



BUILDING PERMITS – When is a building permit required?

It is important to remember that any building work must have a building permit unless the work is exempted from a permit. Put simply, any work that structurally impacts on the existing structure of a building or relates to the safety of the building occupants requires a building permit.

Type of work	Bld Permit	Further information
Deck	YES	<p>ALL decks require a building permit</p> <p>Misconceptions</p> <p>It is a misconception that a small deck less than 10m2 or 20m2 or if a deck is not attached to a house it does not require a building permit.</p> <p>A deck that is close to the surrounding ground level does not require a building permit.</p> <p>A deck that was rebuilt due to wood rot, was unsafe and is like for like replacement</p> <p>Exceptions</p> <p>If the decking boards are secured directly to a concrete slab then a building permit is not required</p>
Pergola	In some cases	<p>The location, height and size will determine if a building permit is required for a pergola.</p> <p>Definition</p> <p>A pergola is defined in the regulations as an open unroofed structure that may have an open weave, timber slats or permeable material like shade cloth over it.</p> <p>Misconceptions</p> <p>A timber framed structure with a colorbond or polycarbonate roof is a pergola. This is defined as a verandah</p> <p>Exceptions</p> <p>A pergola may be exempt provided that it is not more than 3.6 metres high, is not more than 20m2 is not more than 2.5 metres forward of the front wall of the dwelling.</p>
Verandah	YES	<p>Any verandah attached to any building requires a building permit.</p> <p>Misconceptions</p> <p>That a small verandah less than 10m2 or 20m2 is exempt from requiring a building permit.</p>
Shed	In some cases	<p>The location, height and size will determine if a building permit is required for a shed.</p> <p>Exceptions</p> <p>A shed does not need a building permit if it is located behind the front wall of a dwelling, is not masonry, has a floor area less than 10m2 and is either less than 3 metres high if located more than 1 metre from the boundary, or less than 2.4 metres high if located within 1 meter of the boundary</p>
Carport/Garage	YES	<p>The location or a carport/garage is an important consideration, if it is attached to a dwelling or close to a boundary. A carport or garage attached to a dwelling requires a building permit.</p> <p>Definition</p> <p>A carport is defined as having two or more sides and not less than one third of its perimeter open.</p> <p>Misconceptions</p> <p>Once more than two thirds of the perimeter is enclosed then it is considered to be a garage.</p> <p>Exceptions</p> <p>If a freestanding carport or garage has a plan area of less than 10m2, then a building permit is not required. However 10m2 is generally too small for cars so typically a carport or garage requires a building permit.</p>
Fence	In some cases	<p>Most fences do not require a building permit. If a fence is within 3 metres of a street or 9 metres of an intersection, then specific height restrictions apply</p> <p>Exceptions</p> <p>Fences that are more than 2 metres in height or form a safety barrier to a swimming pool, spa or outdoor play space require a building permit.</p>
Retaining wall	In some cases	<p>Low retaining walls generally do not require a building permit.</p> <p>Exceptions</p> <p>A retaining wall that are less than 1 metre in height and are not associated with any other building work does not require a building permit. A retaining wall that is integrated with a building or a boundary fence requires a building permit.</p>
Restumping	YES	<p>Any underpinning or replacement of stumps requires a building permit.</p> <p>Misconceptions</p> <p>It is a misconception that if only a few stumps have been replaced that a building permit is not required</p>
Extension	YES	<p>Any increase or decrease in the floor area or height of a dwelling requires a building permit</p> <p>Misconceptions</p> <p>It is a misconception that if an extension is under the existing roof line then it's not an extension and doesn't need a building permit.</p>
Internal wall removal	In some cases	<p>If internal walls are not load bearing then a building permit is not required.</p> <p>Misconceptions</p> <p>It is a misconception that all internal walls are not load bearing. If a beam is require to be installed for the removal of internal walls then it is load bearing.</p>
Bathroom renovation	In some cases	<p>Any alteration affects the existing structure requires a building permit.</p> <p>Misconceptions</p> <p>It is a misconception that all bathroom renovations do not involve any structural changes. An example of structural bathroom work is if the timber floor structure is removed and altered in order to achieve a walk in shower</p>
Kitchen	NO	<p>Provided that no structural changes were involved with the kitchen renovation, no building permit is required</p>
Cosmetic work	NO	<p>If the works are cosmetic only and not structural elements were removed or altered, then a building permit is not required</p>
Stairs	YES	<p>Stairs are a part of a building that affects the safety of the occupiers of the building and as such a building permit is required</p>
Maintenance	NO	<p>Repair, renewal or maintenance of a part of an existing building does not require a building permit provided that the works did not adversely impact on the structure of the building and that the materials used are the same as those being replaced</p>

The information in this flyer is general in nature and we recommend that you seek advice from your conveyancer and consider your own circumstances to determine whether the information contained in this flyer is applicable to you.