

## Most of the Compliances for Garage to Granny Flat Conversions and/or Extensions

Converting your existing garage into a granny flat can not only provide you with more living space for extended family, it can also be a good financial move providing extra income.

The following are some of the Compliances that need to be met in converting a Garage into a Granny Flat, and/or extending the Garage to create a Granny Flat.

### 1. Design

Most homes have either a Single Garage or a Double Garage. Unfortunately neither are large enough to accommodate a Garage to Granny Flat Conversion within the current size. Therefore, an experienced architect is required to draw the plans allowing for the extension of the concrete slab and also extension of the roof. We have an experienced Architect who will design to your application, because we understand that not all properties are the same. This will also be in relation to Corner Blocks and all Setbacks.

Depending on your Local Council, the external walls of the garage must be a minimum of 900mm from the side or rear boundaries. If it is less than 900mm then a Fire-Rated Wall will be required on that part of the building and any fascia or eaves will also need to be Fire-Rated as well. This is a regulation of the Building Code of Australia. For more information on Fire-Rated Walls and Setbacks check with your Local Council and the Building Code of Australia.

### 2. BASIX Certification

A BASIX Certificate is required for all Garage to Granny Flat Conversions detailing the requirements for the Hot Water Unit, a Rainwater Tank for collection of stormwater, Bathroom Ventilation, Insulation to Roof Space and Standard or Special Glazing to Windows. Certification for the Glazing will be provided by the Supplier of the windows prior to the Occupation Certificate. Certification for the Insulation will be provided by us prior to the Occupation Certificate.

### 3. Concrete Pads or Concrete Slab

An Engineer may need to certify the Concrete Pads or Concrete Slab is compliant with the Building Code of Australia. This can be arranged for you as part of your garage to granny flat conversion approval and an experienced Engineer will visit your site and inspect and design this critical stage of construction and for compliance with the Building Code of Australia. The Private Certifying Authority can also approve this stage if piers are not required and only if Concrete Pads are required. Concrete Piers will only be required if the Engineer requests this due to Soil Classification.

#### **4. Pest Control**

Pest Control is required to all new Concrete Slabs required to either replace the old Concrete Slab, extend the Existing Concrete Slab or to increase the internal height of the existing. If there is going to be an extension we will need to have Homeguard, Kordon or similar Pest Control Application in compliance with AS 3660 where it attaches to the existing. Certification will be provided by the Supplier at the completion of the conversion prior to the Occupation Certificate.

#### **5. Frames, Roof Trusses/Conventional Roof**

If a New Roof or External Walls for an extension to the Granny Flat are required, then the Roof is to be supplied and installed as per the Manufacturers Specifications and it needs to be Certified by the Supplier and Certification given to Council on Completion prior to the Occupation Certificate.

#### **6. Internal Wall Height**

The living room, dining room and bedrooms must have a minimum internal wall height of 2.4 metres. All other areas are to be a minimum Floor to Ceiling Height as per the Building Code of Australia and can be as little as 2.1 metres.

#### **7. Waterproofing**

All Wet Areas such as the Bathroom and Laundry are to be Waterproofed in Compliance with the Building Code of Australia and AS3740. Certification will be provided by us at the completion of the conversion prior to the Occupation Certificate.

#### **8. Finishes**

All Finishes and the Fitout of the Bathroom/Laundry is to be Compliant with your Local Council Requirements as well as meeting the Building Code of Australia requirements.