

Class 10a Buildings

Can I live in a shed?

Class 10a buildings can include a private garage, carport and shed.

These are defined as non-habitable buildings in the Building Code of Australia (BCA).

Class 10a Buildings

A class 10a building is defined as a non-habitable building in the BCA and are not permitted to be used for residential purposes without approval from the Local Government (Section 119 of the Building Act 1975).

Property owners who therefore wish to use a shed for residential purposes and incorporate habitable rooms in the building eg kitchen, bedroom, living room, dining room must be upgraded to the minimum standard of a Class 1a dwelling, as required by the BCA, prior to the building being occupied.

What approvals do I need?

There are typically 2 approvals that are required:

- *Building Approval* - you will need to contact a Private Building Certifier to change the classification of the building from class 10a to 1a.
- *Plumbing Compliance Permit* - you will need to contact a Plumber to ensure the appropriate permits are obtained where necessary.



Want to live in the building while building a house?

Council has a Temporary Home Licence Application pathway available if the mandatory requirements can be met.

At Council's Ordinary Meeting of 29 May 2018, Council resolved to issue no further Temporary Home Licences in terms of Local Law No.1 for occupation of a Class 10a building within the Low Density Residential, Low-Medium Density Residential, Mixed Use and Tourism Zone.

Want more info about the Temporary Home Licence?

Contact the Local Laws team

Phone: 1300 972 753

Email: info@whitsundayrc.qld.gov.au

The Building Code of Australia and the Building Act 1975 specifies the minimum requirements for the construction of all buildings.

Converting a Class 10a building into a habitable building involves compliance with mandatory building requirements.

As Council no longer provide building certification services. You will need to contact a Private Building Certifier directly to ascertain what is required for your specific conversion.