

DID YOU KNOW?

If you want to convert part of a shed to a habitable space (eg. granny flat) you may need to have structural fire separation between each part of the building.

Speak with a registered builder, building surveyor or qualified structural engineer to understand the energy, fire and other additional Building Code requirements that will apply.



MORE INFORMATION:



www.plantagenet.wa.gov.au

Find policies, application forms, and other planning & building information. You can also make an online enquiry.

CONTACT US:



(08) 9892 1111



info@sop.wa.gov.au



PO Box 48
MOUNT BARKER WA 6324

This information is provided as a general guide only - please contact us before starting your project.



Shire of
Plantagenet

Mount Barker • Kendenup • Narrikup
Porongurup • Rocky Gully

V1.1 21 November 2025

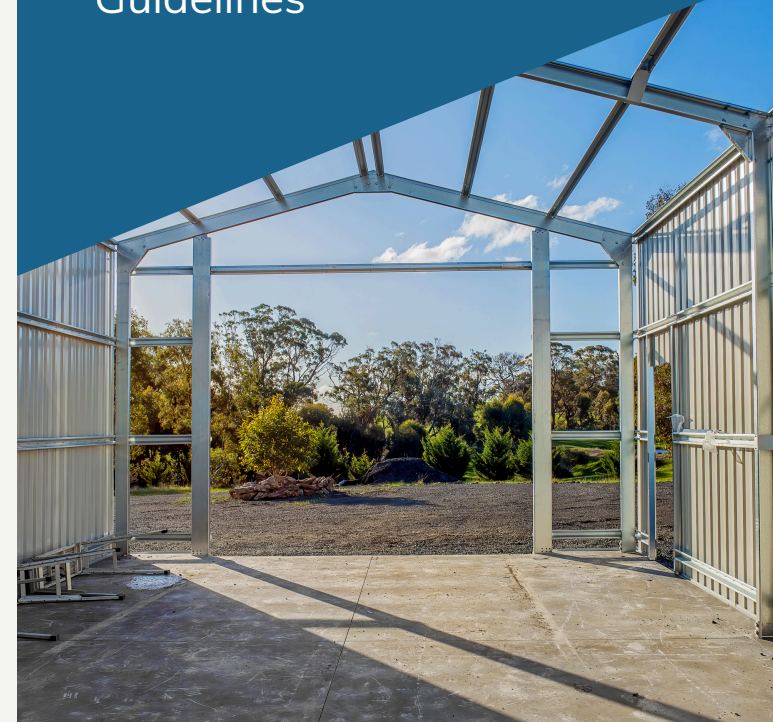


Shire of
Plantagenet

Mount Barker • Kendenup • Narrikup
Porongurup • Rocky Gully

CONVERTING A SHED TO A HOUSE

Planning & Building
Guidelines



Can I live in a shed?



Sheds are built to a lower construction standard than a house - they are not built in a way that makes them safe, healthy and comfortable for living in.

Sheds are built to a non-habitable Class 10a building standard under the National Construction Code. Houses are built to a habitable Class 1a standard.

It is against the law to live in a shed, but you can apply for planning and building approvals to convert a shed into a house.

To convert a shed to a house, the shed will need to be improved so that it meets all the relevant standards of:

- Planning rules (eg. R-Codes)
- National Construction Code requirements for Class 1a dwelling

What are the National Construction Code requirements?

The Code requires houses to meet a range of standards including:

- Structure (Part H1)
- Damp & Weatherproofing (Part H2)
- Fire Safety (Part H3)
- Health & Amenity (Part H4)
- Safe Movement & Access (Part H5)
- Energy Efficiency (Part H6)

These requirements are complex - we strongly recommend speaking to a registered builder, building surveyor or qualified structural engineer before spending any money on a conversion.

Some important things to consider are:

- A damp/waterproof membrane is needed under a concrete slab
- Structural engineering report to consider the integrity of the structure and the additional weight (eg. walls, ceiling lining)
- Glazing standards for houses (eg. safety glass in certain areas)
- Hardwired smoke alarms and electrical installation standards
- Energy efficiency assessment to current 7-star standard
- Ventilation and waterproofing of wet areas, separate laundry trough

What about my wastewater system?

If your property is not connected to the sewerage system, you will need approval from the Shire before installing a new wastewater management system (or modifying an existing system).

What if my property is in a 'bushfire prone' area?

In bushfire prone areas you will need to have a Bushfire Attack Level (BAL) assessment completed to determine the construction standard required for fire safety.

This may mean upgrading windows, doors and other parts of the structure to a higher standard than their original construction. It is essential to find this out as early as possible (including before you build a shed, if you plan to convert it).

