



Thinking of Building a Garden Shed?

Did you know that the majority of Garden Sheds built in the NT require building approval?

WHAT ARE YOUR OPTIONS WHEN BUILDING A GARDEN SHED?

1. Design a Shed to your individual requirements.

If you are designing a garden shed to meet your own specifications and requirements you will need to seek building approval. This is explained in more detail over the page.

2. Purchase a Garden Shed from a Self-Certifying Shed Manufacturer.

There are a number of self-certifying shed manufacturers who have been approved to certify their product and its construction under the *Building Act 1993*.

You should check with the manufacturer that the Building Advisory Services Branch has approved the design of the garden shed being offered and that it carries the "Approved for Self-Certification" stamp.

** Note: Garden Sheds in this category are limited to 36m² in area.

The Role of the self-certifying Shed Manufacturer

The self-certifying shed manufacturer's role is to build in accordance with the approved plans.

Upon completion of construction the manufacturer **must** sign and issue an Occupancy Permit for the garden shed. The self-certifying manufacturer must forward a copy of the Occupancy Permit and any accompanying documents to the

Director, Building Control, Department of Infrastructure, Planning and Environment within 7 days of issuing a permit.

A list of self-certifying shed manufacturers is available from the Building Advisory Services Branch.

3. Exemptions

The only instance where garden sheds may not require a building permit is on large or rural properties. The shed must not have any plumbing, electrical or drainage services; and meets either of the following criteria:

- i) roof area not greater than 12m², not more than 2100mm high and located not closer than 40m from any boundary; or
- ii) roof area not greater than 30m², not more than 2400mm high and located not closer than 70m from any boundary.

There are significant penalties under the *Building Act 1993* for persons building without prior building approval. If a person fails to meet the requirements of the Act, an action against that person may commence immediately.

Further information about building rules and regulations is also available from the department.

CONTACT DETAILS:

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VISIT OUR WEBSITE:

www.ipe.nt.gov.au/whatwedo/building



Northern Territory Government

Department of Infrastructure, Planning and Environment

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How do I obtain a Permit to Build to allow me to erect a Garden Shed?

1. First Step

Get a Building Permit before you carry out any work in connection with the construction of your garden shed.

2. Preparing Plans

Prepare plans for the shed. It is advisable to seek the assistance of a draftsman or architect who has knowledge of the Northern Territory building system. This will ensure finished drawings are accurate, clear and complete. Drawings should include an accurate and to scale site plan, floor plans, elevations and structural detail. A structural engineer *must* approve the structural details.

3. Applying For a Building Permit

You will need to engage the services of a building certifier from private industry to issue the Building Permit before construction starts. A list of registered building certifiers is available from the Building Advisory Services Branch.

You will need to provide the Building Certifier with the following:

- details of the proposed garden shed (including drawings); and
- structural engineer's certification for the structural design.

4. Assessment by Building Certifier

The Building Certifier assesses the application to make sure it complies with the *Building Act 1993* and Regulations. Modifications and siting waivers may be sought if they are required.

5. Issue of a Building Permit

From there a Building Permit needs to be issued. This Permit is valid for two years from the date it is issued. This time can be extended if an application is made to the Building Certifier *before* the expiration date.

6. Before Construction Starts

Before construction begins, the Building Certifier should have:

- approved all plans;
- forwarded the Building Permit and accompanying plans to the Director, Building Control, Department of Infrastructure, Planning and Environment;
- checked that building insurance has been taken out (HBCF); and
- informed the builder (your self) of the appropriate mandatory notification stages (inspections).

7. Inspections

During construction there are stages where the Building Certifier may want to inspect progress. These stages are called Mandatory Notification Stages and are left entirely to the certifier to determine.

Role of the Builder

The role of the builder (yourself) is to build in accordance with the Building Permit and approved plans.

8. Completion

At completion of construction the builder must sign a declaration stating the building works have been carried out in accordance with the Permit.

9. Occupancy Permit

Upon request an Occupancy Permit can be issued if the Building Certifier is satisfied that the garden shed is constructed in accordance with the Building Permit and it is suitable for its intended use. *A building cannot be occupied unless an Occupancy Permit has been issued.* The Building Certifier must forward a copy of the Occupancy Permit and any accompanying documents to the Director, Building Control, Department of Infrastructure, Planning and Environment within 7 days of issuing a permit.

For further information about building rules and regulations contact the
Building Advisory Services Branch in your region
or visit our website

www.ipe.nt.gov.au/whatwedo/building