

A deck is a flat surface capable of supporting weight, similar to a floor but typically constructed outdoors. Decks can be built on the ground, or they can be elevated. A deck may or may not be, connected to a building. The safety of elevated timber balconies and decks should be a primary concern for any building owner.

“Encroachments” under the Building Code of Australia (BCA) are considered to be any construction between the external wall of a building and the allotment boundary other than a boundary adjoining a road or other public space, or the external walls of two buildings on the same allotment. A deck is not considered an unroofed terrace and is therefore not permitted as an allowable encroachment, whether combustible or not. Under the BCA, all decking must be a minimum of 900mm off an allotment boundary and at least 1.8m off of a building on the same allotment.

## What is required?

All decking requires a building permit.

## What information do I need for my Building Application?

- Completed application form with all owners noted and the builder’s and applicant’s sections completed and signed
- Applicable fees (please see fee schedule)
- Certificate of design compliance (only if submitting a BA1 – Certified Building Application)
- Site plan at a minimum scale of 1:200 showing:
  - Setbacks from the lot boundaries and all other buildings on the property.
  - Dimensions of the proposed structure
- Elevations at a minimum scale of 1:100 showing:
  - Heights
- Engineering details signed by a structural engineer showing:
  - Footing details
  - Construction details
- Specifications
  - Types and sizes of all materials to be used

## Will any other approvals be required?

In some cases, a Development Approval will be required prior to the approval of the Building Permit.

Please note that further information may be requested before a building permit is issued.

**For further information, please contact Building Services on 9526 1111**

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## Contact Us

### Enquiries

Call: (08) 9526 1111

Fax: (08) 9525 5441

Email: [info@sjshire.wa.gov.au](mailto:info@sjshire.wa.gov.au)

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