

Building Information Sheet: PATIOS and CARPORTS SAMPLE PLANS and DETAILS

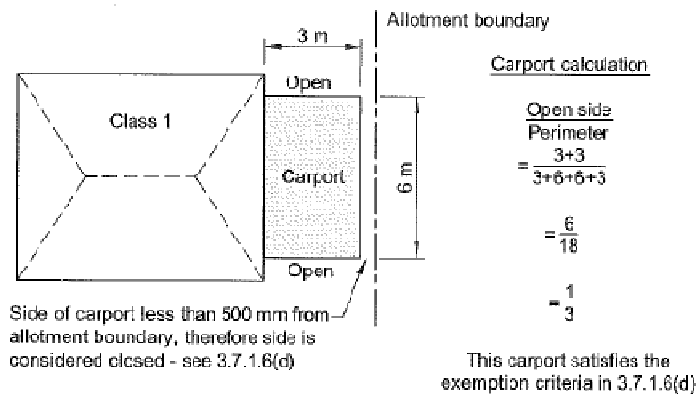
A patio is an open structure (enclosed on no more than two sides) with a roof cover which is impermeable to water, and is usually used for outdoor living/entertainment.

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 10m²; 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 20m²; 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 -

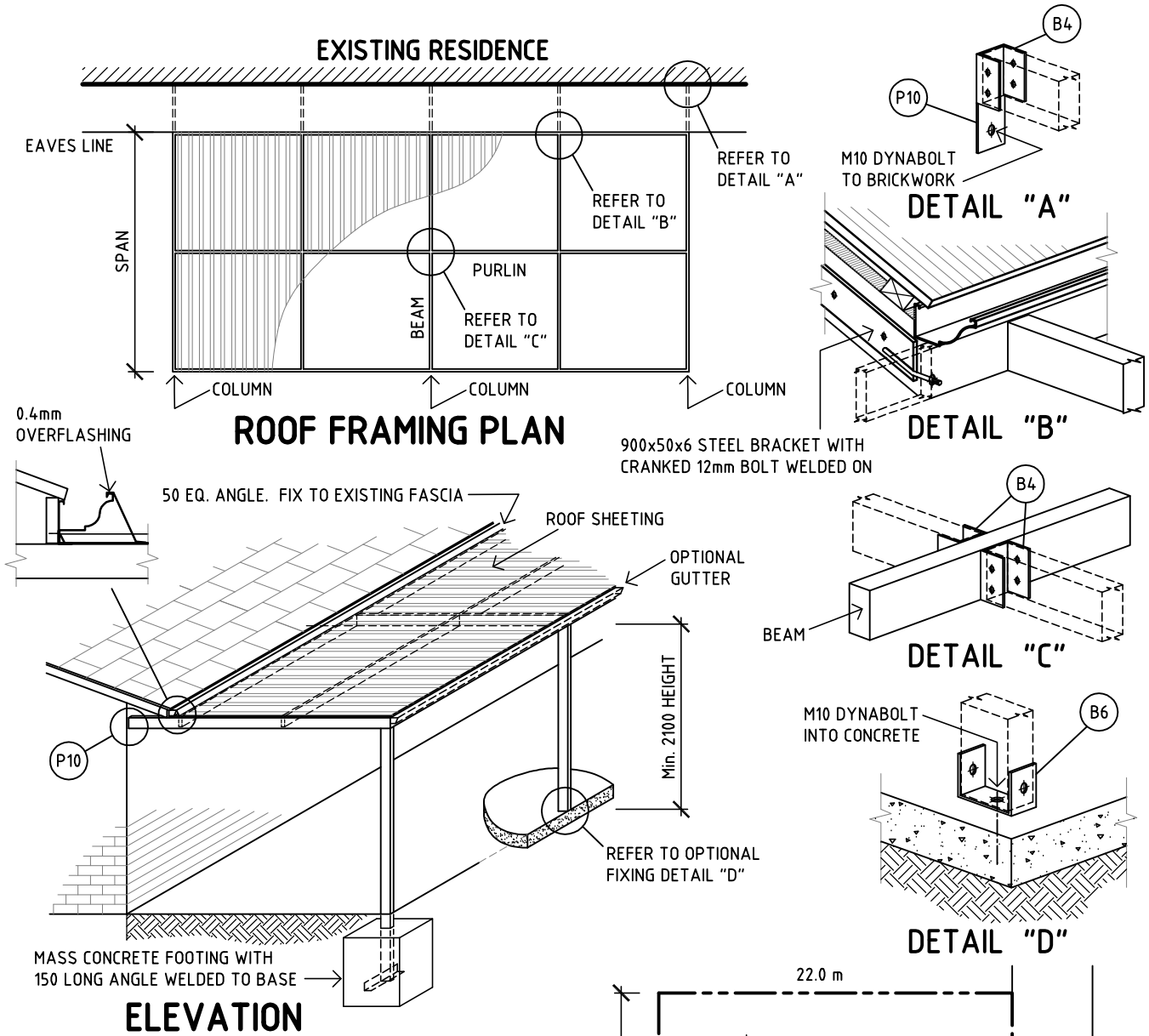
Phone: 08 9734 9000

Email: colshire@collie.wa.gov.au

Website: www.collie.wa.gov.au

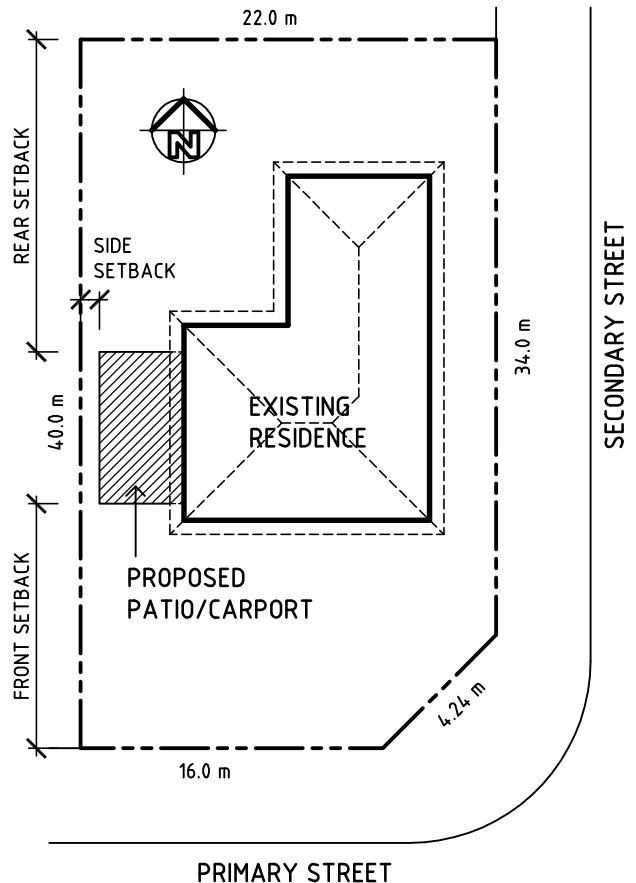
At the Shire offices between the hours
of 8.30am – 4.30pm, Monday to Friday.





SPECIFICATIONS

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| 1. COLUMNS | 76 x 38 x 1.6 RHS FOR MAXIMUM 3000mm HEIGHT. |
| 2. BEAMS | 76 x 38 x 1.6 RHS FOR MAXIMUM SPAN OF 3700mm.
100 x 50 x 2.3 RHS FOR MAXIMUM SPAN OF 6000mm. |
| 3. FOOTINGS. | COLUMN CAST 450 INTO 450 x 450 x 600 MASS CONCRETE.
OPTIONAL M10 DYNABOLT TO EXISTING CONCRETE. |
| 4. DESIGN. | REGION "A" T.C.3 AS PER AS1170 Pt.2. |
| 5. ROOF DECK. | ROOF SHEETING DESIGNED & INSTALLED IN ACCORDANCE WITH AS1562.1-1992. |
| 6. FLASHINGS. | GUTTERS & DOWNPIPES TO MANUFACTURERS SPECS.
SILICONE SEALED. |
| 7. BRACKETS. | B4 BEAM BRACKET: Ex. 1.6 GALV.
B6 BASE PLATE: Ex. 1.6 GALV.
P10 WALL PLATE: Ex. 1.6 GALV. |



NOTE: EXAMPLE COPY ONLY

SITE PLAN

1 : 200