

Building

Do I require a building permit?

A permit is required for any building works involving the construction of structures, alterations or extensions and changes to ground levels. Works include (but are not limited to):

- Commercial buildings including fitouts and refurbishments
- Residential dwellings including additions and alterations
- Carports, sheds, garages and workshops
- Decking, patios, verandahs, gazebos and pergolas
- Swimming pools/spas and associated barriers
- Front fences and retaining walls

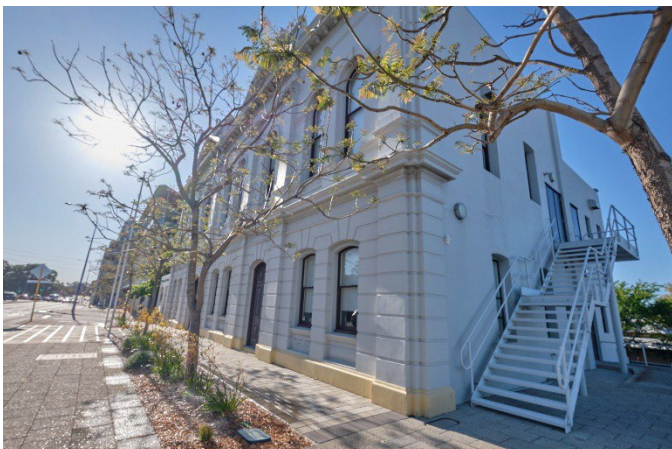
A building permit must be obtained before commencing any building work. If you are unsure whether a building permit is required, please contact the Town's Regulatory Services on 9339 9339.

What is a building class?

Under the Building Code of Australia (BCA), buildings are classified dependent upon their approved and proposed use. There are 10 major classifications that apply to buildings. When a Building Permit is issued for a building, it is assessed against the specific requirements relative to the building class, size and configuration.

For further information, please visit the below website:

<https://www.commerce.wa.gov.au/building-and-energy/building-classes>



What is a certified building application?

An independent building surveyor is appointed by the applicant to check the proposal and provide a Certificate of Design Compliance for lodgement with the Town.

Applications for Class 1b and Class 2 to Class 9 buildings must be made as Certified applications.

What is an uncertified building application?

An uncertified application is submitted to the Town without a Certificate of Design Compliance. The Town's building surveyor will assess the application and issue a Certificate of Design Compliance.

Uncertified applications can only be made for Class 1a and Class 10 buildings and incidental structures.

Building or renovating as an owner-builder?

An owner-builder is someone who has the skill or capacity to build or alter their own house. If the construction value of the work is over \$20,000, you must first obtain an owner builder certificate from the Building Services Board (Department of Mines, Industry Regulation and Safety).

How can I submit my building permit application?

The Town of East Fremantle is pleased to provide the following lodgement options:

- online via the Town of East Fremantle website
- By email to admin@eastfremantle.wa.gov.au
- In person by visiting our historic Town Hall at 135 Canning Highway, payment can be made by cash, cheque, EFTPOS or credit card (VISA & Mastercard only)

How long does it take to assess my building permit application?

- Certified building applications - ten business days
- Uncertified building applications – 25 business days

How much does it cost to submit a building permit application?

There is a minimum fee of \$171.65 on all building permit applications, consisting of a \$110 application fee and a \$61.65 Building Services Levy.

Additional fees are payable when the estimated value of the proposed works exceeds \$20,000.

Please visit the Town's website for fees and charges and use the applicable calculator:

<https://www.eastfremantle.wa.gov.au/development/building/building-applications.aspx>

What is the Building and Construction Industry Training Fund (BCITF) Levy?

The levy applies to all residential, commercial and civil engineering projects undertaken in Western Australia where the total value of construction is estimated to be more than \$20,000.

For more information please refer to the Construction Training Fund website: ctf.wa.gov.au

Additional costs?

The Town requests payment of an infrastructure bond for all building and demolition permits issued. The following bond is payable:

- Value of works under \$20,000 - \$1,500 bond
- Value of works \$20,001 - \$100,000 - \$3,000 bond
- Corner lot or value of works \$100,001 - \$2 million - \$5,000 bond
- Value of works over \$2 million – based on replacement costs of adjacent council assets, calculated by Executive Manager, Technical Services

The bond is refundable upon completion of works and restoration of all Town property prior to application.

The Town will undertake a site inspection prior to approval to refund the bond and a \$50 inspection fee is required to be paid prior to inspection.

What am I required to do when works are complete?

The nominated builder or contractor must lodge a BA7 Notice of Completion with the Town of East Fremantle within 7 days of building works being completed.

How do I cancel a building permit?

To cancel a permit, the nominated builder or contractor can submit a BA8 Notice of Cessation for incomplete works. The BA8 must identify at what stage building works have ceased.

I have obtained a building permit for a swimming pool/spa which has now been installed, what do I do now?

Please contact the Town's Regulatory Services to schedule a pool or spa barrier inspection for compliance.

Swimming pool or spa barriers are then inspected at least once every four years.



Building site rubbish and refuse

It is a requirement that rubbish receptacles are available on a building site. They must be of adequate size to ensure that the site is kept as clean and clear of rubbish as possible and prevent any rubbish being blown off site to other properties.

What time can building work be carried out?

Under the *Environmental Protection (Noise) Regulations, 1997* construction work must only be carried out between the hours of 7am and 7pm, Monday to Saturday.