STEEL-FRAMED SHED HOMES

Requirements & Considerations for Class 1A Dwellings

Building a shed-style home can be an exciting and cost-effective way to create your dream space. But before you begin, it is essential to understand the classification, requirements, and approvals involved.

WHAT IS A CLASS 1a DETACHED DWELLING?

A Class 1a dwelling refers to a single, self-contained residential building - such as a traditional home or a converted shed - built for long-term occupancy. These dwellings must meet the residential construction standards outlined in the National Construction Code (NCC) as well as relevant state and local government requirements.

Please note, this is general advice only and may not reflect all local requirements. We recommend confirming details with your local council and building authority before proceeding, as regulations can vary. While we aim to provide helpful guidance, we cannot take responsibility for any omissions or changes to local requirements.

WHAT YOU NEED TO PROVIDE FOR ACCURATE QUOTING PURPOSES?

Contact Local Council or Certifier: First step is confirming your land is zoned for residential use or permits dwellings.

Source Soil Reports: To assess the site conditions. If the site slopes 15 Deg or more, you will need a Slope Stability Report. If the site is in a flood zone you will need a Flood Report from Council. This information determines the appropriate foundation and design requirements; for a concrete slab or steel subfloor.

Talk to your Local Totalspan Team: Discuss your ideas, building design requirements and budget. Work out the internal layout required to align the rooms, walls and fit out details with the C portal framing. A simple sketch initially is suffice at quote stage.

WHAT'S REQUIRED FOR CONTRACTING AND ENGINEERING?

Drawings: Have Architectural drawings completed showing elevations, internal layout, and dimensions including Window Legends and placement details, taking into account the framing from the quoted design.

Energy Efficiency Report: Outlines how your building complies with current energy standards (where required).

Site Plan (Setbacks): A layout showing building location, boundaries, and required clearances.

Bushfire Attack Level (BAL) Report: Identifies the bushfire risk for your property and the construction requirements needed for compliance.

Flood Zone Report: Assesses flood risk and any relevant design considerations based on your location.

These documents are essential for finalising your design, obtaining approvals, and preparing an accurate quote. Check with your local council or certifier for specific requirements in your area.

HOW TO CERTIFY A CLASS 1a SHED AS A LIVEABLE DWELLING IN AUSTRALIA?

To legally build a Class 1a shed for habitable purposes, it must meet the standards set out in the National Construction Code (NCC), along with local council or state regulations. These requirements ensure your shed is structurally sound, safe to live in, and compliant with health and safety laws.

Quick Reference:

Steps to Certify Your Shed

1

Consult a Building Certifier

Engage early to understand your local and NCC requirements.

2

Submit Architectural Plans & Signed Engineering and Apply for Permits

Provide detailed plans and applications to your local council or certifier.

3

Use Licensed Trades

Ensure all construction, electrical, and plumbing work is done by certified professionals and covered by relevant insurances.

4

Schedule Required Inspections

Follow inspection timelines and keep documentation.

5

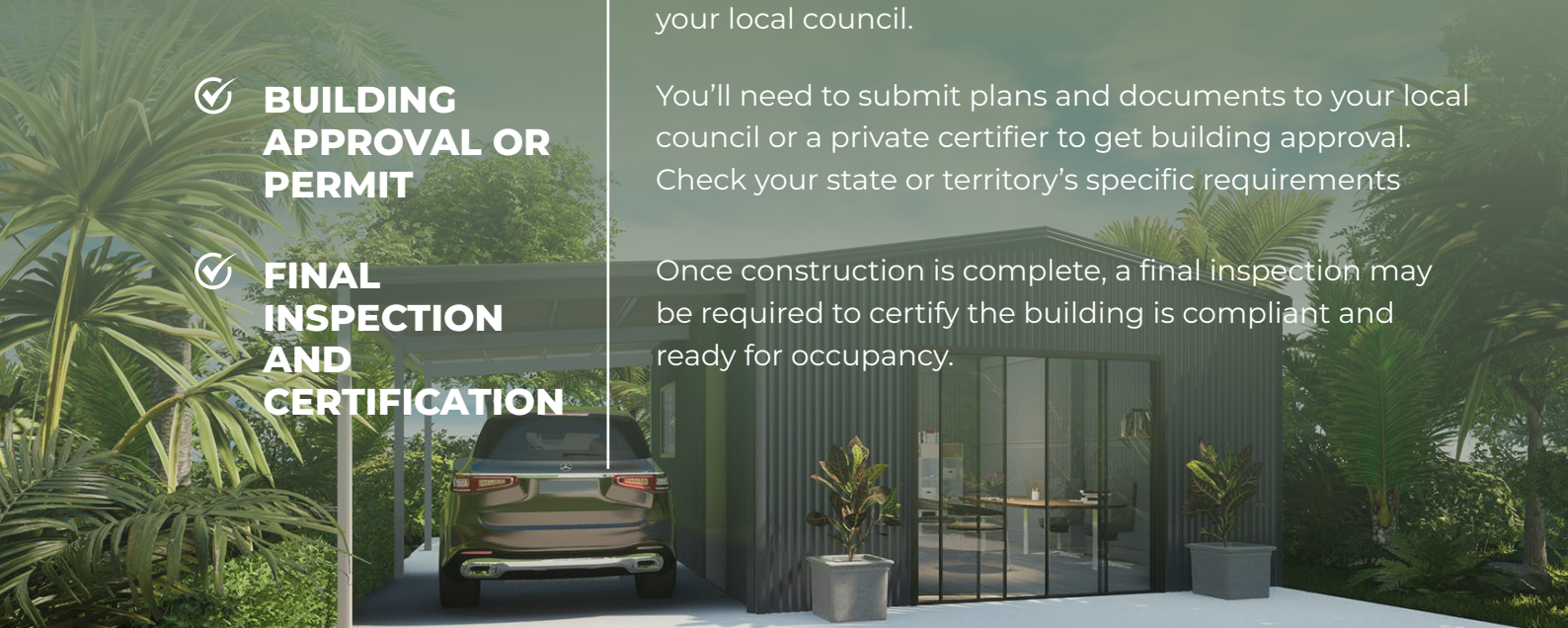
Obtain Final Certification

Upon completion, secure your occupancy certificate to finalise approval.

CONSTRUCTION & COMPLIANCE ESSENTIALS CHECKLIST

When building your shed home, it's important to tick off the essential steps to ensure your structure is safe, compliant, and ready to use. Here's a helpful checklist to guide you through the process:

☑ **SOIL TEST**	Soil and Landslip report (already provided previously at quoting stage).
☑ **SITE-SPECIFIC ENGINEERING – SLAB**	Engineering plans are needed for your concrete slab. These are tailored to your soil type and ensure your foundation is safe and durable and meets minimum height requirements.
☑ **SITE-SPECIFIC ENGINEERING – STRUCTURE**	Building design must be engineered for the exact location, taking into account wind loads, terrain, and usage.
☑ **ARCHITECTURAL PLANS**	A clear Floor Plan helps with approvals and construction. It outlines the layout and purpose of each space within the building. Elevations show the height, shape and structure of the building from different angles.
☑ **SITE-SPECIFIC REPORTS**	These reports may be needed to meet National Construction Code requirements: Fire Safety, Bushfire Attack Level Report, Plumbing, Acoustics and Energy Efficiency. You may also require a Flood Report from your local council.
☑ **BUILDING APPROVAL OR PERMIT**	You'll need to submit plans and documents to your local council or a private certifier to get building approval. Check your state or territory's specific requirements
☑ **FINAL INSPECTION AND CERTIFICATION**	Once construction is complete, a final inspection may be required to certify the building is compliant and ready for occupancy.



READY TO GET STARTED?

Planning your shed home is an exciting journey - and we are here to help every step of the way. Whether you are just starting to explore your options or you are ready to begin planning, our experienced team can guide you through the requirements, approvals, and custom design solutions to bring your vision to life.

Contact us today for more information or to get started on your shed home project.

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CUSTOM STEEL BUILDINGS AUSTRALIA