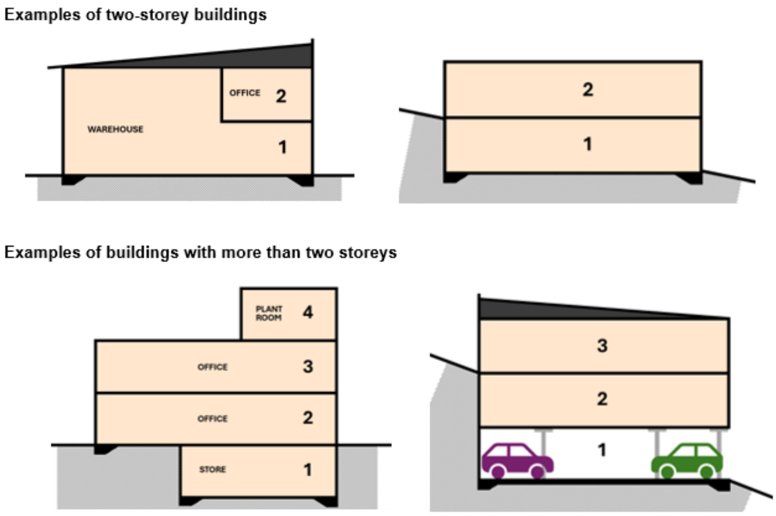
Small commercial building (shop, office, warehouse and factory) fact sheet

A small commercial building is intended to be the owner's workplace or 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 the estimated value of the building work exceeds $20,000. Check with your relevant Local Government office (generally your shire or council) to determine if owner-builder approval is required.



Owner-builder approvals for small commercial buildings are limited to a maximum of:

- two storeys high; and
- 500 m^2 of floor area.

Height

A storey extends from one floor level to the underside of a roof or the soffit of another floor level above it.

To calculate the number of storeys for a commercial building, count from the ground slab at the very bottom of the building (even if that storey is below ground) and include all floors between the lowest floor level and the top of the building. This includes enclosed and unenclosed floors and all habitable and non-habitable floors that can be accessed and occupied, including basements, roof terraces, swimming pools and plant rooms.

Floor area

The $500m^2$ maximum floor area applies to the entire building, and not just the part of the building affected by the proposed building work.

The building's floor area is calculated in accordance with the NCC definition of 'Floor area'. It is measured over the enclosing walls of each storey, and includes all internal areas and includes unenclosed covered areas (balconies, canopies, verandas etc) and any mezzanine areas.

'Floor area' is different from the gross lettable floor area, floor area ratio or building footprint dimensions that are determined for planning or leasehold purposes.