

Do I need a building permit?

The *Building Act 1993* and *Building Regulations 2006* legislate that buildings must be subject to the issue of a building permit prior to work commencing.

The *Act* prescribes a penalty of \$10,000 for any persons who do work without a permit (\$50,000 to any company).

Generally, a building permit is required whenever you build, extend or modify the use of a building.

In some cases, a building permit may not be required. Below is a list of common types of building work that may or may not need a permit.

Common types of building work	Permit required
Alterations and additions	
Additions to a dwelling or any other building	Yes
Structural alterations to a dwelling or any other building	Yes
Removal or alteration to a load bearing part of a building	Yes
Carports/garages	
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
Decks	
Deck any height	Yes
Demolition/removal	
Demolition or removal of part or all of a building	Yes

FACT SHEET – HOW LONG WILL IT TAKE TO ISSUE MY PERMIT?



Fences	
Construction of a side or boundary fence less than 2m high and not within 3m of a street alignment	No
Construction of a brick front fence more than 1.2m high and not within 9m of a street corner	Yes
Construction of a timber front fence less than 1.5m	No
Construction of a side or 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 a street corner	Yes
Construction of a chain wire tennis court fence	No
Masts/Antennas	
3m above the highest point of a building	Yes
8m above the ground	Yes
Pergolas and verandahs	
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 or verandah (roofed) associated with any building	Yes
Retaining walls	
Construction on or near site boundaries (any height) in order to maintain the stability of the adjoining property	Yes
Construction of a retaining wall 1m or more in height.	Yes
Reblocking	

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Reblocking or restumping of an existing building	Yes
Roofing	
Replacing of corrugated iron roofing with concrete or terracotta tiles	Yes
Replacing of corrugated iron roofing with Colorbond or other pre-finished sheets	No
Signs	
More than 1m above ground and within 3m of the street alignment	Yes
More than 8m above ground level and more than 6m ² in display area	Yes
Sheds	
Erection of a shed more than 10m ² in area	Yes
Solar Hot Water Units	
Generally a building permit is not required for solar panels, however, it should be remembered that the structural integrity of your roof could be adversely affected by the weight, particularly if storage of water is included. Further advice should be sought from the supplier regarding unit weight. A planning permit may be required in heritage areas.	No
Swimming pools/spas	
Construction of an Inground or above ground pool or spa greater than 30cm in depth	Yes
Water tanks	No
A building permit is not required for a water tank on the ground however siting guidelines should be observed particularly when close to neighbour's boundaries	
Windows	

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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
Wood heaters	
Installation of a wood heater - solid fuel burning appliance Note: Installation should comply with manufacturers installation instructions and flues should be installed by a registered plumber and a compliance certificate provided.	No

DISCLAIMER: The information contained in this publication is based on knowledge at the time of writing. However, because of advances in knowledge or changes in legislation, users are reminded of the need to ensure that information upon which they rely is up to date and to check the accuracy of the information with the appropriate officer of Indigo Shire Council.