

Building Information Sheet:

Patios

Definition

Patios and verandahs are open sided roofed areas used to provide shade to outdoor areas on residential properties. They have solid roof sheeting, as opposed to a pergola which may have open weave permeable roof cover.

The National Construction Code (NCC) classifies patio structures as being of Class 10a.

Frequently Asked Questions

Is a Building Permit required for a patio or verandah?

The Building Commission of WA has determined that Building Permits are not required where the risk of non-compliance with the building standards is low, however; a Building Permit is required for all patios that are not otherwise exempted. Item 1 in Schedule 4 (cl.2) of the Building Regulation 2012 states that the construction, erection, assembly or placement of a freestanding Class 10a building that has a floor area of 10m² or less and is no more than 2.4m in height as being work for which a Building Permit is not required.

If you are not sure whether a permit is required you should check with the City's Building Services Department.

The City's Engineering Services Department should also be consulted prior to commencing any works to ensure that the works do not affect any existing drainage easements.

It should also be noted that; where a Building Permit is not required, the building or incidental structures must still comply with the building standards, local laws and planning policies that apply during the period of construction. If it is anticipated that standards may change during the construction period the owner can apply for a Building Permit to fix the standards to the date of application.

Can I build a patio or verandah as an owner builder?

Yes, owner builders are permitted to construct a patio. If the value of construction is over \$20,000 you will need to apply to the Building Commission for an Owner Builder certificate. A Building permit cannot be issued on works valued over \$20,000 unless an Owner Builder certificate has been received or a registered builder has been contracted to do the work.

Who submits the application?

Either the property owner or the Builder/Agent can submit the application.

How far from the boundary of a property can I locate a patio or verandah?

- A patio must be no closer to the boundary facing the primary street than the minimum setbacks prescribed in column 7, Table 1 of the Residential Design Codes.
- If you have a corner property, the patio or verandah must be located a minimum of 1.5m from the secondary street boundary.
- Patios must be setback a minimum of 900mm from the side or rear property boundary. Alternatively a patio roof can be setback a minimum of 500mm from the side or rear property boundary with posts on the property boundary when a performance solution is submitted with the application.
- The minimum open space requirements outlined in column 6, Table 1 of the Residential Design Codes must be maintained. All patios and verandahs open on two sides and having a total of less than 50m² floor area on any one site is considered to be open space.
- The maximum height of the posts for a patio is 2.7m and a maximum roof height of 4.2m

How long will my application take to process?

- Certified Applications – The City must process a certified application within 10 working days of it being lodged.
- Uncertified Applications – The City must process an uncertified application within 25 working days from being lodged. If additional information is required the applicant will be given 21 calendar days to provide the information. The City then has a further 25 working days in which to provide a determination.

What plans and specifications do I need to submit with an uncertified application for a Building Permit?

Along with a completed Application for Building Permit-Uncertified (Form BA2), one copy of the following plans and details are required:

A full site plan showing the location of the patio or verandah in relation to the property boundaries and existing buildings on the property. This site plan is to be drawn to a minimum scale of 1:200 and must show the finished floor level relative to the house floor level.

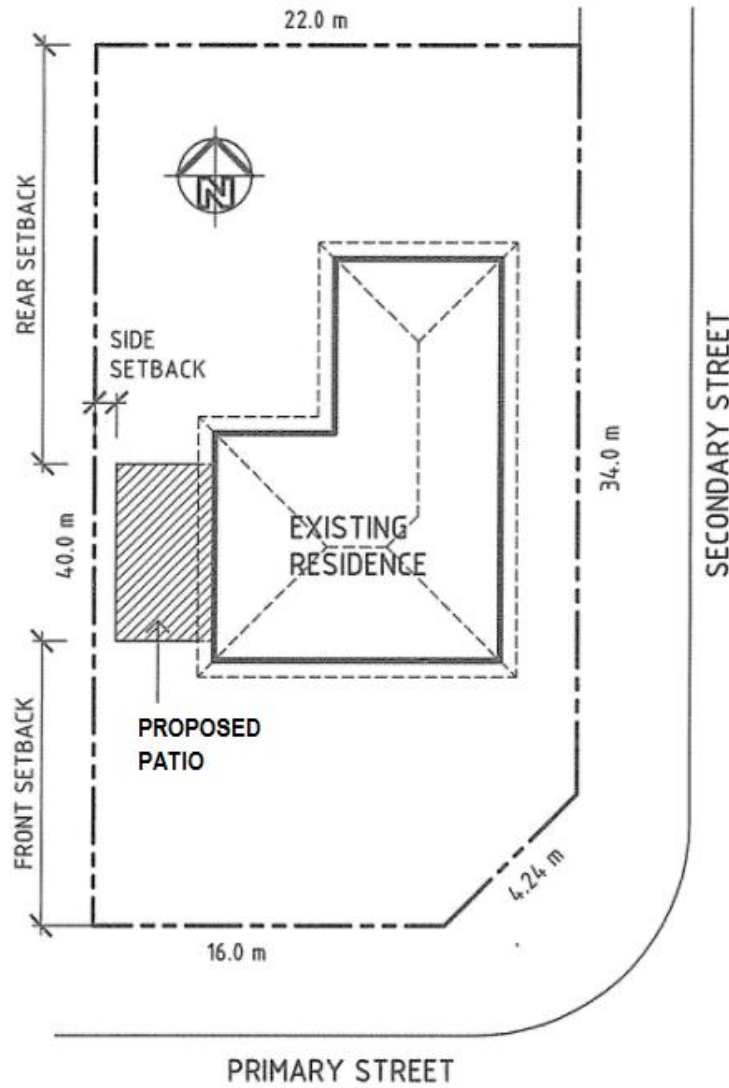
Floor plans and elevations of the proposed patio to a scale of not less than 1:100.

Structural details of all materials and fixings of the building are to be shown on the plans. You may need to have the design of the patio or verandah signed off by certified by a professional Structural Engineer, depending on the design format of the proposal.

What are the fees for a permit application?

For applications fees please refer to the “building fees schedule” on the City’s website.

TYPICAL EXAMPLE OF A SITE PLAN TO BE SUBMITTED WITH AN APPLICATION



SITE PLAN 1 : 200

Disclaimer

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