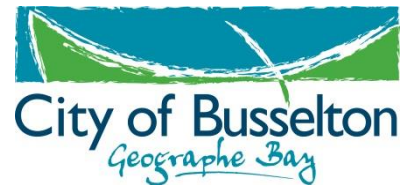


Building Information Sheet: PATIOS and CARPORTS SAMPLE PLANS and DETAILS



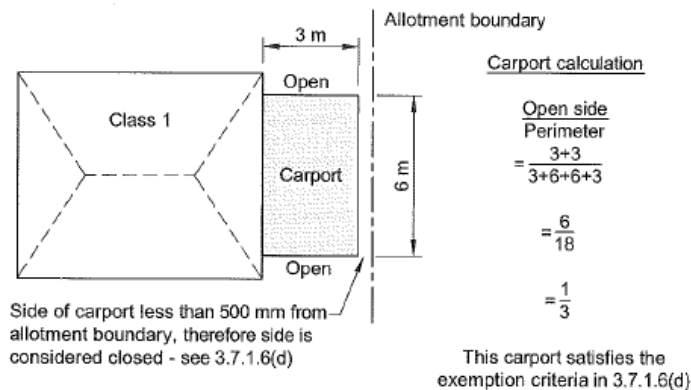
A patio is an open structure (enclosed on no more than two sides) with a roof cover which is impermeable to water, and is usually used for outdoor living/entertainment.

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 **Planning Approval** is required for any proposed patio in the residential zone that does **not** comply with the following relevant provisions:

Secondary Street - patios and carports set back in accordance with Table 1 of the R-Codes. The eaves may encroach 750mm into the setback area.

Open Space – Covered outdoor areas are not included in site coverage providing it is open on at least two sides and covers not more than 10% of the lot or 50m² whichever is less.

ZONE R5 / R10 / R15 (R-Codes Table 2a)

- Patios and carports up to 9m in length behind the front setback.
 - Outside edge of posts to be setback 1m from property boundary.
 - Eaves may encroach in to the 1m setback area up to 750mm, subject to the above BCA requirements.
- Patios and carports longer than 9m in length behind the front setback.
 - Outside edge of posts to be setback 1.5m from property boundary.
 - Eaves may encroach in to the 1.5m setback area up to 750mm.

ZONE R20 / R25 (R-Codes 5.1.3. C3.2 lot boundary setback)

- Patios and carports up to 9m or one-third the length of the balance of the lot behind the front setback, whichever is greater, where there are no existing walls on the boundary:
 - A Nil Setback may be permitted, subject to the above BCA requirements.
- Patios and carports (including any existing walls on the boundary) longer than 9m or one-third the length of the balance of the lot behind the front setback:
 - Outside edge of posts to be setback 1.5m from property boundary.
 - Eaves may encroach in to the 1.5m setback area up to 750mm.

R30 and Higher

- Patios and carports less than two-thirds of the length of the boundary behind the front setback where there are no existing walls on the boundary:
 - A Nil setback may be permitted, subject to the above BCA requirements.
- Patios and carports (including any existing walls on the boundary) longer than two thirds of the length of the boundary behind the front setback:
 - Outside edge of posts to be setback 1.5m from property boundary.
 - Eaves may encroach to 750mm.

Building Permit Application Requirements

- 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 City of Busselton to ensure your proposed development is compliant.

Enquiries

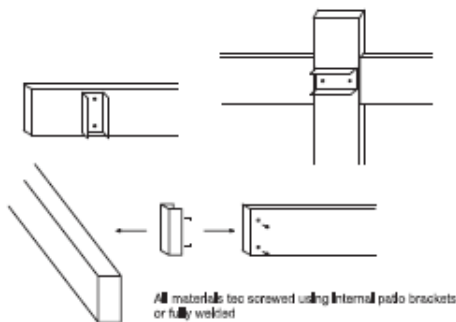
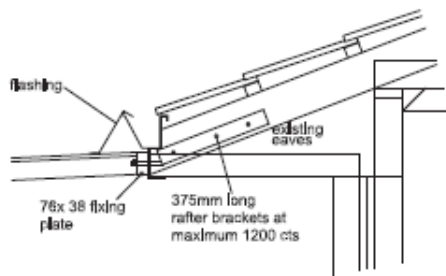
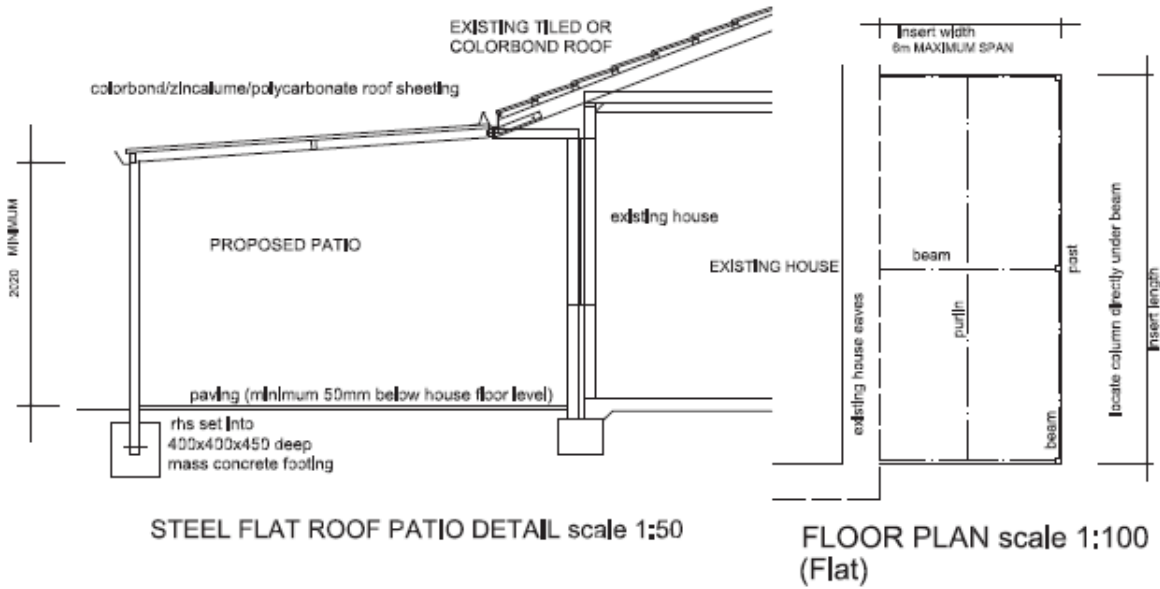
Enquiries may be made to the City of Busselton staff at -

Phone: 08 9781 0444

Email: city@busselton.wa.gov.au

Website: www.busselton.wa.gov.au

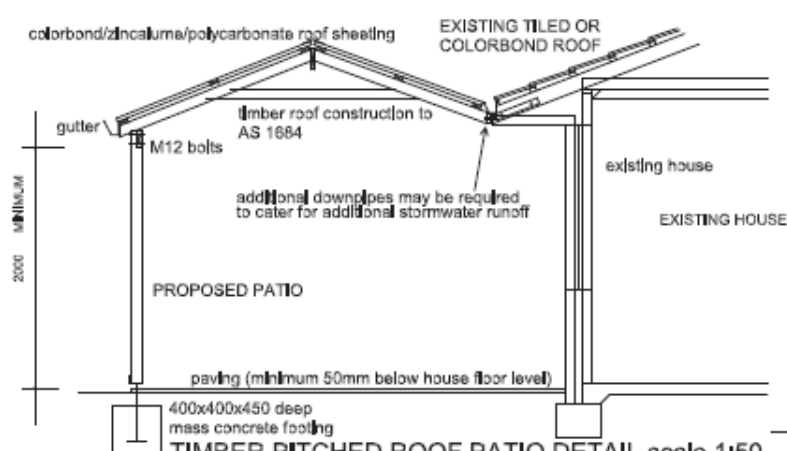
At the City offices between the hours of
8.30am – 4.30pm, Monday to Friday.



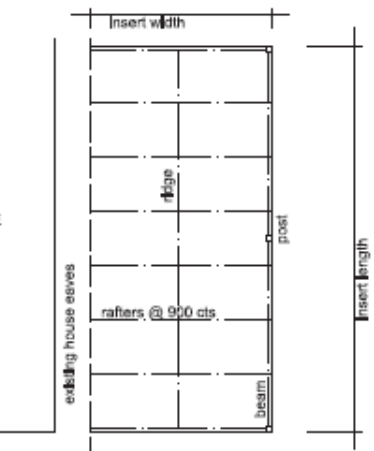
MATERIAL SPECIFICATIONS

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 - Downpipes fitted and silicon sealed
Footings:	400 x 400 x 450 deep mass concrete footings
Site Workings:	All welding to conform with relevant Australian Standards paint all welds with galvanised paint

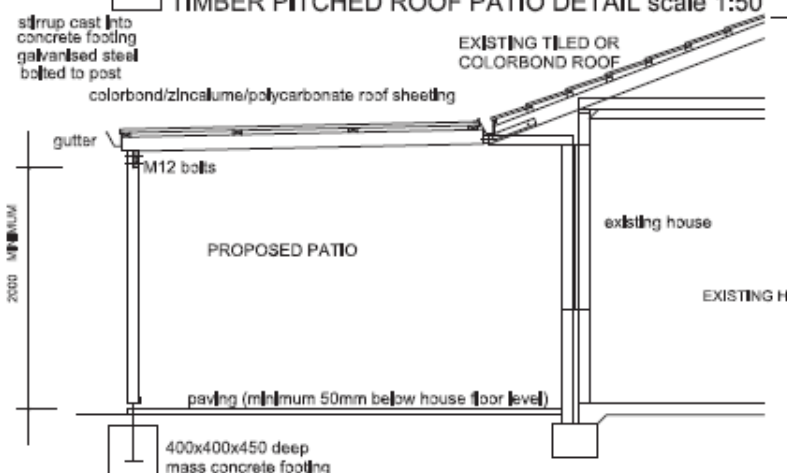
FLAT STEEL FRAMED PATIO DETAILS



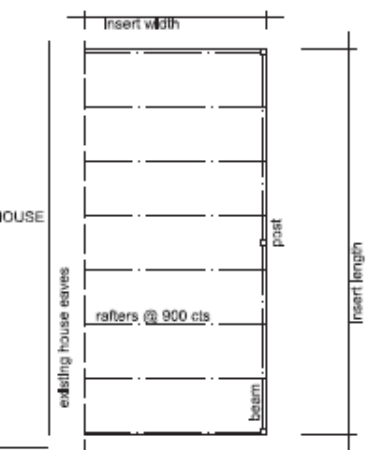
TIMBER PITCHED ROOF PATIO DETAIL scale 1:50



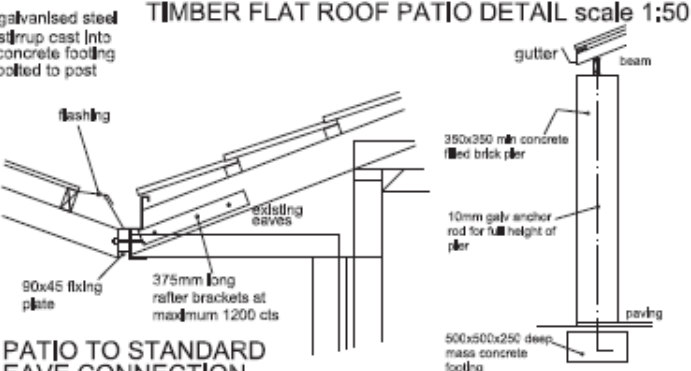
FLOOR PLAN scale 1:100 (Pitched)



TIMBER FLAT ROOF PATIO DETAIL scale 1:50



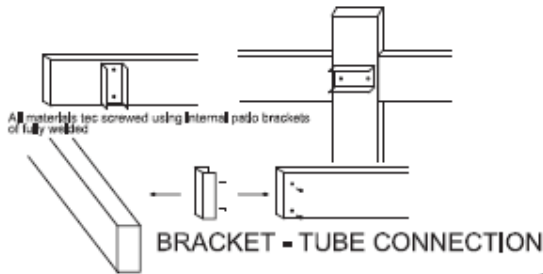
FLOOR PLAN scale 1:100 (Flat)



PATIO TO STANDARD EAVE CONNECTION
ALTERNATIVE BRICK PIER DETAIL
TIMBER FRAMED PATIO DETAILS

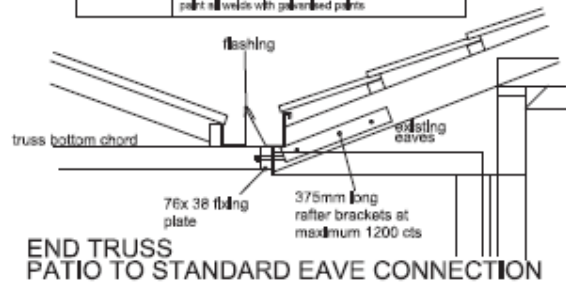
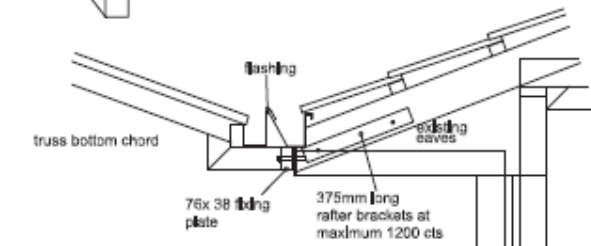
CCA TREATED PINE (F5 GRADE)	
Posts:	50x90mm
Beams:	up to 3.0m - 140 x 45mm up to 4.2m - 190 x 45mm
Rafters:	up to 1.5m - 70 x 35mm @ 900 cts up to 2.1m - 90 x 35mm @ 900 cts up to 3.0m - 120 x 35mm @ 900 cts up to 1.8m - 70 x 45mm @ 900 cts up to 2.4m - 90 x 45mm @ 900 cts up to 3.0m - 120 x 45mm @ 900 cts up to 4.2m - 140 x 45mm @ 900 cts
Roof Cladding:	Fixed to manufacturers specifications
Gutter:	Fixed to manufacturers specifications
Flashings:	Gutters - Downpipes fixed and down sealed
Footings:	400 x 400 x 450 deep mass concrete footings

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.



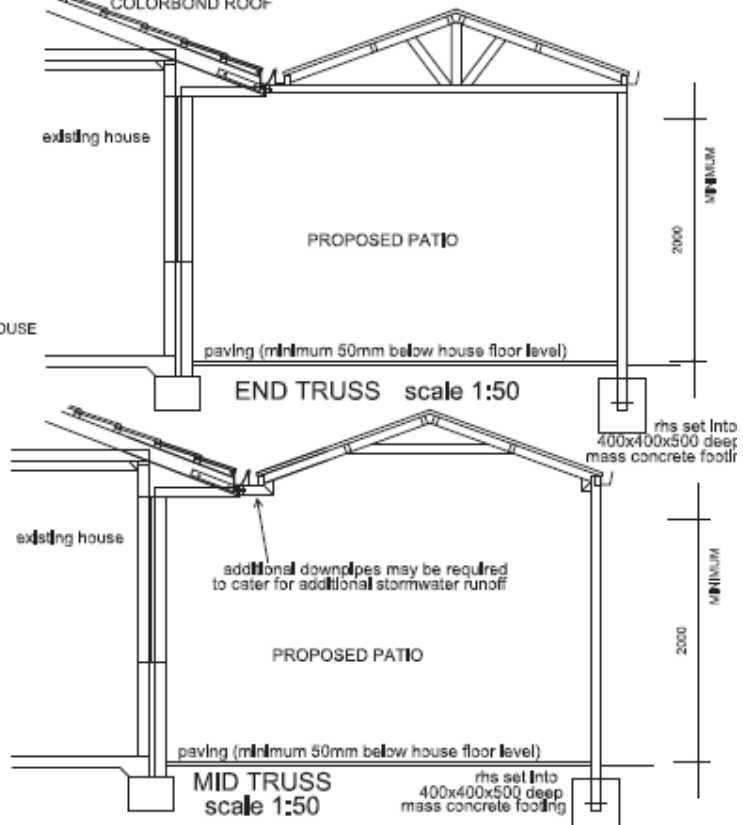
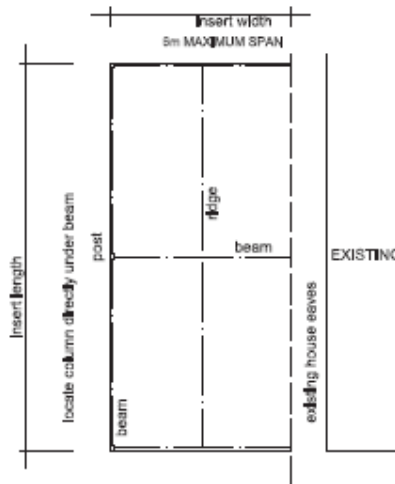
MATERIAL SPECIFICATIONS

Column	up to 3000mm high - 76 x 38 x 1.6 RHS
Trusses	
Top Chord	76 x 38 x 1.6 RHS
Bottom Chord	76 x 38 x 1.6 RHS
Long Post & strut	76 x 38 x 1.6 RHS
Purlins :	
up to 3.5m	- 76x38x1.6 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
Outlets	Fixed to manufacturers specifications
Flashings	Gutters - Downpipes riveted and silicon sealed
Footings	400 x 400 x 500 deep mass concrete footings
Site Workings	all welding to conform with relevant Australian Standards paint all welds with galvanneal paint



PATIO TO STANDARD EAVE CONNECTION MIDDLE TRUSS

EXISTING TILED OR COLORBOND ROOF colorbond/zincalume/polycarbonate roof sheeting



PITCHED STEEL FRAMED PATIO DETAILS