



Tasmanian  
Government

## Director's Determination – Categories of Building and Demolition Work

I, Peter John Graham, in my capacity as Director of Building Control, acting pursuant to section 20(1)(a) of the *Building Act 2016*, hereby make the following Determination.

<b>Title</b>	<b>Categories of Building and Demolition Work</b>
<b>Description</b>	This Determination specifies:  the types of building or demolition work that are categorised as either Low Risk, Notifiable Work or Permit Work; and the persons who may perform those types of work.
<b>Version</b>	Version 1.4
<b>Application</b>	For the purposes of s 20(3)(b) of the Act, this Determination applies from 12 April 2021 until its revocation.
<b>Previous determination</b>	The Director's Determination – Categories of Building and Demolition Work Version 1.3 dated 1 July 2017 ceases to have effect from the date of application of this Determination.
<b>Date of Director's approval</b>	12 March 2021

**Peter John Graham**

**Director of Building Control**

Consumer, Building and Occupational Services

Department of Justice

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## Document Development History

<b>Version</b>	<b>Application Date</b>	<b>Reason</b>	<b>Sections amended</b>
I.4	12 April 2021	Significant Revisions	See separate list of key changes
I.3	July 2017	Significant Revisions	See separate list of key changes (available from CBOS)
I.2	23 February 2017	Bushfire-prone areas now addressed in Determination Hazardous areas references modified to reflect savings and transitional provisions	Explanatory notes Categories of work
I.1	19 December 2016	Bushfire-prone area added as relevant hazard area	Definitions
I.0	5 December 2016	Initial Release	All

## Purpose of this document

The *Building Act 2016* (the Act) provides a risk-based framework when undertaking building or demolition work and provides for the Director of Building Control to determine categories of work that are to be subject to range of regulatory controls. The purpose of this Determination is to set the types of building or demolition work that fall within each level of regulatory control.

The Director has determined the following categories of work:

Category 1 - Low Risk Building Work	This work can be done by an owner, licensed builder or competent person.
Category 2 - Low Risk Building Work	This work can be done by a licensed builder, and in some cases (where indicated) a competent person.
Category 3 – Notifiable Building Work	This work can only be done where a Building Surveyor is engaged, carries out an assessment, and notifies the relevant Permit Authority.
Category 4 – Permit Building Work	This work requires a permit issued by the relevant council Permit Authority.

This Determination sets the scale of various building works that fall within each of these categories. The technical aspects of that building work, described in the category tables, does not set the standard to which that work needs to be designed nor completed. All building work performed under the scope of the Act must comply with the National Construction Code.

The purpose of defining categories of building work is for the purpose of setting which of the approval processes provided in the Act apply to that work.

## Supporting material

This document categorises work, however it is not a standalone document. Other supporting material includes:

- [Building Act 2016](#)
- [Building Regulations 2016](#)
- [Occupational Licensing Act 2005](#)
- [National Construction Code](#)
- [Guide to the Building Act 2016](#)
- [Building Checklist](#)
- [Director’s Determinations:](#)
  - [Categories of Plumbing Work](#)
  - [Hazardous Areas](#)
  - [Protection Work](#)
  - [Referral to a Function Control Authority](#)

## Category I – Low Risk Building Work by an owner, competent person, or licensed builder

- Some building work is determined to be Low Risk Work. Most of these types are minor works and represent a low risk to occupants and the public.
- Category I Low Risk Work may be performed by:
  - an Owner;
  - a Competent Person; or
  - a Licensed Builder.
- If the work requires some specialist work (e.g. plumbing and electrical) a relevant licence holder will need to perform the work. This is noted where applicable.
- This category relates to stand-alone projects that are not part of, or associated with, a larger project that may include Notifiable Work (Category 3) or Permit Work (Category 4).
- If an owner undertakes any Low Risk Building Work as allowed by this Determination, they are responsible for ensuring that any proposed work complies with this Determination, in particular to ensure they:
  - Review and comply with any relevant Standard Limitations,
  - That permitted size limits are not exceeded;
  - That boundary setbacks are complied with.
- Types of Low Risk structures *of sizes greater* than permitted for this Category are to be considered against the next relevant Category being either Low Risk Work (Category 2), Notifiable Work (Category 3) or Permit Work (Category 4).

### Notify Council on Completion

- Council must be advised of some Low Risk Work so there is a both a record of the erection of the structure and for payment of the relevant fees.
- [Notification of Low Risk Work \(Building or Plumbing\) Form 80](#) must be lodged with the relevant council wherever the clause indicates that the council is required to be notified.

## Planning Approval

- The building or demolition work listed below may require Planning Approval.
- Owners are to ensure that the proposed Low Risk Work either does not require Planning Approval, or that they have been granted the required Planning Approval, **before** the commencement of the proposed work.
- There is no connection between the requirement for planning approval and the category of building work. That is, a requirement for planning approval does not automatically place that work into a higher risk category of this Determination. For example work requiring a planning permit does not by default require a building permit.

## Owner Builder Permits

- Work proposed to be done by an owner that is not categorised as Low Risk Work by an owner, requires:
  - an Owner Builder Permit from CBOS, and
  - a separate Building Permit from the relevant council Permit Authority (approved under Permit Work (Category 4)).
- Note: A person does not require an Owner Builder Permit for the construction of a Class 7b Farm Shed as this work is exempt from this requirement under the *Occupational Licensing (Building Services Work) Regulations 2016*.

## Plumbing work approvals and work by licensed plumbers

- Some Low Risk Work may include plumbing work that may be either Notifiable Plumbing Work (e.g. for stormwater disposal) or Permit Plumbing Work. For details on plumbing work see the [Director's Determination – Categories of Plumbing Work](#).

## Electrical work and work by licensed electricians

- Some Low Risk Work may include electrical work which is required to be undertaken by a licensed electrician. This has been noted against any clause where this is a requirement.
- A 'licensed electrician' is a person licensed under the *Occupational Licensing Act 2005* as an electrical practitioner and either holds an electrical contractor's licence or works for a business that holds a contractor's licence.
- Electrical work associated with the erection of solar panels must be performed by a licensed electrician.

## Protection Work

- Protection Work is work that provides protection from damage to adjoining premises, or users of those premises.
- If protection work is required for performing Low Risk Work, a Building Surveyor must be engaged to assess the adequacy of the proposed protection work.
- For detailed information on Protection Work see the Explanatory Notes in this Determination and the following documents on the CBOS website:
  - [Director's Determination – Protection Work](#)
  - [Director's Guideline – Protection Work](#)

## Standard Limitations

Before undertaking any Low Risk Work, the Standard Limitations must be reviewed and adhered to wherever relevant.

The limitations are detailed in full at the end of this document, see **Standard Limitations** at page 54.

Standard Limitations include:

- Cut or fill limits
- Fire separation of structures
- Work in natural Hazard Areas (subject to Bushfire, Landslip, Riverine Inundation (flooding), Coastal Inundation or Coastal Erosion)
- Work over or near easements or affecting infrastructure

## General Requirements

As with Standard Limitations there are some general requirements that may apply to the work being undertaken. The General Requirements must be reviewed and adhered to wherever relevant. These requirements are detailed in full at the end of this document, see **General Requirements** at page 60.

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
<b>I.0.0 Repairs to Buildings (Class I or I0 buildings)</b>				
I.0.1	Non-structural repairs, replacement of components and maintenance of existing building	<ul style="list-style-type: none"> <li>• Like for like replacement of components</li> <li>• Replacement materials in Bushfire Hazard Areas must conform to the Bushfire Attack Level as determined for the original construction.</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<p>Work for maintenance purposes using the same or similar materials, equipment, installations and components to those being replaced; including windows and doors, external wall cladding, floor and wall finishes.</p> <p>Flashings around repaired roof fixtures are required to be installed by:</p> <ul style="list-style-type: none"> <li>• a licensed plumber; or</li> <li>• a builder with a roof plumbing endorsement who has been contracted to perform that entire project</li> </ul>	No
<b>I.1.0 Alterations and Additions (Class I or I0 buildings)</b>				
I.1.1	<p>Structures for shade or weather protection, wholly or partly attached to a building open on at least 1 side; including these types (or similar):</p> <ul style="list-style-type: none"> <li>• Awning</li> <li>• Blind</li> <li>• Canopy</li> <li>• Shade sail</li> </ul>	<ul style="list-style-type: none"> <li>• Can be non-engineer designed</li> <li>• Maximum size 18m<sup>2</sup></li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No



No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
I.1.2	Installation of skylights, roof windows and ventilators	<ul style="list-style-type: none"> <li>• Maximum size of aperture 900mm</li> <li>• Installations must be parallel to existing roof plane</li> <li>• Alterations not to affect load bearing building components</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<p>Competent person is to install the fixture</p> <p>Flashings around fixtures are required to be installed by:</p> <ul style="list-style-type: none"> <li>• a licensed plumber; or</li> <li>• a builder with a roof plumbing endorsement who has been engaged for that entire project</li> </ul>	No
I.1.3	Installation of thermal insulation	<p>Unlimited</p> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No
I.1.4	Replacement or changing of any false ceiling with lightweight material	<p>Unlimited</p> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No
I.1.5	Screen enclosure of a balcony, deck, patio, pergola, terrace veranda or similar	<ul style="list-style-type: none"> <li>• An open mesh or similar enclosure is not permitted to act as a barrier to prevent falls.</li> <li>• If the difference in level exceeds 1m, a compliant balustrade must be in place and remain as an effective barrier following installation of the enclosing screen material.</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• Intent is to provide a privacy screen for a balcony already fitted with a NCC compliant barrier.</li> </ul>	No

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
I.1.6	Installation of a: <ul style="list-style-type: none"> <li>• solid fuel heating appliance; or</li> <li>• pellet fire heater</li> </ul>	<p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	Flashings around a flue pipe must be installed by: <ul style="list-style-type: none"> <li>• a licensed plumber, or</li> <li>• a builder with a roof plumbing endorsement who has been contracted to perform that entire project</li> </ul> Notification to the Permit Authority is required by the <i>Building Regulations 2016</i> of the proposed installation of a solid fuel heater in accordance with AS 2918. Notification must be made using Approved Forms: <ul style="list-style-type: none"> <li>• <u>Notification of Intention to Install Heating Appliance Form (Form 53)</u></li> <li>• <u>Heating Appliance Installation Compliance Certificate (Form 54)</u></li> </ul>	Yes (Forms 53 & 54)
I.1.7	Tank stands	<ul style="list-style-type: none"> <li>• Not more than 1.2m above any point of the adjacent natural ground level.</li> <li>• Maximum capacity of tank 5,000L</li> <li>• Must be capable of bearing static load of a full tank</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
I.1.8	Residential lifts of these types: <ul style="list-style-type: none"> <li>• passenger lift</li> <li>• platform lift</li> <li>• stairway lift</li> </ul>	<ul style="list-style-type: none"> <li>• Limit of servicing two storeys and no structural changes to loadbearing walls or loadbearing floor of the building are required for its installation</li> <li>• Lift must not take the place of the only stair between levels and where a single stair is provided, the lift may not obstruct that stair from use in the event of a power failure or for emergency purposes</li> <li>• Competent persons are required to install a lift</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No
I.1.9	Porch (roofed and enclosed weather protection around an external doorway) or veranda (roofed)	<ul style="list-style-type: none"> <li>• Maximum size of floor area 9m<sup>2</sup></li> <li>• Maximum floor height 1m above a surface</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• For an unenclosed structure the trafficable surface must be less than 1m above the surface beneath (e.g. the ground)</li> </ul>	Yes
I.1.10	Photo-voltaic Solar Panels installed on any roof plane	The installation of either; <ul style="list-style-type: none"> <li>• a proprietary product in accordance with the manufacturer's instructions; or</li> <li>• a pre-engineered solution;</li> </ul>	<ul style="list-style-type: none"> <li>• A single roof plane on any class I building can have 38m<sup>2</sup> maximum area of PV solar panels; Or</li> <li>• If on multiple roof planes the maximum area is 38m<sup>2</sup> if they are supported on the same structure.</li> </ul>	No

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
		<p>and the solar panels are:</p> <ul style="list-style-type: none"> <li>• parallel to the surface of the roof and there is not more than 100 millimetres between the surface of the roof and the underside of the solar panels;</li> <li>• the solar panels, or any part of the solar panels, do not overhang the roof surface at any point; and</li> <li>• the solar panels are not within 200 millimetres of the edge of the plane of the roof; and</li> <li>• the solar panel array does not result in more than 100 kilograms of dead load being placed on any single point where a solar panel array is attached to the roof; and</li> <li>• the solar panel array does not cover more than 38 square metres of – <ul style="list-style-type: none"> <li>○ a single roof plane; or</li> <li>○ multiple roof planes that are supported by a single structure</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• A structure is a single structure if the supporting elements or members rely on each other for support, e.g a single trussed roof system is likely a single structure.</li> <li>• If the roof systems are separate and do not rely on each other for support then they are a different structure for the purposes of this clause.</li> <li>• Each system must be assessed on its own merits prior to any building work being performed</li> <li>• If installation is not parallel to roof plane (e.g. tilted up) then work that is <b>Notifiable Building Work</b> (Category 3).</li> <li>• Electrical work must be performed by a licensed electrician.</li> </ul>	

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
		<p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		
I.1.11	<p>Photo-voltaic Solar Panels erected on a dedicated support structure at ground level (not on the roof of a structure)</p>	<ul style="list-style-type: none"> <li>• The installation of either;                             <ul style="list-style-type: none"> <li>a) a proprietary product in accordance with the manufacturer's instructions; or</li> <li>b) a pre-engineered solution.</li> </ul> </li> <li>• Maximum size 38m<sup>2</sup></li> <li>• Maximum height of support structure 3m</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• Electrical work must be performed by a licensed electrician.</li> <li>• Larger array installations are <b>Notifiable Building Work</b> (Category 3)</li> </ul>	No
I.1.12	<p>Smoke alarms (Class 1a buildings)</p>	<ul style="list-style-type: none"> <li>• If battery powered then this can be installed by an owner</li> <li>• If hard-wired then this must be installed by a licensed electrician</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<p>Includes:</p> <ul style="list-style-type: none"> <li>• Upgrading from battery type to hard wired</li> </ul> <p>Smoke alarms in rented dwellings required by the <i>Residential Tenancy Act 1997</i> must be –</p> <ul style="list-style-type: none"> <li>• (a) a mains-powered; or</li> <li>• (b) powered by a 10-year non-removable battery.</li> </ul>	No

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
			Hard-wired smoke alarms are required in all new Class I buildings. The installation of a battery powered smoke alarm is permitted only in existing dwellings when replacing existing battery powered smoke alarms, or as a voluntary additional measure to improve the safety of existing dwellings.	
<b>1.2.0</b>	<b>Minor structures associated with occupation of a caravan (Class 10)</b>			
1.2.1	Caravan annexe (rigid structure such as carport, shed, deck, veranda, porch, sunroom or covered BBQ area)	<ul style="list-style-type: none"> <li>• Maximum size floor area 18m<sup>2</sup></li> <li>• Maximum ridge height 4.5m</li> <li>• Maximum wall height 3m</li> <li>• Associated with the occupation of a registrable motor vehicle</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No

N°.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
<b>1.3.0</b>	<b>Non-habitable Outdoor Structures (Class 10)</b>			
1.3.1	Shed, garage, carport or similar (Non-prefabricated)	<ul style="list-style-type: none"> <li>• Maximum size 18m<sup>2</sup></li> <li>• Maximum ridge height 4.5m</li> <li>• Maximum wall height 3.6m</li> <li>• Single storey</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• For storage purposes, including vehicle parking</li> </ul>	No
1.3.2	Shed, garage, carport or similar (pre-engineered and prefabricated manufacture)	<ul style="list-style-type: none"> <li>• Maximum size 36m<sup>2</sup></li> <li>• Single storey</li> <li>• Maximum ridge height 4.5m</li> <li>• Maximum wall height 3.6m</li> <li>• Engineer designed and prefabricated</li> <li>• Engineer's design documents are to be purchased and referred to during construction</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• For storage purposes, including vehicle parking</li> </ul>	Yes

N°.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
I.3.3	Shipping container	<ul style="list-style-type: none"> <li>• One container high and not stacked</li> <li>• Placed at ground level or on a base or pad so can be tied down; pad is to be no more than 300mm high</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• Not for use as a 'habitable room' (see <b>Terms and Definitions</b>)</li> </ul>	No
I.3.4	Animal shelter (roofed, or an open enclosure)	<ul style="list-style-type: none"> <li>• Maximum size 18m<sup>2</sup></li> <li>• Maximum ridge height 4.5m</li> <li>• Maximum wall height 3m</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• Including aviaries, pigeon house, poultry house, dog or cat enclosures, horse box or stable</li> </ul>	No
I.3.5	Deck, non-roofed	<ul style="list-style-type: none"> <li>• The trafficable floor of the deck must be less than 1m above the surface beneath</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• Non-roofed means not covered by a roof, shade structure, garden structure etc.</li> </ul>	No
I.3.6	Fence or wall of masonry or concrete	<ul style="list-style-type: none"> <li>• Maximum height 1.2m</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No
I.3.7	Fence or wall (other than masonry or concrete)	<ul style="list-style-type: none"> <li>• Maximum height 2.1m</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No



N°.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
I.3.8	Chain link fence	<ul style="list-style-type: none"> <li>• Maximum height 3.0m</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No
I.3.9	Non-habitable free standing garden structures for support of plants; including <ul style="list-style-type: none"> <li>• Pergola</li> <li>• Garden arch</li> <li>• Trellis</li> <li>• Garden frame</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum size 36m<sup>2</sup></li> <li>• Maximum height 3.5m</li> <li>• Either uncovered or a permeable roofing material is permitted (e.g. shade cloth)</li> <li>• Excludes masonry or concrete construction</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No
I.3.10	Non-habitable free standing garden structures, open on at least one side, as places of relaxation in a garden or park; including: <ul style="list-style-type: none"> <li>• Summer house</li> <li>• Gazebo</li> <li>• Pavilion</li> <li>• Garden shelter</li> <li>• BBQ shelter</li> <li>• or similar structures</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum size 18m<sup>2</sup></li> <li>• Maximum height 3.5m</li> <li>• Single storey</li> <li>• Either uncovered or roofed (any type of roofing material is permitted)</li> <li>• Excludes masonry or concrete construction</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No

N°.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
1.3.11	A relocatable (temporary) swimming pool	<ul style="list-style-type: none"> <li>• Maximum water surface area 9m<sup>2</sup></li> <li>• May only be erected if a Swimming Pool Access Barrier has already been installed as Notifiable Building Work</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• Excludes pools less than 300mm deep</li> <li>• A pool cover is not a legally compliant Swimming Pool Access Barrier</li> </ul>	No
1.3.12	Prefabricated silos	<ul style="list-style-type: none"> <li>• Maximum capacity 45,000L</li> <li>• Height to width ratio not to exceed ratio of 1:2 (to prevent overturning)</li> <li>• Support, frame or plinth must be capable of withstanding static load of a full silo</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No

N°.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
1.3.13	Water tank and support	<ul style="list-style-type: none"> <li>• Maximum capacity 45,000L</li> <li>• Height to width ratio not to exceed ratio of 1:2 (to prevent tank overturning)</li> <li>• Support or plinth must be capable of bearing static load of a full tank</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• Includes for drinking water or as a fire-fighting water supply, or plant production</li> <li>• If tank is required for fire-fighting, special design requirements apply: see the Director's Determination on Building in Bushfire Hazard Areas for details</li> <li>• Water runoff from tank is to be diverted away from building foundations</li> </ul>	No
1.3.14	Retaining wall	<ul style="list-style-type: none"> <li>• Maximum height of the ground to be retained is 500mm where the wall is located within 1500mm of a property boundary, a road or a path that is a right of way on another property;</li> <li>• Otherwise the maximum height to be retained is 1.2m</li> <li>• Must be not less than the height of the proposed wall from any building, whether on the allotment or an adjacent allotment</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No

N°.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
1.3.15	Cubby house or playground equipment on private land	Cubby house: <ul style="list-style-type: none"> <li>• Maximum size 18m<sup>2</sup></li> <li>• Maximum wall height 3m</li> <li>• Maximum height 4.5m</li> </ul> Work must comply with <b>Standard Limitations</b> (see page 54)		No
1.3.16	Flagpoles, masts, light poles or towers, antennae supports	Maximum height 6m above: <ul style="list-style-type: none"> <li>• ground level; or</li> <li>• the topmost point of its attachment to a building</li> </ul> Work must comply with <b>Standard Limitations</b> (see page 54)		No
1.3.17	Small Telecommunication Facilities	<ul style="list-style-type: none"> <li>• Maximum height 6m</li> <li>• Maximum dish diameter 2m</li> <li>• Support structure to be engineer designed</li> </ul> Work must comply with <b>Standard Limitations</b> (see page 54)	<ul style="list-style-type: none"> <li>• 'Telecommunications Facility' is defined in the Explanatory Notes at <b>Terms and Definitions</b>. Include towers, masts, poles, dishes and antennas</li> <li>• Includes repairs and maintenance of facilities</li> <li>• Larger facilities are <b>Low Risk Building Work</b> (Category 2)</li> </ul>	No

N°.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
1.3.18	Conservatory, gazebo, potting shed, glass house, greenhouse, poly-tunnel (non-prefabricated)	<ul style="list-style-type: none"> <li>• Maximum size 18m<sup>2</sup></li> <li>• Maximum height 4.5m</li> <li>• Maximum wall height 3m</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• For domestic scale plant growing</li> <li>• For commercial scale grow tunnels or horticultural crop production covers – see Category 1.4.2</li> </ul>	No
1.3.19	Conservatory, potting shed, glass house, greenhouse, plant grow tunnel (Pre-engineered and prefabricated manufacture)	<ul style="list-style-type: none"> <li>• Maximum size 36m<sup>2</sup></li> <li>• Maximum height 4.5m</li> <li>• Maximum wall height 3m</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• For domestic scale plant growing</li> <li>• For commercial scale grow tunnels or horticultural crop production covers – see Category 1.4.2</li> </ul>	No
<b>1.4.0</b>	<b>Sheds for farming or horticultural activities (Class 7b, 8 or 10 buildings)</b>			
1.4.1	Farm Shed	<ul style="list-style-type: none"> <li>• Engineer designed and prefabricated of steel</li> <li>• Maximum size of <i>less than</i> 200m<sup>2</sup></li> <li>• Maximum wall height 3.6m</li> <li>• Maximum ridge height 4.5m</li> <li>• Maximum frame span between external supporting columns of 9.0m</li> <li>• Single storey</li> <li>• If a Class 7b or 8 building, the required fire separation</li> </ul>	<ul style="list-style-type: none"> <li>• Examples include for storage purposes including sheltering livestock, vehicle parking etc. (see the definition of Farm Shed at Terms and Definitions)</li> </ul>	Yes



N°.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
		<i>Work must comply with <b>Standard Limitations</b> (see page 54)</i>		
I.5.3	Non-habitable underground structures on a mining lease	Unlimited <i>Work must comply with <b>Standard Limitations</b> (see page 54)</i>		No
I.5.4	Marine structures (permanently attached to land)	Unlimited <i>Work must comply with <b>Standard Limitations</b> (see page 54)</i>	<ul style="list-style-type: none"> <li>• Includes wharves, jetties, marinas, breakwaters or pontoons</li> <li>• Any habitable buildings erected on such structures are not Low Risk Work</li> <li>• Construction of a marine structure may require the approval of Marine and Safety Tasmania</li> </ul>	No
<b>I.6.0</b>	<b>Decks, viewing platforms, road or pedestrian bridges, boardwalks, etc. (Class 10)</b>			
I.6.1	A detached permanent deck, viewing platform, boardwalk, or the like	<ul style="list-style-type: none"> <li>• A structure that is not a part of another building</li> <li>• The trafficable floor of the deck must be less than 1m above the surface beneath</li> </ul> <i>Work must comply with <b>Standard Limitations</b> (see page 54)</i>		Yes
I.6.2	Private pedestrian bridge	<ul style="list-style-type: none"> <li>• Maximum height of bridge deck is less than 1m above the surface beneath</li> </ul> <i>Work must comply with <b>Standard Limitations</b> (see page 54)</i>	<ul style="list-style-type: none"> <li>• Work must be done by a competent person (including a civil contractor)</li> <li>• A larger bridge is considered <b>Notifiable Building Work</b> (Category 3)</li> </ul>	No

N°.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
1.6.3	Private vehicular bridge	<ul style="list-style-type: none"> <li>Maximum span of 5m</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>Work must be done by a competent person (including a civil contractor)</li> </ul> <p>If in Bushfire Hazard Area, there are minimum standards for a bridge required for the access of fire-fighting vehicles. Refer to Bushfire Hazard Area Determination for details.</p>	No
<b>1.7.0 Demolition Class 10</b> (total removal of structure and no new construction; including removal of relocatable buildings)				
1.7.1	Demolition or removal of Low Risk structures (including farm sheds and retaining walls)	<ul style="list-style-type: none"> <li>If that structure is a type that can be erected by an owner or competent person as Low Risk Building Work</li> <li>If that structure is not required to support bush firefighting activities for buildings that are to remain</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>Removal of asbestos is to be performed by persons licensed by WorkSafe Tasmania</li> <li>For removing relocatable buildings, appropriate disconnection of services prior to removal is to be considered and performed</li> <li>For demolition of Low Risk Structures of the types that could be erected by a licensed builder see Category 2.7.1</li> <li>May require that a Bushfire Hazard Management Plan be revised for its effectiveness post demolition of structures.</li> </ul>	No
1.7.2	Removal of temporary prefabricated relocatable buildings including site sheds.	<ul style="list-style-type: none"> <li>Structure has been designed to be capable of being relocated</li> </ul>		No



N°.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes	Notify Council?
		<p>Work must comply with <b>Standard Limitations</b> (see page 54)</p>		
<b>1.8.0</b>	<b>Temporary Structures and Site Sheds</b>			
1.8.1	Temporary structures	<p>Unlimited where:</p> <ul style="list-style-type: none"> <li>• the owner has a been granted a temporary occupancy permit; or</li> <li>• the structure is exempt under the <i>Building Regulations 2016</i> from requiring a temporary occupancy permit</li> </ul> <p>Temporary structures are to be installed or placed at ground level</p> <p>Work must comply with <b>Standard Limitations</b> (see page 54)</p>	<p>Refer to:</p> <ul style="list-style-type: none"> <li>• NCC Volume One Tasmania Appendix, and</li> <li>• Director's Determination – Temporary Occupancy Permits</li> </ul>	Yes
1.8.2	Erection or placement of temporary builders' structures, site sheds, hoardings, barriers or scaffolding etc. used for construction or protection of adjoining properties or the public.	<p>Temporary structures are to be installed or placed at ground level</p> <p>Work must comply with <b>Standard Limitations</b> (see page 54)</p>	<p>To be exempt from a temporary occupancy permit, prefabricated structures must be:</p> <ul style="list-style-type: none"> <li>• erected for a temporary use and are less than 50 square metres in floor space; and</li> <li>• separated from all other structures on the site so as not to increase the risk of the spread of fire between the building and other structures.</li> </ul>	No

## Category 2 – Low Risk Building Work (performed by a Licensed Builder, or a competent person only where specified)

- Some building work is Low Risk. Most of these types are minor work and represent a low risk to occupants and the public.
- A Licensed Builder or a competent person can do work in Category 1 and those types/specifications are therefore not repeated for Category 2.
- Each clause will indicate if the work can be done by a competent person. If this is not stated, then only a licensed builder can do this work.
- The responsible builder is responsible for ensuring that any proposed work conforms with the scope of this Determination, in particular that permitted size limits are not exceeded and that boundary setbacks are complied with.
- This relates to stand alone projects that are not part of or associated with a larger project that may include Notifiable Work (Category 3) or Permit Work (Category 4)
- Types of Low Risk structures of sizes greater than permitted for this Category are Notifiable Work (Category 3) if they would not otherwise be Permit Work (Category 4)

### Notify Council on Completion

- Council must be advised of some Low Risk work so there is a both a record of the erection of the structure and for payment of the relevant fees.
- Any Low Risk work that the council must be notified about will be specified in the relevant clause.
- A Notification of Low Risk Work (Form 80) must be lodged with the relevant council wherever the clause indicates that the council is required to be notified.

### Planning Approval

- The building or demolition work listed below may require Planning Approval.
- Owners are to ensure that the proposed Low Risk Work either does not require Planning Approval, or that they have been granted the required Planning Approval, **before** the commencement of the proposed work.

- There is no connection between the requirement for planning approval and the category of building work. That is, a requirement for planning approval does not automatically place that work into a higher risk category of this Determination. For example work requiring a planning permit does not by default require a building permit.

### **Plumbing Work Approvals and Work by Licensed Plumbers**

- Some Low Risk building work may include plumbing work that be either notifiable plumbing work (e.g. for stormwater disposal) or require a plumbing permit – for details on getting approval of plumbing work see the Director's Determination – Categories of Plumbing Work.
- There is no scope for owners or builders to do plumbing work such as stormwater disposal even for Low Risk Structures, as plumbing work is a licensed occupation.
- Some licensed builders are endorsed to perform limited roof plumbing work on projects where they are contracted to perform all building work; but that endorsement does not extend to stormwater disposal such as fitting downpipes and drainage.

### **Electrical Work and Work by Licensed Electricians**

- Some Low Risk building work may include electrical work. Any electrical work must be undertaken by a licensed electrician.
- A 'licensed electrician' is a person licensed under the *Occupational Licensing Act 2005* as an electrical practitioner and either holds an electrical contractor's licence or works for a business that holds a contractor's licence.
- Electrical work associated with the erection of solar panels must be performed by a licensed electrician.

## Protection Work

- Protection Work is work that provides protection from damage to adjoining premises, or users of those premises.
- If protection work is required for performing Low Risk Work, a Building Surveyor must be engaged to assess the adequacy of the proposed protection work.
- For detailed information on Protection Work see the Explanatory Notes in this Determination and the following documents on the CBOS website:
  - [Director's Determination – Protection Work](#)
  - [Director's Guideline – Protection Work](#)

## Standard Limitations

Before undertaking any Low Risk Work, the Standard Limitations must be reviewed and adhered to wherever relevant.

The limitations are detailed in full at the end of this document, see **Standard Limitations** at page 54.

Standard Limitations include:

- Cut or fill limits
- Fire separation of structures
- Work in natural Hazard Areas (subject to Bushfire, Landslip, Riverine Inundation (flooding), Coastal Inundation or Coastal Erosion)
- Work over or near easements or affecting infrastructure

## General Requirements

As with Standard Limitations there are some general requirements that may apply to the work being undertaken. The General Requirements must be reviewed and adhered to wherever relevant. These requirements are detailed in full at the end of this document, see **General Requirements** at page 60.

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
<b>2.0.0 Repair, renewal or maintenance (any Class of building)</b>					
2.0.1	Repair, renewal or maintenance of an existing building, or structure, using materials different from the materials being replaced	<p>Does not include:</p> <ul style="list-style-type: none"> <li>• work that will adversely affect the structural soundness of the building</li> <li>• work that requires a report be requested from a Reporting Authority</li> <li>• the removal or alteration of any element of the building that is contributing to the support of any other element of the building; or</li> <li>• work that may adversely affect any prescribed Essential Building Services</li> <li>• work that may adversely affect the safety of the public or occupiers of the building.</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• Applicable to maintenance or repairs that is more substantial than “Like for Like” Category I Low Risk Building Work.</li> </ul> <p>Other examples:</p> <ul style="list-style-type: none"> <li>• Replace timber framed windows with uPVC framed windows</li> <li>• Replace timber decking with composite decking</li> </ul> <p><b>Not</b> applicable to:</p> <ul style="list-style-type: none"> <li>• Replacing piers or stumps supporting a building;</li> <li>• Work increasing the floor area or height of the building;</li> <li>• Re-roofing an existing building by removing tiled roofing material and replacing it with sheet roof cladding, as this is likely to affect the structural soundness of the building.</li> </ul>	No	Yes

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
2.0.2	Minor interior renovations and alterations of existing kitchens, bathrooms or laundries etc.	<ul style="list-style-type: none"> <li>• Not for work on load bearing walls.</li> <li>• Does not include structural alterations</li> <li>• Does not include the change of use of another room to a bathroom.</li> <li>• Not for closure of openings required for natural light or ventilation in building classes 1, 2, 3 or 4.</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• The requirement for more smoke alarms and emergency lighting will need to be considered for this work.</li> <li>• For bathroom alterations exceeding the limitations see <b>Notifiable Building Work</b> (Category 3) clause 3.0.1</li> <li>• Note the definition of “load bearing” includes lateral bracing supports.</li> <li>• Minor structural alterations may be assessed by a building surveyor under category 2.8.0.</li> </ul>	No	Yes

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
<b>2.1.0 Alterations of a Class I Building</b>					
2.1.1	Work on interior non-load bearing walls of existing residential buildings	<ul style="list-style-type: none"> <li>• Not for creation of openings between buildings or parts of buildings walls that are required to have a fire resistance level</li> <li>• Excludes work that may impact upon fire safety measures within a Class 1b Building</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<p>Includes:</p> <ul style="list-style-type: none"> <li>• Erection, removal, restoration, reinstatement or alteration of any non-load bearing internal partitions or walls and doorways in existing buildings</li> <li>• Creation of any opening in a non-load bearing wall or the sealing up of any wall opening.</li> </ul> <p>Note the definition of 'load bearing' includes lateral bracing supports</p> <ul style="list-style-type: none"> <li>• The requirement for more smoke alarms, emergency lighting and exits will need to be considered.</li> </ul>	No	No
2.1.2	Porch (roofed and enclosed weather protection around an external doorway); or Veranda (roofed);	<ul style="list-style-type: none"> <li>• Floor area not exceeding 18m<sup>2</sup></li> <li>• The trafficable floor of the porch or veranda must be less than 1m above the surface beneath</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	A porch or veranda is not a habitable room	Yes	No

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
2.1.3	Residential passenger lift, or platform lift, or a stairway lift	<ul style="list-style-type: none"> <li>• Unlimited</li> <li>• Lift must not take the place of the only stair between levels and where a single stair is provided, the lift may not obstruct that stair from use in the event of a power failure or for emergency purposes</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No	Yes
2.1.4	Ramps for occupant access	<ul style="list-style-type: none"> <li>• Unlimited</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• A ramp installed in a Class 1a building intended for access of persons with a disability is to be designed and constructed to meet the requirements of AS 1428.1-2009.</li> </ul> <p>Any ramp in a Class 1b building installed for access of persons with a disability must comply with all NCC disability access provisions in Volume One for a commercial building.</p>	No	Yes



No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
<b>2.2.0 Additions to, or Installations on, an Existing Class I Building</b>					
2.2.1	Enclosures of balconies, decks, patios, pergolas, terraces and verandas	<p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>Complies with requirements of Part 3.9.2 of NCC Volume Two in relation to protection of openings and barriers where applicable.</li> <li>Must comply with requirements of Part 3.6.4 of NCC Volume Two in relation to glazing light and ventilation of adjoining rooms which must not be adversely affected by the enclosure.</li> </ul>	No	No
2.2.2	Awnings (pre-engineered system) open on at least one side.	<ul style="list-style-type: none"> <li>Maximum size of 36m<sup>2</sup></li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		Yes	Yes
2.2.3	Air Conditioner	<p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>Electrical work must be performed by a licensed electrician.</li> <li>A refrigerant handling licence (ARCtick licence) must be held by persons installing air conditioners which use refrigerant gas.</li> </ul>	No	Yes

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
<b>2.3.0 Outdoor structures (Class 10)</b>					
2.3.1	Shed/ garage/ carport or similar (Non-prefabricated)	<ul style="list-style-type: none"> <li>• Maximum size 36m<sup>2</sup></li> <li>• Maximum ridge height 4.5m</li> <li>• Maximum wall height 3.6m</li> <li>• Maximum span 9.0m</li> <li>• Single storey</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• For storage purposes, including vehicle parking</li> </ul>	Yes	No
2.3.2	Retaining wall	<ul style="list-style-type: none"> <li>• Maximum height of the ground to be retained 1.8m</li> <li>• Engineer designed</li> <li>• Filling or excavation must not adversely affect sewer, stormwater or water utility infrastructure</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No	No

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
2.3.3	Small scale windmill or wind turbine	<ul style="list-style-type: none"> <li>• Maximum height of support structure excluding turbine and associated wing span less than 6m</li> <li>• Structures are for turbines with a nominal generation voltage exceeding the limits of Extra Low Voltage</li> <li>• Footings and structure to be designed by a suitably licensed and competent engineer</li> <li>• Pre-engineered structures to be installed in accordance with manufacturer’s instructions</li> <li>• Wind Turbine to comply with the requirements of the IEC 61400 Series of Standards as applicable.</li> <li>• Maximum length is measured from surrounding ground, floor or platform as appropriate.</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• “Small scale” wind turbine, means a turbine of a size that would suit the needs of a domestic dwelling or small business. These are less than 150kW maximum capacity and are most commonly in the range of 1-10kW.</li> <li>• Includes Vertical and Horizontal axis turbines</li> <li>• A windmill also includes farming structures for pumping water</li> <li>• All electrical work to be performed by a licensed electrical practitioner.</li> </ul>	No	Yes

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
2.3.4	Installation of roller shutter, roller door or a grilled door	<ul style="list-style-type: none"> <li>• Unlimited</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• Installation of the door only, and not the making of an opening in a wall for the door</li> </ul>	No	Yes
2.3.5	<p>Non-habitable free-standing garden structures, open on at least one side, as places of relaxation in a garden or park; including:</p> <ul style="list-style-type: none"> <li>• Summer house</li> <li>• Gazebo</li> <li>• Pavilion</li> <li>• Garden shelter</li> <li>• BBQ shelter</li> </ul> <p>or similar structures</p>	<ul style="list-style-type: none"> <li>• Maximum size 36m<sup>2</sup></li> <li>• Maximum height 3.5m</li> <li>• Single storey</li> <li>• Either uncovered or roofed (any roofing material type is permitted)</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		Yes	No

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
<b>2.4.0 Minor Commercial or Industrial Structures, or Infrastructure (Class 10)</b>					
2.4.1	Shed/ garage/ carport or similar (Non-prefabricated)	<ul style="list-style-type: none"> <li>• Maximum size 36m<sup>2</sup></li> <li>• Maximum ridge height 4.5m</li> <li>• Maximum wall height 3.6m</li> <li>• Maximum wall length on any side of 9.0m</li> <li>• Single storey</li> <li>• Fire separation; the required fire separation between a boundary or an adjoining building is a minimum of 3m</li> <li>• Engineer's design documents are to be purchased and referred to during construction</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• For storage purposes, including vehicle parking</li> </ul>	Yes	No

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
2.4.2	Shed/ garage/ carport or similar  (Pre-engineered and pre-fabricated)	<ul style="list-style-type: none"> <li>• Maximum size 36m<sup>2</sup></li> <li>• Maximum ridge height 4.5m</li> <li>• Maximum wall height 3.6m</li> <li>• Maximum span 9.0m</li> <li>• Fire separation between a boundary or an adjoining building is a minimum of 3m</li> <li>• Single storey</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>• For storage purposes, including vehicle parking</li> </ul>	Yes	Yes
2.4.3	Building work in connection with any plinth or similar foundation if the plinth or foundation supports plant, a tank, equipment, machinery, or any similar item.	<p>Unlimited</p> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No	Yes
2.4.4	Erection of a detached booth, guardhouse, bin centre or similar	<ul style="list-style-type: none"> <li>• Maximum floor area 18m<sup>2</sup></li> <li>• Single storey</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>		No	No

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
2.4.5	Infrastructure for energy reticulation, and transmission, distribution and supply including powerlines, poles or towers, lighting poles; equipment support structures, blast walls, sound attenuation enclosures, equipment for metering, monitoring, or control of electricity or energy	<ul style="list-style-type: none"> <li>Unlimited if owned or controlled by a gas supplier, electricity or energy supply utility, business or entity, or a public or other authority or similar organisations.</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>Must be constructed to appropriate Australian Standards</li> </ul>	No	No
2.4.6	Non-habitable detached buildings (substations, machinery or plant rooms etc.)	<ul style="list-style-type: none"> <li>Maximum 36m<sup>2</sup></li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>Erection of any detached structure, appurtenant to another building and</li> <li>Contains fixed plant or machinery and under normal circumstances is entered only on intermittent occasions for the routine inspection and maintenance of that plant or machinery</li> </ul>	No	No

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
2.4.7	Telecommunications facility that is a tower, mast, pole or antenna	<ul style="list-style-type: none"> <li>Unlimited where the work performed is within an easement of the facility owner or operator.</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>See <b>Terms and Definitions</b> for definition of Telecommunications Facility</li> </ul>	Yes	No
<b>2.5.0 Minor (non-structural) Repairs or Alterations of Commercial or Industrial Buildings (Classes 2-8)</b>					
2.5.1	Maintenance, minor repairs and minor alterations	<ul style="list-style-type: none"> <li>Unlimited</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>Roof plumbing including flashings can only be done by licensed plumbers OR a builder with a roof plumbing endorsement who has been contracted to perform that entire project</li> <li>Work is for maintenance purposes and is like for like replacement of parts and components.</li> <li>Not including upgrading for refurbishment or for a change of use</li> </ul>	No	Yes



No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
2.5.2	Internal Fit-out of Commercial Buildings	<p>Work must not include:</p> <ul style="list-style-type: none"> <li>• alterations to structural elements</li> <li>• the creation of multiple tenancies</li> <li>• work which may have an adverse effect on operation of Essential Building Services, occupant egress, or elements required to be fire resistant</li> <li>• the fit-out of food premises</li> <li>• work that may have an adverse effect on Fire Safety Systems</li> </ul> <p>This work requires a statement by a building surveyor prior to the work commencing that they have assessed the risks of the proposed work. This statement is to be provided to the Permit Authority with the Notification of Low Risk Work</p> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<p>Includes:</p> <ul style="list-style-type: none"> <li>• “Internal shop fit-out” including joinery, flooring, painting, plastering, with electrical work etc. by other trades.</li> <li>• Work affecting disability access is required to comply with all disability access provisions of Volume One of the NCC.</li> </ul> <p>Work to be performed on Food Premises or work that impacts Fire Safety Systems requires a report from the relevant Reporting Authority which is to occur under the approval process for either Notifiable Work or Permit Work, whichever is applicable.</p>	Yes  (Copy of Building Surveyor statement to accompany Form 80)	Yes

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
2.5.3	Ramp installed for access of persons with a disability	<ul style="list-style-type: none"> <li>Requires a statement by a building surveyor prior to the work commencing that they have assessed the risks of the proposed work. This statement is to be provided to the Permit Authority with the Notification of Low Risk Work</li> </ul> <p><i>Work must comply with <b>Standard Limitations</b> (see page 54)</i></p>	<ul style="list-style-type: none"> <li>A ramp installed for a commercial building is required to comply with all disability access provisions of Volume One of the NCC.</li> </ul>	Yes  (Copy of Building Surveyor statement to accompany Form 80)	Yes
<b>2.6.0</b>	<b>Signs</b>				
2.6.1	Work in connection with a sign (free-standing on own structural support or attached to another structure)	<ul style="list-style-type: none"> <li>Assessment of risk from wind loading in accordance with AS/NZS 1170 is required for freestanding signs or if the structure projects more than 300mm from a wall</li> <li>No side of free-standing sign is to exceed 2m<sup>2</sup>; and it is to be sited 2.2m or less above ground level.</li> <li>If erected on a building or structure, the uppermost side of a sign is to be a</li> </ul>		Yes	Yes

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
		maximum 3m or less above ground level. • A sign erected over a public way/ footpath/ street requires a risk assessment by a building surveyor as to whether it is Low Risk Work or Notifiable Work  <i>Work must comply with <b>Standard Limitations</b> (see page 54)</i>			
<b>2.7.0</b>	<b>Demolition (total removal of structure and no new construction)</b>				
2.7.1	A structure that could only be erected by a builder or a competent person as Low Risk Work	<i>Work must comply with <b>Standard Limitations</b> (see page 54)</i>	Removal of asbestos is to be performed by persons licensed by WorkSafe Tasmania	No	No
2.7.2	Any Class 10 buildings or farm sheds (up to two storeys)	<i>Work must comply with <b>Standard Limitations</b> (see page 54)</i>	Removal of asbestos is to be performed by persons licensed by WorkSafe Tasmania	No	No

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes	Notify Council?	Competent person can do work?
<b>2.8.0</b>	<b>Minor Structural Repairs or Alterations, Assessed by a Licensed Building Surveyor as Appropriate to be Performed as Low Risk Work</b>				
2.8.1	<p>Minor Structural Repairs or Alterations</p> <p>The building surveyor must:</p> <ul style="list-style-type: none"> <li>• Analyse the work and conduct an assessment</li> <li>• Document the process and the outcome of their risk assessment; and</li> <li>• How they decided that the risk in carrying out the work is no greater than the risk of other documented Low Risk Work (Category 2).</li> </ul> <p>Work must not include:</p> <ul style="list-style-type: none"> <li>• the fit-out or alteration of commercial kitchens within food premises greater than provided for under Low Risk Work</li> <li>• work that may have an adverse effect on the Fire Safety Systems</li> <li>• construction of a new building or major works on a building</li> </ul>	<ul style="list-style-type: none"> <li>• A building surveyor may assess the nature of proposed work and/or the existing structure, and perform a risk assessment that the risks can managed by the building surveyor and builder and performed as Low Risk Work.</li> <li>• Example: Minor structural alterations such as replacement of floor joists.</li> <li>• Work to be performed on Food Premises or work that impacts Fire Safety Systems requires a report from the relevant Reporting Authority which is to occur under the approval process for either Notifiable Work or Permit Work, whichever is applicable.</li> </ul>	Yes	No	

## Category 3 - Notifiable Building Work

- The following building and demolition work is determined to be Notifiable Building Work.
- Work in this category requires a Certificate of Likely Compliance from a Building Surveyor, which is to be provided to the relevant council prior to the commencement of work.
- The licensed builder and relevant Building Surveyor are responsible for ensuring that any proposed work complies with this Determination, in particular to ensure it:
  - Complies with any relevant standard limitations,
  - That permitted size limits are not exceeded;
  - That boundary setbacks are complied with.
- Notifiable Work does not include Low Risk Work
- Notifiable Work must be performed by a licensed builder.
- A licensed electrician is permitted to design and install solar panels under Notifiable Work as they are exempt from the requirement to hold a builder or building designer licence under s 22A of the *Occupational Licensing Act 2005*.
- The builder will specify the nature of the proposed work in their Notice of Work to the building surveyor.
- Specific requirements are also provided in the *Building Act 2016* for notifications to the building surveyor to obtain authorisation to start work, inspections and completion of the work.
- The relevant building surveyor is to take into account any other permits, consents, or orders, in place or required under any Act in respect of the proposed work or the premises where the work is to be performed.

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes
<b>3.0.0</b>	<b>Residential Buildings (Classes 1a and 1b) Including New Construction, Alteration and Additions, Structural Repairs; and their Associated Structures (10a or 10b)</b>		
3.0.1	New Building (Class 1a and Class 1b only), additions or alterations	Maximum rise of 2 storeys where Standard Limitations are met Excludes: <ul style="list-style-type: none"> <li>• Work over or near easements or affecting infrastructure</li> <li>• Work in a Bushfire Hazard Area with an assessed Bushfire Attack Level (BAL) of 40 or Flame Zone.</li> <li>• Work in an area where the Coastal Erosion Hazard Band is High</li> <li>• Work in an area where the Landslip Hazard Band is High</li> <li>• Work in an area where the Coastal Inundation Hazard Band is High</li> </ul>	
3.0.2	Photo-voltaic solar panel installation (domestic) greater than the types permitted for Low Risk Work (erected on, or is associated with a Class 1 or 10) e.g. roof top or ground mounted	Unlimited	<ul style="list-style-type: none"> <li>• Electrical work must be performed by a licensed electrician</li> <li>• A licensed electrician responsible for the design and installation may prepare a site plan for this purpose.</li> </ul>
3.0.3	Repairs to Class 1 building	Unlimited	Includes major structural repairs

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes
3.0.4	Underpinning to Class I building	Unlimited	<ul style="list-style-type: none"> <li>Design of remedial works of this nature may require a site and soil test to AS2870 and engineer designed prior to work commencing.</li> </ul>
<b>3.1.0 New Structures (Class 10) Associated with a Class I Residential Building, or alterations/ additions not provided for under Low Risk Work</b>			
3.1.1	Shed, garage, carport or similar Includes either: <ul style="list-style-type: none"> <li>Prefabricated and pre-engineer designed, steel framed and clad; or</li> <li>Non-prefabricated</li> </ul>	Unlimited	Structure includes base or slab.
3.1.2	Residential Decks	Unlimited	
3.1.3	Retaining Walls	Unlimited	
3.1.4	Fences, screens and boundary walls	Unlimited	
3.1.5	Tank or silo, and its support (base, slab, pad, frame or plinth)	Unlimited	Height to width ratio not to exceed ratio of 1:2 (to prevent silo or tank overturning)
3.1.6	Single storey covered walkway	<ul style="list-style-type: none"> <li>Maximum span of beams 6m</li> </ul>	
3.1.7	Pedestrian bridge	Unlimited	

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes
3.1.8	Swimming Pool Access Barrier and associated Swimming Pool or Spa Pool	Unlimited	<p>Any swimming pool or a spa pool must be protected by a Swimming Pool Access Barrier constructed by a licensed builder.</p> <p>This category includes:</p> <ul style="list-style-type: none"> <li>• Construction of Swimming Pool Access Barrier for existing pools, temporary pools, and replacement of existing access barriers.</li> <li>• Construction of Swimming Pools/Spas</li> </ul>
<b>3.2.0 Demolition (total removal of structure and no new construction)</b>			
3.2.1	Demolition or removal of Class 1 (and any associated Class 10 buildings)	Unlimited if that structure could be erected as Notifiable Work or Permit Work	Removal of asbestos is to be performed by persons licensed by WorkSafe Tasmania
3.2.2	Demolition or removal of Class 10 structures	Unlimited if that structure could be erected as Notifiable Work or Permit Work	Removal of asbestos is to be performed by persons licensed by WorkSafe Tasmania
<b>3.3.0 Commercial Buildings (Classes 2-9) and Associated Class 10 Alterations and Additions</b>			
3.3.1	Additions to existing buildings	Excludes work to buildings of Type A construction as defined in the NCC.	
3.3.2	Alterations, including minor external works	Minor external works is work that does not structurally change the exterior of the building	



No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes
3.3.3	Alteration to existing entrance or internal doorway to facilitate access for persons with disabilities		Building work in connection with an existing entrance or internal doorway of a detached or semi-detached dwelling to improve access for persons with disabilities.
3.3.4	Alterations or additions to mechanical building services	Unlimited	Work performed by licensed mechanical services plumber, under supervision of a builder Includes ducted heating, cooling, air conditioning systems e.g. adding air conditioner ducting
3.3.5	Minor alterations or additions to a fire safety system		<p>Examples of minor work includes:</p> <ul style="list-style-type: none"> <li>• moving a fire hydrant and/or hose reel</li> <li>• adding/removing/relocating a sprinkler head</li> <li>• adding/removing/relocating any detection or speaker/sounder to a fire detection system or occupant warning system</li> <li>• replacing/relocating an existing fire detection control and indicating equipment or emergency warning control and indicating equipment.</li> <li>• adding/removing/relocating any fire suppression system</li> </ul> <p>Work requires a report from the Chief Officer of the Tasmania Fire Service</p> <p>Work is to be performed by Permit holders endorsed by the Tasmania Fire Service.</p>

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes
			Plumbing work is to be performed by a licensed plumber.
<b>3.4.0</b>	<b>Non-habitable Buildings (Class I0) or Farm Sheds Larger than Provided for as Low Risk Work</b>		
3.4.1	Non-habitable buildings (Prefabricated and pre-engineered)	Unlimited	Non-habitable structures (sheds, farm sheds garages, carport etc.) only. See the definition of a Farm Shed in the <b><i>Terms and Definitions</i></b> section of this document.
<b>3.5.0</b>	<b>Decks, viewing platforms, road or pedestrian bridges, boardwalks etc. (Class I0b)</b>		
3.5.1	A permanent deck, platform, boardwalk, or the like	Unlimited	Includes a viewing platform, boardwalk or deck, or similar, that members of the public normally use or are permitted access and it is not part of a building.

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes
3.5.2	Other Class 10 structures not already provided for	<ul style="list-style-type: none"> <li>• Excludes Class 10c private bushfire shelters as this work is determined to be <b>Permit Building Work</b> (Category 4)</li> <li>• Excludes vehicular bridges for private access to premises of dimensions larger than permitted as Low Risk Work as this work is determined to be <b>Permit Building Work</b> (Category 4)</li> </ul>	<p>Non-habitable only. Examples include:</p> <ol style="list-style-type: none"> <li>a. Booths or security guard huts</li> <li>b. Vehicle garage</li> <li>c. Tanks and supporting slab or stand</li> <li>d. Silos</li> <li>e. Viaduct, pedestrian bridge, overpass or underpass, passenger boarding bridge associated with access to a building                             <ul style="list-style-type: none"> <li>• Items (a) – (e) are not attached to another Class of building</li> <li>• Items (c) – (e) are to be designed by a licensed engineer</li> </ul> </li> </ol>
3.5.3	Signs (freestanding or fixed to a structure)	Unlimited if the sign and supporting structure are engineer designed	
<b>3.6.0</b>	<b>Construction or demolition of commercial buildings for energy generation or telecommunications structures</b>		
3.6.1	Construction or demolition of buildings for production or transmission of energy and associated infrastructure. Including:	Unlimited including where the work is in the easement of the owner or operator (an electricity	

No.	Description of the work	Limitations, Maximum dimensions (if any)	Explanatory Notes
	<ul style="list-style-type: none"> <li>• Electrical control buildings and substations</li> <li>• Wind turbines support structures over 6m in height</li> <li>• Electrical or gas generation plant and power stations</li> </ul>	supply business or entity or a public or other authority)	
3.6.2	The construction, or demolition of a Telecommunications Facility as defined in the <i>Telecommunications Act 1997</i> (Commonwealth) that is a tower, mast, pole or antenna, 6m or more in height or a dish	Unlimited including where the work performed is within an easement of the facility owner or operator	For a definition of a Telecommunications Facility” see the <b><i>Terms and Definitions</i></b> section of this document
3.6.3	Photo-voltaic solar panel installation (Commercial)  Either roof mounted or on a dedicated support structure at ground level	Unlimited if the installation of either; <ul style="list-style-type: none"> <li>• a proprietary product in accordance with the manufacturer’s instructions; or</li> <li>• a pre-engineered solution</li> </ul>	<ul style="list-style-type: none"> <li>• Electrical work must be performed by a licensed electrician</li> <li>• A licensed electrician responsible for the design and installation may prepare a site plan for this purpose.</li> </ul>

## Category 4 – Permit Building Work

- Work in this category requires a Certificate of Likely Compliance from a Building Surveyor, and a Building or Demolition Permit from the council Permit Authority.
- Types of Building Work not listed in Categories 1, 2 or 3 are Permit Building Work (Category 4).
- Types of Demolition Work not listed in Categories 1, 2 or 3 are Permit Demolition Work (applicable where demolition is the only work to be performed and no new building work is being undertaken).
- All work proposed to be done by an owner that is not categorised as Low Risk Work by an owner, will require an Owner Builder Permit from CBOS, and a separate building permit from the council Permit Authority (approved as Permit Building Work - Category 4).
  - Note: A person does not require an Owner Builder Permit for the construction of a Class 7b Farm Shed as this work is exempt from this requirement under the *Occupational Licensing (Building Services Work) Regulations 2016*
- Where a Performance Requirement is proposed to be satisfied, wholly or partially by adoption of a Performance Solution for the design of building work, in particular of work that may impact on likely compliance with Fire Safety Requirements, or the required performance of Essential Building Services, then a risk assessment by a building surveyor is required to be carried out to decide whether that work is appropriately categorised as Permit Building Work instead of Notifiable Building Work.
- For the avoidance of doubt, the following work is determined to be Permit Building Work:
  - Erection of a vehicular bridge for private access to premises (of dimensions larger than permitted as Low Risk Work).
  - Erection of a class 10c private bushfire shelter.

## Standard Limitations

These limitations are mandatory requirements (where applicable).

They must be reviewed and considered before undertaking any Category 1 or Category 2 work.

If the work does not comply with the Standard Limitations the work is not deemed Low Risk.

<b>Cut or fill limits (Low Risk Work)</b>	
By Owner or a Competent Person	<ul style="list-style-type: none"> <li>• Within 1.5m from an allotment boundary – maximum cut or fill is 500mm</li> <li>• More than 1.5m from an allotment boundary – maximum cut or fill is 1.2m</li> </ul>
By a Licensed Builder	<ul style="list-style-type: none"> <li>• Within 1.5m from an allotment boundary – maximum cut or fill is 500mm</li> <li>• More than 1.5m from an allotment boundary – maximum cut or fill is 1.8m.</li> </ul>

<b>Building or demolition work in Hazardous Areas</b>	
<p>The types of building or demolition work that specified in these Director’s Determinations, are categorised as Notifiable Work (provided that it has not already been categorised as Permit Work).</p> <p>This means some types of Low Risk Work are elevated to Notifiable due to the potential higher risks from work in hazardous areas.</p>	
What types of natural hazards are covered by these Determinations?	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Landslip</li> <li>• Coastal Inundation</li> <li>• Coastal Erosion</li> <li>• Riverine Inundation (Flood Prone Areas)</li> </ul>
Where are these additional building requirements found?	<p>Determinations made by the Director provide the requirements for work in these types of areas are available on the <a href="http://www.cbos.tas.gov.au">CBOS</a> website - <a href="http://www.cbos.tas.gov.au">www.cbos.tas.gov.au</a>.</p>

## Fire separation for Low Risk Structures

- If the proposed Class 10a building will not comply with (a), (b), (c) or (d) as below, whichever are applicable, the proposed work becomes Notifiable Building Work.
- As Notifiable Building Work the building surveyor is to ensure that the proposed building will comply with the relevant fire separation requirements of the National Construction Code when performing their assessment for a Certificate of Likely Compliance.

(a)	Class 10a building between, or adjacent to, a Class 1 building and an allotment boundary:	<p>Where a Class 10a building is proposed to be located between, or adjacent to, a Class 1 building and the allotment boundary, the proposed Class 10a building must be located not less than 900mm from either the:</p> <ul style="list-style-type: none"> <li>• Allotment boundary; or</li> <li>• The Class 1 building to which it is appurtenant.</li> </ul> <p><b>Explanatory Note:</b></p> <p>If a shed is being built between the house and the boundary, the new shed needs to be at least 900mm away from either:</p> <ul style="list-style-type: none"> <li>• the property boundary; or</li> <li>• the owners house</li> </ul>
(b)	Class 10a building between or adjacent to a Class 1 building it is associated with and another habitable building on the same allotment	<p>Where a Class 10a building is proposed to be located between, or adjacent to, a Class 1 building it is associated with and another habitable building on the same allotment, the proposed Class 10a must be located not less than 1800mm from either the:</p> <ul style="list-style-type: none"> <li>• Other habitable building on the allotment; or</li> <li>• The Class 1 building to which it is appurtenant</li> </ul> <p><b>Explanatory Note:</b></p> <ul style="list-style-type: none"> <li>• If the new shed structure will be attached to the house then no part of the new shed can be closer</li> </ul>

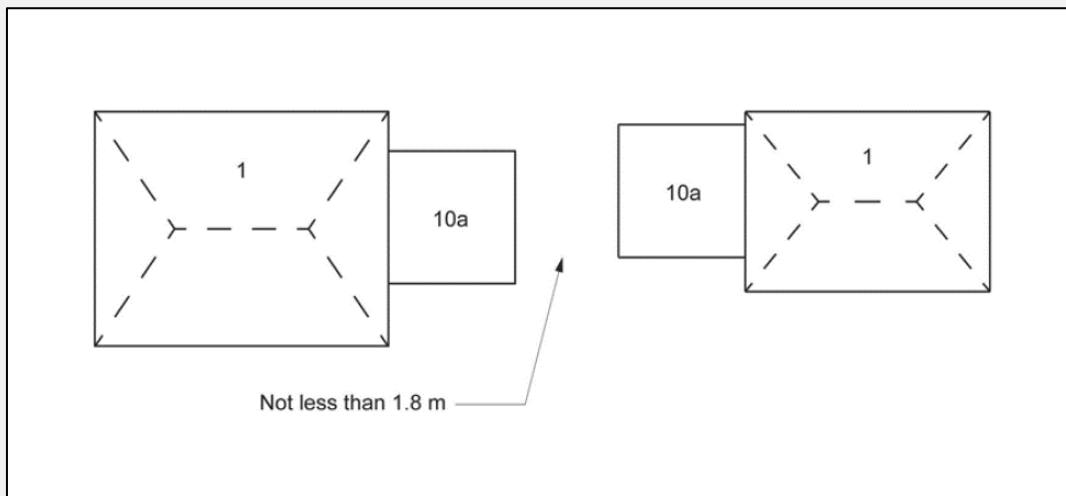
		<p>than 1800mm from any other habitable building on the same allotment.</p> <p><i>Or</i></p> <ul style="list-style-type: none"> <li>• If the new shed structure will be closer than 1800mm to another habitable building on the same allotment, the new shed structure must be more than 1800mm away from the house.</li> </ul>
(c)	Two or more Class 10a buildings on the same allotment located between and associated with different Class I buildings:	<p>Where a Class 10a building is proposed to be located between or adjacent to a Class I building it is associated with and another Class 10a building associated with another Class I building on the same allotment:</p> <ul style="list-style-type: none"> <li>• Each class 10a building must be separated from each other by not less than 1800mm if physically connected with the Class I buildings, or;</li> <li>• Each Class 10a building must be separated from each Class I building by not less than 900mm if not physically connected with the associated Class I buildings.</li> </ul> <p>See Figure 1 for further explanation.</p>
(d)	Carports	<p>A Class 10a carport is subject to the applicable separation distances in (a), (b) and (c) above unless an owner obtains a statement from a building surveyor confirming that the proposed work complies with the Fire Safety requirements for Open Carports in Part 3 of the National Construction Code.</p> <p>If a statement is obtained from a building surveyor stating that the proposed work complies with Part 3, this statement is to be provided to council as part of a notification after completion of the work using Form 80.</p>



**Figure 1**

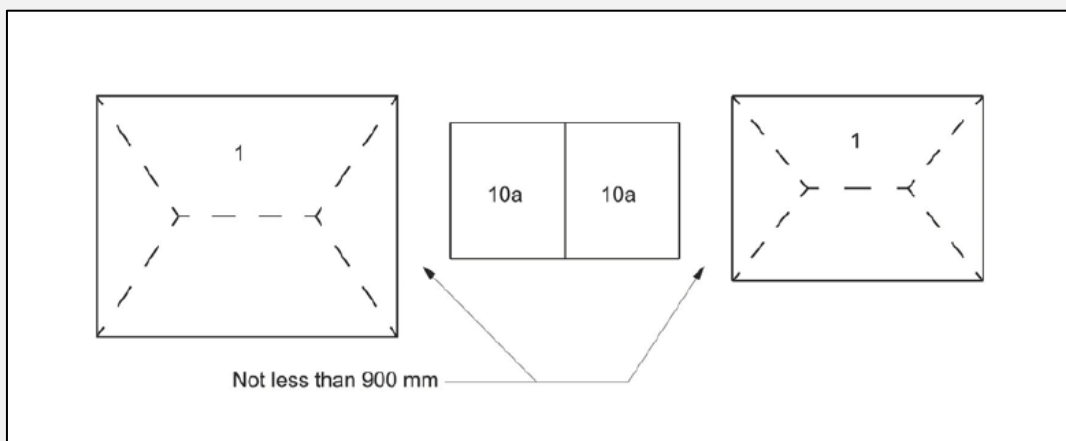
**Explanatory Note:**

**Class 10a buildings physically connected to the Class 1a buildings:**



**Or**

**Class 10a buildings separated from Class 1a buildings:**



Diagrams:

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## **Work over or near easements or affecting infrastructure or services**

A person must not perform any building work:

- over an existing drain or within one metre from the edge of an existing drain measured horizontally, unless the owner of the building obtains written consent from the general manager of the council for the municipal area where the work is performed.
- within a service easement unless the person obtains written consent to do so from the person on whose behalf the service easement was created.
- over an on-site wastewater management systems or its land application area.
- within 1m of an onsite gas service for the purposes of connecting that property to a gas service.
- within a strategic gas pipeline easement either TasGas Pty Ltd or Tasmanian Gas Pipeline Pty Ltd.

Works, including installation of services (other than those crossing perpendicular +/- 15 degrees to TasWater infrastructure), must also be outside of TasWater easements as shown on title documents and not within 2m of TasWater infrastructure.

## Protection Work – Safety of adjoining properties

Protection Work means work that provides protection from damage to the adjoining premises, or users of those premises.

If proposed building work is close to an adjoining property, an owner may be required to carry out protection works to ensure that the neighbouring property is not damaged by the work. Protection works should extend to preventing personal injury to users of adjoining land, road or footpaths and workers where the building is being built.

Protection work is work that involves taking measures to protect any adjoining property from damage due to the performance of building work, demolition work or some types of plumbing work, including but not limited to:

- Underpinning, including vertical support, lateral support, protection against variation in earth pressures, ground anchors and other means of support for the adjoining property;
- Shoring up of the adjoining property including retaining walls and bored piers;
- Overhead protection for adjoining property;
- Other work designed to maintain the stability of adjoining property or to protect it from damage from building work including retaining walls and bored piers;
- Any work or use of equipment necessary for the construction, maintenance or removal of building work or equipment, whether or not the work or equipment is carried out or used on, over, under, or in the air space above the land on which the building work is, or is to be carried out, or the adjoining property.

When protection work is required the owner is to engage the services of a building surveyor to oversee the protection work process.

For comprehensive detail regarding the application and requirements relating to protection work refer to the [Director's Determination – Protection Work](#) available at [www.cbos.tas.gov.au](http://www.cbos.tas.gov.au).

## General Requirements

As with the Standard Limitations these General Requirements must be reviewed and adhered to (where applicable) prior to performing any work.

General Requirements	
<b>Payment of statutory fees or levies (any work)</b>	<p>Building work (and associated plumbing work) of \$20,000 or more requires the payment of a:</p> <ul style="list-style-type: none"> <li>• Building and Construction Industry Training Levy, to be paid to the Tasmanian Building and Construction Industry Training Board; and</li> <li>• Building Administration Fee (BAF) to be paid to the council Permit Authority. The BAF is to be paid using the Approved Form 80.</li> </ul>
<b>Work requiring input by a Reporting Authority (Permit Work or Notifiable Work)</b>	<p>Plans of proposed work/ change of use for the types of premises listed are to be provided to the relevant Reporting Authority for its review and response, before work commences. Work may include Notifiable or Permit Building Work.</p> <p><b>Food premises</b></p> <ul style="list-style-type: none"> <li>• Building work (or a change of use) involving changes to food premises affect the licence granted to those premises under the <i>Food Act 2003</i>.</li> <li>• Plans of the proposed work/ change are to be referred to the council's Environmental Health Officer for their consideration and response before that work commences.</li> <li>• A report will also be required for an application for a new occupancy permit.</li> </ul>

<b>General Requirements</b>	
	<p><b>Fire Safety</b></p> <ul style="list-style-type: none"> <li>• Plans of building work (or a change of use) involving fire safety requirements of commercial premises are to be referred to the Chief Officer of the Tasmania Fire Service for consideration and response before that work commences.</li> <li>• A report will also be required for an application for a new occupancy permit.</li> </ul>
<p><b>Work requiring input by a Function Control Authority (Permit Work or Notifiable Work)</b></p>	<p>Plans of proposed work/ change of use for special use buildings are to be provided to the relevant Function Control Authority for its review and response, before work commences. Work may include Notifiable or Permit Building Work.</p> <p>“Special use buildings” are those that require a special licence or approval for their use, including:</p> <ul style="list-style-type: none"> <li>• Private hospitals and medical procedure centres</li> <li>• Child care centres</li> <li>• Primary produce food businesses and dairies</li> <li>• Licensed liquor premises</li> <li>• A list of types of Special Use Buildings is found in Schedule 3 of the <i>Building Regulations 2016</i>.</li> </ul> <p>See also the Director's “Referral to Function Control Authorities Determination 2016”.</p>
<p><b>Progression from Low Risk Work to Notifiable/Permit Work</b></p>	<p>Building projects or structures that exceed the limitations or maximum dimensions specified within the relevant Low Risk Work category must be considered as Notifiable Work Category (if they are not otherwise Permit Building Work).</p> <p>Example: a new veranda of 25m<sup>2</sup> exceeds the 18m<sup>2</sup> permitted as Low Risk Work, and that work will need to be approved by a building surveyor as Notifiable Work.</p>

<b>General Requirements</b>	
<b>Removal and handling of asbestos or other hazardous materials (any work)</b>	<ul style="list-style-type: none"> <li>• This Determination does not permit an unlicensed person to perform any work that requires a specialist licence, such as for the removal of materials containing asbestos.</li> <li>• Safe removal of asbestos or other hazardous materials must be considered during any work. Removal of asbestos must comply with the <i>Work Health and Safety Regulations 2012</i> and performed by persons licensed by WorkSafe Tasmania.</li> </ul>
<b>Stormwater management (any work that may shed or discharge water)</b>	<ul style="list-style-type: none"> <li>• A property owner must ensure that stormwater is not discharged from a private stormwater system so that it causes or is likely to cause a nuisance to a neighbouring property or its residents. A private stormwater system includes roofs or covered surfaces of structures, roof gutters and downpipes, rainwater tanks, subsoil drains and stormwater drains.</li> </ul>
<b>Additions to buildings (including sheds)</b>	<ul style="list-style-type: none"> <li>• All new work on an existing building by enlarging it is treated in this Determination as if building a new structure of its final size when completed and is classified according to that final size.</li> <li>• For example, if an existing shed is altered becomes larger than 18m<sup>2</sup>, its nature is changed and it comes within the appropriate clause dealing with building of sheds that are over 18m<sup>2</sup>.</li> </ul>
<b>Standards of work</b>	All work must comply with relevant provisions of the:

<b>General Requirements</b>	
	<ul style="list-style-type: none"> <li>• <i>Building Act 2016</i> and <i>Building Regulations 2016</i>;</li> <li>• National Construction Code (current version as amended from time to time);</li> <li>• <i>Occupational Licensing Act 2005</i>; and</li> <li>• <i>Water and Sewerage Industry Act 2008</i>.</li> </ul>
<p><b>All required building work may be approved as one application</b></p>	<p>Where proposed building or demolition work includes both Low Risk Work and work that requires approval (being either Notifiable Work or Permit Work), the application for approval is to incorporate all the proposed work.</p> <p>Example:</p> <ul style="list-style-type: none"> <li>• Construction of a new house and associated work requires: <ul style="list-style-type: none"> <li>○ A dwelling (which could be Permit Building Work) and</li> <li>○ A garage (which alone is classed as Low Risk Work) and</li> <li>○ Retaining walls (which alone is classed as Low Risk Work);</li> </ul> </li> <li>• The Building Surveyor is to assess all design documentation and can issue their Certificate of Likely Compliance for all that work.</li> <li>• The Permit Authority may then grant a building permit for all the required building work necessary to complete that building project.</li> </ul> <p>This approach avoids duplication of effort and offers greater certainty that all work is assessed holistically rather than each component viewed in isolation.</p>

<b>General Requirements</b>	
<b>Effect of required planning (development) approvals</b>	<p>There is no connection between the requirement for planning approval and the category of work as determined by the Director.</p> <p>This means that:</p> <ul style="list-style-type: none"> <li>• a requirement for planning approval for the work does not mean that work falls into the high risk category that requires a building permit</li> <li>• some work may require a planning permit, and not a building permit, or vice versa.</li> </ul>
<b>Measurements</b>	<ul style="list-style-type: none"> <li>• Measurements of a floor area of premises in this Determination include the external walls of a building. (See also the definition of Floor Area in the National Construction Code).</li> <li>• Measurement of a height of a retaining wall includes the distance between the ground level in front of the wall and the level of the ground that is retained.</li> </ul>
<b>Site Plans of any Class 10 structures or 7b Farm Sheds</b>	<ul style="list-style-type: none"> <li>• A site plan for any Class 10 structure or a 7b farm shed, may be prepared by a licensed engineer, builder or any other competent person.</li> </ul>
<b>Civil construction of public roads, bridges and highways</b>	<p>The <i>Building Act 2016</i> generally applies to owners erecting structures on their own land. It does apply to privately owned bridges (road and pedestrian) erected, for example, to give access to their premises.</p> <p>However:</p> <ul style="list-style-type: none"> <li>• Bridges, embankments, retaining walls, guard rails and other similar structures constructed for public roads fall within the scope of the <i>Local Government (Highways) Act 1982</i> and are approved by a council. Certain civil works, including public road bridges, are also excluded from being classed as “building work” by the <i>Building Regulations 2016</i>, if that work is done by a government body, including a council.</li> </ul>



### Types of Low Risk work to be reported to the council on completion

Certain structures that may be erected as Low Risk Work are required on completion to be reported to the local council Permit Authority. This is done using the [Notification of Low Risk Work \(Building or Plumbing\) Form 80](#).

For work of \$20,000 or more than the Building Administration Fee is required to be paid by the owner.

The following is a list of some of the structures required to be reported:

<b>Description</b>	<b>Clause number of Determination</b>
Porch	1.1.9, 2.1.2
Shed/ Garage	1.3.2
Farm Shed	1.4.1
Viewing deck/ platform	1.6.1
Awning	2.2.2
Shed/ Garage	2.3.1, 2.4.1, 2.4.2
Telecommunication Facilities	2.4.7
Internal Fit-out of Commercial Buildings	2.5.2
Disability access ramp	2.5.3
Signs	2.6.1
Other Minor Structural Repairs/Alterations, Assessed by a Licensed Building Surveyor	2.8.1

## Terms and Definitions

Term	Definition
<b>Air-conditioner</b>	Factory-assembled, modular, air-conditioning unit which comprises all components for the cooling and heating, or solely cooling, of buildings. Also referred to as a 'heat pump'.
<b>Alteration</b>	In relation to a building, includes an addition or extension to a building.
<b>Awning</b>	Includes a permanent roofed structure of impermeable and rigid roofing material, to provide shelter from rain or sun, over a deck, patio, doorway etc. and open on at least one side. An awning can be freestanding or attached to another structure.
<b>Boundary</b>	Means a property (allotment) boundary and not an individual strata title lot boundary.
<b>Builder</b> (see also “licensed builder”)	<p>Means:</p> <ul style="list-style-type: none"> <li>(a) building services licensees under the <i>Occupational Licensing Act 2005</i>, authorised to perform building work or demolition work; or</li> <li>(b) licensed electricians installing solar panels, exempted by the <i>Occupational Licensing Act 2005</i> from holding a building services licence; or</li> <li>(c) an owner builder holding an owner builder permit under the <i>Occupational Licensing Act 2005</i> authorising them to perform building work; or</li> <li>(d) an owner exempted from requiring an owner builder permit by the <i>Occupational Licensing (Building Services Work) Regulations 2016</i>; or</li> <li>(e) an owner, or a competent person engaged by the owner, performing building work or demolition work that is Low Risk Work by an owner, as determined by the Director.</li> </ul>
<b>Building</b>	<p>Includes –</p> <ul style="list-style-type: none"> <li>(a) a building or a proposed building; and</li> <li>(b) a part of a building or proposed building; and</li> <li>(c) a structure or a proposed structure; and</li> <li>(d) a part of a structure or proposed structure</li> </ul>

Term	Definition
<b>Building Administration Fee</b>	<p>Means the fee payable in respect of work under Division 1 of Part 21 of the Building Act.</p> <p>The Building Administration Fee is a payment required to be made by the owner to the Government for certain building or demolition work costing \$20,000 or more. It is collected by the Council</p> <p>See also the <a href="#">Director's Determination – Building Administration Fee.</a></p>
<b>Building Height</b>	<p>In relation to vertical measurement of a building, means the vertical distance from ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents.</p>
<b>Building Permit</b>	<p>Means a Building Permit issued under the Act</p>
<b>Building Work</b>	<p>Means work relating to –</p> <ul style="list-style-type: none"> <li>(a) erecting, re-erecting, constructing, altering, repairing, underpinning, or demolishing (whole or part demolition) of a building; or</li> <li>(b) adding to a building; or</li> <li>(c) excavating or filling incidental to an activity referred to in paragraph (a) or (b); or</li> <li>(d) any other work prescribed in the Building Regulations</li> </ul>
<b>Classification</b>	<p>Means classification of a building under the National Construction Code</p>
<b>Competent person</b>	<p>Is someone who has sufficient training and experience or knowledge and other qualities that allow them to perform that work to comply with the NCC or a particular Standard. The level of competence required will depend on the complexity of the building work. That person may specialise in a particular type of work, but is not necessarily the holder of a builder's licence.</p>
<b>Cost of work</b>	<p>The cost of building or demolition work is determined by either;</p> <ul style="list-style-type: none"> <li>(a) the contract price as agreed between the builder and owner, or</li> <li>(b) if there is no contract, then by an estimate of the value by a building surveyor;</li> </ul> <p>(see s.295(3)(a) of the Building Act 2016 that provides a mechanism for the calculation of the Building Administration Fee).</p>

Term	Definition
<b>Demolition work</b>	<p>Is building work that –</p> <ul style="list-style-type: none"> <li>a) completely, or partially, demolishes a building or structure by pre-planned and controlled methods or procedures; and</li> <li>b) does not include the building of any new building or structure, or associated building works</li> </ul>
<b>Design of prefabricated sheds</b>	<p>May include the preparation of any of the following:</p> <ol style="list-style-type: none"> <li>1. architectural and structural drawings</li> <li>2. a bracing schedule</li> <li>3. a tie down schedule</li> <li>4. a calculation method</li> <li>5. a calculation of the wind speed appropriate for the building’s location</li> <li>6. a foundation plan (footings or slabs) (this may be a generic design that suits all soil types)</li> <li>7. any computations or reports necessary to demonstrate that the building is likely to comply with the <i>Building Act 2016</i> (including the NCC and referenced Standards)</li> <li>8. any other evidence that the proposed building methods, designs, products and systems is likely to comply with the <i>Building Act 2016</i>. That may include: <ul style="list-style-type: none"> <li>• certificates from approved testing authorities</li> <li>• CodeMark Certificates of Compliance</li> <li>• any certification of the engineer provided with the design as evidence of suitability for compliance with Clause A2.2 of the NCC</li> </ul> </li> </ol>
<b>Director</b>	<p>Means the person appointed under section 15(1) of the <i>Building Act 2016</i> as the Director of Building Control;</p>
<b>Effective height</b>	<p>Means the vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).</p>

Term	Definition
<b>Engineer designed</b>	<p>In relation to prefabricated framed and clad buildings means that the design of the structure and its components has been performed by either:</p> <ol style="list-style-type: none"> <li>1. a licensed Building Services Provider in Tasmania in the category of Engineer-Civil; or</li> <li>2. a Civil Engineer with the qualifications to be licensed as an Engineer – Civil and has professional indemnity insurance.</li> </ol>
<b>Essential building services</b>	<p>Means the features of a building, or the measures in or associated with a building, that are prescribed (for safety, health or amenity of occupants)</p>
<b>Farming</b>	<p>Means</p> <ol style="list-style-type: none"> <li>(a) cultivating, propagating and harvesting plants or fungi or their products or parts, including seeds, spores, bulbs or the like, but does not include forestry; or</li> <li>(b) maintaining animals in any physical environment for the purposes of—(i) breeding them; or             <ol style="list-style-type: none"> <li>(ii) selling them; or</li> <li>(iii) acquiring and selling their bodily produce such as milk, wool, eggs or the like; or</li> </ol> </li> <li>(c) a combination of (a) and (b)</li> </ol>
<b>Farm shed</b>	<p>means a single storey Class 7, 8 or 10 building located on land primarily used for farming that is—</p> <ol style="list-style-type: none"> <li>(i) used in connection with farming; or</li> <li>(ii) used primarily to store one or more farm vehicles; or</li> <li>(iii) a combination of (i) and (ii); and</li> </ol> <ul style="list-style-type: none"> <li>• occupied neither frequently nor for extended periods by people; and</li> <li>• in which the total number of persons accommodated at any time does not exceed 2.</li> </ul>

Term	Definition
<b>Fire Safety System</b>	<p>Includes any one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) booster assemblies;</li> <li>(b) fire mains, hydrants and hose reels;</li> <li>(c) sprinklers;</li> <li>(d) fire and smoke alarms;</li> <li>(e) fire control centres;</li> <li>(f) provisions for special fire hazard premises;</li> <li>(g) stairwell pressurisation;</li> <li>(h) air-handling systems;</li> <li>(i) smoke and heat vents;</li> <li>(j) smoke exhausts;</li> <li>(k) emergency lifts;</li> <li>(l) emergency warning and intercommunication systems</li> </ul>
<b>Fire-source feature</b>	<p>Means—</p> <ul style="list-style-type: none"> <li>(a) the far boundary of a road, river, lake or the like adjoining the allotment; or</li> <li>(b) a side or rear boundary of the allotment; or</li> <li>(c) an external wall of another building on the allotment which is not a Class 10 building.</li> </ul> <p><i>See also the Explanatory Notes for Fire Separation of Low Risk Structures</i></p>

Term	Definition
<b>Floor area</b>	<p>Means—</p> <ul style="list-style-type: none"> <li>(a) in relation to a building — the total area of all storeys; and</li> <li>(b) in relation to a storey — the area of all floors of that storey measured over the enclosing walls, and includes— <ul style="list-style-type: none"> <li>(i) the area of a mezzanine within the storey, measured within the finished surfaces of any external walls; and</li> <li>(ii) the area occupied by any internal walls or partitions, any cupboard, or other built-in furniture, fixture or fitting; and</li> <li>(iii) if there is no enclosing wall, an area which has a use that— <ul style="list-style-type: none"> <li>(A) contributes to the fire load; or</li> <li>(B) impacts on the safety, health or amenity of the occupants in relation to the provisions of the BCA; and</li> </ul> </li> </ul> </li> <li>(c) in relation to a room — the area of the room measured within the finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting; and</li> <li>(d) in relation to a fire compartment — the total area of all floors within the fire compartment measured within the finished surfaces of the bounding construction, and if there is no bounding construction, includes an area which has a use which contributes to the fire load; and</li> <li>(e) in relation to an atrium — the total area of all floors within the atrium measured within the finished surfaces of the bounding construction and if no bounding construction, within the external walls.</li> </ul>
<b>Habitable room</b>	<p>Means a room used for normal domestic activities, and—</p> <ul style="list-style-type: none"> <li>(a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but</li> <li>(b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.</li> </ul>
<b>Heating appliance</b>	<p>Includes solid fuel or pellet fires, not including appliances using gas or electricity.</p>

Term	Definition
<b>Height</b>	<p>Means the vertical distance from ground level at any point to the uppermost part of a building or structure directly above that point.</p> <p>In respect of a building, height excludes minor protrusions such as aerials, antennae, solar panels, chimneys and vents.</p>
<b>Licensed builder</b>	<p>Means –</p> <p>The holder of a building services licence issued under the <i>Occupational Licensing Act 2005</i> that authorises the holder of the licence to carry out or manage building work according to the scope of work of their licence (see also the definition of Builder)</p>
<b>Licensed electrician</b>	<p>Means –</p> <p>a person licensed under the <i>Occupational Licensing Act 2005</i> as an electrical practitioner and either holds an electrical contractor's licence or works for a business that holds a contractor's licence.</p>
<b>Loadbearing</b>	<p>Means intended to resist vertical forces additional to those due to its own weight</p>
<b>Owner</b>	<p>In relation to premises, includes the following persons:</p> <ul style="list-style-type: none"> <li>(a) every person who jointly or severally, whether at law or in equity, is entitled to the premises for any estate in freehold in possession;</li> <li>(b) a person who has contracted to buy the premises;</li> <li>(c) in the case of premises that are subject to a mortgage, the person for the time being holding the equity of redemption in that mortgage;</li> <li>(d) in the case of premises held under a tenancy for life, the person who is the life tenant;</li> <li>(e) in the case of premises held under a lease for a term of not less than 99 years or for a term of not less than such other prescribed period, the person who is the lessee of the premises;</li> <li>(f) if the premises are Crown land, the Minister, authority or other person responsible for the management of the land;</li> <li>(g) any other person holding a prescribed interest in the premises</li> </ul>
<b>Owner builder</b>	<p>See Clauses (c) – (e) of the definition of “Builder”</p>



Term	Definition
<b>Party structure</b>	Includes– (a) a wall that– (i) forms part of a building; and (ii) separates adjoining buildings that belong to different owners or that are occupied by different persons; and (b) a wall, forming part of a building, that stands – (i) outside the footings of the building; and (ii) on lands that belong to more than one owner; and (c) a wall, partition, arch, floor or other structure separating buildings vertically or horizontally that is approached by a distinct staircase or separate entrance.
<b>Performance Solution</b>	Has the same meaning as defined in the National Construction Code (NCC).
<b>Pre-engineered</b>	Means constructed of or employing prefabricated modules, mainly formed of standard sections and connections, using standard architectural details and interfaces.
<b>Prefabricated</b>	In relation to non-habitable structures means factory-made components or units that are transported and assembled on-site to form the complete building and are designed and manufactured by competent persons to appropriate standards.
<b>Span</b>	Means the dimension between internal faces of the supports at each end of a rafter or a beam.
<b>Swimming pool (including spa pool)</b>	Means any excavation or structure containing water and principally used, or that is designed, manufactured or adapted to be principally used for swimming, wading, paddling, or the like, including a bathing or wading pool, or spa.
<b>Swimming Pool Access Barrier</b>	Means a combination of barriers, gates and doors, fitting with latching mechanisms, to prevent access to a pool by young children, compliant with the NCC and ASI926 Parts 1 and 2

Term	Definition
<b>Storey</b>	<p>Means a space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not—</p> <ul style="list-style-type: none"> <li>(a) a space that contains only— <ul style="list-style-type: none"> <li>i. a lift shaft, stairway or meter room; or</li> <li>ii. a bathroom, shower room, laundry, water closet, or other sanitary compartment; or</li> <li>iii. accommodation intended for not more than 3 vehicles; or</li> <li>iv. a combination of the above; or</li> </ul> </li> <li>(b) a mezzanine</li> </ul>
<b>Surface</b>	<p>In relation to vertical measurement of the height of the trafficable floor of a structure such a deck, veranda, bridge or platform, means a floor, an access path, a landing or similar, or the ground level. For an unenclosed structure with a trafficable surface 1m or more above the surface beneath, a barrier must be provided.</p>
<b>Telecommunications Facility</b>	<p>(As defined in the <i>Telecommunications Act 1997</i> (Commonwealth)) means:</p> <ul style="list-style-type: none"> <li>(a) any part of the infrastructure of a telecommunications network; or</li> <li>(b) any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used, or for use, in or in connection with a telecommunications network.</li> </ul>
<b>Temporary structure</b>	<p>Includes—</p> <ul style="list-style-type: none"> <li>(a) a booth, tent or other temporary enclosure, whether or not part of the booth, tent or temporary enclosure is permanent; and</li> <li>(b) a temporary seating structure; and</li> <li>(c) a structure prescribed for the purposes of this definition.</li> </ul>
<b>Work</b>	<p>Includes building work, plumbing work or demolition work.</p>

## Building Classifications used in the NCC

The below building classifications are a simplified representation of the building classifications as provided in the National Construction Code. See the document *Understanding the NCC: Building Classifications* available at [abcb.gov.au](http://abcb.gov.au) for more information.

Class 1a - Single dwelling/house

Class 1b - Small guest/boarding house

Class 2 - Dwellings/apartments

Class 3 - Hotels/motels

Class 4 - A single dwelling in a Class 5 to 9 such as a caretakers' unit in a warehouse

Class 5 – Commercial office building

Class 6 – Commercial retail shop or similar

Class 7a – Carpark

Class 7b – Farm Shed

Class 8 - Laboratory or factory

Class 9a - Health-care building

Class 9b - Assembly building such as schools and sports stadiums

Class 9c - Residential care building

Class 10a -Non-habitable building (carport, garage)

Class 10b - Structure, swimming pool, fence

Class 10c - Private bushfire shelter

The class – or classification – of a building/structure is determined by the purpose for which it is:

- designed;
- constructed; or
- adapted to be used.

As the purpose of buildings vary, there are different building requirements for different classes.

- The main difference between a Class 1 and a Class 2 building is that Class 1 buildings are not located above or below dwellings or another class of building, except a private garage.
- Class 1 dwellings need to be freestanding, or located side-by-side.
- Note that Class 3 and 4 are residential buildings while Class 5 to 7a are commercial buildings.

A number of the building classes have sub-classes. It should be noted that for the purpose of the NCC Class 1a, 1b, 7a, 9a, 9b and 9c and 10a, 10b and 10c are separate classifications.