

Building a shed in Tasmania

This Fact Sheet covers the requirements for new Class 10 buildings and 7b farm sheds.

These are non-habitable buildings such as sheds, garages and carports, and larger farm sheds.

What checks do I need to make before building?

You need to make sure you are complying with the planning rules. For instance, there may be setbacks from boundaries that you need to consider. Check with your council to make sure your project is not going to contravene the local planning scheme.

You should also check your title to make sure you are not building over an easement and, of course, dial before you dig to make sure you are not interfering with our valuable underground assets.

What can an owner do?

You can build a small shed (non-prefabricated) up to 18 m² without a building permit.

You can erect a prefabricated steel shed up to 36 m² without a building permit. You need to notify the Council on completion using the [Notification of Low Risk Work form](#).

If you want to build larger sized sheds, there is another option of applying to the Administrator of Occupational Licensing for a licence as a Building Service Provider (Owner Builder Class 10a) which will mean that you can also build a Class 10a structure such as a shed, carport or garage, as long as you are managing the work at your property.

What can a farmer do?

If the shed is for farm use (on a rural property) you can erect a prefabricated steel shed up to 200m² without a building permit. You need to notify the Council on completion.

What can a licensed builder do?

You don't have to build sheds yourself. If you don't feel you are capable you can employ a competent person or a licensed builder to erect a prefabricated shed, garage or similar up to 36 m² without a permit. You need to notify the Council on completion.

For any sheds or similar structures greater than 36 m², you'll need to engage a licensed builder, licensed designer and a building surveyor.

The building surveyor will assess your design. If it's likely to comply with the National Construction Code, the building surveyor will authorise the work and notify the council.

Check plumbing requirements

Larger sheds, especially those in urban areas with smaller allotments, need to have the storm water from the roof properly managed, so you don't cause problems for yourself or your neighbours.

You'll find details below from the [Director's Determination of Categories of Plumbing Work](#) for drainage requirements which explain the things you need to consider.

You don't need any formal approval for this type of plumbing, but if you are going to connect to the storm water system then you will need a licensed plumber to do the connection.

It is the owner's responsibility to ensure that the plumbing complies with national standards.

Building in hazardous areas such as bushfire-prone or landslip areas

Q: I want to build a new shed but I'm in a bushfire-prone area. Does that mean I always have to get a building permit?

A: **No.** The fact that a shed is to be erected in a hazardous area does not automatically make it "Permit Work". If it's in a bushfire-prone or a landslip area then there are some required conditions that you need to meet for construction. For example:

- **For a bushfire-prone area**, the shed will usually need to be separated from habitable buildings.
- **In a landslip-prone area**, excavations and disposal of stormwater must not worsen the risk of a landslip.

For more detail, see http://www.justice.tas.gov.au/building/regulation/building_in_hazardous.

Easy Guide to building sheds in Tasmania:

Type of structure	Work by the Owner?	Licensed builder is needed?	Owner Builder application option?	Notify council before starting?	Notify council on completion?	Building surveyor needed?	Council Permit needed?	Licensed designer needed?
Non-prefabricated shed, carport or garage up to 18m²	✓	X	X	X	X	X	X	X
Non prefabricated shed, carport or garage over 18 m²	X	✓	✓	X	✓	X	X	X
Prefabricated shed, carport or garage up to 36 m²	✓	X	X	X	✓ (only if over 18m ²)	X	X	X Engineering drawings provided with kit
Prefabricated shed, carport or garage larger than 36 m²	X	✓	✓	✓	✓	✓	X	✓
Prefabricated farm shed up to 200m²	✓	X	X	X	✓ (only if over 36m ²)	X	X	X Engineering drawings provided with kit
Prefabricated farm shed larger than 200 m²	X	✓	✓	✓	✓	✓	X	✓
Larger sheds (over 36m ²) for industrial or commercial uses	X	✓	✓	✓	✓	✓	✓	✓

Examples of applying the [Director's Determination – Categories of Building and Demolition Work](#) to sheds:

1. **You want to erect a two car garage. You've chosen a metal kit design that is to be placed on a concrete slab and intend to manage the excavations, concreting and erection of the prefabricated structure yourself.**
 - You are restricted to a 36m² structure if you want to be the builder (responsible person for its erection and completion).
 - You don't need to get a permit to build, but make sure you've checked whether you need planning approval.
2. **You want to design and construct an outbuilding of a bespoke design using timber poles and aerated concrete blocks.**
 - You are restricted to a size of 18m² if you want to build it yourself.
 - But a competent person (tradesperson) can build a similar structure for you up to a size of 36m².
 - You don't need to get a permit to build, but make sure you've checked whether you need planning approval.
3. **You own commercial premises and want to build a large shed for despatching goods and safely storing delivery vehicles overnight. You've seen kit steel structures advertised that you consider will meet your needs.**
 - You will need to engage a building surveyor and a licensed builder who will submit a Notice of Work to that building surveyor before any work can start. (It is then classed as *Notifiable Work* because the building surveyor will notify the council about the work).
 - You don't need a permit from the council but you still need to check planning permission. Your building surveyor will give you approval to proceed.

This document has been produced and published by the Consumer Building and Occupational Services Division of the Department of Justice. Although every care has been taken in the production of the work, no responsibility is accepted for the accuracy, completeness, or relevance to the user's purpose, of the information. Those using it for whatever purpose are advised to verify it with the relevant government department, local government body or other source and to obtain any appropriate professional advice. The Crown, its officers, employees and agents do not accept liability however arising, including liability for negligence, for any loss resulting from the use of or reliance upon the information and/or reliance on its availability at any time.