

GENERAL INFORMATION ABOUT PERMITTING FOR PERGOLAS AND PAVILIONS



PERMIT & HOA SUPPORT

Most shade structures over 120 square feet in size in most jurisdictions in the US require a permit. Most of our shade structure projects (pergolas, pavilions and gazebos) are nonetheless built without permit. Less than 20% of our customers pull permits. But, as the structures get larger (over 500 square feet), more folks make the investment in permitting. Also, in some areas, you may need prior approval to put a new structure on your property from your Homeowners Association.

In some jurisdictions the permit process is simple, and in others it is more complex. You can check online with the building department's website for local rules. You can also print out photos from our website of the representative structures you are planning and talk to someone downtown.

Another option is to have detailed drawings prepared so you can present the building department with a design that is fully hashed out, in which they can see the footings and all timber sizes and hardware. This is often enough to pull the permit, along with Google Maps photo of your property with a rectangle showing where the shade structure will go (a site map).

We can provide these detailed drawings through a non-refundable Design Deposit that will cover as much time as needed for our Design Engineer to go back and forth with you to fine-tune all details just the way you want them. This deposit is 20% of the order total and it is deducted from the final price of your structure. Please factor an extra 2-4 weeks into the project planning phase. You are still responsible for taking care of your own permit and/or working with your HOA, but we will provide the supporting design drawings you need.

If the local building department want more info –like structural or wind resistance calculations, etc.– then we'll add a structural calculations package to your order. We'll work with a licensed Structural Engineer in your state. The stamped and signed Structural calculations, drawings and footings specifications packages for most structures under 500 square feet are \$2,500 or less, while larger structures are usually \$3,500. We are here to help and once the engineer puts his signature and stamp on the drawings, pulling the permit is just a formality. We'll take care of all the paperwork so you walk in to the permitting office with all you need.

