

Carport, Verandah/Patio & Pergola

What you need to know before you build

THE SHORT VERSION

Some carports, verandahs/patios and pergolas require a Building Permit. A limited number of freestanding Class 10a structures and pergolas are exempt if they meet every condition in the Building Regulations 2012.

YOUR APPLICATION IN 5 SIMPLE STEPS

1 Check the structure Carport, verandah/patio or pergola? Attached or freestanding?	2 Check the exemption Confirm whether every exemption condition is met.	3 Check planning Planning requirements may still apply.	4 Prepare plans Show what you want to build and where it will go.	5 Apply / build Apply for a Building Permit if required. Build only after approvals are in place.
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What are these structures?

Carports shelter vehicles and are generally open-sided Class 10a structures. Verandahs/patios are roofed structures attached to a building and open on at least one side. Pergolas are open structures without a roof, although an open-weave permeable covering may be used. The Building Regulations 2012 provide limited Building Permit exemptions for some structures.

ATTACHED CARPORT	FREESTANDING CLASS 10a	FREESTANDING PERGOLA
PERMIT REQUIRED No Building Permit exemption	UP TO 10 m² 2.4 m max height • not in wind region C or D	UP TO 20 m² 2.4 m max height • not in wind region C or D

Good to know

- An attached carport or pergola requires a Building Permit.
- A verandah or patio requires a Building Permit.
- Some freestanding Class 10a structures (garden sheds) and pergolas may be exempt from a Building Permit if every exemption condition is met.
- Even where a Building Permit is not required, the structure must still comply with applicable planning requirements, the NCC and relevant Australian Standards.

NOT SURE IF YOU NEED A PERMIT?

Contact the Shire before construction starts. The exemption only applies when every condition is met.

Before you apply

Planning, exemptions, builders and costs

1 Do I need a Building Permit?

PLANNING STILL MATTERS

A Building Permit exemption does not automatically mean Planning Approval is unnecessary. Setbacks, location, zoning, heritage, bushfire and other planning requirements may still apply.

The first thing to work out is whether your structure is exempt. If it does not meet every exemption condition, a Building Permit is required. Planning requirements may also apply whether or not a Building Permit is required.

2 Planning and site requirements

SITE & PLANNING

- Check required setbacks before finalising the design.
- Check easements, site constraints and any planning conditions.
- Show existing and proposed buildings and the structure's location.

STRUCTURE

- Confirm whether it is attached or freestanding.
- Check wind classification and site conditions.
- If attached, provide details showing how it connects to the existing building.

3 Who can build it?

- For Class 10a building work valued at \$50,000 or more, the work generally needs to be carried out by a registered building contractor or an approved owner-builder.
- For Class 10a building work valued at less than \$50,000, a registered building contractor or owner-builder approval is generally not required.
- This does not remove the requirement for a Building Permit where one is required, and all building work must still comply with the applicable building standards and approved plans.

4 How much will the permit cost?

If a Building Permit is required, application fees and State Government levies apply. The amount depends on the value of the building work and the type of application. Pricing changes from time to time, so check the Shire's website for the current Schedule of Fees and Charges when you apply.

CONSTRUCTION TRAINING FUND (CTF)

For construction work valued at more than \$100,000, a 0.2% CTF levy applies. The levy must be paid before construction starts.

5 Choose your Building Permit pathway

BA1 • CERTIFIED

You engage a registered building surveyor to certify the design and provide a Certificate of Design Compliance (BA3).

BA2 • UNCERTIFIED

The Shire assesses the design as part of the uncertified application process.

Tip: If you are unsure whether your structure is exempt, contact the Shire before construction starts. Do not assume a structure is exempt simply because it is small.

Your application checklist

If a Building Permit is required, tick these off before you lodge your application

Everyone needs these

- ☐ Completed BA1 (Certified) or BA2 (Uncertified) application form, signed as required.
- ☐ Accurate estimated value of the building work, including GST.
- ☐ Planning Approval, or confirmation/evidence that Planning Approval is not required.
- ☐ Site plan, floor plan/plan view, elevations and cross-section.
- ☐ Construction details and specifications sufficient to assess and construct the structure.
- ☐ Builder registration details or owner-builder approval, where applicable.
- ☐ Applicable Building Permit fees and State Government levies.

You may also need these

- ☐ Certificate of Design Compliance (BA3) — for a BA1 Certified application.
- ☐ Engineering or structural documentation, where required.
- ☐ Soil/site classification and wind classification information, where required.
- ☐ Bushfire information and construction details, if applicable.
- ☐ Stormwater / roof drainage details.
- ☐ Details of the connection to an existing building, where applicable.
- ☐ Other reports or approvals required because of the site or proposed structure.

IMPORTANT

If you believe your structure is exempt, you do not lodge a Building Permit application. However, the structure must still comply with all applicable planning requirements, the NCC and relevant Australian Standards.

What your plans should show

SITE PLAN

- Property address, boundaries and dimensions
- Existing buildings and structures
- Proposed carport, verandah/patio or pergola
- Setbacks to boundaries and other buildings
- North point
- Existing and proposed ground levels
- Finished floor / paving levels where relevant

BUILDING PLANS

- Overall dimensions and roof layout
- Posts, beams, rafters and connection details
- Roof pitch and materials
- Footings and slab details where applicable
- Stormwater / roof drainage
- Existing building connection details
- Screens, walls or enclosure, if proposed
- Termite Management where relevant

Plan scales: You must submit professionally drawn, legible plans. As a guide, site plans should generally be at 1:200 and elevations at 1:100 @ A3. Larger scales may be needed where more detail is required.

Key building requirements

The simple version of the things your carport, patio or pergola needs to get right

Structure & footings Posts, beams, rafters, footings and connections must be designed for the site, loads and proposed materials.	Attached structures Where attached to an existing building, the connection and existing building must be checked for the additional loads.
Wind & site conditions The applicable wind classification and site conditions must be addressed in the structural design.	Pergola exemption A pergola may be exempt if it is associated with a Class 1 building, is no more than 2.4 m high, is not in wind region C or D, and is no more than 20 m ² .
Setbacks & location The structure must be located in accordance with applicable planning requirements and any relevant building requirements.	Freestanding exemption A freestanding Class 10a building may be exempt if it is no more than 10 m ² , no more than 2.4 m high and not in wind region C or D.
Stormwater Roof water must be collected and disposed of appropriately without causing nuisance or damage.	Enclosure Adding walls, screens or roof cladding can change whether the structure qualifies as a pergola or another exemption.
Materials & fixings Materials, spans, fixings and connections must comply with the NCC and applicable Australian Standards.	Bushfire If the site is in a bushfire-prone area, additional assessment and construction requirements may apply.

Don't forget the small things

- Footings, posts, beams, rafters and connections must be structurally suitable for the site and proposed construction.
- Roof drainage and stormwater must be managed so water does not cause nuisance, erosion or damage.
- Materials, fixings and construction must comply with the NCC and applicable Australian Standards.
- Adding walls, screens or other enclosure can change the classification and approval requirements.
- If the structure is attached to an existing building, the connection and the existing building must be suitable for the additional loads.

ONE IMPORTANT RULE

Do not start construction until you have confirmed whether a Building Permit is required and obtained all required planning and building approvals.

Need more help?

For Building and Planning Approval and/or application questions, please contact the Shire's Development Services Team.

Shire of Denmark • (08) 9848 0300 • info@denmark.wa.gov.au

Useful links

[Shire of Denmark – Planning & Building Information](#)

[WA Building Commission – Building approvals and forms](#)

[Construction Training Fund – CTF levy](#)

GUIDE ONLY This information sheet is intended as a plain-English guide only. Requirements depend on the structure, site, proposed work and current legislation. Additional information may be requested during assessment. The applicant/builder remains responsible for obtaining all required approvals, permits, licences and certificates.