

Patios & Verandahs

Document No: BS-0019

Introduction

This information sheet explains the requirements for the approval and general requirements relating to patios and verandahs.

Definitions

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

Information and Advice

The Building Act 2011 and the Building Regulations 2012 require that a Building Permit be taken out for a building, prior to commencing any work on site. The National Construction Code (NCC), the Residential Design Codes and the Town Planning Scheme set out the minimum requirements applicable to the location and construction of patios and verandahs.

Is a Building Permit required for a patio or verandah?

Yes. A Building Permit approval is required for all patios and verandahs.

Who submits the application?

Either the property owner or the party contracted to construct the patio / verandah submits the application.

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

Two copies of the following plans and details are required:

- Floor plans and elevations of the patio / verandah are to be submitted, to a scale of not less than 1:100;
- A full site plan is to be submitted, showing the location of the patio or verandah, in relation to the property boundaries and existing buildings on the property. This plan is to be drawn to a minimum scale of 1:200;
- Structural details of all materials and fixings of the building are to be shown on the plans.

What materials must be used to construct a patio or verandah?

A patio or verandah is to be constructed to withstand region D, terrain category 2, importance level 2 cyclonic wind conditions and, as such, a durable material must be used. Generally, for a patio or verandah to comply with the structural requirements for cyclonic conditions a steel or timber framed construction is used.

Do I need a Structural Engineers design for the patio or verandah?

Yes. You will need to have the design of the patio checked and certified by a professional Structural Engineer. The engineer needs to state on the drawings that the building has been designed to withstand Region D, Terrain Category 2, Importance level 2 cyclonic wind conditions.

What is the maximum size patio / verandah that I can build?

The maximum area and the setbacks required to the property boundary are dependent upon the size and setbacks of existing buildings on the allotment and are stipulated in the R Codes. The R Codes can be downloaded at www.planning.wa.gov.au/rcodes

Can I build the patio / verandah as an owner builder?

Yes, however if the value of the work exceeds \$20,000 you will need to apply to the Building Commission for an Owner Builders permit.

Fees

Refer to the Development & Regulatory Services Fees and Charges Information Sheet for further information.

Additional Information

For detailed advice about patios / verandahs, please call the City of Karratha Building Services on 9186 8555.

Forms / Links

Building Permit Application Forms – BA1 & BA2 – Available here –

[Application Forms](#)

Requirement Checklist / Notes

- ❑ A Building Permit is required for all patios / verandahs prior to commencing work;
- ❑ A Practising Structural Engineer's certified details are required for a patio / verandah, relative to region D, category 2, importance level 2 cyclonic wind conditions;
- ❑ A full site plan, drawn to a scale of 1:200 minimum, is to be submitted with the Building Permit Application, showing heights and setbacks of the proposed building;
- ❑ Floor plans and elevations of the building, drawn to a scale of 1:100 minimum, are to be submitted with the Building Licence Application.

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 Karratha encourages you to seek professional advice before acting on any information contained within this document. Please contact the City of Karratha if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.

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