

# 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](http://www.plantagenet.wa.gov.au)

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

## CONTACT US:



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



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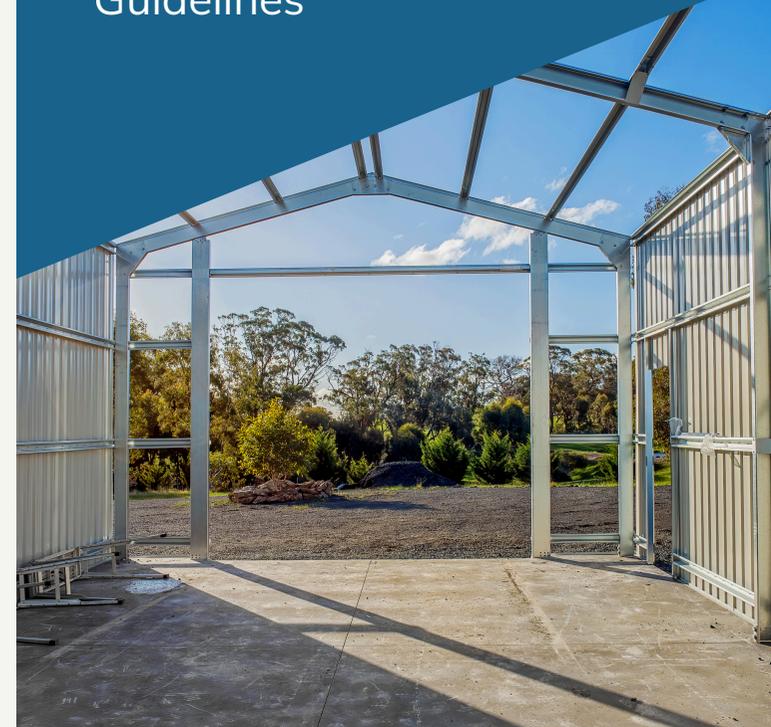


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# CONVERTING A SHED TO A HOUSE

## 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).

