

Building Act 2011



The Building Act's key objectives are to:

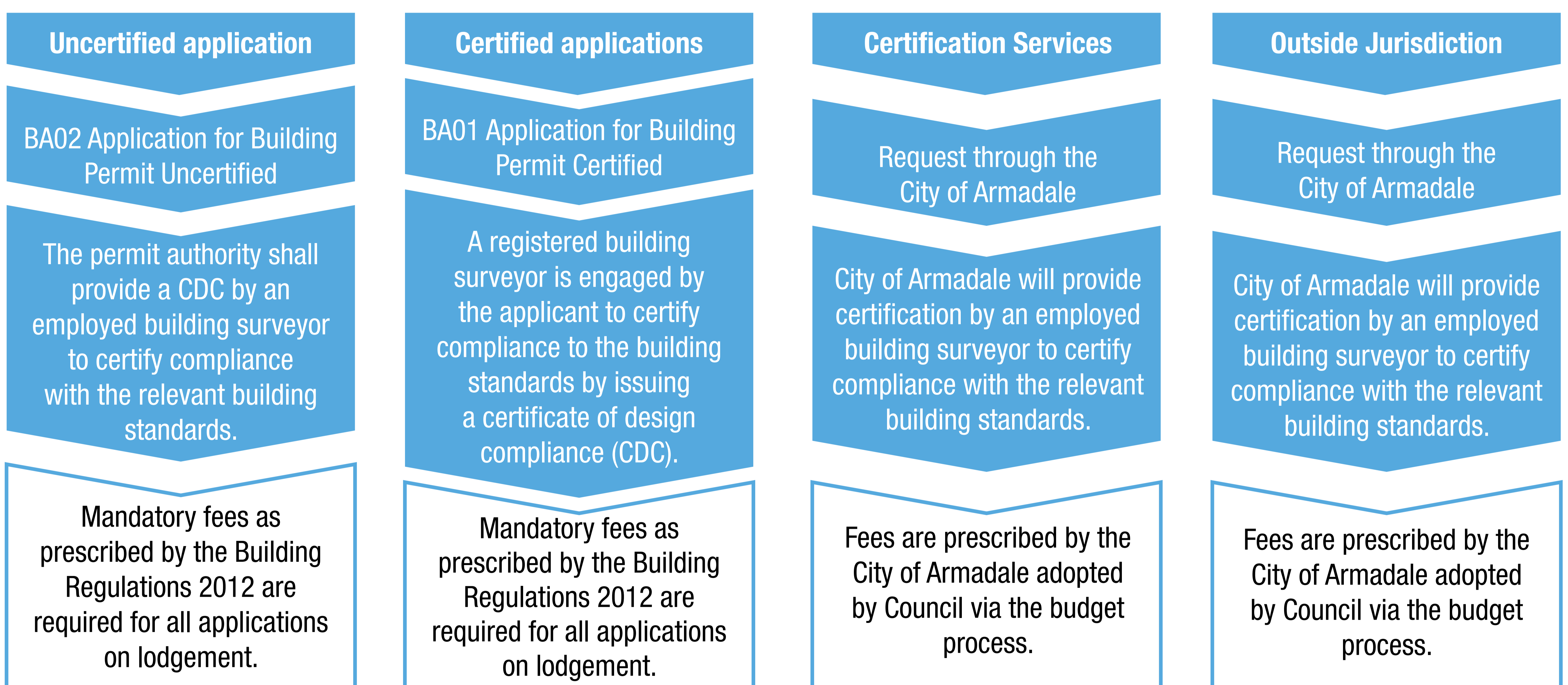
- * provide a comprehensive system of building control in Western Australia;
- * set standards for buildings and demolition work in Western Australia; and
- * deal with building or demolition work that effects other Land.

Building Standards

The primary building standard for new building work is the Building Code of Australia. Regulations may prescribe extra standards for new work and different standards for work on existing buildings. The Building Commissioner can, on request, vary how a standard applies to a specific building. This will allow for innovation or deal with unjustifiable hardship.

Building Control

A permit authority (Local Government) controls the construction, occupation and demolition of buildings and incidental structures through the issue of permits and enforcement of compliance with permits. Registered building surveyors certify the building's design compliance and work with designers and builders. This provides certainty of approval and reduction in approval times.



Building Permit applications

Note: Certain exemptions may apply under the Building Regulations & Fencing Local Law 2011

Class 1

- * Residence / Alterations / Grouped Dwellings / Ancillary Dwelling

Class 10a & 10b

- * Earthworks / Retaining Walls / Swimming Pools, Spas & Barrier Fencing (excludes public pools & spas) / Patios / Pergolas / Carports / Front & Dividing Fences / Shade Sales / Sign & Hoardings (signage & advertisement) / Mast, Antenna & Satellite Dishes / Outbuildings (excludes sea-containers) / Water Storage Tanks / Solar Hot Water Systems & Photovoltaic (excludes roof mounted to Class 1 or Class 10a buildings)

Class 2-9

- * Commercial and Industrial Buildings

Other

- * Demolition permits (required for the demolition, dismantling or removal of a building or incidental structures)
- * Written approval for Caravan Park Structures
- * Installing Smoke Alarms
- * Retrospective Approval
- * Copies of Plans (site plans / copy of plans / building approval enquiry)