

Do it yourself checklist for large (18m²) porch or verandah

Building Approval is not required to construct a large porch or verandah that meets the below criteria.

A **Planning Permit** or **Plumbing Approval** may still be required.

Building work can be undertaken by: a licensed builder, the property owner or any competent person, but must comply with the requirements of the National Construction Code (NCC).

Step 1

Planning Permit Checklist

- ☐ I have a current Planning Permit for my porch or verandah.
or
☐ I have written confirmation from Council's planners that I do not require a Planning Permit for my porch or verandah.

What if I do not have either of these?

A basic plan will need to be drawn that shows the dimensions of your porch or verandah and where on your land it will be built. The plan can be drawn by yourself or any competent person.

Send the plan to Council's planners for review. Plans can be emailed to mail@mvc.tas.gov.au or you can deliver your plan to Council's customer service office at 26 Lyall Street, Westbury. Include the address of the property where the porch or verandah is intended to be built and your contact details. If you are unsure or need help, contact Council on 6393 5300 and ask to speak with a planner.

Step 2

Building Approval Checklist

- ☐ My porch or verandah is not associated with building work that would be classified as Notifiable Works or work that would require a Building Permit.

Size & Design Limitations

- ☐ My porch or verandah is no larger than 18m² in area.
☐ My porch or verandah is covered by a roof, and enclosed (porch) or unenclosed (verandah).
☐ My porch or verandah will be used to provide weather protection around an external door.
☐ The floor of my porch or verandah will be no more than 1m above the surface beneath.

Site and Location Limitations

- ☐ No building work will be undertaken within 2m of an easement or other infrastructure.
☐ Fire separation will be provided in accordance with the NCC*
☐ If construction is close to a boundary, protection work must be carried out to ensure the safety of adjoining properties.

**Vol 2, Part 3.7.1.6 for a Class 10a building.*

Category 1 - Low Risk Building Work

Step 3

Plumbing Approval Checklist

- ☐ A plumbing permit has been issued for plumbing work associated with the porch or verandah.
- OR**
- ☐ My porch or verandah will not be built over an on-site waste water management system.
- ☐ My porch or verandah is not located in a Karst area.
- ☐ My porch or verandah is not located in a landslip hazard area.
- ☐ My porch or verandah is not in an area subject to flooding.
- ☐ The plumbing works are limited to stormwater drainage only.
- ☐ Stormwater will be appropriately managed and not cause damage or nuisance to neighbouring properties.
- ☐ A licensed plumber will be undertaking the work and will supply Council with a completed Form 80 - Notice of Low Risk Work (Building and Plumbing) within five (5) days of finishing the work.

Additional Requirements

- ☐ Building work will comply with the construction requirements of the NCC.
- ☐ If the value of the work is more than \$20,000, payment of the State Government statutory fees and levies will be made to Council.

Be certain about what is required

Building regulations are complex and mistakes can be costly. It is the responsibility of you and/or your builder to ensure that your porch or verandah complies with all of the criteria listed above and the requirements of the NCC. If you or your builder are unsure, a licensed building surveyor will be able to provide you with advice.

More information and a list of local building surveyors can be found by selecting Building & Plumbing from the menu on Council's website at www.meander.tas.gov.au