



Shire of Mt Marshall

— THE SANDALWOOD SHIRE —

BUILDING IN THE SHIRE OF MT MARSHALL

FAQ's - Frequently Asked Questions

NOTE* The WA *Building Services (Registration) Act 2011* does not apply to the Shire of Mt Marshall.

Generally any building work valued at more than \$20 000 requires a registered builder to do the work and building permits are issued to the nominated builder. This is not the case in the Shire of Mt Marshall. However, ALL building work is still required to be built to a minimum standard, being the Building Code of Australia (BCA) and referenced Australian Standards.

What do I have to do if I want to build a farm shed on my farm?

A class 10 building (shed, garage, carport, patio etc) outside of town sites in the Shire of Mt Marshall do not need a building permit.

All building work, regardless of whether a permit is or is not required, needs to be built to comply with the current Building Code of Australia (BCA), and all current Australian Standards.

What do I have to do if I want to add a carport or patio to my house?

A class 10 structure (shed, garage, carport, patio, etc.) is a non-habitable building, and a building permit is required. The exception is a freestanding shed up to 10m², 2.4m high.

What do I have to do if I want to put in a swimming pool?

All swimming pools in town sites need a barrier fence, complying with AS1926.1.

Swimming pools in town sites need a building permit; the barrier fence must be certified as compliant before water is placed in the pool.

Swimming pools not in town sites, do not need a building permit.

ALL swimming pools are registered with the local authority and inspected on a four yearly cycle.

What do I have to do if I want to put an addition on to my house, or build a new house?

A building permit is required for a dwelling, or dwelling addition, in all areas of the Shire of Mt Marshall.

Energy Efficiency provisions apply to all new dwellings and dwelling additions.

Building in bushfire prone areas applies state wide, and the building works may need to comply with a minimum standard to reduce the risk of ember attack on the house.

House that do not have a town sewer connection require an on-site sewer system (usually septic tanks and leach drains) suitable to the size of the dwelling. Contact the Shire Environmental Health Officer (EHO) for details.

What do I have to do if I want to carry out renovations to my house?

Where a renovation does not involve structural elements, the works are exempt from needing a permit.

Typically if you want to refit your bathroom or replace the kitchen cupboards, so long as walls are not being removed, then the works are considered non-structural, and is exempt from requiring a building permit.

What do I have to do if I want to carry out building work on a commercial building?

A commercial building is often used to refer to buildings that are not what we consider a single house or shed, carport, patio, etc. The building Code of Australia (BCA) refers to Classes of buildings, and Class 2-9 buildings are shops, warehouses, food premises, banks, clubs hotels, aged care accommodation etc. ALL Class 2-9 buildings need a building approval to do any works.

How do I go about applying for a building permit?

The WA Building Commission, established in 2011, has ALL building forms and information relative to anywhere in the state. The registry of builders and building surveyors is also available on their site, as well as guides to all manner of things related to building in WA. <http://www.commerce.wa.gov.au/building-commission>

How much will it cost?

Fees are set by State Government legislation. All permit authorities (Shires) charge the same fees. Current (2016) minimum fee for a simple permit is \$157.65. Fees are based on the value of the works. Contact your Shire office for specific details regarding fees.

Do I need planning approval as well as building approval?

The answer is sometimes. The *Town Planning Act*, and the *Building Act*, are two different things. Planning deals with land and the use of the land; building is about structures – health and safety.

There are times when you will need to deal with both bits of legislation. Generally single houses and outbuildings don't need planning approval if the proposal meets the minimum requirements of the local planning scheme (LPS).

Do these rules apply to all my neighbouring Shires?

Not necessarily. Historically, different rules applied to different areas, and, as of 2016, that is still the case.

If you own land in a neighbouring Shire, you will need to contact that Shire and find out what is applicable in that Local Government. At some time in the future all areas of the State will become the same, but for now – don't assume, - contact the relevant local Shire and ask for correct information.