

INTRODUCTION

Patios 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.

The National Construction Code (NCC), the Residential Design Codes (R Codes) and Planning Policy DP7 set out the minimum requirements applicable to the location, size and construction of patios.

IS A BUILDING PERMIT REQUIRED FOR A PATIO?

Yes. A Building Permit is required for all patios.

WHO SUBMITS THE APPLICATION?

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

WHAT PLANS AND SPECIFICATIONS DO I NEED TO SUBMIT WITH MY APPLICATION FOR A BUILDING PERMIT?

The following plans and details are required:

- Floor plans and elevations of the patio 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.
- Engineer certified plans of the proposed design.

WHAT IS THE MINIMUM SIDE/REAR BOUNDARY SETBACK FOR A PATIO?

Whilst the NCC permits a setback of 900mm to the lot boundaries, minimum requirements for planning are generally 1m or more depending on the proposed height. Requests for setbacks of less than 1m will likely require the submission of an application to planning.

CAN I BUILD THE PATIO AS AN OWNER BUILDER?

Yes, however you can only construct a building of this nature as an owner builder if the value of construction is \$20,000 or less, or you have obtained an Owners Builders registration from the Building and Energy Division, at the Department of Mines, Industry Regulation & Training. Alternately a registered builder will need to be engaged to obtain the Building Permit and carry out the work.

ADDITIONAL INFORMATION

If you would like additional information on patios, please contact:

City of Karratha, Building Services

Ph: (08) 9186 8555

E-mail: building.user@karratha.wa.gov.au

Website: <https://karratha.wa.gov.au/building-and-land>

DISCLAIMER

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