

## Steps to building a shed in Tasmania after 1 January 2017

### Step one – Check Planning approval?

Check with the council whether a planning (development) approval is required for the shed. That is a type of permission separate from permission to erect a building.

### Step two - Plumbing work aspects

Larger sheds, and especially those in urban areas with smaller allotments, need to have the stormwater from the roof properly managed and piped away, so as not to cause problems with neighbours.

Refer to the Director's Determination of Categories of Plumbing Work as to the requirements for drainage. Relevant clauses relating to sheds are reproduced below. This Category 2 plumbing work does not require any formal approval or post construction notification. However *only* licensed plumbers can do the following types of work including roof plumbing and stormwater drainage and connection to downpipes to a water tank.

Clause No.	Work Description	Limitations	Explanatory notes
2.0.13	Plumbing drainage on Class 10 buildings	To an approved stormwater disposal system if available if not the water must not create a nuisance. Licensed plumber only.	Class 10 are non-habitable buildings such as sheds, garages, carports,
2.1.1	Water storage tanks New installation as a private water supply	Overflow from tank needs connected to a stormwater disposal system so as not to cause a nuisance. Licensed plumber only.	Examples: Potable water supply, or as a Fire Fighting Water supply. Second tank (additional or replacement)

### Step three – Building work aspects

Refer to the Director's Determination of Categories of Building and Demolition Work. Relevant clauses are reproduced below, that state who can build them and whether any building approval and notification to the council is required:

#### **What types/ sizes of sheds, garages/ carports that can be built by various parties?**

Clause No.	Shed Description	Can be built by?	Maximum Size m <sup>2</sup> ?
1.2.1	<b>Non-Prefabricated/</b> owner designed	Owner or Competent Person or licensed builder	18m <sup>2</sup>
1.2.2	<b>Prefabricated/</b> engineer designed. Details to be provided to Council after completion	Owner or Competent Person or licensed builder	36m <sup>2</sup>
1.3.2	<b>Farm use only: prefabricated/</b> engineer designed  Details to be provided to Council after completion	Owner or Competent Person or Licensed Builder .	72m <sup>2</sup>

Clause No.	Shed Description	Can be built by?	Maximum Size m <sup>2</sup> ?
2.3.1	<b>Non-Prefabricated</b> / owner or competent person designed. Details to be provided to Council after completion.	Licensed Builder only	36m <sup>2</sup>
2.3.2	<b>Prefabricated</b> / engineer designed. Details to be provided to Council after completion.	Competent person or a Licensed builder	36m <sup>2</sup>
3.1.1 (Notifiable Work)	Any sheds/ carports etc greater than the specific sizes allowed for Low Risk Work.  An application needs to be made to a building surveyor before any work can commence.	Licensed Builder only	e.g. over 18, 36, or 72m <sup>2</sup>

### Examples of applying the Building Determination to sheds:

1. Owner wants to erect a two car garage. They choose a metal kit design that is to be placed on a concrete slab and the owner will manage the excavations, concreting and erection of the prefabricated structure.
  - That owner is restricted to a 36m<sup>2</sup> structure if they want to be the builder (responsible person for its erection and completion).
2. Owner wants to design and construct an outbuilding of a bespoke design using timber poles and aerated concrete blocks.
  - They are restricted to a size of 18m<sup>2</sup> if they want to build it themselves
  - But a competent person (tradesperson) can build a similar structure for them up to a size of 36m<sup>2</sup>.
3. Owner of commercial premises wants a large shed for despatching goods and safely storing delivery vehicles overnight. They have seen kit steel structures advertised that they consider will meet their needs.
  - The owner will need to engage a building surveyor and a licensed builder will submit a Notice of Work to that building surveyor before any work can start. (It is then classed as *Notifiable Work*).