

Te Ra Folding Arm Awnings

Awning Consent Information

A building consent is usually not required to attach an awning (e.g. Canvas or Fabric) to the ground-floor or first-storey building, if it is under 20 square metres in size.

What the law says

Subject to section 42A of the Building Act, Schedule 1 exempts the following from a building consent:

Building work in connection with an awning that:

- a) is on or attached to an existing building; and
- b) is on the ground or first-storey level of the building; and
- c) does not exceed 20 square metres in size; and
- d) does not overhang any area accessible by the public, including private areas with limited public access, for example, restaurants and bars.

Third floor installation of any awning would require a consent due to height.

Guidance on the exemption

This exemption relates to awnings which are currently, or are to be, attached to a building's external envelope or exterior surfaces.

If you are carrying out any building work in relation to awnings, you need to be particularly careful in relation to the weathertightness detailing of such structures. All mechanical connections which penetrate the building envelope and provide support to awnings (e.g. nuts, bolts or coach screws) must provide adequate resistance to stop moisture penetrating the building, as required under Building Code clause E2 - External moisture.

Example where this exemption could apply

A homeowner intends to install a retractable canvas awning of 10 square metres above a first floor kitchen window and over the adjoining deck to provide shade.

Example where building consent is required

A lightweight fabric awning is to be fitted above an apartment deck on the third floor of the building. Although the awning has a total coverage of 18 square metres, it is not covered by this exemption because of its height above ground and a building consent is required.

Awnings installed over public access

Awning must not overhang or cover a public space, if so commercial application would need to be evaluated against ASW1530/2 for fire standard

C/AS4	Public access and educational facilities	CA	Crowds, halls, recreation centres, public libraries, cinemas, shops, personal services (eg. Dentists and doctors except as included above, beautician and hairdressing salons), schools, restaurants and cafes, early childhood centres
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