Request or Request for Information, the request for more information about a development proposal from council before passing down a decision on a development application.
MBA	Master Builders Association is a valued membership in the building and construction industry.
MUD	Multiple Unit Development, a premises that contains three or more dwellings i.e. apartments, flats, units, townhouses).
NatHERS Certificate	Nationwide House Energy Rating Scheme, is a national framework for regulating how Australian homes are rated for their thermal performance.
NCC	National Construction Code
NGL/ GL	Natural Ground Level, is the level of the natural ground, or a level that has been lawfully changed.
OMP	Outer Most Projection of a structure i.e. balcony or roof.
Partial Construction (PC)	Work carried out within an existing building.
Practical Completion (PC)	Works have been completed except for minor defects.
Prime Cost (PC)	Allowances made for items not yet selected i.e. taps, sinks and tiles. This does not include installation costs.
Plan Sealing	The process of council approving the final survey plan of a subdivision.
PS	Provisional Sums are similar to Prime Costs but include the estimated costs of labour.
PWA	Preliminary Works Agreement
QBCC	Queensland Building and Construction Commission are an industry regulator.
QDC	Queensland Development Code
RCP	Reflected Ceiling Plan
Revit	A 3D computer modelling program by Autodesk used to produce design and construction drawings.
ROL	Reconfiguration of a Lot (Subdividing to create new lots, creating easements or reconfiguring boundaries).
R.L.	Reduced Levels ( a height above or below AHD).
RP/SP	Title Plan
Schematic Plan	Initial concept plans showing roughly the building form and layout. These plans are subject to change and refinement.
Scope of Work	The agreed range of work to be carried out.
Section	A representation of a building cut along a vertical plane.
Setback	Setbacks are measured from a site boundary to the outside face of the building.
Site Cover	The percentage of a site that has been built on. Site Cover compares the area of all buildings against the net site area. Projections such as roofs and some balconies are not included in the building area.
T.O.W	Top Of Wall (often annotated with RLs on floor plans).
Variations	Additional costs over and above the quoted price due to labour or material costs.