

ISSUE:17-14.12.98

SHADE STRUCTURES ASSOCIATED WITH CLASS 1 BUILDINGS

Purpose

Requests have been received by Building Standards to clarify the requirements of the Standard Building Regulation (SBR) as they apply to shade structures associated with Class 1 buildings. The following information may be of assistance when assessing such structures for development approval.

Classification

The class of a building or structure is determined by the purpose for which it is designed, constructed or adapted to be used.

A shade structure with pervious roof material (e.g. shade cloth) is considered to be a Class 10a building, whereas, if the roof material is impervious (e.g. metal or fibreglass) it would be a Class 1 building. This applies whether the structure is attached to, or detached from, a Class 1 building. Although the use of both structures is similar, the shade cloth roof is not waterproof.

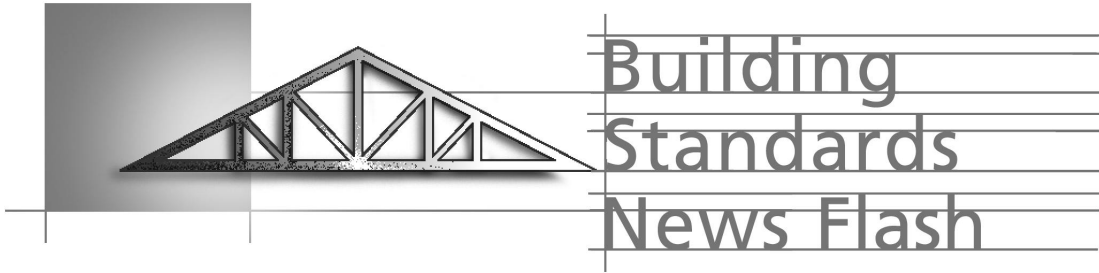
Shade structures designated as Class 1 buildings require development approval for building work. For those structures designated as Class 10a buildings, reference should be made to schedule 5 of the SBR to determine whether or not they are self-assessable development.

Boundary setbacks applicable under the SBR

The boundary setbacks applicable under Part 3 of the SBR are as follows:

- A Class 10a building or structure may be erected within the normal side and rear setback as per SBR s 41, including between a house and a side or rear boundary. The restrictions under SBR s 41 relating to rainwater discharge, building height and length, and location in respect of habitable windows on an adjoining property, would apply.
- A Class 1 building or structure must be setback as for any Class 1 building.
- Consideration must also be given to any alternative requirements under a local law or planning scheme.





Building Standards News Flash



Queensland Department of
Communication and Information,
Local Government and Planning

Building Standards
12 th floor 111 George Street Brisbane Qld 4002
PO Box 187 Brisbane Albert Street Qld 4002
Telephone (07) 3237 1706 Facsimile (07) 3235 4586
E-mail Ron.Cowley@dcilgp.qld.gov.au

Consideration of fire-separation and other matters

The potential for a timber pergola type structure covered with pervious shade cloth to spread fire is so low, it would not be necessary to provide fire-separation as indicated in the deemed-to-satisfy provisions of clause 3.7.1.6 of Volume 2 of the Building Code of Australia (BCA) to satisfy the performance requirements of P 2.3.1.

When applying the concessions applicable to ornamental and horticultural structures as per SBR s 42 “Concessions for fences, screens and ornamental or horticultural structures”, building certifiers should be satisfied the structure is primarily for use for ornamental or horticultural purposes, and not intended for entertainment purposes or the like.