

## Building Services Demolition Work

### What is demolition work?

Demolition work means the demolition, dismantling or removal of a building or incidental structure.

### Do I need a Demolition Permit?

Under the Building Act 2011, a demolition permit is required before any demolition work can commence on a property. You need to obtain a demolition permit from the City's Building Services for demolition work on a whole or part of a building or structure.

However, Class 10 buildings (sheds, patios) with a floor area of 40m<sup>2</sup> or less may be exempt from requiring a Demolition Permit.

A WorkSafe Demolition licence (licenced contractor) is not required for the removal of single storey dwellings.

A WorkSafe Asbestos Removal licence is required when 10m<sup>2</sup> or more of asbestos containing material (asbestos cement sheeting) is removed.

In addition, there are health requirements that would need to be complied with, particularly for removing asbestos and the decommissioning of septic tanks. Service Providers (i.e. Water Corporation, Western Power etc.) need to be notified before demolition work is started.

### Applying for a demolition permit

To apply for a demolition permit, you need to submit the following:

- A completed Demolition Permit application form (BA5) and prescribed application fee (refer to Building Application Fee Schedule).
- A scaled (min 1:200) site plan or aerial view clearly indicating the building/s or section/s of the building/s to be demolished and the structures to be retained.
- Demolition Contractor WorkSafe Registration or proof of a valid legislative exemption.
- Cover letter outlining scope of works to include:
  - 1) Property address
  - 2) Number and type of buildings to be demolished
  - 3) Dust management controls
  - 4) Rat baiting details or certificate from a licensed pest control company.
  - 5) Details of any asbestos to be removed
  - 6) Details of any remedial work required for partial demolitions
  - 7) Services disconnection confirmation (electrical, water & gas)
  - 8) Details of decommission of septic tanks or soak wells

You may need to submit a Notice and Request for Consent of Work Affecting Other Land (Form BA20) if the proposed demolition work is likely to adversely affect adjoining land or buildings. In the event that you are unable to gain consent from the affected adjoining landowners, a Court Order to carry out the proposed demolition work must be obtained instead and lodged with your demolition permit application.

### Health requirements for demolition

All buildings scheduled for demolition are to be baited for rodents, this needs to be completed a minimum of seven days prior to demolition.

Septic tanks or other underground sewage treatment apparatus must be decommissioned and filled with clean sand or removed entirely. The City's Health Services must be notified of the existence of any sewage treatment apparatus on the demolition site at least seven days prior to the emptying and filling of such tanks.

Appropriate safeguards must be exercised when handling asbestos during a demolition and the requirements of the Health (Asbestos) Regulations 1992.

Please note that any businesses contracted to remove greater than 10m<sup>2</sup> of asbestos are required to hold an asbestos removal licence issued by WorkSafe WA. A list of restricted and unrestricted asbestos removal license holders can be found on the Department of Mines, Industry Regulation and Safety website.

### **How long does it take to get a Demolition Permit?**

The Building Act 2011 sets time frames in which the City has to assess and determine an application for a Demolition Permit.

It is important that you are aware of allowed time frames prior to lodging your application and that your application documentation is complete.

Should further information be required by the City in order to assess the demolition application, the applicant may be given up to 21 calendar days in which to provide the outstanding information. If the information is not received within the 21 days, the application may be refused unless a mutual consent has been granted for a further 21 days.

The City has up to 10 business days from the date of lodgment to assess the application and issue a Demolition Permit.

### **How long until my permit expires?**

A Demolition Permit is generally valid for two years from the date on which it was granted.

If more time is required to complete the demolition works, you can apply for an extension of time of up to a further twelve months by making a formal application and paying the prescribed fee.

### **What happens when I have completed my demolition works?**

The nominated demolition contractor on the Demolition Permit must submit a Notice of Completion BA7 form to the City within seven days of completing the prescribed demolition works.