

SHIRE OF YILGARN

DEMOLITION OF A BUILDING OR STRUCTURE

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GENERAL CONDITIONS

The following are general conditions regarding the demolition of a building or a structure.

- 1) The person carrying out the demolition work or the contractor must apply to the Local Government for a demolition licence by completing an Application for Approval - Demolition Licence form.
- 2) The contractor will be required to pay a fifty dollars (\$50.00) licence fee to the Local Government.
- 3) The contractor will need to also be licensed with WorkSafe Western Australia with a class 1, 2 or 3 licence if the demolition work is one of the following:-
 - **“class 1”**, in relation to demolition work, means demolition work of any of the following kinds –
 - (a) work comprising the total demolition of a building or structure that is 10 metres or more in height when measured from the lowest ground level of the building or structure to the highest part of the building or structure;
 - (b) work –
 - (i) comprising the partial demolition of a building or structure that is 10 metres or more in height when measured from the lowest ground level of the building or structure to the highest part of the building or structure; and
 - (ii) affecting the structural integrity of the building or structure;
 - (c) work –

- (i) comprising the total or partial demolition of a building or structure; and
 - (ii) involving the use of load shifting equipment on a suspended floor;
 - (d) work comprising the total or partial demolition of pre-tensioned or post-tensioned structural components of a building or structure;
 - (e) work comprising the total or partial demolition of a building or structure containing precast concrete elements erected by the tilt-up method of construction;
 - (f) work involving the removal of key structural members of a building or structure so that the whole or a part of the building or structure collapses;
 - (g) work done to a building or structure involving explosives;
 - (h) work comprising the demolition or partial demolition of a building or structure that involves the use of a tower crane or any crane with a safe working load greater than 100 tonnes;
 - (i) work involving the removal of an area of brittle or fragile roofing material in excess of 200m² from a building or structure if any part of the area to be removed is 10 metres or more above the lowest ground level of the building or structure.
- **“class 2”**, in relation to demolition work, means demolition work comprising the total or partial demolition of a building or structure that is less than 10 metres in height when measured from the lowest ground level of the building or structure to the highest part of the building or structure but does not include –
 - (a) the total or partial demolition of a single storey dwelling; or
 - (b) work of a kind referred to in paragraphs (c), (d), (e), (f), (g), or (h) of the definition of “class 1”.
 - **“class 3”**, in relation to demolition work, means work comprising the removal of more than 200m² of asbestos cement from a building or structure that is less than 10 metres in height when measured from the

lowest ground level of the building or structure to the highest part of the building or structure.

NOTE: The above requirements do not apply to the demolition of a single dwelling or duplex dwelling unless the dwelling has an asbestos roof of more than 200m² or is taller than 10 metres.

Likewise, the above requirements do not apply to the relocation of a building, whether it has asbestos walls and/or roof, provided that these materials will remain intact on the building and not be removed prior to the relocation.

- 4) If the building or structure contains asbestos material then the contractor is required to comply with the requirements set out in the document titled Demolition and Disposal of Asbestos Material – General Conditions.
- 5) Prior to carrying out any work on-site, the contractor must ensure that the building or structure does not harbour any rodents and should lay rodent bait in the building or structure for a minimum of 48 hours before demolition. Buildings that have only been vacant for up to 2 months probably do not require to be baited.
- 6) If rodent baiting has not been carried out, if rodents are seen leaving the premises during demolition, work must stop and the premises baited for 48 hours before work can proceed.
- 7) Ensure that a licensed electrician has disconnected the power supply to the building or structure and that all wiring is safe.
- 8) Ensure that a licensed plumber has disconnected the water supply, deep sewer or septic tank system, and gas connections in accordance with the current legislation or requirements of the controlling body.
- 9) If a septic tank system is involved it must be decommissioned by pumping out the leach drains and both septic tanks in an approved manner, remove the lids and knocking at least one hole into the bottom of each septic tank, filling the septic tanks and the leach drains with clean soil and compact it. The alternative is to pump out the septic tanks and leach drains in an approved manner, and then remove the septic tanks and/or leach drains.
- 10) In general work is not to commence on the site until after 7:00 a.m. and must conclude at 7:00 p.m. to reduce the problem of noise. Regardless of

this, the contractor must comply with the provisions of the Environmental Protection (Noise) Regulations 1997.

- 11) Access onto the property should be deterred by using a reflective barricade tape with the word "Caution" or "Danger" written on it at regular intervals.
- 12) No building material or rubble is allowed to cross the footpath unless it is necessary to load a truck with the material for removal from site. If this occurs, the contractor must first advise the local Building Surveyor, and ensure that barricades are erected to ensure people do not walk through/over this material, but are directed to walk around the material and truck providing it is safe to do so.
- 13) The contractor is not allowed to store any building material or rubble on the road reserve without first obtaining permission from the Local Government.
- 14) At the conclusion of the job the site is to be left clean and tidy, and the ground leveled.

For any additional information, please contact the local Building Surveyor on (08) 9049 1001 during office hours.

Dated 20th December, 2001

Amended 18th November 2004