

GENERAL INFORMATION ABOUT PERMITTING FOR PERGOLAS AND PAVILIONS



PERMIT & HOA SUPPORT

Most pergolas, pavilions and gazebos we build are done without permits, and are simply ordered. About 15% of our customers pull permits because their structure is relatively large or they have neighbors that are difficult. In some areas, you may need prior approval to put a new structure on your property whether from your Homeowners Association and/or your municipality.

In some jurisdictions the permit process is simple, and in others it is more complex. We recommend that you 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 (site map).

We can provide these detailed drawings through a non-refutable 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 (\$4,000 minimum), which 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 does want more info –like structural or wind resistance calculations, etc.– then you have to get a structural calculations package done on the design drawings. We can get this work done by a licensed Structural Engineer. Structural calculations for most structures under 400 square feet are usually \$1,000 or less, while large structures can be a bit more.

