

BUILDING A DECK

Customer Information Sheet - Kingborough Council



Is building approval required for my deck?

Some categories of decks can be constructed without formal building approval whilst other categories of decks require building approval prior to the work commencing. The following information is provided to help you understand what category of building work that your deck falls within and to ensure you understand how to complete the work on your deck in accordance with the requirements of the Building Act 2016.

Categories of Building Work	The four categories of building work in Tasmania explanations:
<p>Low Risk Building Work (Category 1) – this work can be performed by a landowner, competent person or a licensed Builder.</p>	<p>This work relates to stand alone work but not for building work that is part of a notifiable or permit building work project. Some low-risk work requires Council to be notified of the building work in the approved form (Form 80 ²) after the work is complete.</p>
<p>Low Risk Building Work (Category 2) - this work can be performed by a licensed builder, and in some cases a competent person (only where specified ¹).</p>	<p>This work relates to stand alone work – not part of a notifiable or permit building work project. Some low-risk work requires Council to be notified of the building work in the approved form (Form 80 ²) after the work is complete.</p>
<p>Notifiable Building Work (Category 3) – building work in this category requires a Certificate of Likely Compliance from a Building Surveyor, which is provided to the relevant Council. Written consent is required from a Building Surveyor prior to the commencement of Notifiable Building Work.</p>	<p>Notifiable Building Work must be performed by a licensed builder.</p>
<p>Permit Building Work (Category 4) - Work in this category requires a Certificate of Likely Compliance from a Building Surveyor, and a Building Permit from the Council Permit Authority.</p>	<p>Permit Building Work must be performed by a licensed builder.</p> <p>All work proposed to be done by an owner that is not categorised as Low Risk Work by an owner, will require an Owner Builder Permit from CBOS, and a separate building permit from the Council Permit Authority (approved as Permit Building Work - Category 4).</p>

1. Person responsible for performing Low Risk Building work is specified within the Director's Determination – Categories of Building and Demolition Work v1.4
2. Form 80 is available from the Kingborough Council website

Decks and Building Categories

Building Work for Decks that can be carried out as Low Risk Building Work **Category 1**

Provided the work on the deck does not trigger any of the Standard Limitations the following building work associated with decks can be carried out as Category 1 building work:




Type of Building Work that can be carried out as a Category 1 building work	Form 80 Requirements
<p>Caravan annexe deck</p> <p>Dimensions:</p> <ul style="list-style-type: none"> • Maximum size floor area 18m²; • Maximum ridge height 4.5m; • Maximum wall height 3m; • Associated with the occupation of a registrable motor vehicle. <p><i>Work must not trigger any of the Standard limitations. Planning Approval may be required prior to construction commencing Statutory Fees may apply for works valued \$20,000 or more.</i></p>	<p>Form 80 Not Required</p>
<p>Deck, non-roofed</p> <p>The trafficable floor of the deck must be less than 1m above the surface beneath.</p> <p>Non-roofed means not covered by a roof, shade structure, garden structure etc.</p> <p>Work must not trigger any of the Standard limitations. Planning Approval may be required prior to construction commencing. Statutory Fees may apply for works valued \$20,000 or more.</p>	<p>Form 80 Not Required</p> <p style="text-align: right;">Kingborough</p>

Type of Building Work that can be carried out as a Category 1 building work	Form 80 Requirements
<p>A detached permanent deck, viewing platform, boardwalk, or the like.</p> <p>A structure that is not a part of another building.</p> <p>The trafficable floor of the deck must be less than 1m above the surface beneath.</p> <p>Work must not trigger any of the Standard limitations. Planning Approval may be required prior to construction commencing.</p> <p>Statutory Fees may apply for works valued \$20,000 or more.</p>	<p>Form 80 Required</p>

Building Work for Decks that can be carried out as Low Risk Building Work **Category 2**

Provided the work on the deck does not trigger any of the Standard Limitations the following building work associated with decks can be carried out as Category 2 building work:



Type of Building Work that can be carried out as a Category 2 building work	Form 80 Requirements
<p>Repair, renewal or maintenance of an existing deck</p> <p>(i.e., replace timber decking with composite decking).</p> <p>Work must not trigger any of the Standard limitations. Work must be completed by competent person (only where specified) or licensed builder.</p> <p>Statutory Fees may apply for works valued \$20,000 or more.</p>	<p>Form 80 Not Required</p> <p style="text-align: right;"></p>

Type of Building Work that can be carried out as a Category 2 building work	Form 80 Requirements
<p>Enclosure of deck</p> <p>Complies with requirements of Part 3.9.2 of NCC Volume Two in relation to protection of openings and barriers where applicable.</p> <p>Must comply with requirements of Part 3.6.4 of NCC Volume Two in relation to glazing light and ventilation of adjoining rooms which must not be adversely affected by the enclosure.</p> <p><i>Work must not trigger any of the Standard limitations. Work must be completed by competent person or licensed builder.</i></p> <p><i>Planning Approval may be required prior to construction commencing.</i></p> <p><i>Statutory Fees may apply for works valued \$20,000 or more.</i></p>	<p>Form 80 Not Required</p>



Building Work for Decks that is **Category 3 Building Work** (*Notifiable Building Work*)

The following building work for decks is Category 3 building work (Notifiable Building Work):



Type of Building Work that can be carried out as Category 3 building work

New Deck (Class 10) associated with a Class 1 residential building, or alterations/additions not provided for under Low Risk Work

- Dimensions: Unlimited

*Planning Approval may be required prior to construction commencing.
Statutory Fees may apply for works valued \$20,000 or more.*

A permanent deck, platform, boardwalk, or the like - includes a viewing platform, boardwalk or deck, or similar, that members of the public normally use or are permitted access and it is not part of a building:

- *Dimensions: Unlimited*

*Planning Approval may be required prior to issue of a Certificate of Likely Compliance for Notifiable Building Work.
Statutory Fees may apply for works valued \$20,000 or more.*

Building Work for Decks that is Category 4 Building Work (Permit Building Work)

The following building work for decks is
Category 4 building work
(Permit Building Work)



Type of Building Work that can be carried out as Category 4 building work

Types of Building Work not listed in Categories 1, 2 or 3 are Permit Building Work (Category 4)

All work proposed to be done by an owner that is not categorised as Low Risk Work, will require an Owner Builder Permit from CBOS, and a separate building permit from the Council Permit Authority (approved as Permit Building Work - Category 4).

Where a Performance Requirement is proposed to be satisfied for a deck, wholly or partially by adoption of a Performance Solution for the design of building work, in particular of work that may impact on likely compliance with Fire Safety Requirements, or the required performance of Essential Building Services, then a risk assessment by a Building Surveyor is required to be carried out to decide whether that work is appropriately categorised as Permit Building Work instead of Notifiable Building Work.

*Planning Approval may be required prior to issue of a Building Permit.
Statutory Fees may apply for works valued \$20,000 or more.*

Planning

The change of use and associated development may require statutory planning approval.

More Information

For more information regarding decks please contact the Kingborough Council Development Services Unit on (03) 6211 8200.



Standard Limitations

Standard Limitations are criteria that may apply to the construction of your deck depending on the location of your land and the location of the proposed building on the land. A copy of the Standard limitations is available on the Justice Department website at: https://www.cbos.tas.gov.au/_data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

Decks that trigger the Standard Limitations or exceed the maximum dimensions specified within the relevant Low Risk Work Category must be considered as either Notifiable Building Work Category or Permit Building Work Category (as determined by the relevant Building Surveyor).

- *Example: a new deck with a maximum finished floor height of less than 1 metre from the ground and attached to a dwelling would normally be permitted as Low Risk Work, but because the deck is situated within a bushfire prone area the work will need to be approved and completed through the Notifiable Building Work process.*

Statutory Fees and Charges

Building work (and associated plumbing work) to the value of \$20,000 or more will require the payment of the following statutory fees:

- Building and Construction Industry Training Levy, to be paid to the Tasmanian Building and Construction Industry Training Board; and
- Building Administration Fee (BAF) is a State Government Fee to be paid to the Council Permit Authority. The BAF is to be paid using the Approved Form 80.

Council fees and charges may also apply for Low Risk, Notifiable and Permit building work.