

# BUILDING NOTE

Contact Officer: Peter Zagorski

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## Notification of recent changes to Building Advisory Committee Policy No. 2005/1

The NT Planning Scheme was introduced in February 2007. As a result of the introduction of the Planning Scheme the requirements for the siting of building structures including Shade Structures now falls under the NT Planning Scheme.

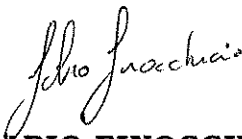
In keeping with the NT Planning Scheme requirements the Building Advisory Committee has amended Part 4 of the Shade Structure Policy 2005/1 to state that the concession for the location of posts on the boundary can only be used where the Planning Scheme does not apply.

In Planning Scheme areas set backs are to be in accordance with the Planning Scheme requirements and any variation will need Development Consent Authority Approval.

It is recommended that you contact Development Assessment Services on 8999 7867 regarding the processes for obtaining a development permit.

Please find attached a copy of the amended policy.

If you have any queries regarding the above please contact Peter Zagorski on 8999 8975.



**FABIO FINOCCHIARO**  
Director, Building Control

12/11/07



**BUILDING ADVISORY COMMITTEE**  
**POLICIES**

**POLICY NO. 2005/1**

**SHADE STRUCTURE CONCESSIONS**

**General Requirements**

This policy applies to structures with a flexible fabric covering only, including shade cloth of different densities and sail cloth (impervious material) and applies to class 10a buildings only.

Shedding of water must be taken into consideration in the design of all shade structures.

Existing or new buildings that are used to support shade structures must be able to withstand the additional loading imposed on them.

Concessions exist in the Building Regulations for free-standing shade structures of a minor nature, being exempt from building approval.

Shade structures are to be designed in accordance with AS1170.2 using the basic ultimate wind speeds ( $V_u$ ) given below. A net pressure coefficient of not less than  $\pm 0.17$  should be adopted for shadecloths from  $0^\circ$  to  $25^\circ$  to the horizontal and where the shade factor is 90% or less.

Documentation relating to shade structures (Section 40 Certificate, Permit to Build and Permit to Occupy) in cyclonic areas is to indicate the structure is non-cyclone resistant and designed to a lesser requirement than conventional structures.

**Part 1 – Concessions relating to non-cyclonic areas (Regions A and B)**

- The supporting structure, fabric and fixings are to be designed to withstand a basic ultimate wind speed  $V_u$ , of 41m/sec.

**Part 2 – Concessions relating to cyclonic areas (Region C) – Fabric to be removed**

These concessions are subject to the owner removing the fabric of the shade structure in the event of a cyclone warning. The supplier is to provide a permanent label attached to the shade structure in a prominent position. The label and wording shall be as shown in Attachment A.

- The supporting structure is to be designed to withstand a basic ultimate wind speed  $V_u$ , of 70m/sec, without the fabric in place;

And

- The supporting structure, fabric and fixings are to be designed to withstand a basic ultimate wind speed  $V_u$ , of 41m/sec.

The shade manufacturer is responsible for designing a feasible system for removing the fabric in the event of a cyclone warning.

### Part 3 – Concessions relating to cyclonic areas (Region C) – Fabric to remain

These concessions are intended to cover the design of shade structures where the removal of the fabric is not intended in the event of a cyclone.

- The supporting structure is to be designed to withstand a basic ultimate wind speed  $V_u$ , of 70m/sec, without the fabric in place;

And

- The supporting structure, fabric and fixings are to be designed to withstand a basic ultimate wind speed  $V_u$ , of 57m/sec.

The above provisions may be satisfied by weak links incorporated in the design. This concession is limited to a maximum aggregate shade area of 100 m<sup>2</sup>.

### Part 4 – Concessions to the Siting requirements of Clause 32 (c) of the Building Regulations

**Note: This concession does not apply in any Building Area that is covered by the Northern Territory Planning Scheme.**

Shade structures adjacent to the side and rear boundary:

- a) The supporting structure (ie posts and wires) can be located up to the boundary.
- b) The fabric must be located not less than 900 mm from the boundary.

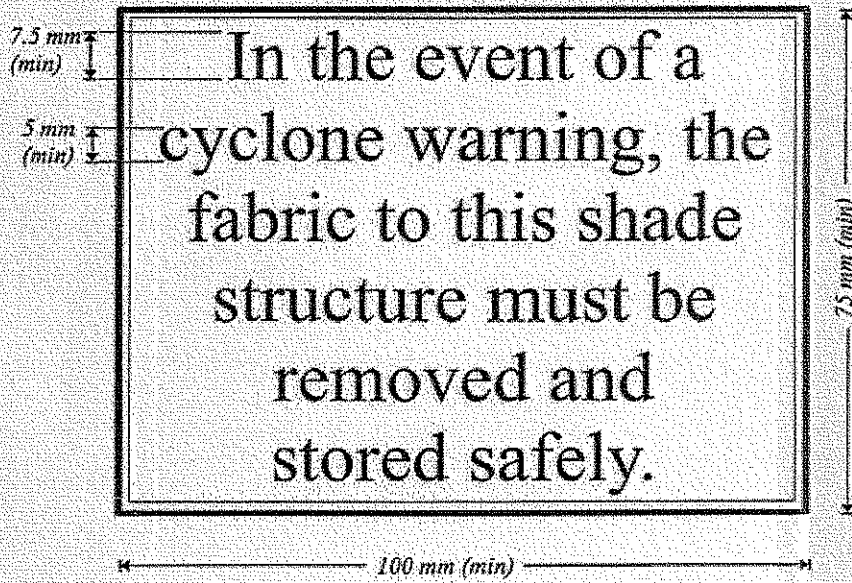
Note: Care should be taken to ensure the siting of any shade structure does not interfere with easements on the property, or that approval of the appropriate authority is obtained where easements are interfered with.

**RE-ADOPTED BY THE BUILDING ADVISORY COMMITTEE ON 12 JULY 2007**



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**COL PASCOE**  
Chairman

ATTACHMENT A



**NOTE: THIS ADVICE MUST BE *PROMINENTLY* DISPLAYED**