

BUILDING APPLICATIONS - VERANDAHS/PATIOS

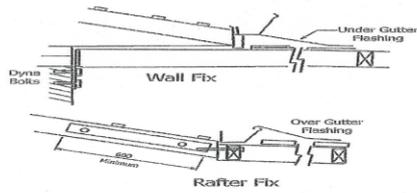
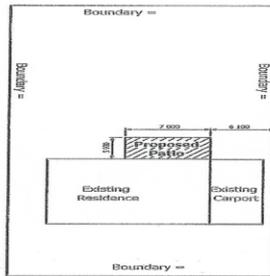


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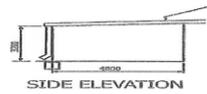
This information is supplied to assist home owners in understanding the complications which may arise.

1. A verandah/patio shall not be constructed above a septic tank, gully trap, disconnector trap or any receptacle for drainage or drainage line, if that additions.
 - a. Obstructs free access to the septic tank, gully traps, disconnector trap, or any receptacle for drainage or drainage line; or
 - b. Has more than three sides enclosed.
2. No footings of any house or other building or additions (including verandah/patio) thereto shall be permitted closer than 1.2metres to an existing septic tank, or 1.8metres to any leach drain or soak well.
3. Where the floor of the verandah/patio is constructed of paving bricks or slabs, the drain is considered accessible, but where the concrete slab floor is to be constructed, provision must be made to provide access to all rod ends and inspection openings.
4. Disconnector traps will be permitted under cover providing the fitting is situated within 2.4metres of an open side. Where disconnector traps and gullies are under cover areas and the risk of backflow is involved because of a blockage in the house connection drain, the overflow from fitting shall discharge onto the paved area, graded from under the covered area and clear of all buildings. The overflow point of the fitting must be at least 75mm above the surrounding paved area.
5. Where the verandah/patio containing a disconnector trap or gully trap is enclosed or where a disconnector trap or gully trap is more than 2.4metres from the edge of the verandah/patio, the gully must be sealed and vented.
 - a. Sealed disconnector traps may be affixed inside or outside a building, or outbuilding, and in such cases breather pipes or fresh air inlet equal in area to the waste pipe or pipes discharging into the trap shall be taken to such a height as directed.
 - b. Where the trap is inside the building all pipes shall lead to the outside of the building.
 - c. The material for the breather pipes shall be the same as for vent pipes.
 - d. Inspection openings to traps shall be sealed with screw plugs or as otherwise approved.
6. In the event of a disconnector trap or gully trap being sealed and vented an overflow relief gully shall be provided externally to the building and 150mm below the lowest outlet grating level of fixtures connected to the plumbing system. Please note that all plumbing work is required to be carried out by a licensed plumber.
7. A water closet compartment shall be provided with a window on an external wall and an external wall shall be considered as such where an open verandah/patio, porch or similar structure does not

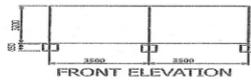
PATIO SPECIFICATION



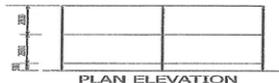
- FOOTINGS =
- COLUMNS =
- BEAMS =
- PURLINS =
- ROOFING MATERIAL =
- GUTTER =
- FIXING = TEK SCREWS



SIDE ELEVATION



FRONT ELEVATION



PLAN ELEVATION

extend beyond 2.4metres from the external wall. Should a verandah/patio, porch or similar structure extend beyond 2.4metres the water closet shall be provided with mechanical ventilation, i.e. flumed extractor fan.

8. Notwithstanding all of the aforementioned, a verandah/patio may be enclosed with shade cloth. This type of enclosure must consist of a minimum of 50% shade cloth, the percentage relating to the total area of all external walls. Should an enclosure exceed this degree of construction, it then must conform to other requirements.
9. "Habitable Room" means a room used for normal domestic activities, and –
 - a. Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom, but
 - b. Excludes a bathroom, laundry, water closet, pantry, walk-in-wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

THIS INFORMATION SHEET IS DESIGNED TO GIVE YOU BASIC INFORMATION AND IS NOT A SUBSTITUTE FOR PROFESSIONAL ADVICE. SOME PROVISIONS HAVE EXCEPTIONS OR IMPORTANT QUALIFICATIONS