



Guide to lodging an uncertified building permit application (form BA2)

If you lodge an incomplete application to the permit authority, it can be refused and you may lose your fees.

These notes are to assist you to complete an uncertified building permit application form. Further details about the new building approval process are in ‘*The New Building Approval System: A Guide to the Building Act 2011*’. A copy of this publication is available on the Building Commission’s website www.buildingcommission.wa.gov.au.

There are two types of building permit applications – certified and uncertified

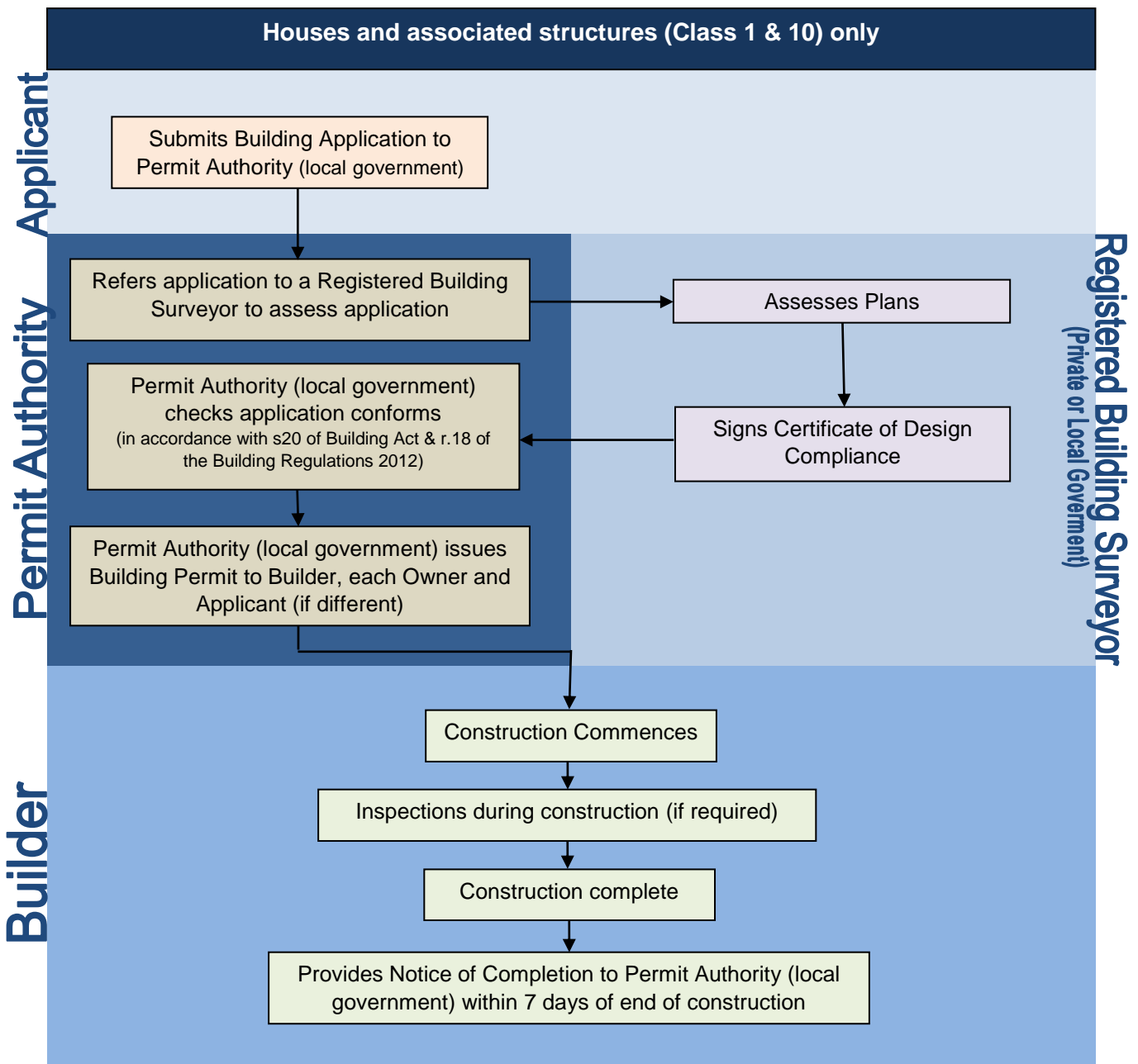
The new system brings many changes to the building approval system. The key changes are:

Old system	New system
Building Licence	Building Permit
Local Government	Permit Authority (usually the local government area)
Building Licence application	Uncertified or Certified Building Permit Application
Approving building standards at local government	Approving building standards at local government or by a private certifier via a Certificate of Design Compliance
Certificate of classification	Occupancy Permit
Strata (Form 7)	Occupancy Permit - Strata
Building surveyor at local government	Building surveyor at local government or private practice.
No set timeframes	Uncertified applications must be decided within 25 working days.
Application forms from each local government	Standard application forms from the Building Commission only

What's the difference between an uncertified and a certified application?

An uncertified application is lodged with the permit authority, and they arrange for the building standards to be approved internally. Uncertified applications can only be used for houses and associated structures, such as fences, sheds and pools (Class 1a & 10 buildings). Certified applications have the building standards certified before lodgment. Applications can be lodged either in hard copy or soft (electronic) copy, and must use the standard Building Commission form, or the electronic/online system where provided by the local government.

The process for uncertified building permit applications



Filling out the application form

This section assists you in filling out the application form.

The standard Building Commission application forms will be the only forms local governments can use, unless they have an online or electronic system, where the system mirrors the fields on the application forms.

To successfully fill out an uncertified application form you will need to know, or have:

Question/Item	Explanation
Permit Authority	The Permit Authority will, in most case, be the local government where the building is built.
1. Property this application relates to	
Property street address	This is where you put the property address details of the building being built.
Local government area (if different from permit authority area)	Sometimes a permit authority can be different from the local government area.
Is the lot vacant?	Generally for most houses, the lot is vacant, but there may be a building still on site that needs demolishing.
2. Details of building work	
Project name (if any)	This will be is mainly for large projects. If the building has no Project name then leave this field blank.
Description of the building(s) and building work	A short description of what is to be built. Can be as simple as 'house' or 'shed'.
Main use of building(s)	This will generally be the same as in the previous question, but it is important to fill this out, especially when there is a difference.
Building Code of Australia (BCA) Class of the building/s	Tick the relevant box
Nature of building work	Tick the relevant box. The <i>Relocation to/from this property</i> boxes are for transportable buildings.
Type of structure	Tick relevant box. A building is attached if it shares a significant wall with another building.
Number of residential dwellings to be created	The number of individual homes to be built. A single detached home would be '1', a unit development of 4 units would be '4'.
Number of storeys of the highest building	For most homes this will be '1' or '2'. Storeys include any basement/car park, bound by an external wall.
Estimated value of building work (inc.GST)	This is generally the contract price (which should include all the relevant components of the building work), including GST. If there is no contract the value is the total cost of all the component parts of the building work (inc. GST). If the application is for variations during construction, then refer to the Building Regulations 2012, schedule 1, clause 2(2).
Floor area to be created	This is the total floor area of all storeys in meters squared, including any basement/car park, bound by external walls.
Site/lot area	Size of land parcel, defined by property boundaries or on the Certificate of Title.
What are the main materials used in the building work?	Please tick the relevant box/s.

Will the building work be government owned	Tick yes if a government organisation will own the building upon completion of the building work.
Is this application for a stage of a multi-stage building project?	Tick yes if a permit application was, or will be, required for other stages of the project.
3. Owner details	
Owners details	<p>An owner in relation to freehold land is defined as someone who is the registered proprietor of the land, or the State, or a person who has either:</p> <ul style="list-style-type: none"> • a leasehold interest, that allows them to undertake building work, • An interest as purchaser under a contract, • A freehold interest in the land, <p>EACH owner of the land must sign the application form. This is to ensure that all owners know what is happening to their land. Owners can authorise someone else to sign on their behalf. The person who is authorised to sign on behalf of the owner must provide evidence of the legal authorisation.</p>
4. Building Contractor details	
Building contractor details	The person responsible for the building work must sign here, for example, the builder. If the builder is a corporation then an officer or agent can sign. Owner-builders must attach their approval from the Building Services Board.
5. Applicant details	
Applicant details	The applicant can be anyone, most likely the builder or owner. If they are the owner or builder, they don't need to fill in their details again.
6. Statement	
<p>1. All prescribed information is provided</p> <p>2. In accordance with s.20 of the <i>Building Act 2011</i>, and regulation 18 of the <i>Building Regulations 2012</i>;</p> <ul style="list-style-type: none"> ○ All prescribed authorities have been obtained, and have been or are being complied with; and ○ All prescribed notifications have been given. <p>3. If the proposed building work will encroach on other land, all consents or court orders have been obtained</p> <p>4. If the proposed building work will adversely affect other land, all consents or court orders have been obtained.</p> <p>5. If the proposed building work includes alternative solutions to building standards, details need to be provided with this application.</p>	<p>1. This is everything in this checklist relevant to the application.</p> <p>2. All authorities and notifications are listed in the checklist below. Only the notifications need to be obtained for an uncertified application. However, your application will be dealt with faster if you can obtain the authorities as well. Evidence of any authorisations and required notifications must accompany the application.</p> <p>3. Evidence must be provided. Tick relevant box. Further information in checklist</p> <p>4. Evidence must be provided. Tick relevant box. Further information in checklist.</p> <p>5. This information needs to be obtained from the builder/designer. An 'alternative solution' is a part of the Building Code which allows a different solution to a building requirement than one set out in the Code. Details of any alternative solutions, and the section of the Building Code that is being deviated from, needs to be provided This can be done in the form of a list or alternative solutions can be shown on the plans and specifications. If there are too many to list on the form, attach a separate sheet.</p>

Checklist

The follow needs to accompany an uncertified building permit application.

Tick	Item	Explanation
<input type="checkbox"/>	Heritage notifications	<p>Only those notifications relevant to the application need to be obtained.</p> <p>Notification must be given to the Heritage Council of Western Australia that includes the name, address and contact number of the applicant and name of the permit authority to which the application is made, if the place the application relates to:</p> <ul style="list-style-type: none"> ○ a Heritage Agreement (under <i>Heritage Act</i> s.29); ○ Is entered in the Register of Heritage Places (established under the <i>Heritage Act</i> s46); ○ Is subject to a Conservation Order (under <i>Heritage Act</i> s.59); ○ Is subject to an Order in Council (under <i>Heritage Act</i> s80).
<input type="checkbox"/>	Water Services notifications	<p>The notifications under the following laws:</p> <ul style="list-style-type: none"> ○ The <i>Country Areas Water Supply Act 1947</i>, s.43A; ○ The <i>Country Towns Sewerage Act 1948</i>, s.41A; ○ The <i>Metropolitan Water Supply, Sewerage, and Drainage Act 1909</i>, s.148.
<input type="checkbox"/>	All prescribed authorities have been obtained	<p>For uncertified applications, obtaining these approvals is not necessary. However, gaining the authorities below (relevant to your application) before you lodge your application will mean that it can be dealt with much faster.</p> <ul style="list-style-type: none"> ● If the building work is defined as ‘development’ under s.4 of the <i>Planning and Development Act 2005</i> each relevant approval under the Act; ● If the building work involves construction, alteration or extension of an aquatic facility (under regulation 4 of the Health (Aquatic Facilities) Regulations 2007), an approval given under Part 2 Division 1 of those regulations; ● If the building work involves the construction or installation of any apparatus for the treatment of sewerage (defined in <i>Health Act 1911</i> s.3(1)), the approvals required under s.107(2) of that Act; ● An approval required under regulation 12(2) of the Local Government (Uniform Local Provisions) Regulations 1996 – crossings from public to private land; ● If the work is near/over a sewer or water main, the consent(s) required under the following laws: <ul style="list-style-type: none"> ○ The <i>Country Areas Water Supply Act 1947</i>, s.43B;

	<ul style="list-style-type: none"> ○ The <i>Country Towns Sewerage Act 1948</i>, s.42; ○ The <i>Metropolitan Water Supply, Sewerage, and Drainage Act 1909</i>, s.50A(1) or 66(1)
<input type="checkbox"/>	<p>Consent/court order for encroachments and/or Consent/court order for work adversely affecting other land</p> <p>If the plans show that part of a building or structure will be placed into, onto or over land beyond the boundaries of the work area; or land beyond the boundaries of the work area will be adversely affected, a consent form or court order must accompany the application. For further information please see '<i>Work Affecting Other Land</i>' brochure. This should be organised before the application is filled out and lodged.</p>
<input type="checkbox"/>	<p>Evidence of housing indemnity insurance/s</p> <p>Any form of official evidence the permit authority (local government) will accept.</p>
<input type="checkbox"/>	<p>Evidence of payment of BCITF (CTF) levy</p> <p>Proof of payment needs to accompany the application. Proof may be:</p> <ul style="list-style-type: none"> • The applicant's cheque • Copy of a credit card receipt • Evidence of electronic funds transfer
<input type="checkbox"/>	<p>Building Services Levy</p> <p>Replaces BRB fee - 0.09% of estimated construction value, paid to the permit authority.</p>
<input type="checkbox"/>	<p>Building Permit Fee</p> <p>Fees that are required by the permit authority (local government).</p>
<input type="checkbox"/>	<p>2x copies of final plans (working drawings) and specifications</p> <p>Please check with the permit authority (local government) for details.</p>
<input type="checkbox"/>	<p>The requirements of the relevant local government building permit checklist have been met.</p> <p>Please contact the relevant permit authority (local government) for their checklist.</p>