

Domestic shed, garage, carport (Class 10 buildings) fact sheet

If the work relates to a Class 10 building, you must intend to occupy or use the land on which the work is to be carried out when the work is completed.

A registered building contractor or owner-builder approval may be necessary if estimated value of the building work exceeds \$50,000. Check with your relevant [Local Government](#) office (generally your shire or council) to determine when owner-builder approval is required.

A Class 10 building is a non-habitable building or structure. It can be free standing or attached to another Class of building. There are no limitations on the size or financial value of owner-built Class 10 buildings.

Typical examples include private sheds, carports and garages.

A Class 10 building cannot be used for habitable purposes. Habitable outbuildings (sleepouts, games rooms, playrooms, pool houses etc.) or frequently occupied commercial use sheds are not Class 10 buildings.

More information on Class 10 buildings and structures is in [Part A6G11](#) of the Building Code of Australia (BCA). Alternatively, contact the permit authority at your relevant local government for advice on what is a Class 10 building.

Note: Some low risk, low value Class 10a buildings do not need a building permit. 'Farm buildings' and 'incidental structures' (such as swimming pools, retaining walls, fencing, patios etc.) are also exempt from the need for owner builder approval.