

## **ASSESSMENT OF CLASSIFICATION OF FARM SHEDS USED FOR STORAGE ONLY**

The Shire of Broomehill-Tambellup has recently confirmed through the Department of Mines, Industry Regulation and Safety (DMIRS) that the determination of the classification of some agricultural sheds under the Building Code will negate the need for a Building Permit.

This advice allows Local Governments to determine that a farm shed that is used for the purpose of storage of agricultural vehicles or materials only, does not constitute a 'workplace' (the specifications for habitable buildings such as a workplace or dwelling are greater than non-habitable buildings). Where a Local Government makes this determination the building classification changes from a Class 7 or 8 to a Class 10, and makes the requirement for a building permit redundant.

This determination would be made where:

- The shed will be used for storage of agricultural produce such as hay or silage;
- The shed will be used for the storage of agricultural vehicles;
- The shed will not be used for manufacture of goods or materials, processing of agricultural goods, shearing or any other use that would change the use from storage to a workplace, and;
- The shed will not be used for vehicle maintenance, other than minor mechanical repairs to stored machinery (that is the shed is not a workshop).

***It should be noted that all structures must still comply with the Building Code. It is also important to note that it is the Local Government that determines the classification, not the designer or builder.***

Advice should be sought on the classification of any proposed shed prior to commencement of development. Planning approval is still required for all sheds on farms in the Shire of Broomehill-Tambellup, and it is at this stage that a determination on classification under the Building Code will be made by the Local Government's Building Surveyor. Advice will be provided on whether a building permit is required on lodgement of the Planning Application.

This process will help to make the process of building a farm shed easier and quicker.