

SHIRE OF YILGARN

BUILDING CONSTRUCTION REQUIREMENTS

The following information details the general building requirements within the Shire of Yilgarn.

BUILDING CODE OF AUSTRALIA COVERAGE

All residential buildings to be constructed within the District, located only within townsites, require the submission of building plans and specifications prior to the commencement of work.

All outbuildings such as sheds, garages, swimming pools, patios, etc only require the submission of building plans and specifications prior to commencement if located within the townsites of Southern Cross, Marvel Loch, Burbidge, Parker Range, Moorine Rock, Noongar, Bodallin, Corinthia, Baladjie, Colreavy, Bullfinch, Jackson, Koolyanobbing, Mt Palmer, or Yellowdine. This requirement also extends to swimming pool fencing.

You may submit plans and obtain a Building Licence for an outbuilding or swimming pool fence even though they are located in rural areas. You may also submit plans and seek advice only prior to commencement for outbuildings and swimming pool fences.

Building work is defined as –

- any new work on the site which includes
 - second-hand transportable or relocatable buildings/structures

- alterations to an existing building which includes
 - cutting a window or door/arch opening into a structural or load bearing wall (internal or external),
 - replacing external wall cladding or roof cladding,
 - installing a floor whether internal or external,
 - enclosing a porch or verandah,
 - altering the purpose of a room or a building,
 - installing thermal insulation in the external walls, roof cavity, or subfloor area

- Refurbishment of an existing building which includes
 - re-design the layout of a bathroom/Ensuite,
 - replace timber battens/rafters/beams with either new timber members of a different size, or with steel members.

For any building work as listed above, please submit a Building Application as outlined below.

If you are in doubt as to whether your intended work should be classified as building work, please contact the Shire Building Officer by visiting the Shire Officer at 23 Antares Street, Southern Cross or by telephoning (08) 9049 1001 during office hours.

PARTICULARS TO ACCOMPANY BUILDING APPLICATIONS

Every builder or owner builder making application for a building licence shall provide the following information prior to approval.

1. (a) Building Details

Two (2) complete sets of drawings (to scale not less than 1:100 or stating all measurements/distances) showing –

- (i) a plan of every storey;
- (ii) at least two elevations of external fronts (at least front and one side elevations);
- (iii) one or more sections (transverse or longitudinal);
- (iv) the heights of each storey;
- (v) details of foundations/footings;
- (vi) underpinning (if applicable);
- (vii) levels of ground, and any cut or fill of the natural land proposed;
- (viii) construction of walls, floors, and roofs;
- (ix) any other information that the building surveyor may require, all clearly figured and dimensioned;
- (x) copy of the BCIFT fee payment (if applicable);
- (xi) copy of the Home Indemnity Insurance Cover (if applicable);
- (xii) copy of your Owner/Builder's Licence obtained from the Builder's Registration Board (if applicable); and
- (xiii) an application for a septic tank system (if applicable).

(b) Block Details

A block and drainage plan (to scale not less than 1:500 or stating all measurements/distances) showing –

- (i) street names, lot number and title reference to the site with the north point clearly marked;
- (ii) the size and shape of the site;
- (iii) the dimensioned position of the proposed new building and of any existing buildings on the site;
- (iv) the relative levels of the site with respect to the street or way adjoining;
- (v) the position and size of any existing sewers and existing stormwater drains;
- (vi) the position of large trees on the site and indicate whether the trees need to be removed for the new building; and
- (vii) the position of street trees, if any, between the site and the roadway.

(c) Floor Plan and Elevations

A floor plan of the proposed new building work is required (to scale not less than 1:100 or stating all measurements) showing –

- 1) all measurements of new work, including wall thickness, internal room sizes, and overall measurements;

- 2) show all fixtures such as cupboards, wardrobes, draws, benches, sinks, troughs, baths, showers, and toilets;
- 3) show all windows and doors and state their sizes (if not already stated on the floor plan or in the specifications);
- 4) show all hard-wired smoke detectors, exhaust fans and Rangeshoods, and state where the exhaust fans are venting to (eg. to the exterior or the ceiling cavity).

At least two elevation drawings should be provided showing what the new building will look like from the front and at least one side. On the elevation draws your should show and state the –

- ceiling height;
- state the external and internal wall fabrics;
- state the energy efficiency provisions used;
- show the floor and footing detail; and
- indicate if a sand pad has been used and its thickness.

(d) Specifications

Two (2) copies of the specifications are to be submitted describing materials to be used in the construction and, where not indicated on the drawings, the sizes thereof together with all other information not shown on the drawings, which is necessary to show that the building will, if constructed in accordance with the specifications, comply with the provisions of the Building Code of Australia.

In general to comply with the above you will need to provide the following information:-

- a) The description of materials should include all sizes (including thickness – eg. Steel Post 75mm x 75mm x 2.0mm thick, and Gyprock sheeting 12mm thick).
- b) All ceiling/roof beams or trusses need to be detailed and shown where they are to be positioned on the floor plan.
- c) Concrete flooring should show or indicate the footing or edge thickness dimensions, all steel reinforcing mesh, whether a waterproof membrane is installed, etc.
- d) Connections to existing buildings needs to be described giving details on the type of fixing used (eg 10mm Dynabolts, Tek screws) and the spacing between each fixing used (eg. steel wall frame is fixed to concrete floor via 10mm Dynabolts @ 1.2m maximum spacing and each side of a door opening; steel wall framing is fixed together using 3mm Tek screws @ 700mm maximum spacings with additional Tek screws used on corners and either side of window and door openings).
- e) Describe how the roof of the proposed addition will fit with the existing structure's roof.
- f) State what the minimum and maximum ceiling heights are.
- g) Indicate material and heat resistance rating for all insulation, plus other energy efficiency requirements.
- h) State the sizes of all windows and glass sliding doors, including fixed glass panels at the side of solid timber doors.

- i) Show all fittings such as sinks, troughs, baths, toilets, showers, exhaust fans, Rangehoods units, smoke alarms.
- j) Public buildings and work places need to show all Exit doors, emergency lighting, water hydrants on-site or external, fire hose reels/fire extinguishers, fire alarms controls, main electrical control boards, etc.

(e) Structural Calculations

When required by the building surveyor, a complete set of detailed calculations of the stresses and detailed drawings covering the structural members.

2. Requirements as to Drawings

The drawings referred to in the above shall be legible and durable and shall not be less than in size than on A4 paper.

3. New and Existing Work

All new work shall be clearly delineated on the drawings as distinct from existing work by colouring or other suitable means.

4. Particulars of Levels to be supplied where Earthworks Involved

Without limiting the generality of item 1(a)(vii) where any alteration is proposed to the existing formation of the ground on the site involving earthworks of any description the Council may require the drawings referred to in that paragraph to show all levels, both new and old, clearly marked or indicated by contour lines or in such other manner as the Council may direct.

5. Application Form

Completion of the application form indicating the location of the work, the details (name, address, telephone numbers, etc) of the owner and builder and a cost estimate of the works.

BUILDING FEES

A) Building Fees

Building fees are calculated at a rate of 0.35% x $\frac{10}{11}$ of the value of the construction work for buildings class 1 and 10 (residential buildings and structures), and 0.2% x $\frac{10}{11}$ of the value of the construction work for buildings class 2 to 9 (shops, factories, schools, etc). A minimum fee of \$85.00 applies to all buildings and structures.

B) BCITF Fees

There is also a fee payable to the State Government for all works over \$20,000 in value. This is calculated at 0.2% of the construction cost and is referred to as the Building & Construction Industry Training Fund (BCITF) levy or fees. This fee is applicable to work undertaken anywhere in Western Australia even if Council approval is not necessary. Before Council can issue a building licence, the owner or

builder must pay the BCITF fees and forward a copy of the receipt to Council. Payments can be made to the Shire of Yilgarn or directly to:-

Building and Construction Industry Training Fund
1st Floor The Business Centre (Home Base)
55 Salvado Road
SUBIACO WA 6008
or
PO Box 746
WEMBLEY WA 6913
Phone: (08) 9381 3900 Fax: (08) 9388 8902

Forms are available at Council's office or from the Building and Construction Industry Training Fund.

C) Builder's Registration Board Fees

There is also a fee payable to the Builder's Registration Board of \$40.50 on every building licence issued. This fee is applicable throughout Western Australia. Council is a collecting agent for this fee.

D) Owner/Builder's Licence

If you are the owner of the property and wish to either do the building work yourself or oversee and coordinate the building work, and the value of the building work is \$20,000 or more, then you need to first apply to the Builder's Registration Board for an Owner/Builder's Licence. The fee for this Licence is \$126.00, and is to be paid directly to the Builder's Registration Board at:-

Builder's Registration Board of Western Australia
18 Harvest Terrace
WEST PERTH WA 6005
Phone: (08) 9476 1200 Fax: (08) 9476 1299

E) Water Corporation Approval

All new building work is to be approved by the Water Corporation in Merredin before any work commences.

If you have a vacant town lot, you will need to apply to the Water Corporation for a new water meter connection and deep sewer connection.

Only lots or properties that are not to be connected to scheme water or deep sewer do not require Water Corporation's approval.

BUILDING REQUIREMENTS

- 1. Sand Pads** – Generally, for new buildings constructed of double brick, brick veneer, rammed earth, tilt-up panels, or other solid type construction, the minimum depth of sand required is 600mm compacted in layers not exceeding 200mm. This allows for the whole footing to be encased in the sand pad, with

approximately 200-300mm of compacted sand between the footing and the natural soil.

Footings into natural soil are permitted, and the construction method must take this into consideration and allow for any movement impact on the building due to clay soils, etc.

It is Council policy that the Shire building surveyor or a qualified practicing Structural Engineer certifies the compaction of the sand pad prior to works on the site being undertaken.

A copy of the certificate must be lodged with Council prior to any further work being undertaken. The compact rate of the sand pad must exceed 7 blows per 300mm with a standard Perth Sand Penetrometer, and compaction is to be fairly uniform across the sand pad.

- 2. Floor heights** - Generally, the floor shall be 150mm above the crown of the adjacent road. A 150mm step-up is also needed to the floor surface from the surrounding soil. This means that if a 100mm thick concrete floor is laid for a verandah or porch then there is a step up of 50mm which will prevent stormwater run-off into the house.

If the soil is not very suitable for soakage, and a sewer connection is not available, additional height may be necessary to allow for inverted leach drains (refer to “Conditions for Septic Systems”).

- 3. Sewerage Requirements** - Should your block of land have access to a scheme sewerage system then all buildings must connect to this system. However, if a sewerage system does not exist then installation of septic tank/leach drain apparatus must be installed. Refer to the “Conditions for Septic Systems” for more information.

A deep sewer system connection point has been provided to nearly all lots within the Southern Cross townsite, except for lots east of Polaris Street and north of Arcturus Street. The cost of connecting to the Shire’s deep sewer system is the land owner’s cost.

A semi-deep sewer system connection point has been provided for many lots within the Marvel Loch townsite. Each property owner is required to install and maintain a septic tank system to take all wastewater from the house or building prior to it entering the Shire’s semi-deep sewer system. The cost of connecting to the Shire’s semi-deep sewer system is the land owner’s cost.

All other properties are required to install a septic tank or other approved on-site wastewater disposal system. An application for the installation of such a system must be forwarded to the Shire’s Environmental Health Officer prior to installing a septic tank or other treatment system. There are fees applicable for this application.

OUTBUILDINGS

In residential zones, a house must be constructed on a block before a shed can be built unless special Council approval is obtained.

A building application is required for any sized outbuilding (storage shed, garden shed, garage, carport, pergola, patio, fence, mast, antenna, retaining wall or free-standing wall, swimming pool or the like).

In general a garage or carport should be setback from the front boundary 14.0 metres or at least not extend forward of the front line of the dwelling on the lot. Council will consider an application for a garage or carport to be situated in the front yard forward of the front line of the dwelling, but it may not grant approval.

The minimum setback distance between the walls or gutter of a garage, shed, carport, patio, etc where the building does not have eaves and the rear or side boundary of the lot is 750mm. If the building has an eave, then the setback distance is 1.0 metre.

The maximum size shed, garage, carport, or patio on a residential lot is 640 square metres. If a larger building is required you must make application to Council.

SWIMMING POOLS

Swimming pools, whether above-ground or below-ground construction, are considered a building under the Building Code of Australia.

A building application must be submitted for all swimming pools within townsites. The application must include a site plan showing the location of the proposed pool to boundary lines, and other buildings on the lot, plus details of the pool construction and shape/size.

The pool must be setback from boundaries at least the same distance as the maximum depth of the pool (that is if the pool is 2.0 metre deep at the deepest point, then the pool must be setback at least 2 metres from the boundary line).

All swimming pools must be surrounded by an isolation fence which may include part of the boundary fence, if of suitable construction. The wall of a building may also be part of the isolation fence provided that all doors and windows that open into the pool enclosure is child resistant complying with AS 1926.1. In general a pool fence must be:-

- ✓ at least 1.2 metres in height above natural ground level – measured from outside the pool enclosure;
- ✓ have no foot-holds or hand-holds spaced less than 900mm apart;
- ✓ space between vertical member must not be more than 10mm;
- ✓ space between the bottom rail or bottom of the fence and the ground level is not more than 100mm;
- ✓ space between the fence and a building or other form of fencing is not more than 100mm; and

- ✓ there must not be any material stacked up next to or against the pool fence, or tree/shrub growing next to the pool fence that will allow a young child of 5 years of age or younger to climb over the pool fence and into the pool enclosure.

Access gates must:-

- comply with the same requirements as for the pool fence above;
- open outwards away from the pool area;
- be self-closing;
- automatically latch on closing; and
- the operating latch release mechanism must at least 1.5 metres above ground level, **OR**
- have the latch at least 150mm below the top of the gate, six a shield to the gate and fence to cover the latch where the shield is at least 450mm in diameter, and the gap between the fence and gate is not more than 10mm wide.

FENCES & RETAINING WALLS

Provided fences are constructed within the standard requirements set out in the Planning Requirement information sheet, a building application is not required to be submitted to the Shire. The only exceptions to this rule are:-

- brick or block fences with a height of 750mm or more above natural ground level; and
- all retaining walls, whether there is fencing on top or not.

SECOND-HAND HOUSES

All applications for a second-hand house to be placed on a lot, whether a transportable or relocatable building, requires Council approval under the Shire's Town Planning Scheme prior to a Building Licence being issued. Once approved, a building licence will be issued with the following conditions applicable:-

- ii) that the building is to be stumped or placed on footings within 5 days of arriving on-site;
- iii) that all exterior repairs or alterations/additions are completed within 3 months of arriving on-site and that the building looks "as good as new"; and
- iv) the building cannot be occupied until the building surveyor and the environmental health officer is satisfied with the standard of the building and connection to services.

Applications require photographs of the exterior of the building, a floor plan, and specifications (if available) to be lodged with Council.

SETBACKS

See Planning Requirements information sheets for details on submitting a Planning Application and general planning requirements.

BUILDER'S REGISTRATION

The Shire of Yilgarn has chosen to be part of the Builder's Registration Board's jurisdiction. This means that you do need to contract a registered builder to carry out the building work for you if the estimated value of the work is \$20,000 or more. This is for all residential work.

This requirement also now applies to the fit-out of a commercial premises.

Building work on commercial, industrial, or public buildings should be carried out by a registered builder regardless of the estimated value of the work.

HOME INDEMNITY INSURANCE

Builders are required to obtain Home Indemnity Insurance cover for structural building work carried out on houses. A copy of the Home Indemnity Insurance cover must be included with your building application.

OWNER/BUILDERS

Council has no objections to a person building, even if they are not a qualified builder, providing the work complies with the Building Code of Australia, and all other relevant statutory requirements. There are special restrictions placed on buildings built by an owner/builder.

Further information is available in the pamphlet titled "Thinking of Building Your Own Home?" published by the Builder's Registration Board of WA, and is available at the Council office.

FURHTER INFORMATION

For further information regarding the above building matters, please contact the Council office. Please note that during building activities Council's Officer may inspect the works to monitor building compliance and progress.

Wendy Dallywater
Manager Environmental Health & Building Services