

# Building Information Sheet: PATIOS and CARPORTS SAMPLE PLANS and DETAILS

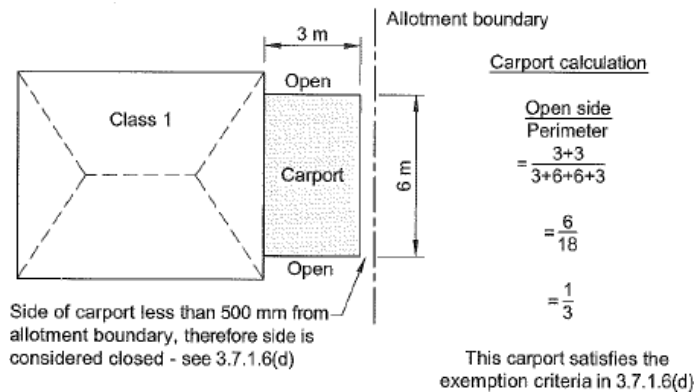
A patio is an open structure (enclosed on no more than two sides) with a roof cover which is impermeable to water, and is usually used for outdoor living/entertainment.

A patio or carport must be built to comply with the **Building Code of Australia (BCA)**, AND, the **Western Australian Residential Design Codes (R-Codes)**.

## BCA

### Fire Separation

The BCA requires fire separation for a carport/patio on the boundary. See figure below for calculations of the one third open requirement.



A **Building Permit** is required for all patios which are not exempt under the *Building Regulations 2012*.

### Exemptions

The *Building Regulations 2012* (sch.4, cl.2) allows some structures to be exempt from needing a building permit. All building work that is exempt must be built to the minimum BCA standard.

Any freestanding (not attached to a dwelling) class 10 building e.g. gazebo which is –  
(a) less than 10m<sup>2</sup>; and  
(b) less than 2.4m in height from ground level.

Any freestanding (not attached to a dwelling) pergola with no roof cover which is –  
(a) less than 20m<sup>2</sup>; and  
(b) is less than 2.4m in height from ground level.

## R-CODES

An application for an **R-Code Variation** is required for any proposed patio in the residential zone that does **not** comply with the following relevant provisions:

**Street Setbacks** - A patio or carport in a residential area 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.

**Side / Rear Boundary Setbacks** – A patio or carport up to 9m in length in a residential area must have posts setback a minimum of 1m from a property boundary. A patio or carport more than 9m in length must have posts setback a minimum of 1.5m from the boundary. Eaves may encroach into the setback area up to 750mm.

**Open Space** - The minimum open space requirements outlined in column 6, Table 1 of the Residential Design Codes must be maintained for the site.

**Height** - The maximum height of the posts for a carport or patio is 2.4m and a maximum roof height of 4.2m applies, unless Planning Approval is granted for an over height structure.

### **Building Permit Application Requirements**

**Note: An Application for building permit must be signed by the builder. Buildings with an estimated constructed value greater than \$20,000 must be constructed by a registered builder OR an owner-builder with approval from the Building Services Board.**

*This document is intended as a guide only to assist applicants. For further information on outbuildings please contact the Shire of Collie. Additional information may be requested upon assessment of your application*

- BA2** Uncertified Building Permit Application form; **OR**
- BA1** Certified Building Permit Application form with a **BA3** Certificate of Design Compliance (CDC)
- Site Plan (*1:200 scale*) – showing ALL buildings and the proposed building; location and setback distances, position of septic tanks and leach drains if applicable.
- Engineers details and specifications. **REFER TO ATTACHED DETAILS**
- Elevation Plans and cross sections (Minimum *1:100 scale*)

**This publication is intended as to provide general information only.**

**Exemption from requiring a Building Permit does not exempt compliance with the BCA, Local Laws, Local Planning Scheme (LPS) and Local Planning Policies. Please contact the Shire of Collie to ensure your proposed development is compliant.**

#### **Enquiries**

Enquiries may be made to the Shire of Collie staff at -

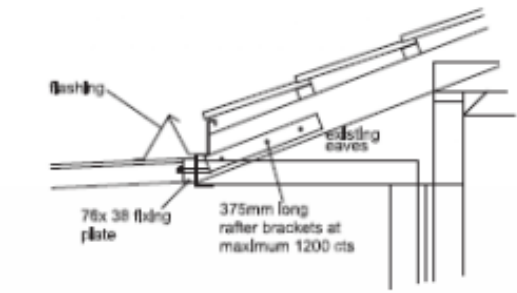
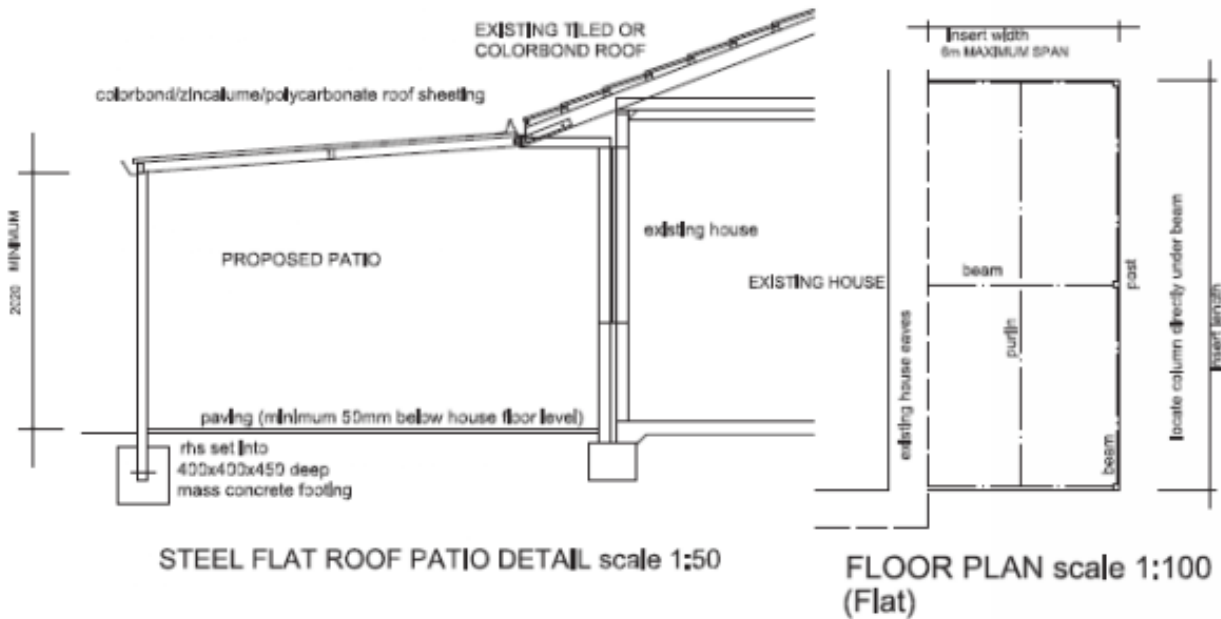
Phone: 08 9734 9000

Email: [colshire@collie.wa.gov.au](mailto:colshire@collie.wa.gov.au)

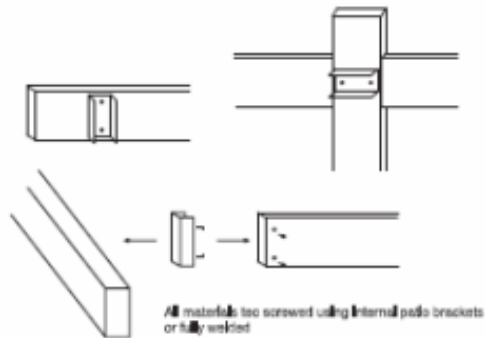
Website: [www.collie.wa.gov.au](http://www.collie.wa.gov.au)

At the Shire offices between the hours of 8.30am – 4.30pm, Monday to Friday.





**PATIO TO STANDARD EAVE CONNECTION**



**BRACKET - TUBE CONNECTION**

**MATERIAL SPECIFICATIONS**

Columns:	up to 3000mm high - 76 x 38 x 1.6 RHS
Beams or Rafters:	up to 3.7m 76 x 38 x 1.6mm RHS up to 6.0m 100 x 50 x 2.3 RHS
Purlins:	up to 3.5m - 76x38x1.2 RHS up to 4.0m - 76x38x1.6 RHS
Purlin Spacing:	Space roof purlins to suit span of roof sheeting
Roof Cladding:	Fixed to manufacturers specifications
Gutter:	Fixed to manufacturers specifications
Flashing:	Gutters - Downpipe fitted and down sealed
Footing:	400 x 400 x 450 deep mass concrete footings
Site Work:	All work to conform with relevant Australian Standards paint all welds with galvanized paints

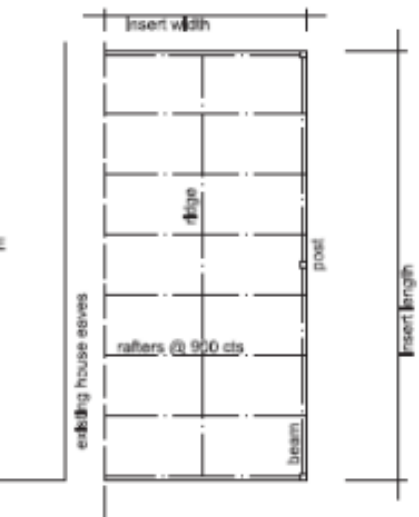
**FLAT STEEL FRAMED PATIO DETAILS**



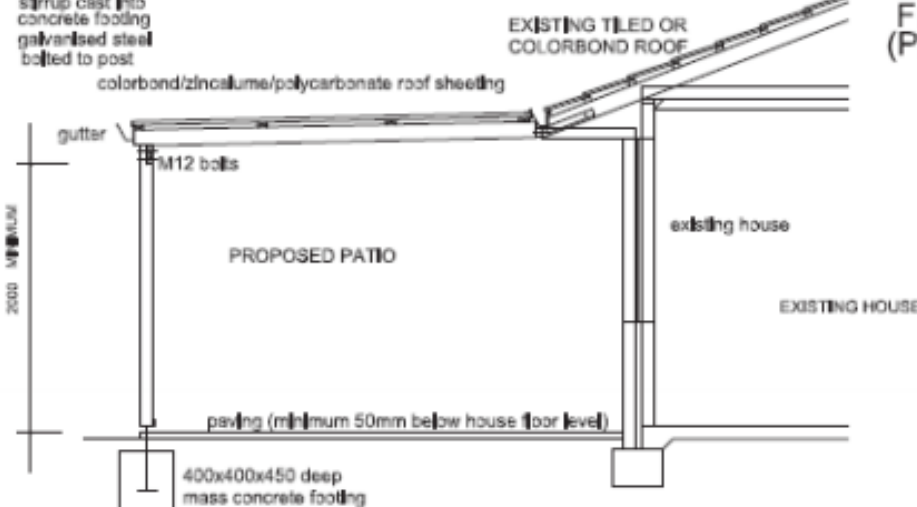


stripp cast into concrete footing galvanised steel bolted to post

**TIMBER PITCHED ROOF PATIO DETAIL scale 1:50**

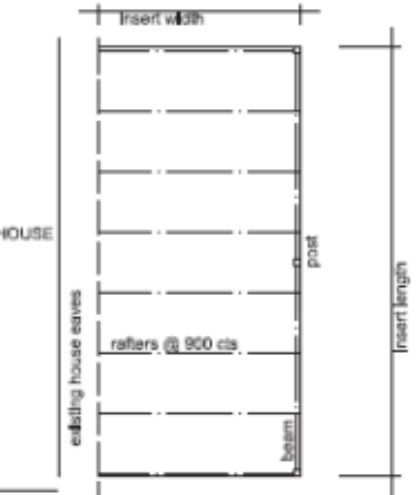


**FLOOR PLAN scale 1:100 (Pitched)**

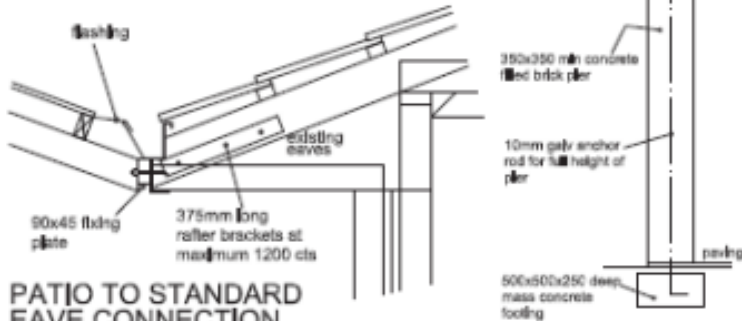


galvanised steel stripp cast into concrete footing bolted to post

**TIMBER FLAT ROOF PATIO DETAIL scale 1:50**



**FLOOR PLAN scale 1:100 (Flat)**



**PATIO TO STANDARD EAVE CONNECTION**

**ALTERNATIVE BRICK PIER DETAIL**

**TIMBER FRAMED PATIO DETAILS**

**CCA TREATED PINE ( F5 GRADE )**

Post:	90x90mm
Beam:	up to 3.0m - 140 x 45mm up to 4.2m - 190 x 45mm
Rafters :	up to 1.5m - 70 x 35mm @ 900 cts up to 2.1m - 80 x 35mm @ 900 cts up to 3.0m - 120 x 35mm @ 900 cts up to 1.8m - 70 x 45mm @ 900 cts up to 2.4m - 90 x 45mm @ 900 cts up to 3.0m - 120 x 45mm @ 900 cts up to 4.2m - 140 x 45mm @ 900 cts
Roof Cladding:	Filed to manufacturers specifications
Outlet:	Filed to manufacturers specifications
Flashings:	Gutters - Downpipes filed and down sealed
Footings:	400 x 400 x 450 deep mass concrete footing

It is recommended that the use of untreated pine or other susceptible species of timber not be used for structural members, EUROPEAN HOUSE BORERS MAY EXIST.



