

Roof Work Approval Requirements in Brisbane

If you're planning roof work in Brisbane, whether you need approval depends on the type of work and the size of the area being repaired or replaced. For **like-for-like repairs** using the same material with no structural changes, you generally don't need approval if the area is **less than 20 m²**. However, you must still follow all safety and roofing codes. If the repair is **more than 20 m²** or covers **over 20% of the total roof**, approval from a private certifier or the council is required. If you're **changing the roofing material** – for example, switching from tiles to metal – approval is required regardless of the size of the job, and you may also need structural engineering checks. **Structural roof changes** such as altering rafters, pitch, or trusses are treated as building work and always require approval. If your property is **heritage-listed or in a character-protected area**, planning approval is likely required as well. For **body corporate properties**, written consent from the body corporate is often needed before any roofing work can start.