

# Fact Sheet

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## Building a shed in Tasmania

This Fact Sheet explains building approval requirements for non-habitable sheds, garages, carports and larger farm sheds.

The National Construction Code sets the minimum technical standards for these buildings.

### What checks do I need to make before building?

You need to make sure you are complying with the planning rules. For instance, there may be setbacks from boundaries that you need to consider. Check with your council to make sure your project is not going to contravene the local planning scheme.

You should also check your property title to make sure you are not building over an easement and, of course, [dial before you dig](#) to make sure you are not interfering with our valuable underground assets.

### What can an owner do?

You can build a small shed (non-prefabricated) up to 18m<sup>2</sup> without a building permit.

You can erect a prefabricated shed up to 36m<sup>2</sup> without a building permit. You need to notify the council on completion using the Form 80 Notification of Low Risk Work available on the CBOS website [www.cbos.tas.gov.au](http://www.cbos.tas.gov.au)

You will need to comply with all other limitations for the work in the Director's Determination on Categories of Building and Demolition Work on the CBOS website. It is your responsibility to check these.

If you want to build larger sized sheds, there is another option of applying to the Administrator of Occupational Licensing for an Owner Builder Permit. For more information on this, contact CBOS.

### What can a farmer do?

If the shed is for farm use (on a rural property) you can erect a prefabricated shed that is less than 200m<sup>2</sup> without a building permit. For the definition of farm shed, see the [Director's Determination on Categories of Building and Demolition Work](#). You also need to comply with the height and other limits in the Determination. You need to notify the council on completion using Form 80.

## What can a licensed builder do?

You don't have to build sheds yourself. If you don't feel you are capable you can employ a competent person or a licensed builder to erect a prefabricated shed, garage or similar up to 36m<sup>2</sup> without a building permit. You just need to check planning requirements and notify council on completion.

For sheds or similar structures greater than 36m<sup>2</sup>, you must engage a licensed builder, licensed designer and a building surveyor (except prefabricated farm sheds – you can erect these yourself if they are less than 200m<sup>2</sup> without a builder or building surveyor).

The building surveyor will assess the shed design. If the designed structure is likely to comply with the National Construction Code, the building surveyor will authorise the builder to start work and notify the council as required by the Act.

## Check plumbing requirements

Larger sheds, especially those in urban areas with smaller allotments, need to have the stormwater from the roof properly managed so you don't cause problems for yourself or your neighbours.

The [Director's Determination on Categories of Plumbing Work](#) has details on drainage requirements which explains the things you need to consider.

You don't need any formal approval for this type of plumbing, but if you are going to connect to the stormwater system then you will need a licensed plumber to do the connection.

It is the owner's responsibility to ensure that the plumbing complies with national standards.

## Building in hazardous areas such as bushfire-prone or landslip areas

**Q: I want to build a new shed but I'm in a bushfire-prone area. Does that mean I always have to get a building permit?**

**A: No.** The fact that a shed is to be erected in a hazardous area does not automatically mean it needs a building permit. If it's in a bushfire-prone or a landslip area then there are some required conditions that you need to meet for construction. For example:

- **For a bushfire-prone area**, the shed will usually need to be separated from habitable buildings.
- **In a landslip area**, excavations and disposal of stormwater must not increase the risk of a landslip.

For more information on hazardous areas, see [Fact Sheet - Building requirements for hazardous areas transitional provisions](#) on the CBOS website. You can also seek advice from a building surveyor about your proposed project.

## Easy guide to building sheds in Tasmania:

Type of structure	Work by the owner?	Licensed builder needed? (or Owner Builder Permit)	Building surveyor needed?	Licensed designer needed?	Check planning?	Building permit needed?	Notify council on completion?
<b>Non-prefabricated</b> shed, carport or garage <b>up to 18m<sup>2</sup></b>	✓	<b>X</b>	<b>X</b>	<b>X</b>	✓	<b>X</b>	<b>X</b>
<b>Non prefabricated</b> shed, carport or garage <b>over 18m<sup>2</sup> and up to 36m<sup>2</sup></b>	<b>X</b>	✓	<b>X</b>	<b>X</b>	✓	<b>X</b>	✓
<b>Prefabricated</b> shed, carport or garage <b>up to 36m<sup>2</sup></b>	✓	<b>X</b>	<b>X</b>	<b>X</b> Engineering drawings provided with kit	✓	<b>X</b>	✓ (only if over 18m <sup>2</sup> )
<b>Prefabricated</b> shed, carport or garage <b>larger than 36 m<sup>2</sup></b>	<b>X</b>	✓	✓	✓	✓	<b>X</b>	✓
Prefabricated <b>farm</b> shed <b>less than 200m<sup>2</sup></b>	✓	<b>X</b>	<b>X</b>	<b>X</b> Engineering drawings provided with kit	✓	<b>X</b>	✓ (only if over 36m <sup>2</sup> )
Prefabricated farm shed <b>200 m<sup>2</sup> or larger</b>	<b>X</b>	✓	✓	✓	✓	<b>X</b>	✓
<b>Larger sheds</b> (over 36m <sup>2</sup> ) for industrial or commercial uses	<b>X</b>	✓	✓	✓	✓	<b>X</b>	✓

## Examples of applying the [Director's Determination – Categories of Building and Demolition Work](#) to sheds:

1. **You want to erect a two car garage. You've chosen a metal kit design that is to be placed on a concrete slab and intend to manage the excavations, concreting and erection of the prefabricated structure yourself.**
  - You are restricted to a 36m<sup>2</sup> prefabricated shed if you want to build it yourself.
  - You don't need to get a building permit, but make sure you've checked whether you need planning approval. Notify council when the work is complete.
2. **You want to design and construct an outbuilding of a bespoke design using timber poles and aerated concrete blocks.**
  - You are restricted to a size of 18m<sup>2</sup> for a non-prefabricated shed if you want to build it yourself.
  - A licensed builder can build a similar structure for you up to a size of 36m<sup>2</sup> without a building permit or having to engage a building surveyor. Check planning approval requirements though.
3. **You own commercial premises and want to build a large shed for despatching goods and safely storing delivery vehicles overnight. You've seen kit steel structures advertised that you consider will meet your needs.**
  - You will need to engage a building surveyor and a licensed builder who will submit a Notice of Work to that building surveyor before any work can start. It is then classed as notifiable work because the building surveyor will notify the council about the work.
  - You don't need a building permit from the council but you still need to check planning approval requirements. Your building surveyor will give you approval to proceed.

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