

Sheds and Outbuildings



May 2018

Definition

Outbuilding – An enclosed non-habitable structure that is required to meet the standards of the Building Code of Australia (BCA) and is detached from any dwelling (ref: WA Residential Design Codes). An outbuilding is considered as a Class 10a building in the BCA, being a *non-habitable building or structure*.

When is a building permit not required for a shed or outbuilding?

Under the *Building Regulations 2012*, a building permit is not required for a shed that is freestanding and has a floor area not exceeding 10m² and a height less than 2.4m.

What's required to obtain a building permit?

To apply for a building permit, the following information would be required:

- A completed Building Permit application form (BA1 or BA2) signed by the builder.
- One (1) copy of a scaled site plan (min scale 1:200) showing
 - ✓ Site boundaries;
 - ✓ The location of dwelling and other outbuildings/ structures on the Lot;
 - ✓ The position of the proposed structure with setback distances of proposed structure from lot boundaries and existing buildings on the lot;
 - ✓ Dimensions of the proposed structure (overall width and length);
 - ✓ Finished floor level of the shed relating to a datum point, and the levels on the lot;
 - ✓ The positions of septic tanks and leach drains if applicable.
- One (1) copy of a scaled elevation and cross – section drawing (min scale 1:100) showing
 - ✓ Roof pitch and configuration;
 - ✓ Footing size;
 - ✓ Connection details (how the proposed structure will be held down, held together attached to other structures and braced or kept rigid);
 - ✓ Type and colours of materials;
 - ✓ Material sizes, spacing's and spans.

Note: The genetic structural drawings supplied with the shed, or plans to be endorsed by a practicing structural engineer

- One (1) copy of a scaled floor plan (min scale 1:100) of the proposed structure (if applicable).
- Building Permit Application Fee and any associated levies.

Note: Planning Approval may be required for the proposed outbuilding/s even if a building permit is not required.

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Please be aware that if the proposed structure requires Planning Approval, you must obtain this prior to lodging an application for a Building Permit.

Fees

Refer to Building Fees Information Sheet. Applications not accompanied by fees will not be processed.

For further information please contact the Building Services on 9780 5228.

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