

PRECAUTIONS BEFORE AND DURING DEMOLITION / REMOVAL

Precautions before and during demolition shall be as follows:

1. Precautions must be taken before and during demolition in accordance with AS2601-2001, 'The Demolition of Structures'.
2. The demolition shall not be commenced until precautionary measures have been inspected and approved. It is advisable to inform adjoining neighbours prior to the demolition so that they may close windows or take other measures.
3. 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.
4. During the progress of demolition, the work shall be under the continuous supervision of the demolisher or of an experienced foreman.
5. Unless otherwise expressly approved, demolition shall be executed storey by storey commencing at the roof and working downward.
6. 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.
7. Any asbestos present on the site should be removed in accordance with the Occupational Health and Safety (Asbestos) Regulations 2003 by an approved asbestos removalist registered by the Victorian Work Cover Authority.
8. When the demolition site adjoins a street or public walkway, a 2.4 metre high solid hoarding shall be erected on the street boundary unless the building is setback at least twice its height from the street boundary, in which case a security fence having a minimum height of 1.5 metres may be utilised. Notices lettered in accordance with AS1319, displaying the words **"WARNING DEMOLITION IN PROGRESS"** to be fixed to the hoarding or security fence.
9. When the site adjoins a footpath or public thoroughfare in addition to hoarding required by Clause 1.5.1.5 of AS2601-2001, the footpath shall be covered by an overhead protective structure unless the vertical height above the footpath is less than four metres or the least horizontal distance between footpath and the nearest part of the structure is greater than half the height of the structure. (It should be noted that Regulation 604(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).
10. 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.
11. 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.
12. Chutes shall be completely enclosed and a danger sign shall be placed at the discharge end of every chute.
13. No part of any external wall on or within three metres of a street alignment shall be pulled down except during the hours of 7.00am-6.00pm M-F or 9.00am-6.00pm weekends and public holidays, unless directed by the Building Surveyor.
14. 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.
15. Protective outriggers shall be installed where necessary to guard against danger to life or property or when required by the Building Surveyor.
16. Upon completion of the work, notification shall be given to the Building Surveyor that the work has been completed satisfactorily.
17. No bulk excavation or levelling of the site forms part of this demolition permit.

If there are any queries please contact Monash Building Surveying on 9518 3476 or 9518 3479.