

## BUILDING PERMITS – DO I NEED ONE?

The answer is most probably **YES**. Below is a list of common building works and whether they are subject to a **Building Permit**. The Building Act and the Building Regulations state that building work must not be commenced prior to the issue of a building permit. The Act prescribes heavy penalties for any work done without a permit.

Common Types of Building Work	Building Permit Required
<b>Additions to a dwelling</b>	
Additions to a dwelling (home) or any other building	Yes
<b>Alterations to a dwelling</b>	
Structural alterations to a dwelling (home) or any other building	Yes
Removal or alteration of a load bearing part of a building	Yes
<b>Carports/Garages/Sheds</b>	
Construction of Carport or Garage	Yes
Construction of a freestanding Shed, floor area not exceeding 10m <sup>2</sup> , no more than 3m high, not constructed of masonry and located no further forward on the allotment than the associated building	No
Attached to another building	Yes
Setback less than the associated building	Yes
<b>Demolition/Removal</b>	
Demolition or removal of part or all of a building	Yes
<b>Fences</b>	
Construction of a side or rear boundary fence less than 2m high	No
Construction of a brick front fence more than 1.2m high	Yes
Construction of a timber front fence less than 1.5m high	No
Construction of a side/rear boundary fence more than 2m high	Yes
Construction of a fence that is more than 1m high, within 9m of the point of intersection of street alignment	Yes
Construction of chain wire tennis court fence	No
<b>Re-blocking</b>	
Re-blocking and/or re-stumping of an existing building	Yes
<b>Verandahs (roofed)</b>	
Construction of a verandah (roofed) attached to any building	Yes
<b>Wood Heaters</b>	
Installation of solid fuel heating appliance	No

Common Types of Building Work	Building Permit Required
<b>Pergolas (unroofed)</b>	
Construction of a pergola (unroofed) associated with a house, not exceeding 20m <sup>2</sup> in area, not more than 3m high and located no further forward on the allotment than the dwelling	No
Construction of a pergola (unroofed) associated with any other building	Yes
<b>Retaining Walls</b>	
Constructed on or near site boundary (any height) in order to maintain the stability of the adjoining property	Yes
Construction of a retaining wall 1m or more in height	Yes
<b>Roofing</b>	
Replacing of corrugated iron roofing with concrete or terracotta roofing tiles or visa-versa	Yes
Replacement of corrugated iron roofing with 'Colorbond' or other pre-finished sheeting which requires the installation of structural battens.	Yes
<b>Swimming Pools/Spas</b>	
Construction of a swimming pool/spa greater than 300mm in depth	Yes
<b>Windows</b>	
Replacement of windows with similar type windows, where no structural alterations are required	No
Installation of 'bay' or 'corner' type windows where structural alterations are required	Yes
<b>Decks</b>	
Construction of a deck	Yes
<b>Water Tanks</b>	
A tank on the ground and not within 500mm of the side or rear boundary (overflow connected to storm water system)	No
<b>Masts/Antennas/Satellite Dishes</b>	
Height more than 3m above the highest point of the building, Not attached to a building and height more than 8m above the ground.	Yes

- **The above table is not an extensive list and is subject to change without notice. You should always consult a Registered Building Practitioner to confirm if a Building Permit is required prior to starting any building works.**
- You should also enquire at your local Council to confirm if the proposed building works requires a **Planning Permit**.