

Conversion of a non-habitable building into a Habitable Room Information Note

The Building Code of Australia (BCA) defines a habitable room as a room used for normal domestic activities such as a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom. A common type of renovation is to convert a carport, garage or patio alfresco area from a non-habitable area into a habitable room.

What is required?

A building permit will be required to convert a non-habitable building or structure into a habitable room. Plans and documentation for the proposed works will need to demonstrate compliance with the BCA. Amongst other things, issues to consider will be:

- The construction of the slab on ground or flooring
- Ceiling heights
- The new works not bringing the existing building into non-compliance

What documents do I need for my Building Application?

- Completed application form with all owners noted and builders section completed and signed
- Applicable fees (please see fee schedule)
- Certificate of design compliance (only if submitting a BA1 – Certified Building Application)
- Site plan at a minimum scale of 1:200 showing:
 - Setbacks from the lot boundaries and all other buildings on the property.
 - Proposed and existing finished floor levels.
 - Dimensions of proposed structure
- Floor plan at a minimum scale of 1:100 showing:
 - Dimensions of walls, rooms, windows and doors of proposed works and existing adjoining rooms
 - Location of any smoke detectors
- Elevations at a minimum scale of 1:100 showing:
 - Roof type (ie tiles or colorbond)
 - Roof pitch
 - Wall heights and materials
 - Locations and dimensions of windows and doors
- Engineering details signed by a structural engineer showing:
 - Footing and slab details
 - Construction details
- Energy efficiency report and certification
- Termite treatment details
- Bushfire Attack Level (BAL) report (where applicable)

Will any other approvals be required?

In some instances Health and Planning approvals will be required prior to the approval of the building permit. Please contact the Planning Department and Environmental Health Department prior to submission of your Building Application.

Please note that this list is not exhaustive and further information may be requested.

For further information, please contact Building Services on 9526 1111

Contact Us

Enquiries

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