

Building Permits – Do I Need One?

The answer is most probably YES. The Building Regulations 2006 changed the previous exemptions granted to owners when obtaining a building permit in certain circumstances. These changes were generally to minor alterations and smaller structures. The Building Act 1993 and the Building Regulations 2006 state that building work must not be commenced prior to the issue of a building permit. The Act prescribes a penalty of \$10,000 for any work done without a permit and applies equally to property owners and/or persons actually carrying out the works.

Below is a list of common building works and whether they are subject to a **Building Permit**. You should also enquire at your local Council to confirm if the proposed building works require a **Planning Permit**.

This list is not extensive 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.

Common Types of Building Work	Building Permit Required
Additions	
Additions to a home or any other building	Yes
Alterations	
Structural alterations to a home or any other building	Yes
Removal or alteration of a load bearing part of a building	Yes
Carports/Garages/Sheds	
Freestanding, floor area not exceeding 10m ² , 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
Demolition/Removal	
Demolition or removal of part or all of a building	Yes
Demolition of a freestanding garage/carport/shed not constructed of masonry, not more than 40m ² in floor area, is not a building on the Heritage Register, and the work will not adversely affect the safety of the public or occupiers of the building.	No
Fences	
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 or 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
Re-blocking	
Re-blocking or re-stumping of an existing building	Yes
Wood Heaters	
Installation of solid fuel heating appliance	No

Common Types of Building Work	Building Permit Required
Verandahs	
Construction of a verandah (roofed) attached to any building	Yes
Pergolas	
Construction of a pergola (unroofed) associated with a house, not exceeding 20m ² 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
Retaining Walls	
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
Roofing	
Replacing of corrugated iron roofing with concrete or terracotta roofing tiles	Yes
Replacement of corrugated iron roofing with 'Colourbond' or other pre-finished sheeting	No
Swimming Pools/Spas	
Construction of an swimming pool/spa greater than 300mm in depth	Yes
Windows	
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
Decks	
Construction of a deck	Yes
Water tanks	
A tank on the ground and not within 500mm of the side or rear boundary (overflow connected to storm water system)	No

Alpine Building Permits

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