

PERGOLAS



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 freestanding 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 Western Australian Building Act 2011 requires that a Building Permit be taken out for a building, prior to commencing any work on site. The Building Code of Australia (**BCA**), the Residential Design Codes and the Local 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.

Can I build a pergola as an owner builder?

Yes, but subject to the value of the building works being less than \$20,000. If the value of the works exceeds this amount then an Owner/Builder Permit will first need to be obtained from the Building Services Board administered through the WA Building Commission.

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

One copy 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 C, Terrain Category 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 engineers design for the pergola?

Yes. If the shade cloth or other permeable material is to be permanently fixed, the Engineer must certify the structure as being designed to withstand Region C, Terrain Category 2 cyclonic wind loads.

Note – if the roof covering is easily removable in the event of a cyclone, engineering certification may not be required. This must be clearly shown on the drawings submitted with the Building Permit Application.

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

Fees are available on the Shire of Broome website under the Building Fees & Charges link

Fines and Penalties

Failure to obtain a Building Permit for a pergola is an offence under the WA Building Act 2011. The Shire may choose to prosecute for failure to obtain a Building Permit. The maximum penalty for this offence is \$100,000. The Shire may also serve a Notice on the owner or builder to remove the structure. If you object to the local government's order you may have a right of review to the State Administrative Tribunal.

Additional Information

For detailed advice about pergolas and shade sails, please call the Shire of Broome Building Services on 9191 3456.

Requirement checklist notes

- A Building Permit is required before commencing any work;
- A Building Permit is required for all pergolas;
- A Practising Structural Engineer's certified detail is required for the pergola if the roof cover is to be permanently fixed;
- A full site plan, drawn to a scale of 1:200 minimum, is to be submitted with the Building Permit Application, showing the heights and setbacks of the proposed pergola;

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