

17 September 2010

Fact Sheet 3: Building a Garden Shed, Carport, Fence or Shade Structure?

In the NT most of these structures require building approval

WHAT ARE YOUR OPTIONS?

If you intend to build a garden shed, carport, fence or shade structure, you will usually need building approval. There are two ways you can get this:

From a NT registered Building Certifier

For details on how to obtain building approval from a NT registered Building Certifier, see *Fact Sheet 1: How Do I Get Building Approval?*

For a list of NT registered Building Certifiers, call the Building Practitioners Board on 8923 9309 or visit their website: www.nt.gov.au/bpb.

From an approved Self-Certifying Manufacturer

For information on self-certifying manufacturers, see *Fact Sheet 5: What is a Self-Certifier?*

Maximum size of structures which can be built by a self-certifier:

- **Shade Structures** - 60 m²
- **Carports and Garden Sheds** - 36 m²

EXEMPTIONS

A **shade structure** is not required to have a building permit if :

The shade structure or combination of shade structures on any one lot:

- has a total shade cloth area not exceeding 30 m²;
- is totally free standing (not attached or connected in any way to any building); and
- is not closer than 50 mm to any other buildings.

Note: A shade cloth does not include a shade sail or canvas type material.

There are no exemptions for a **carport**.

Note: There are significant penalties under the *Building Act* for building without building approval. If a person fails to meet the requirements of the Act, action against that person may commence immediately.

A **garden shed** may not require a building permit if it is on a large or rural property, has no plumbing, electrical or drainage services and:

- It has a roof area less than 12 m², is less than 2100 mm high and at least 40 metres from any boundary; OR
- It has a roof area less than 30 m², is less than 2400 mm high and at least 70 metres from any boundary.

A **fence** may not require building approval if it:

- does not offer any resistance to wind loading, eg chain wire mesh or pool type fencing; or
- is less than 1 metre high.

For further information about building rules and regulations contact the Building Advisory Services Branch in your region or visit our website : www.nt.gov.au/building

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