

As at 25/03/2010

## When is a Shed not a Shed?

In Building Control Areas in the Northern Territory the *Building Act* requires buildings and structures to meet minimum structural, health, safety and amenity standards. These standards are defined in the Building Code of Australia and are applied nationally.

Through a system of private certification, the Building Certifier ensures that buildings meet the minimum standards through the issue of Building and Occupancy Permits.

### What is a shed?

The Building Code refers to sheds as Class 10a (non-habitable) buildings. Examples of Class 10a buildings are private garages, carports, garden sheds, farm sheds and the like. As the intent is predominantly for storage purposes, these buildings have minimal requirements in terms of structural, health, safety and amenity standards. This is why they are not suitable for people to live in.

### What is a house?

The Building Code refers to houses as Class 1a – single detached dwellings. The intended use of these buildings is for people to live in and the Building Code accordingly provides for higher requirements in terms of structural, health, safety and amenity standards when compared to Class 10a buildings.

### How do standards differ between sheds and houses

The standards can differ with regard to:

- Weatherproofing
- Natural light
- Fire protection
- Structural wind design (cyclone coding)
- Ceiling heights
- Moisture barrier
- Energy efficiency
- Sanitary facilities (kitchen, laundry, bathrooms)
- Slab height
- Ventilation
- Smoke alarms
- Requirements in flood prone areas

### Appearance and form

The *Building Act* and Building Code do not regulate the appearance of a house or shed. This remains a matter of personal choice.

**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](http://www.nt.gov.au/building)**

#### DARWIN

Ground Floor, Cavenagh House  
38 Cavenagh Street  
DARWIN NT 0800

Ph: 8999 8985 or 8999 8966

#### KATHERINE

1<sup>st</sup> Floor, Government Centre  
First Street  
KATHERINE NT 0850

Ph: 8973 8926

#### TENNANT CREEK

Transport and Works Building  
Leichardt Street  
TENNANT CREEK NT 0860

Ph: 8951 9235 (Alice Springs)

#### ALICE SPRINGS

First Floor, Alice Springs Plaza  
Todd Mall / Parsons St  
ALICE SPRINGS NT 0870

Ph: 8951 9235