

**Table 1**

Examples of common types of building work are included in the table below.

**Note:** A planning permit or approval may be required, regardless of whether a building permit is required.

Common types of building work	Building permit required?	Must still comply with (see notes)
<p><b>Additions</b></p> <p>Additions to a dwelling or any other building.</p>	Yes	3
<p><b>Alterations</b></p> <p>Structural alterations to a dwelling or any other building.</p> <p>Removal of or alteration to a load-bearing part or a part contributing to the support of a building. (e.g. a wall supporting a ceiling and /or roof propping or required for bracing the structure against wind or movement).</p> <p>Remodelling of a bathroom or kitchen, replacement of internal wall and ceiling linings and replacement of external wall cladding (like for like) that does not include structural alterations.</p>	Yes	3
<p>Removal of or alteration to a load-bearing part or a part contributing to the support of a building. (e.g. a wall supporting a ceiling and /or roof propping or required for bracing the structure against wind or movement).</p> <p>Remodelling of a bathroom or kitchen, replacement of internal wall and ceiling linings and replacement of external wall cladding (like for like) that does not include structural alterations.</p>	Yes	3
<p><b>Carports/garages</b></p> <p>Construction of a garage/carport.</p> <p>Demolition of freestanding garage/carport, not constructed of masonry, not more than 40m<sup>2</sup> in floor area, is not a building on the Heritage Register and the work will not adversely affect the safety of the public or occupiers of the building.</p>	Yes	3
<p>Demolition of freestanding garage/carport, not constructed of masonry, not more than 40m<sup>2</sup> in floor area, is not a building on the Heritage Register and the work will not adversely affect the safety of the public or occupiers of the building.</p>	No	Nil
<p><b>Decks</b></p> <p>Attached to a building irrespective of size or forming part of a swimming pool surround.</p> <p>Detached timber deck constructed as part of the amenity of a dwelling.</p>	Yes	3
<p>Detached timber deck constructed as part of the amenity of a dwelling.</p>	Yes	9

Common types of building work	Building permit required?	Must still comply with (see notes)
<p><b><u>Fences</u></b></p> <p>Construction of a side or boundary fence 2m high and not within 3m of a street alignment.</p> <p>Construction of a brick front fence 1.2m high and not within 9m of a point of intersection of street alignments. (except where Regulation 89(1) and schedule 6 apply.)</p> <p>Construction of a timber front fence not more than 1.5m in height and not with 9m of a point of intersection of street alignments (except where Regulation 89(1) and schedule 6 apply.)</p> <p>Construction of a side or boundary fence more than 2m high.</p> <p>Construction of a fence that is more than 1.0m high, within 9m of the point of intersection of street alignments.</p> <p>Construction of a chain wire tennis court fence.</p>	<p>No</p> <p>No</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>2</p> <p>2</p> <p>2</p> <p>3</p> <p>3</p> <p>Nil</p>
<p><b><u>Hail netting</u></b></p> <p>Hail netting that is permeable and used for agricultural purpose supported on posts not greater than 3m in height with tensioned cables fixed to the ground.</p>	<p>No</p>	<p>Nil</p>
<p><b><u>Masts/antennas/satellite dishes</u></b></p> <p>Height more than 3m above the highest point of a building.</p> <p>Not attached to a building and height more than 8m above the ground.</p>	<p>Yes</p> <p>Yes</p>	<p>3</p> <p>3</p>
<p><b><u>Re-blocking</u></b></p> <p>Re-blocking, restumping or underpinning of an existing building.</p>	<p>Yes</p>	<p>3</p>
<p><b><u>Retaining Walls</u></b></p> <p>Constructed on or near site boundaries where there is a risk of damage to adjoining property.</p> <p>Construction of a retaining wall 1m or more in height.</p> <p>Construction of a retaining less than 1m not associated with other building work or with protection of adjoining property.</p>	<p>Yes</p> <p>Yes</p> <p>No</p>	<p>3</p> <p>3, 8</p> <p>Nil</p>

Common types of building work	Building permit required?	Must still comply with (see notes)
<p><b>Roofing</b></p> <p>Replacement of corrugated iron roofing with concrete or terracotta roofing tiles.</p> <p>Replacement of concrete or terracotta roofing tiles with corrugated iron roofing. (This can affect the wind uplift on the roof structure).</p> <p>Replacement of corrugated iron roofing with similar corrugated iron sheeting (e.g. Colorbond) and no replacement of structural battens.</p> <p>Replacement of corrugated iron roofing with another pre-finished metal sheeting which requires the installation of structural battens.</p>	<p>Yes</p> <p>Yes</p> <p>No</p> <p>Yes</p>	<p>3</p> <p>3, 6</p> <p>6</p> <p>3, 6</p>
<p><b>Sheds associated with a single dwelling</b></p> <p>Erection of a freestanding shed, 10m<sup>2</sup> or less in area, 3m or less in height, setback 1m or more from the boundary and located no further forward than the front wall of the single dwelling.</p> <p>Erection of a shed more than 10m<sup>2</sup> in area.</p>	<p>No</p> <p>Yes</p>	<p>4</p> <p>3, 7</p>
<p><b>Real estate agent signs</b></p> <p>Free standing, self-supporting for sale or lease sign not more than 6m<sup>2</sup> in area.</p> <p>For sale or lease sign located on a shop verandah.</p>	<p>No</p> <p>Yes</p>	<p>Nil</p> <p>3</p>
<p><b>Swimming pools/spas</b></p> <p>Construction of a swimming pool/or spa greater than 300mm in depth.</p> <p>A relocatable swimming pool that is erected temporarily in an area enclosed by an approved safety barrier.</p> <p><b>Note:</b> All swimming pool safety barriers require a building permit.</p>	<p>Yes</p> <p>No</p>	<p>3</p> <p>Nil</p>
<p><b>Verandahs</b></p> <p>Construction of a verandah attached to any building.</p>	<p>Yes</p>	<p>3</p>
<p><b>Windows</b></p> <p>Replacement of windows with similar type windows, where no structural alterations are required.</p> <p>Installation of 'bay' or 'corner' type windows, where structural alterations are required.</p>	<p>No</p> <p>Yes</p>	<p>5</p> <p>3</p>
<p><b>Wood heater</b></p> <p>Installation of a wood heater (solid fuel burning appliances) – installation by a plumber is required.</p>	<p>No</p>	<p>6</p>

## Reference notes

**Note 1:** NCC Series Volume One Building Code of Australia Class 2 – 9 buildings and Volume One Class 1 and 10 buildings (includes structural safety, fire rating and health and amenity requirements, as applicable).

**Note 2:** Must still comply with Regulation 89 (1) and Schedule 6. A building permit is required where the fence height does not comply with the maximum height specified in the schedule to a zone of a planning scheme and a report and consent is obtained.

**Note 3:** Must comply with all provisions of the Act and Regulations. The process of issuing a building permit determines this.

**Note 4:** Required Reporting Authority or other relevant consent obtained as part of a building permit where over an easement.

**Note 5:** Glass must be suitable for the particular use.

**Note 6:** Plumbing work needs to be undertaken by a licensed or registered plumber.

**Note 7:** The exemption contains a number of criteria which must all be met in order to gain the exemption. By complying with a single item noted in the example does not necessarily mean that an exemption would apply.

**Note 8:** Where a retaining structure is required under the planning scheme or a planning permit for a residential subdivision, the construction work is not domestic building work as the Domestic Building Contracts Regulations exempts such retaining structures.

**Note 9:** Must meet siting, safety and structural provisions.

## Further information

### Want to know more?

If you have a technical enquiry, please email [technicalenquiry@vba.vic.gov.au](mailto:technicalenquiry@vba.vic.gov.au) or call 1300 815 127.

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