

Granny flats exemption: Building design conditions checklist

A checklist for homeowners to confirm they have complied with all building design conditions of the granny flats building consent exemption.

Ensure the granny flat design meets all exemption conditions

Single storey, standalone and be self-contained

- ☐ new
- ☐ single-storey – no mezzanine
- ☐ standalone – detached
- ☐ self-contained – complies with all the requirements of the Building Code that apply to the classified use of 'Housing- detached dwelling'
- ☐ intended for a single household or family

Building dimensions and location

- ☐ floor area 70 square metres or less
- ☐ max floor level 1 metre above the supporting ground
- ☐ max building height 4 metres above floor level
- ☐ 2 metres or more from other residential buildings or legal boundaries
- ☐ not built across boundaries between allotments

Construction material

- ☐ lightweight roof cladding materials maximum weight 20kg per square metre
- ☐ wall cladding materials maximum weight 220kg per square metre
- ☐ light steel or timber framing

Water supply system

- ☐ connection type:
 - › connected to network utility operator (NUO) (eg council water supply)
 - › on-site system (used only if NUO is unavailable or lacks capacity)
 - ☐ compliance pathway used (please indicate):
 - › G12/AS1
 - › G12/AS3
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Surface water drainage system

- ☐ connection type:
 - › connected to network utility operator (NUO) (eg reticulated stormwater)
 - › on-site system (used only if NUO is unavailable or lacks capacity)
 - ☐ compliance pathway used (please indicate):
 - › E1/AS1
 - › E1/AS2
 - › E1/VM1
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Foul water drainage system

- ☐ connection type:
 - › connected to network utility operator (NUO) (eg reticulated sewer)
 - › on-site system (used only if NUO is unavailable or lacks capacity)
 - ☐ compliance pathway used (please indicate):
 - › G13/AS1
 - › G13/AS2
 - › G13/AS3
 - › G13/VM4
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Additional plumbing and drainage criteria

- ☐ total fixture units do not exceed 30
 - ☐ no pumped systems inside the building
 - ☐ main drain is \geq DN100 at minimum 1:60 grade
 - ☐ branch drains are \geq DN65 at minimum 1:40 grade
 - ☐ upstream vents are \geq DN65
 - ☐ no uncontrolled water heating
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Electricity and gas

☐ independent electricity supply

☐ independent gas supply (if applicable)

☐ electric or gas heaters if installed
