



Government of **Western Australia**
Department of **Communities**
Housing

HOUSING

DEMOLITION SPECIFICATION

BCA Class 1a, 1b and 10

Single and grouped dwellings

NATSPEC, December 2017

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0201 DEMOLITION**1 GENERAL****1.1 PERMITS, FEES AND CONTRIBUTIONS****Applications and approvals**

Contractor's responsibilities: Cover all authorities application and approval requirements, including fees and contributions.

Demolition Permit: Submit a completed Demolition Permit Application (BA5) to the Housing Authority Permit Authority in conformance with the *Building Act 2011 (WA)*.

1.2 STANDARD**Demolition**

Standard: To AS 2601.

1.3 EXISTING SITE CONDITION**Services**

Redundant/disused septic tanks: Locate and allow for decommissioning and removal to **DEMOLITION, Existing septic tanks**.

Existing services: Disconnect, cap off and peg. If removal is required, remove to the junction.

Backfilling to excavations: If required, conform to *0222 Earthwork*.

Removal of existing vegetation

Approval: Do not remove any existing plants without approval.

1.4 ASBESTOS REMOVAL**Discovery of asbestos**

Identification: If suspected asbestos containing material has been identified, conform to the following:

- Isolate the contaminated area and prevent access.
- Do not disturb the material.
- Cease work on site until safe removal can be arranged.

Water supply: Maintain water supply to the contaminated area until all asbestos products have been removed.

Materials containing asbestos

Asbestos in the workplace: To Safe Work Australia's *How to manage and control asbestos in the workplace: Code of Practice*.

Transport and disposal cost: Pay for all costs of removing the asbestos waste.

Verification: Where asbestos products are found and removal required, submit written evidence of asbestos waste disposal at a waste facility licensed to accept asbestos.

Removal contractor: Carry out removal by a WorkSafe (WA) unrestricted asbestos licence holders listed at www.commerce.wa.gov.au/sites/unrestricted_asbestos_licence

Asbestos disposal facilities

Metropolitan areas: Use facilities listed by the Waste Authority at www.wasteauthority.wa.gov.au.

Non-metropolitan areas: For facilities outside the Perth metropolitan areas, use facilities recommended by the local government authority.

State regulations

Disposal: To the *Environmental Protection (Controlled Waste) Regulations 2004 (WA)*.

Form submission: Provide copies of submitted WorkSafe (WA) *Asbestos removal forms* and evidence that all fees have been paid. Forms are available at: www.commerce.wa.gov.au/worksafe/asbestos-removal.

1.5 SUBMISSIONS**Investigation and work plan**

Demolition plan: Submit the work plan to the Principal to AS 2601 clause 2.3 before demolition or stripping work. Include the check list items appropriate to the project from AS 2601 Appendix A and the following information:

- The method of protection and support for adjacent property.
- Locations and details of necessary service deviations and terminations.
- Confirmation of the sequence of work.
- Investigation results to AS 2601 clause 2.2.

Notice of Completion Certificate

Submission: Within 7 days of completing the demolition works, submit a Notice of Completion Certificate (BA7) to the Housing Authority Permit Authority with other required documentation.

Records

Dilapidation record: Submit a copy of the dilapidation record for inspection. Submit to each owner of each adjacent property a copy of the part of the record relating to that property and obtain their written agreement to the contents of the record, before commencement of demolition.

2 PRODUCTS**2.1 DEMOLISHED MATERIALS****General**

Removal: Except for items to be recovered for re-use in the works, or delivery to the owner and materials to be recycled in the works, take possession of demolished materials and remove them from the site. Do not burn or bury demolished materials on the site. Prevent spillage of demolished materials in transit.

Recycling: Where possible, dismantle building components for off-site recycling.

3 EXECUTION

3.1 PROCEDURAL

Work, health and safety

Requirement: To the *Occupational Safety and Health Act 1984 (WA)* and the *Occupational Safety and Health Regulations 1996 (WA)*.

Unexpected finds

Requirement: If encountered, give notice and close off affected site area with barrier tapes and warning signs to prevent access. Unexpected finds include hazardous or volatile contaminants, archaeological finds and items of heritage value.

Further action:

- Arrange for inspection by an environmental consultant to undertake sampling and analysis.
- Protocols for determining if a substance is considered acceptable or unacceptable to human health.
- Procedures for disposal or removal of find.
- Submission by an environmental consultant for assessment/validation/clearance.

3.2 PREDEMOLITION

Pest management

Survey of infestation: 6 weeks before starting demolition, survey the site and surrounding areas to identify for signs and extent of infestation.

Infestations: If identified, appropriately treat before starting demolition.

Baiting: Minimum 7 days before starting demolition, bait all rooms/sections in the buildings, including concealed spaces such as the roof space and subfloors. If required, continue baiting until all pests have been eradicated.

Redundant drains and sewers: Cap off to isolate redundant sewers and grub out if required.

Fencing removal

Adjacent property owner: Before removing boundary fencing, notify adjoining property owners of commencement and anticipated completion date. Obtain consent before undertaking work.

Notice: Issue a Notice and Request for Consent Form (BA20A) to adjacent property owners and obtain consent for boundary fencing removal in conformance with the *Building Act 2011 (WA)*.

Removal of fences: Remove all wing fences and gates and any fence erected on the lot that will not form, in part or whole, a boundary fence with an existing lot.

Waste storage: Store waste in pest resistant, closable containers in suitable locations and remove regularly.

3.3 SUPPORT

Temporary support

Existing buildings: Until permanent support is provided, provide temporary support for sections of existing buildings which are to be altered and which rely for support on work to be demolished.

3.4 PROTECTION

Encroachment

General: Prevent the encroachment of demolished materials onto adjoining property, including public places.

Weather protection

General: If walls or roofs are opened for alterations and additions, or the surfaces of adjoining buildings are exposed, provide temporary covers to prevent water penetration. Provide covers to protect existing plant equipment and materials intended for re-use.

Dust protection

General: Provide dustproof screens, bulkheads and covers to protect existing finishes and the immediate environment from dust and debris.

Security

General: If walls or roofs are opened for alterations or additions, provide security against unauthorised entry to the building.

Exposed surfaces

General: Where necessary, protect and weatherproof the surfaces of adjacent structures exposed by demolition.

Existing services

Location: Before commencing demolition, locate and mark existing underground services in the areas which will be affected by the demolition operations.

Utility services: Contact DIAL BEFORE YOU DIG to identify location of underground utility services pipes and cables.

Excavation: Do not excavate by machine within 1 m of existing underground services.

3.5 DEMOLITION

Dilapidation record

Purpose: Use the dilapidation record to assess the damage and rectification work arising from the demolition work.

Hazardous materials removal

Standard: To AS 2601 clause 1.6.2.

Asbestos removal: To AS 2601 clause 3.3.2.

Materials other than asbestos: To AS 2601 clause 3.3.3.

Existing septic tanks

Redundant/disused tanks: Decommission tank as follows:

- Completely empty tanks to the *Environmental Protection (Liquid Waste) Regulations*, leach drains and soak wells using a licensed liquid waste contractor.
- After emptying septic tanks, leach drains and soak wells, and fully remove from the project site.
- Hose down and disinfect tank, drains and wells as required.
- Fill up excavations, tank, drains and soak wells with clean fill such as yellow sand and compact.

3.6 COMPLETION

Notice of completion

General: Give at least 7 working days' notice of completion of demolition so that adjacent structures may be inspected following completion of demolition.

Rectification of damage: Repair any damage arising out of demolition work, including damage to adjacent properties, footpaths, kerbs, drains, trees and verges before leaving the site.

Rectification of damage to adjoining properties: Obtain written acceptance from the owner of each adjoining property of the completeness and standard of the rectification work.

Temporary support

General: Clear away at completion of demolition.

REFERENCED DOCUMENTS

The following documents are incorporated into this worksection by reference:

AS 2601	2001	The demolition of structures
Safe Work Australia	2015	How to manage and control asbestos in the workplace: Code of Practice
WA Gov Act No. 024	2011	Building Act
WA Gov Act No. 101	1984	Occupational Safety and Health Act
WA Gov S.R. Liquid waste	1996	Environmental Protection (Liquid Waste) Regulations
WA Gov S.R Safety	1996	Occupational Safety and Health Regulations (WA)
WA Gov S.R. Waste	2004	Environmental Protection (Controlled Waste) Regulations



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Single and grouped dwellings demolition specification

99 Plain Street, East Perth, WA 6004
www.housing.wa.gov.au