

Pergolas, Patios, Verandahs & Carports



May 2018

Definitions

Pergola

Defined in the *Building Regulations 2012* as “an open structure that does not have a roof but may have a covering of open weave permeable material.” Generally a pergola is an arrangement of posts and beams, supporting a horizontal trellis over which vines or other plants may be grown. Under the *Building Regulations 2012* pergolas less than 20m², set back 1m from any boundary are exempt from needing a building permit, however, the owner is still required to ensure the framing meets minimum standards, and is structurally sound.

Patio/Verandah

A patio or verandah is an open structure attached to the outside of a dwelling with or without a raised floor, and a roof.

Gazebo

is a free standing, covered outdoor area, usually with partly or wholly screened walls.

Carport – is a roofed structure designed to accommodate a motor vehicle and has not more than half its perimeter enclosed.

What’s required to obtain a building permit?

To apply for a building permit, the following information is required:

- A completed Building Permit application form (BA1 or BA2) signed by the builder.
- One (1) copy of a scaled site plan (min scale 1:200) showing;
 - ✓ Site boundaries
 - ✓ Location of the dwelling and other outbuildings/structures on the Lot;
 - ✓ The positions of septic tanks and leach drains if applicable.
 - ✓ The position of the proposed structure showing setbacks from boundaries and other structures.
 - ✓ Dimensions of the proposed structure (overall width and length);
- One (1) copy of a scaled elevation and cross – section drawing (min scale 1:100) showing
 - ✓ Roof pitch and configuration;
 - ✓ Footing size;
 - ✓ Connection details establishing how the proposed structure will be held down, held together attached to other structures and braced or kept rigid;

PERGOLAS, PATIOS, VERANDAHS & CARPORTS

- ✓ Type and colours of materials;
- ✓ Material sizes, spacing's and spans.

Note: generic structural drawings supplied with the structure need to be provided, or you may be required to have your plans endorsed by a practicing structural engineer.

- One (1) copy of a scaled floor plan (min scale 1:100) of the proposed structure (if applicable).
- Building Permit Application fee & other associated levies (Refer to 2015/16 Fees and Charges)

Please be aware that if the proposed structure requires Planning Approval, you must obtain this prior to lodging an application for a Building Permit.

For further information or to clarify any of the above please contact Building Services on 9780 5228.

PERGOLAS, PATIOS, VERANDAHS & CARPORTS