



Patio Conversions

What do I need to know and do to convert my existing patio or fly screen enclosure into a habitable room such as family room, games room, sunroom or bedroom?

The primary requirement for a habitable room is to ensure moisture does not enter into the structure through the floor, the walls and the roof. The Building Code of Australia specifies the manner by which this can be achieved and will normally necessitate modifications and additional works to be carried out to the existing patio or enclosure.

Most existing patios and fly screen enclosures do not achieve many of the requirements. It is usual that major modifications are necessary to achieve the requirements of the Building Code of Australia for a room to be used for habitable purposes.

Use the following information to assess how your existing patio or fly screen enclosure compares to the minimum requirements of the Building Code of Australia for habitable rooms.

What is required?

1. Confirmation that the existing patio to be converted has the required Council approvals issued previously.
2. The level of the new floor may be required to match the level of the existing floor of the residence.
3. The minimum floor to ceiling height of 2400mm.
4. The floor is to be steel reinforced concrete 100mm thick with 250mm deep thickening at the edges of the slab or have a separate concrete strip footing.
5. A 0.2mm thick waterproof membrane on compacted clean sand fill is to be placed under the floor slab.
6. A complying termite barrier is to be installed under the concrete floor and around the perimeter.
7. Cavity wall construction is required and can be double brick, brick veneer, timber or steel stud wall lined externally and internally.
8. A complying ceiling is to be installed under the roof cover with compliant energy assessment.
9. Plumbing waste pipes are to be redirected outside the new room to plumbing standards.
10. Toilet, laundry and bathroom windows that open in to the new room are to be sealed and mechanical ventilation system (exhaust fans) installed.

A Building Permit is required prior to the commencement of any construction work for the conversion of an existing patio or patio enclosure into a habitable room.



Building Permit (Patio Conversion) Application Checklist

The following items are required to submit an application:

	Requirements	Provided	N/A
1	<p>Certified Application:</p> <ul style="list-style-type: none">• BA1 – Application for building permit; and• BA3 – Certificate of design compliance. <p>Uncertified Application:</p> <ul style="list-style-type: none">• BA2 – Application for building permit – uncertified.		
2	<p>Fees:</p> <ul style="list-style-type: none">• Application Fee; and• Construction Training Fund levy payment form (for work valued \$20,000 or more).		
3	<p>Registered Builders:</p> <ul style="list-style-type: none">• Housing Indemnity Insurance Certification for construction costs exceeding \$20,000.		
4	<p>Plans:</p> <ul style="list-style-type: none">• Site plan, section and elevations (all to scale).• Structural plans and specifications, endorsed by a structural engineer, detailing the materials and construction methods to be used.		
5	Energy Efficiency Report by a registered energy assessor.		

Contact Us

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