

Pergolas

Document No: BS-0020

Introduction

Pergolas are generally constructed with a steel or timber frame and are not covered by a solid roof or may just have battens and/or shade-cloth to provide shade. They can be free-standing or connected to the dwelling. They are different to patios, which have a solid roof covering.

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

Definitions

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

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 pergolas.

Is a Building Permit required for a pergola?

Yes. A Building Permit approval is required for all pergolas.

Who submits the application?

Either the property owner or the party contracted to construct the pergola must submit 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 pergola 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 pergola, 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 pergola?

A pergola is to be constructed to withstand Region D, Terrain Category 2, Importance level 2 cyclonic conditions and, as such, a durable material must be used. Generally, for pergolas to comply with the structural requirements for cyclonic conditions, the frame is normally made from steel or timber construction.

Do I need a Structural Engineer's design for the pergola?

Yes. You will need to have the design of the pergola 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.

How far from the boundary of a property can I locate a pergola?

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

Fees

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

Additional Information

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

Forms / Links

Building Permit Application Form – BA1 (Certified) and BA2 (Uncertified) – Available here – [Application Forms](#)

Requirement Checklist

Notes

- A Building Permit is required for all pergolas prior to commencing work;
- A Practising Structural Engineer's certified detail is required for the pergola;
- 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 pergola;
- A separate Planning Approval may be required if the property is zoned other than 'Residential'.

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.

Last Reviewed:	June 2014
Responsible Officer:	Building Services