



Verandah areas counted as indoor space

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Information to consider when applying for a verandah area to be counted as indoor space

- Regulation 107(4) of the Education and Care Services National Regulations states that an area of verandah may be included in calculating the area of indoor space only with the written approval of the Board.
- Regulation 107(5) states that a verandah that is included in calculating the area of outdoor space cannot be included in calculating the area of indoor space (and vice versa).
- In determining whether a verandah area can be approved for counting as indoor space, the Board will consider whether the space can be suitably weatherproofed and is appropriate to the safety and wellbeing of children.
- Not all verandahs will be appropriate for indoor play activities on an ongoing basis and therefore applications will be considered on a case-by-case basis. A site inspection by an authorised officer from the Board will ordinarily be part of assessing suitability.

Physical features of the space

Verandahs must be directly accessible from children's activity rooms, have a solid roof and floor and contain appropriate drainage to prevent the pooling of water.

- Verandah areas must be able to be effectively weatherproofed to provide comfortable conditions for children and staff using the verandah area throughout the year. For example: during cold, wet and windy conditions it may be necessary for verandah areas to have temporary protection from the elements such as waterproofing or heaters. However, in warmer climates, blinds and waterproofing may be unnecessary, but fans, shading or air conditioning may be appropriate.

Heating and cooling may be considered to be provided to verandah areas if it can be effectively referred from adjacent indoor areas. Services may wish to consider the provision of insulation, air conditioning or fans within verandah areas to ensure effective temperature control. Materials used to enclose the verandah area must provide effective weatherproofing and should effectively enclose all sides of the verandah area. Materials should also be clear or tinted to allow for adequate vision to other areas. If blinds are used they should be plastic tracked type blinds. Blinds with a woven polyester mesh are not considered to provide suitable weatherproofing and corded or zipped type blinds are not considered suitable.

- Verandahs must be structurally sound and meet Building Code of Australia (BCA) requirements for verandahs to the standard applicable at the time of installation or alteration. Access and egress must also be considered. An authorised officer from the Board may require an approved provider to provide evidence from a Building Practitioner that a verandah is structurally sound, meets BCA requirements and is a safe area for use by children.
- There are no minimum space requirements for verandahs, however:
 - the area must be suitable for indoor play activities
 - the position and shape of the verandah area should not affect usability or inhibit effective supervision of children
 - the area to be counted must be unencumbered space.
- Passageways and door thoroughfare areas through verandahs are not countable for capacity purposes and are considered encumbered space.

Please note: The information contained in this fact sheet is intended for guidance only and should not be seen as overriding any other standard, code or law

What is encumbered space?

Floor space that is blocked or filled by objects and therefore unusable is considered to be encumbered space. This includes items such as built-in cupboards, sinks, fixed cabinetry, children's lockers, heaters and door thoroughfare areas.

Additional considerations

A service that was operating immediately before 1 January 2012, prescribed as a declared approved service, that has continued to operate with indoor space calculations from previous children's services regulations, can apply to the Board to count a verandah area as indoor space. The service will however, at that time, be required to meet all the unencumbered indoor space requirements of regulation 107.

Further information

[Education and Care Services National Regulations 2011](#)
[Education and Early Childhood Services \(Registration and Standards\) Act 2011](#)

Contact details

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