

REQUIREMENTS IN RESPECT OF "MINOR BUILDING WORK" AS CONTEMPLATED IN SECTION 13 OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977

- Note**
1. Full application and fees necessary when Minor Building Work relates to Listed Building or National Monument.
 2. Where no application requirements have been indicated, such works are exempt from the need to submit an application and fees, provided, in the opinion of the Local Authority, they do not interfere with the amenities of the neighbourhood and/or do not constitute a danger to law abiding persons and comply with the National Building Regulations (applicable to all items listed within the schedule).
 3. Any material and with foundations.

MBW SCHEDULE			APPLICATION FORM	No of COPIES	
A	(i)	Poultry house not exceeding 10m ² in area	[One per Site][See note 1& 3]	Not Required	N/A
	(ii)	Aviary not exceeding 20m ² in area	[One per Site][See note 1&3]	Not Required	N/A
	(iii)	Greenhouse not exceeding 15m ² in area	[One per Site][See note 1&3]	Not Required	N/A
	(iv)	Child's playhouse not exceeding 5m ² in area	[One per Site][See note 1&3]	Not Required	N/A
	(v)	Cycle shed not exceeding 5m ² in area	[One per Site][See note 1&3]	Not Required	N/A
	(vi)	Change room, not exceeding 10m ² in area, at a private swimming pool	[One per Site][See note 1&3]	Not Required	N/A
B	(i)	Solid fuel store not exceeding 10m ² in area		Required	3
	(ii)	Masonry tool shed not exceeding 10m ² in area		Required	3
C	(i)	Prefabricated moveable hut not exceeding 10m ² used as wendy house, prayer room, tool room, etc.,but not for living in	[One per Site][See note 1&2]	Not Required	N/A
	(ii)	Container used as temporary tuck shop, sales office, etc.		Required	3
	(iii)	Temporary stands		Required	3
D	(i)	Single storied, open sided car, caravan, boat, garden, or other similar shelter or awning not exceeding 40m ² in area (supported on columns, or on not more than two sides by existing walls, & having an easily removable roof covering) [Additional awning indemnity required where, in the opinion of the Local Authority, the above is considered a light weight structure]	[See note 1]	Required	3
	(ii)	Shade cloth covered shelter not exceeding 40m ² in area	[One per Site][See note 1&2]	Not Required	N/A
	(iii)	Shade cloth covered shelter exceeding 40m ² in area		Required	3
E	(i)	Private swimming pools		Required	3
	(ii)	Fishpond not exceeding 300mm deep	[See note 1&2]	Not Required	N/A
	(iii)	Jacuzzi not exceeding 2 500litres and not exceeding 900mm deep	[See note 1&2]	Not Required	N/A
F	(i)	Satellite dish not exceeding 1.2m in diameter limited to 1 per building	[See note 1&2]	Not Required	N/A
	(ii)	Erection of any solar water heater not exceeding 6m ² in area on any roof or 12m ² when erected other than on any roof	[See note 1&2]	Not Required	N/A

G	(i)	Any free-standing wall / fence constructed of:		
	(a)	Masonry, and is not less than 1.2m or greater than 2.0m in height		Required 3
	(b)	Masonry, and is less than 1.2m high, but encroaching over a servitude, and / or erected as on boundary		Required 3
	(c)	Masonry, and is less than 1.2m high, but not encroaching over a servitude, nor erected as a boundary	[See note 1&2]	Not Required N/A
	(d)	Precast concrete, does not exceed 2.0m in height and is erected as a street or public place boundary		Required 3
	(e)	Precast concrete, does not exceed 2.0m in height and is not erected as a street or public place boundary	[See note 1&2]	Not Required N/A
	(f)	Timber, steel palisade or wrought iron fence with foundations / walls, does not exceed 2.0m in height and is erected as a street or public place boundary		Required 3
	(g)	Timber, steel palisade or wrought iron fence without foundations / walls, does not exceed 2.0m in height	[See note 1&2]	Not Required N/A
	(ii)	Any retaining wall which is:		
	(a)	Not less than 1.2m or greater than 2.0m in height (surcharge free)		Required 3
	(b)	Less than 1.2m high, but encroaching over a servitude, and / or erected as a boundary (surcharge free)		Required 3
	(c)	Less than 1.2m high, and not encroaching over a servitude, nor erected as a boundary (surcharge free)	[See note 1&2]	Not Required N/A
	(iii)	Barbed or razor wire		
	(a)	Along the tops of walls minimum 1.8m above the ground and not encroaching over boundaries	[See note 1&2]	Not Required N/A
	(b)	On the inside of walls and fences	[See note 1&2]	Not Required N/A
	(iv)	Electric fencing -[to comply with Electrical Machinery Reg's (Reg 11) of the Occupational Health and Safety Act - 1993]		Required 3
H	(i)	Replacing a suspended timber floor with solid concrete floor:		
	(a)	When the depth of filling does not exceed 1.0m	[See note 1]	Not Required N/A
	(b)	When the depth of the filling exceeds 1.0m		Required 3
I	(i)	The conversion of a door into a window or a window into a door without increasing the width of the opening in:		
	(a)	Private dwelling house	[See note 1]	Not Required N/A
	(b)	Other [Multi Unit, Residential, Commercial, Industrial uses, etc.]		Required 3
J	(i)	The making of an opening in a wall which does not affect the structural safety of the building concerned where used as:		
	(a)	An internal doorway or opening within private dwelling	[See note 1]	Not Required N/A
	(b)	Any other doorway or opening [Multi Unit, Residential, Commercial, Industrial uses, etc.]		Required 3
K	(i)	The partitioning or enlarging of any room by the erection or demolition of an internal wall if such erection or demolition does not affect the structural safety of the building concerned		Required 3
L	(i)	Re-positioning or installation of new sanitary fitments without changing the usage of a room:		
	(a)	Private dwelling house	[See note 1]	Not Required N/A
	(b)	Other [Multi Unit, Residential, Commercial, Industrial uses, etc.]		Required 3

M	(i)	The replacement of a roof or part thereof with the same or similar material [No structural or design alterations permitted]	[See note 1]	Not Required	N/A
N	(i)	Enclosing of balcony or verandah not encroaching over Corporation property		Required	3
O	(i)	Any pergola	[See note 1&2]	Not Required	N/A
P	(i)	Open slatted timber sundeck		Required	3
Q	(i)	Connection to sewer mains (Conversion from septic tank to sewer main connection) Note: An additional fee IRO connection/ inspection fee applies.		Required	3

Disclaimer:

The Development Planning & Management Unit will not be held responsible for any changes, omissions or inaccuracies contained herein which may result in unforeseen expense, injury or other misfortune. The information is provided for information purposes only. Where discrepancies exist, the Tariff of Fees as published in the relevant "Review of Tariff Charges" are considered correct, and shall be used as the basis in determining what monies are due to the Council.