



Information Sheet

Building Services & Planning Compliance

Verandahs, Sheds, Pergolas and Carports

INTRODUCTION

There are building regulations that regulate the construction of minor structures such as verandahs, sheds pergolas and carports etc. The construction of such buildings may require the owner to obtain a Building Permit.

WHEN IS A BUILDING PERMIT REQUIRED

All minor buildings require a building permit except for;

1. Freestanding non-habitable buildings less than 10m² floor area which comply with all the following:
 - Height not to exceed 2.4m if within 1.0m of the boundary, or otherwise not to exceed an average height of 3.0m and
 - The building is not built on Vacant land, and
 - The building is not constructed forward of the existing buildings on site, and
 - The building is not to be built of masonry,
 - And the building is not to be built over an Easement.

2. Pergolas less than 20m² in area which comply with all the following:
 - The pergola will not exceed 3.6m in height above natural ground level, and
 - The Pergola is not constructed forward of the existing buildings on site, and
 - The structure has no roofing other than shade mesh or other permeable material.



DESIGN ASSISTANCE FOR BUILDING PERMIT APPLICATIONS

Your minor structure will be assessed under the applicable parts of the Building Regulations 2006, the current Building Code of Australia and all subsequent relevant Australian Standards and building codes. For assistance on design, we recommend you seek the professional assistance of a registered draftsman and possibly a registered civil/structural engineer to organize the appropriate building permit documentation. However, should the owner wish to organize his/her documentation such as architectural drawings, the following are some items that should be taken into consideration:-

DRAWINGS

Drawings always need to be provided regardless of the size of the structure. These drawing needs to be drawn to scale with all applicable view such as a site plan, plan view, elevations, cross sectional, etc.

SITING

The Building Regulations 2006 will regulate where such minor structures can be located. Refer to council handout (Siting requirements for single dwelling) for explanation of the siting requirements under part 4. Some occasions, a planning permit may be required for the building permit and as a result, siting maybe assessed under the planning permit process. Also other restrictions created on the title allotment may also require the proposed minor structure to comply a siting requirement on a Building Envelope, Memorandum of Common Provisions, Covenant details, etc which need to be taken into consideration for the buildings design.

EASEMENTS

If the outbuilding is to be located over a easement, consent to build over that easement is required from the responsible authority. This consent should be included in the submission of the building permit application. Also building on or near easements may require structures to be designed for the effects of the undermined footings and hence the footings may need to be deepened or designed by a civil engineer to cater for these effects.

STRUCTURAL DETAILS

Most simple designed minor structures such as flat roofed timber carports, verandahs and pergolas may be designed with the use of applicable Australian standards such as the timber framing code AS1684 or other text relating to design of outbuildings (ie: pre-engineered steel framing systems) . Other more complicated structures, partially with steel or masonry framing needs to be designed by a civil engineer and those design documents will be added to the building permit application for the building surveyors consideration.

FIRE SEPARATION

Most outbuilding designs do not incorporate any fire resistance materials and usually do not have a fire rated wall. The Building Code of Australia has concession for carports constructed within 900mm of a side or rear boundary.

NEED MORE INFORMATION

The information here is a guide only. Before undertaking any development, please discuss your intentions with Building and Development Compliance department on 9249 4000. Building permit application forms and a list of what is needed to collate a building permit application is nominated on our website at www.brimbank.vic.gov.au under council services – Building Services.