

**Precautions before and during demolition,  
as required by the Relevant Building Surveyor,  
Michael Shaw of Red Textas P/L – Building Surveyors**

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1. The demolition shall not be commenced until precautionary measures have been inspected and approved.
2. Before demolition is commenced and also during the progress of such work: all electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works, shall be disconnected.
3. During the progress of demolition, the work shall be under the continuous supervision of the demolisher or of an experienced foreman.
4. Unless otherwise expressly approved demolition shall be executed storey by storey commencing at the roof and working downwards.
5. All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.
6. Where asbestos materials are present on site and are to be removed, the contractor shall, prior to the commencement of any works, notify the Health and Safety Organisation to ensure appropriate procedures are followed in the removal of all asbestos. Any asbestos present on the site should be removed in accordance with the *Asbestos Regulations 1992* by an approved asbestos removalist registered by the Health and Safety Organisation.
7. When Demolition site adjoins a street or public walkway, a 2.4 metre high solid boarding shall be erected on the street boundary unless the building is set back at least twice its height from the street boundary. Notices displaying the words “DANGER: DEMOLITION WORKS IN PROGRESS” or similar are to be fixed to the boarding.
8. When the site adjoins a footpath or public thoroughfare, the footpath shall be covered by an overhead protective cover unless the vertical height above the footpath is less than 4 metres or the ratio of vertical height above the footpath level to the horizontal from the street boundary is less than 2. (It should be noted that *Regulation 5.3(4)* requires the consent and report of the Relevant Council be obtained before a building permit is issued which requires the erection of safety precautions over the road reserve).
9. Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure and such material shall be so piled or stacked that it will not endanger workmen or other persons, and shall be removed as soon as practicable from the site unless otherwise authorised by the Building Surveyor.
10. Dust creating material, unless thoroughly dampened, shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes.

11. Chutes shall be completely enclosed and a danger sign shall be placed at the discharge end of every chute.
12. No part of any external wall on or within 3 meters of a street alignment shall be pulled down except during such hours as the Building Surveyor may direct.
13. No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or otherwise become dangerous.
14. Protective outriggers shall be installed where necessary to guard against danger to life or property or when required by the Building Surveyor.
15. Upon completion of the work, notification shall be given to the Building Surveyor that the work has been completed satisfactorily.
16. No bulk excavation or leveling of the site forms part of this demolition permit.
17. Building permit for demolition must be displayed on site at all times during work.
18. No work is permitted to be carried out from the neighboring property, unless consent obtained prior and that of the building surveyor is also obtained.
19. Buildings located close to the boundary are to be reduced by hand. The demolisher must not carry out protection work (or work on common building elements) without the approval of the building surveyor.
20. The demolisher will insist on sighting, from the owner, any council permits for the removal of large or significant trees on the site.
21. Tree roots located close to the boundary must be cut back totally prior to their removal.
22. Traffic conditions must be strictly maintained during demolition works. This usually requires a workman to regulate traffic on the road at times of vehicle movement to ensure safety.
23. Demolisher to contact relevant Council for footpath & crossing & bin permits prior to work commencement .

Project address: .....

Description of work: .....

Demolisher's signature: .....

Date: .....

Notes:

- Site security at street alignment will be of paramount importance
- Site will be securely fenced during the evening, where work is incomplete.
- Hoardings are required on busy (main) roads.

**General Notes for Demolition of Residential Buildings**

- All materials and work practices shall comply with, but not limited to, the Building Interim Regulations 2017, the Building code of Australia and all relevant current Australian standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.
- Precautions must be taken before and during demolition in accordance with AS 2601-2001: Demolition of Structures.
- During the progress of the demolition the works shall be under the continuous supervision of the Demolisher or of an experienced foreman, and demolition shall be executed storey by storey commencing at the roof and working downwards.
- The demolition must not be commenced until the precautionary measures have been inspected and approved by the Relevant Building Surveyor.
- The Demolisher shall construct a temporary crossing placed over the footpath, as required by the Council.
- No part of any external wall on or within 3.00m of a street alignment may be pulled down, except during the hours that the Relevant Building Surveyor directs.
- Protective outriggers, fences, awnings, hoardings, barricades and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Building Surveyor.
- Dust creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.
- Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure, and such material shall not be so piled or stacked that it will endanger workmen or other persons, and shall be removed as soon as practicable from the site.
- No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or otherwise become dangerous.
- Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus which are liable to be a source of danger – other than cable or apparatus used for the demolition works – shall be disconnection.
- Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed Electrical Contractor shall satisfy the Relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated.
- The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services and the like.
- The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site.
- Any septic tank(s) on the demolition site shall be emptied and filled with clean sand, or removed entirely, and any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.
- All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.