

# Building Information Sheet: Pergolas/Shade Sails

## Definition

A pergola is an unroofed, open framed structure that may be covered by battens, shade cloth or open weaved permeable material.

A shade sail is a shade cloth structure designed to provide permanent shade that is attached to steel posts, the dwelling or surrounding structures.

The National Construction Code (NCC) classifies pergolas and shade sail structures as being of Class 10a.

## Frequently Asked Questions

### Is a Building Permit required for a pergola/shade sail?

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 pergolas/shade sails that are not otherwise exempted. Item 7 in Schedule 4 (cl.2) of the Building Regulation 2012 states that the construction, erection, assembly or placement of a pergola associated with a Class 1 building that is not more than 2.4m in height and covers an area not exceeding 20m<sup>2</sup> as being building 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.

### Who submits the application?

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

### Can I build a pergola/shade sail as an owner builder?

Yes, owner builders are permitted to construct pergolas and shade sails. 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.

### How far from the boundary of a property can I locate a pergola/shade sail?

All parts of a pergola/shade sail are required to be located within your property boundaries, including the footings of the posts. Care should be taken to ensure the pergola/shade sail is located and designed to avoid water run-off into neighbouring properties.

### 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 the remaining balance of the 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), the following plans and details are required:

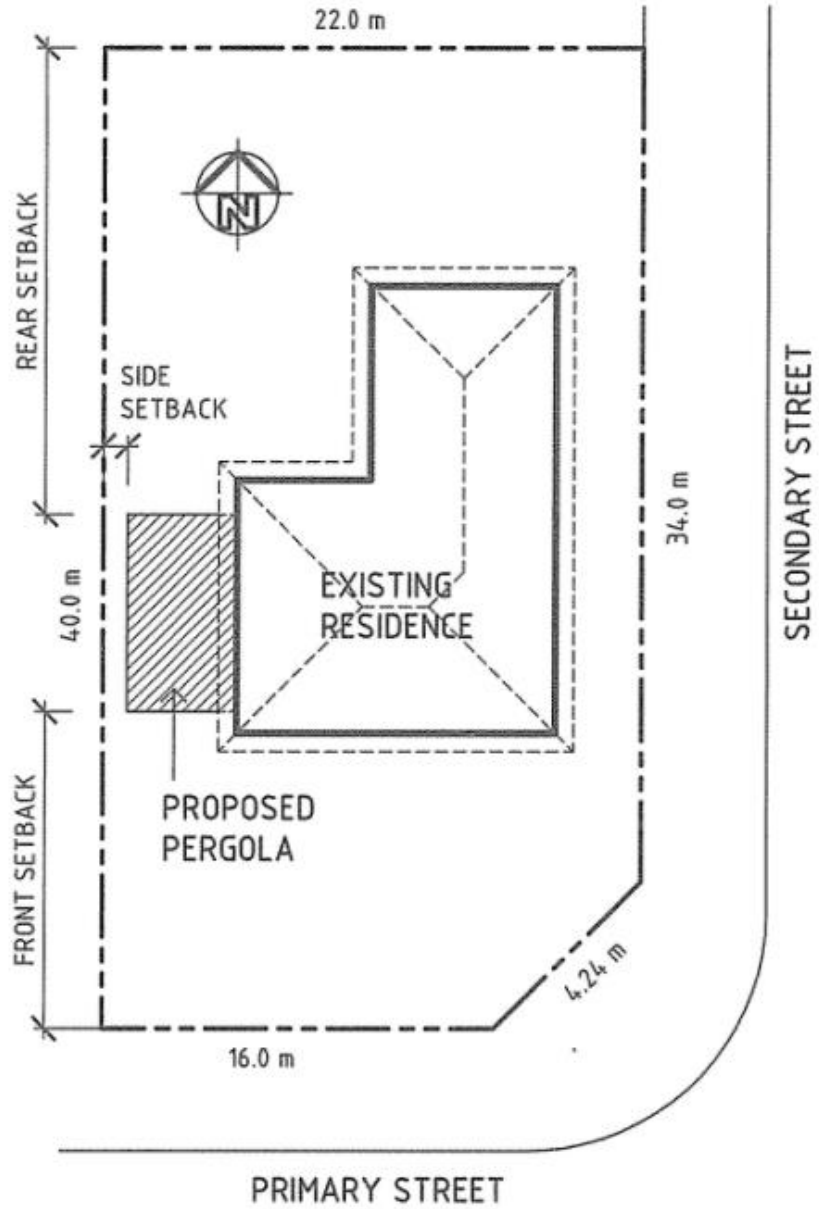
- Full site plan showing the location of the pergola/shade sail in relation to the property boundaries and existing buildings on the property. This site plan is to be drawn to a minimum scale of 1:200.
- Floor plans and elevations of the proposed pergola/shade sail to a scale of not less than 1:100.

Structural details of all materials and fixings of the building are to be shown on the plans. A Practising Structural Engineer may be required to certify the sufficiency of the design if a roof cover is to be permanently affixed or if support posts are being installed to carry out the proposed shade sail.

### What are the fees for a permit application?

For application 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*

*This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Canning encourages you to seek professional advice before acting on any information contained in this document. Please contact the City of Canning if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.*

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