



Converting a Patio into a Habitable Room

Information to be submitted for building approval

What do I need to know and do to convert my existing patio or flyscreen 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 flyscreen 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 as a checklist to assess how your existing patio or flyscreen enclosure compares to the minimum requirements of the Building Code of Australia for habitable rooms.

What is required?

1. The level of the new floor may be required to match the level of the existing floor of the residence.
2. 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.
3. A 0.2mm thick waterproof membrane on compacted clean sand fill is to be placed under the floor slab.
4. A complying termite barrier is to be installed under the concrete floor and around the perimeter.
5. Cavity wall construction is required and can be double brick, brick veneer, timber or steel stud wall lined externally and internally.
6. A complying ceiling is to be installed under the roof cover.
7. Plumbing waste pipes are to be redirected outside the new room.
8. Toilet, laundry and bathroom windows that open in to the new room are to be sealed and mechanical ventilation system (exhaust fans) installed.

Making application to Council? - Please refer to below for all information required to be submitted for a building approval.

- **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. A Building Application is to be completed and is available on line.**
- **One (1) copies of all plans are to be submitted with the Building Application. Plans submitted must include the following:**

Site Plan to a scale not less than 1:200 must include:

1. Street Name(s), lot and house number(s).
2. Dimensions and position of proposed habitable room on the plan, with North point clearly marked. The position of the proposed room is usually in the same position as the originally approved patio or enclosure. The same base plan can be used with any alterations to external sizes clearly shown.
3. Setback distances of the proposed room from all boundaries.

- *Please call City of Gosnells Building Services for further information - 9397 3000*



Floor Plan to scale not less than 1:100 - plan must include:

1. Clearly marked dimensions of walls, rooms, windows & doors and existing adjoining rooms.
2. Roof beam layout showing type, position and size of major structural members.

At least two (2) Elevations to scale not less than 1:100 - elevations must include:

1. Roof type (e.g. tiles or steel decking) and roof pitch (e.g. 18 pitch).
2. Type of wall and height of wall in millimeters.
3. Location of windows and doors including their dimensions or brick coursing.

A transverse or longitudinal section to a scale of not less than 1:100 - Section must include:

1. Wall construction and roof tie down details.
2. Roof construction including roof member sizes.
3. Footing and slab details and dimensions, including the placement of steel reinforcement and waterproof membrane. Include details for the type of termite barrier to be used in compliance with AS3660.1.

Note: Engineer endorsed footing and slab details are to be accompanied by a site report confirming suitability of the footing design for the foundation conditions on site.

- **Building Application is to be accompanied by Building Fees.**
- **Refer to Schedule of Fees & Charges**
- **Owner Builders are required to sign and submit a Statutory Declaration Form to the Building Commission when constructions costs exceed \$20,000. Refer to the Building Commission website.**
- **Registered Builders are required to provide a Housing Indemnity Insurance Certificate when construction cost exceeds \$20,000.**