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PERTH: THURSDAY, 9th JULY

[1970

LOCAL GOVERNMENT ACT, 1960-1970.

Local Government Department,
Perth, 4th July, 1970.

L.G. 301/68.

HIS Excellency the Governor in Executive Council, acting pursuant to the powers conferred by the Local Government Act, 1960-1970, has been pleased to make the uniform general by-laws set out in the schedule hereunder.

R. C. PAUST,
Secretary for Local Government.

Schedule.

Uniform Building By-laws.

1. In these by-laws the Uniform Building By-laws, 1965, published in the *Government Gazette* on the 15th October, 1965, and amended from time to time thereafter by notices published in the *Government Gazette* are referred to as the principal by-laws.

2. By-law 105 of the principal by-laws is revoked and the following by-law substituted:—

105. Notices to Other Authorities.—(1) Every builder who intends to erect, construct, alter or demolish any building shall prior to the commencement of any work give notice of that intention to any authority, such as the Town Planning Board, the Licensing Court, the Water Supply, Sewerage and Drainage Department, the Public Works Department, the Western Australian Fire Brigades Board, the Public Health Department, the Factories and Shops Department and the power and light authority for the district, which may have power over the proposed building operations.

(2) The Surveyor may refuse to issue a Building License or a Demolition License under the provisions of Division III of this Part of these by-laws unless or until satisfied that the provisions of sub-by-law (1) of this by-law have been complied with and that the approval of such of the authorities therein mentioned as may apply to the particular case has been obtained or may issue a Building License or Demolition License subject to compliance with the requirements of those authorities.

By-law 113 substituted. 3. By-law 113 of the principal by-laws is revoked and the following by-law substituted:—

113. Application.—Every builder intending to erect or construct any building or alter, add to, repair or underpin, demolish or remove any building shall before commencing to erect, construct, alter, add to, repair or underpin, demolish or remove that building, make written application to the Council at the Office of the Surveyor for approval by means of Form 1 in the schedule to these by-laws, and deposit with the Surveyor all necessary drawings, specifications, and other information as required by by-law 114 of these by-laws; and the approval of the Council shall be indicated by the issue of a license, as set out in Form 7, 8 or 11 in the schedule to these by-laws, as the case requires.

By-law 117 substituted. 4. By-law 117 of the principal by-laws is revoked and the following by-law substituted:—

117. Commencement of Work.—A builder shall not commence to erect, construct, alter, add to or underpin, demolish or remove any building until the Surveyor has signified his approval to the drawings and specifications of that building by stamping the drawings and specifications with the official stamp showing the number of the application and the date of his approval and by subscribing his signature, and until the builder has obtained a license or special license in the Form 7, 8 or 11 in the schedule to these by-laws, as the case requires, and has paid the prescribed fees assessed by the Surveyor.

By-law 607 amended. 5. By-law 607 of the principal by-laws is amended by adding after sub-by-law (2) the following sub-by-law:—

(3) Notwithstanding the provisions of sub-by-law (1) of this by-law, every external access stairway constructed of iron or steel in a building of Class II Occupancy shall conform to the requirements specified in sub-by-law (3) of by-law 2811 of these by-laws appropriate to stairways of that construction.

By-law 807 substituted. 6. By-law 807 of the principal by-laws is revoked and the following by-law substituted:—

807. Exits from Buildings of Class II and III Occupancy (Flats, Hotels, etc.).—(1) Every room intended for the use of more than 50 persons shall have at least two doorways remote from each other, and each serving as a direct exit or leading to an exit either direct or through another room or rooms through which there is unobstructed egress to an exit.

(2) Every building of two or more storeys shall have alternative exits one of which shall be a fire-isolated stairway, but alternative means of exit may be omitted in a building of two storeys in Type 1 or 2 Construction not exceeding 3,000 square feet in area on any floor served by the single exit if the single exit is a fire-isolated stairway.

(3) Additional means of exit shall be provided where the distance of travel exceeds the limits prescribed by by-law 804 of these by-laws and where more than three stairways are required at least two shall be fire-isolated and where more than six stairways are required at least three shall be fire-isolated.

(4) Notwithstanding the provisions of sub-by-law (2) of this by-law, means of egress shall be provided at a distance not greater than 40 ft. from the end of every corridor and passage.

By-law 905 substituted. 7. By-law 905 of the principal by-laws is revoked and the following by-law substituted:—

905. Separation of Flats.—In every building of Class II Occupancy hereafter constructed (including every existing building hereafter converted to a building of Class II Occupancy) every flat shall be separated from every other flat and from any common entrance hall, stair well, or corridor by—

(a) walls having a fire-resistance rating of three hours;

- (b) floors having a fire-resistance rating of two hours; and
 - (c) doors having a fire-resistance rating of one hour,
- and any of those floors or walls shall comply with the requirements of by-laws 2809 and 2810 of these by-laws.

8. By-law 1221 of the principal by-laws is amended by deleting the figures "10" and "30" appearing in the second and third columns, respectively, of Table 1221, opposite the passage "Theatres and Auditoriums; Dance Halls" in the first column to that Table.

By-law 1221
amended.

9. By-law 1607 of the principal by-laws is revoked and the following by-law substituted:—

By-law 1607
substituted.

1607. Demolition of Buildings.—Any person demolishing or removing any building or part of a building shall ensure that—

- (a) before any demolition work commences, the local health authority has provided a certificate that the building to be demolished has been treated for rat infestation;
- (b) where the building to be demolished comprises more than one storey, the demolition is effected by the complete removal of one storey after another, commencing with the uppermost storey and proceeding with the successive removal of the storeys in descending order;
- (c) no part of an external wall abutting on a street or road is demolished, except during such hours as are permitted by the Surveyor;
- (d) unless otherwise authorised by the Surveyor, any material removed or displaced from the building is not placed upon a floor of the building but is immediately lowered to the ground and thereafter removed from the site, but in no case is loading to be such as to cause a floor to collapse;
- (e) materials removed or displaced from the building are not placed in any street, road or right of way and, before commencing work, as the case requires, are kept sprayed with water so as to prevent any nuisance from dust;
- (f) no materials removed or displaced from the building being demolished or materials left standing are burned on the demolition site;
- (g) the Council is notified of the existence of any septic tank on the demolition site seven days prior to the emptying and filling of the tank;
- (h) any septic tank on the demolition site is emptied and filled with clean sand or removed entirely and that any soak-well, leach drain or similar apparatus is removed or filled with clean sand;
- (i) within seven days of the date of issue of the license, notice of its issue is given to the State Electricity Commission and the Postmaster General's Department of the Commonwealth and arrangements made for disconnection of their respective services;
- (j) where the building being demolished is more than one storey in height, a hoarding and an overhead gantry are provided so as to afford protection to pedestrians;
- (k) a footpath deposit is lodged with the Local Authority to cover the cost of any damage caused to footpaths during the demolition operation, against which the actual cost of repairing any damage will be charged and any unexpended balance refunded to the person taking out the license, and that if the cost of repairs is in excess of the deposit lodged, the amount of the excess is paid on demand to the Local Authority;
- (l) where necessary, a temporary crossing place is constructed over the footpath as specified by the Local Authority; and

- (m) the demolition site is cleared, and left clean and tidy to the satisfaction of the Building Surveyor, within 90 days of the date of issue of the license. .

By-law 1903 amended. 10. Sub-by-law (2) of by-law 1903 is revoked and the following sub-by-law substituted:—

(2) Footings of brick or stone may be substituted for footings of the materials specified in sub-by-law (1) of this by-law, in any building of Type 3 Construction not exceeding one storey in height, erected on foundations of firm, dry sand, but where footings of natural limestone are used—

- (a) every footing shall consist of first grade limestone laid in cement or composition mortar and constructed in accordance with this by-law;
- (b) all trenches for the footings shall be thoroughly saturated with water before any limestone is laid, and in every case the footing shall be taken down to solid virgin soil;
- (c) no footing shall be less than 12 in. below the level of the ground and, where necessary, the footing shall be stepped down for that purpose, and steps in footings shall be 12 in. high and the top stone shall overlap the lower for a distance of at least 12 in.;
- (d) large flat squared through stones 12 in. thick shall be used for bottom and top of the footing and every 4 ft. elsewhere, all laid on a natural bed and no stone used shall be more than 14 in. high;
- (e) to all external walls extending for a distance of 2 ft. 6 in. in each direction from each corner, the footings shall be increased in width to project 5 in. beyond adjacent stonework on both faces;
- (f) sufficient openings shall be left in the footings between rooms at doors and openings so as to provide adequate ventilation under floors; and
- (g) 9 in. x 4½ in. x 3 in. bricks shall be built into the footings to support the ends of every floor bearer. .

By-law 1906 added. 11. Part 19 of the principal by-laws is amended by adding after by-law 1905 the following by-law:—

1906. Site Treatment for Subterranean Termites.—Except as provided elsewhere in these by-laws, the site of every building of Class I, IA, II or III Occupancy that incorporates concrete raft (slab on ground) construction shall be treated, before the commencement of any work, against termites in accordance with S.A.A. Codes CA43—1966 and CA50—1968, being items 25B and 25C, respectively, of the Appendix. .

By-law 2001 substituted. 12. By-law 2001 of the principal by-laws is revoked and the following by-law substituted:—

2001. Materials.—(1) Every building shall be enclosed with external walls of brick, masonry, concrete, reinforced concrete or other hard incombustible material, except as otherwise provided in these by-laws.

(2) Approved plastic wall sheeting may be used in positions where, in the opinion of the Council, its use does not constitute a fire hazard. .

By-law 2203 substituted. 13. By-law 2203 of the principal by-laws is revoked and the following by-law substituted:—

2203. Roof Coverings.—(1) A concrete roof with a fire rating shall, unless otherwise permitted, be covered with mineral asphalt of not less than half an inch in thickness or with two layers of approved bituminous roofing felt and a surface covering of bituminous roofing material or with other approved impervious material.

(2) Every roof not required to have a fire-resistance rating, together with every fiat and gutter forming part of the roof and every turret, dormer, lantern light, skylight, or other erection placed thereon, shall be externally covered with fire-retardant materials as defined for the purpose in by-law 608 (a) of these by-laws, securely fixed to withstand wind loads; except that—

- (a) cornices, and barge boards, of dormers, of not exceeding 12 in. in depth, and the doors, door-frames, windows and sash frames of dormers, turrets, lantern lights, skylights and other erections other than those at the bottom of light courts may be of wood;
- (b) fiat roofs shall be covered externally with sheet metal of a thickness not less than 26 gauge or with two layers of approved felt and a surface covering of bituminous roofing material or with such other materials as may be approved by the Surveyor; and
- (c) approved plastic roof sheeting may be used in positions where, in the opinion of the Council, its use does not constitute a fire hazard.

14. By-law 2504 of the principal by-laws is revoked and the following by-law substituted:—

By-law 2504 substituted.

2504. Ant Stopping and Termite Treatment.—(1) Every wood framed building of Type 5 Construction, including its stumps, sleeper walls, chimneys and piers, shall be adequately ant stopped with non-corrodible sheet metal projecting not less than one inch and turned down at an angle of 45 degrees to the horizontal.

(2) Notwithstanding the provisions of sub-by-law (1) of this by-law, the external and internal walls of every building of Class I, IA, II, III or IV Occupancy that is of Type 5 Construction and incorporates concrete raft (slab on ground) construction shall be protected against termites in accordance with S.A.A. Codes CA43-1966 and CA50-1968, being items 25B and 25C, respectively, of the Appendix.

15. The principal by-laws are amended by adding after by-law 2805 the following by-law:—

By-law 2805A added.

2805A. Additional Accommodation in Class I Dwellings.—(1) Subject to sub-by-law (2) of this by-law, a Council may approve the issue of a building license for the alteration of, or addition to, a dwelling of Class I Occupancy which will result in the provision of two units of self-contained accommodation on the site of the dwelling, if—

- (a) where the additional accommodation is added to the existing dwelling so as to form part of that dwelling—direct internal access is provided from the newly added part of the dwelling to the original part of the dwelling; or
- (b) where the additional accommodation is not itself added to the existing dwelling—
 - (i) there is constructed between the added accommodation and the existing dwelling a connection which will afford protection in all weather conditions to persons passing between the added accommodation and the existing dwelling and which is of such a construction as to be in reasonable conformity with the construction of the buildings which it serves to connect; and
 - (ii) the total area of the added accommodation and the connection between the added accommodation and the existing dwelling does not exceed 400 sq. ft.

(2) A Council shall not approve the issue of a building license pursuant to sub-by-law (1) of this by-law unless—

(a) the Council is satisfied that the additional accommodation for which the building license is sought is intended for occupation by—

(i) a parent of or the parents of the owner of the dwelling, or the spouse of the owner;

(ii) a relative of the owner or of his spouse, and if the additional accommodation is intended for occupation by a relative of the owner or his spouse, the Council considers that, in all the circumstances of the case, the provision of the additional accommodation for the relative is reasonable;

(b) the owner permanently resides in the existing dwelling; and

(c) the Council is furnished with a statement signed by the owner of the dwelling and each parent or relative of the owner or his spouse for whose occupation the additional accommodation is intended, stating that the additional accommodation is intended for use by that parent, those parents or that relative, as the case may be, and for no other purpose.

(3) A person shall not knowingly make, either orally or in writing, a false or misleading statement or representation to a Council or any member or officer of a Council for the purposes of, or in connection with, the seeking or obtaining the approval of the Council of the issue of a building license under this by-law.

(4) The provisions of sub-by-laws (1) and (2) of this by-law apply notwithstanding the provisions of by-law 111 and sub-by-law (1) of by-law 203 of these by-laws.

(5) Subject to sub-by-law (6) of this by-law, a building license shall not be issued for the addition to, or alteration of, a dwelling of Class I Occupancy which will result in the provision on the site on which the dwelling is situated, of two or more units of self-contained accommodation unless the approval of the issue of the building license has been given by the Council under and in accordance with sub-by-laws (1) and (2) of this by-law.

(6) Nothing in this by-law applies to or in relation to the addition to or alteration of a dwelling that is located on a site on which a building of Class II Occupancy may lawfully be erected.

By-law 2811
amended.

16. Sub-by-law (3) of by-law 2811 of the principal by-laws is revoked and the following sub-by-law substituted:—

(3) Any external access stairway to a flat shall—

(a) be constructed of brick, reinforced concrete, iron or steel;

(b) have treads of not less than 10 in. and risers of not more than 7 in.; and

(c) if the stairway is of iron or steel construction, have treads of reinforced concrete, not less than 2 in. in thickness,

and, subject to sub-by-law (2) of by-law 807 of these by-laws, every flat not situated on a ground floor shall have an escape stair or unobstructed access, at all times, to a stairway providing an alternative means of escape.

By-law 3003
amended.

17. By-law 3003 of the principal by-laws is amended by adding after sub-by-law (7) the following sub-by-law:—

(8) Where a lift or lifts are installed in a building exceeding 80 feet in height, the lift installation shall be provided with suitable key-operated control switches so as to enable Fire Brigade officers to take immediate control of the lift installation and thereby isolate any lift from the public.

18. The Schedule to the principal by-laws is amended by deleting Schedule Form 11 and substituting the following form:— Schedule amended.

Form 11.

DEMOLITION LICENSE.

No. DATE 19.....
 GRANTED to (Owner's Name)
 ADDRESS
 CONTRACTOR

The abovenamed is hereby authorised to demolish the building or part of the building situated in Ward, Street, Town Lot Subdivision, particulars of which proposed demolition work are set out in Application No.

This license is issued subject to the Uniform Building By-laws, 1965, and more particularly to the following conditions:—

1. Before any demolition work commences the local health authority shall provide a certificate that the building to be demolished has been treated for rat infestation.
2. Where the building to be demolished comprises more than one storey, the demolition shall be effected by the complete removal of one storey after another, commencing with the uppermost storey and proceeding with the successive removal of the storeys in descending order.
3. No part of an external wall abutting on a street or road shall be demolished, except during such hours as are permitted by the Building Surveyor.
4. Unless otherwise authorised by the Building Surveyor, any material removed or displaced from the building shall not be placed upon a floor of the building but shall be immediately lowered to the ground and thereafter removed from the site, but in no case shall loading be such as to cause a floor to collapse.
5. Materials removed or displaced from the building shall not be placed in any street, road or right of way and, before commencing work, as the case may require, shall be kept sprayed with water to as to prevent any nuisance from dust.
6. Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.
7. Council be notified of the existence of any septic tank(s) on the demolition site seven days prior to the emptying and filling of such tank(s).
8. Any septic tank(s) on demolition site must be emptied and filled with clean sand or removed entirely and any soakwells, leach drains or similar apparatus must be removed or filled with clean sand.
9. Notification, within seven days of date of issue of this license, be given to the State Electricity Commission and Postmaster General's Department and arrangements made for disconnection of these services.
10. Where the building being demolished is more than one storey in height, a hoarding and an overhead gantry shall be provided to protect pedestrians.
11. A footpath deposit shall be lodged with the Local Authority to cover the cost of any damage caused to footpaths during the demolition operation, against which the actual cost of repairing any damage will be charged and any unexpended balance refunded to the person taking out the license. In the event of the cost of repairs being in excess of the deposit lodged, the person holding the license shall, on demand, pay the amount of the excess to the Local Authority.

- 12. Where necessary, the holder of a license shall construct a temporary crossing place over the footpath as specified by the Local Authority.
- 13. Demolition site shall be cleared, and left clean and tidy to the satisfaction of the Building Surveyor within 90 days of the date of issue of this license.
- 14. Fee for this license:
 - Fee for structure of not more than 2 storeys—\$2 per storey.
 - Fee for structure of more than 2 storeys—\$4 per storey.

DATED this day of, 19.....
.....
Building Surveyor.