

Building Fact Sheet

Returning Home To Your Flood-Impacted Property



Why Building Regulations and Building Permits Matter

The Victorian building permit requirements are designed to protect people's health, safety and amenity, and are a legal requirement to ensure that houses and other building structures impacted by floods are deemed habitable and fit-for-purpose prior to human occupation.

Whether your house was completely inundated with water above floor level or flooded underneath, it may have sustained material or structural damage. It may have also grown mould (particularly black mould) and mildew which can cause health problems for you and your family.

That's why it's important to ensure that any renovation or repairs required to your flood-impacted home meet relevant building codes and standards, and have the necessary building permits in place before moving back into it. Meeting these building requirements will also help you avoid any potential fine, having an insurance claim rejected or affecting the resale of your home in the future.

Engaging Builders and Other Tradespeople

Regardless of whether a building permit is required, always engage registered and qualified builders and other tradespeople, and ask to view their Victorian Building Authority (VBA) registration number and insurances. Plumbing and electrical certificates are also required for all associated works and often needed for insurance purposes.

To find, and check the registration details of, building practitioners and plumbers visit www.vba.vic.gov.au/tools/find-practitioner.

Do I Need a Permit?

You don't always need a building permit for works. However, you must make sure all construction, renovation or repair works, even those that don't require a permit, meet building regulations.

Instances where you will require a building permit:

- restumping, reblocking or underpinning your house
- structural repairs, such as replacement of timber subfloor framing (including single timber members), rotted floor or wall framing, verandahs and the like
- re-arrangement of internal and/or external walls
- re-arrangement of window and/or door openings
- re-construction of sheds greater than 10m² (2m x 5m and 3 x 3.5m, for example)
- re-construction or alterations to carports or garages
- repairing roofs from sheet roof to tiled roof and vice versa.

Some instances where you may not require a building permit:

- replacement of weatherboards
- roof repairs (non-structural) to tiled or sheet roofs
- replacement of plaster walls and carpets/flooring in parts of the house
- shower or bath repairs
- painting
- re-tiling works to kitchen, bathroom or laundry.

Scan the QR code more information on the requirements for, and exemptions from, obtaining a building permit.



SCAN TO GET YOU THERE

Want More Information?

If you have any questions or want more information on permits or other building matters, please call Council's Building team on 1300 666 535, visit www.campaspe.vic.gov.au/Plan-build/Building or email shire@campaspe.vic.gov.au.

More information and resources can also be found at:

- Victorian Building Authority: 1300 815 127 or www.vba.vic.gov.au
- Victorian Government: www.vic.gov.au/2022-flood-recovery