

# Conversion to a Habitable Room



A habitable room is defined by the Building Code of Australia (BCA) as a room used for normal domestic activities such as a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sun room.

It is recommended that the materials and finish of the proposed alteration match with that of the existing residence.

## Carport Enclosure

A carport may be converted to a habitable room if there is sufficient space elsewhere on the lot to provide an adequate parking space. The converted carport must maintain the relevant setbacks as required by the Residential Design Codes of WA. The converted carport must also meet the criteria for a 'Habitable Room' as required by the BCA.

### Patio, Garage and Verandah Enclosure

When a 'non-habitable' structure is to be converted into a 'habitable room' the applicant must demonstrate that the following minimum standards are provided to ensure compliance with the BCA:

- Method of ensuring that moisture from the ground will be prevented from causing unhealthy or dangerous conditions or loss of amenity for occupants.
- The existing slab may have to be drilled to install a termite barrier.
- Provision of a roof and external wall, including openings that will prevent the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants.
- Energy Efficiency requirement and provision of required natural light and ventilation to the enclosure as well as existing rooms that may rely on openings to the space where the enclosure is proposed.
- A minimum ceiling height of 2.4m.
- The walls of the new addition must maintain a continuous cavity with the existing dwelling.
- Hard wired smoke detectors must be installed to protect all existing and proposed bedrooms of the house.
- Should a meter box exist within the proposed enclosure, it must be relocated to an external wall by the relevant authority, (eg, Western Power).

## Application Requirements

The application for a building licence requires the following information:-

- A completed building application form which indicates the contract value and the name and registration number of the builder (if required). The original signature of the builder must be on the completed application form.

- If you intend to construct the conversion yourself and the estimated value of the construction exceeds \$20,000 an Owner Builders Statutory Declaration issued by the Builders Registration Board is required.
- One copy of a site plan drawn to scale of not less than 1:200. The site plan must be fully dimensioned and all distances to existing structures and boundaries must be shown.
- One copy of working drawings of the conversion drawn to scale of not less than 1:100 including floor plan, elevations and cross section of building.
- If required, one copy of engineers specifications (one copy signed in ink by professional engineer).
- One copy of specifications (if contract value is over \$20,000).
- All fees are payable at time of lodgment of the building application.

### Schedule of Fees

Application Fee (Certified)	0.19% of contract value including GST (Minimum fee of \$105.00)
Application Fee (Uncertified)	0.32% of contract value including GST (Minimum fee of \$105.00)
CTF Levy	0.2% of construction value including GST for works exceeding \$20,000
Builders Services Levy	0.137% of contract value (Minimum fee of \$61.65)