

OVERVIEW

The purpose of this Safety Practice is to ensure safe demolition works are practiced in accordance with WA Legislation and Australian Standards.

RESPONSIBILITIES

Management	Provide resources to ensure demolition work complies with legislative and company requirements.
Project Manager / Supervisor	Ensure demolition is planned, approved, supervised and carried out in accordance with the Demolition Work Plan.
Competent Person	Develop the Demolition Work Plan and provide technical advice and supervision as required.
Workers	Follow the Demolition Work Plan, use required PPE, and report hazards, incidents and unsafe conditions.

1. LICENSING

Guidance:

A licence is required in Western Australia for certain types of demolition works. Only a licence holder or an employee of a licence holder may carry out this type of work.

There are two types of licence (Class1 and 2):

Class 1: in relation to demolition work, means demolition work of any of the following kinds —

- work comprising the total demolition of a building or structure that is 10 metres or more in height when measured from the lowest ground level of the building or structure to the highest part of the building or structure;
- work comprising the partial demolition of a building or structure that is 10 metres or more in height when measured from the lowest ground level of the building or structure to the highest part of the building or structure; and affecting the structural integrity of the building or structure;
- work comprising the total or partial demolition of a building or structure; and involving the use of load shifting equipment on a suspended floor;
- work comprising the total or partial demolition of pre tensioned or post tensioned structural components of a building or structure;
- work comprising the total or partial demolition of a building or structure containing precast concrete elements erected by the tilt up method of construction;
- work involving the removal of key structural members of a building or structure so that the whole or a part of the building or structure collapses;
- work done to a building or structure involving explosives;
- work comprising the demolition or partial demolition of a building or structure that involves the use of a tower crane or any crane with a safe working load greater than 100 tonnes;
- work involving the removal of an area of brittle or fragile roofing material in excess of 200 m² from a building or structure if any part of the area to be removed is 10 metres or more above the lowest ground level of the building or structure.

Class 2: in relation to demolition work, means demolition work comprising the total or partial demolition of a building or structure that is less than 10 metres in height when measured from the lowest ground level of the building or structure to the highest part of the building or structure but does not include —

- the total or partial demolition of a single storey dwelling; or
- work of a kind referred to in paragraphs (3), (4), (5), (6), (7), or (8) of the definition of class 1;

Single story dwellings can be demolished without holding a demolition licence.

2. TRAINING

Guidance:

All persons carrying out demolition work or entering a demolition area / zone, must have been trained in safe methods of demolition by a Registered Training Organisation (RTO) registered by the Western Australian Training Accreditation Council (TAC).

A record of the training provided to each person who carries out demolition work, is kept for a minimum period of five (5) years and shall be recorded on the [811 - Mandatory Training Requirements.xlsx](#)

Personnel whom are not in possession of 'safe methods of demolition' qualification shall not be permitted to enter any demolition area / zone.

3. INVESTIGATION

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Guidance:

The investigation of the structure and of the site shall be carried out by a competent person. Opinions of other competent persons such as a structural engineer shall be sought as required.

The results of the investigations shall be recorded, and the records kept for inspection as required. Where appropriate, relevant records shall be included with the work plan to substantiate the choice or safety of a particular sequence, method, or technique of demolition.

Investigation of Structure

An investigation of the structure shall include but not be limited to identification and confirmation of the following:

- The materials of construction and, in particular, the location, nature and extent of hazardous substances, to be carried out by a competent person.
- The type of structural system and the sequence of construction.
- The elements and members essential for maintaining stability, against vertical and horizontal loads, of the structure as a whole and of individual portions or members.
- The type, extent and status of services (e.g. electrical, gas, mechanical, plumbing and drainage) contained within the structure and in particular those that are to be maintained during demolition.
- The condition of the structure and its fittings and fixtures with regard to their state of disrepair or deterioration.
- Any other details of the structure regarding its strength, construction or contents which will influence the selection of demolition procedures given in the work plan.

An investigation of the site shall include, but not be limited to, identification of the following:

- The type, location, extent and status of any underground service conduits, cables, or pipework particularly those which are to be retained in service during or after demolition.
- The location and extent of any underground structures such as basements, cellars, or storage tanks, all of which may be defined as confined spaces.
- The nature and extent of any retaining structures that support adjoining ground or buildings.
- The location and extent of any concentrations (dumps) of noxious, toxic, or other hazardous substances.
- The location and extent of any above-ground services, e.g. overhead powerlines.
- The general condition of land and structures on adjoining sites, adjoining sites, footpaths and public spaces, particularly where these are close to or on the boundaries of the demolition site.

4. PLANNING

Guidance:

Demolition works are extremely dangerous and shall not proceed until a demolition work plan has been developed by a “competent person” and determined suitable for the works to be carried out.

The demolition work plan must identify hazards and assigns risks and controls to each identified hazard. The plan must also consider the following items;

- Building structure and materials to be considered prior to starting the demolition.
- Location of services has been identified and documented and the relevant services have been disconnected or made safe by a suitable qualified person prior to demolition.
- There are controls in place to prevent falls from height, including appropriately fixed covers and guards on openings and penetrations.
- There are appropriate protective structures in place to prevent falling objects.
- Development approval has been granted and approval has been granted from the owner to proceed.
- An appropriate demolition license is held by the persons to carry out demolition works prior to commencement.
- The client has provided a building report of any contained asbestos materials or contaminated waste.
- Must identify, assess and control all risks relating to the disturbance of removal of asbestos in accordance with the relevant legislation and state requirements.
- Controls are in place to prevent inadvertent asbestos contact with members of the public and other workers in the vicinity.
- Existing plans (if available) to identify structural systems, if plans are not available consult with a structural engineer.
- Identifies the plant and equipment to be used and a risk assessment of the individual plant items in place.
- Identifies safe means of access and egress to the site and from adjoining building and areas such as common use parks.

Identifies any possible environmental impacts resulting from the demolition.

5. NOTIFICATION

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DEMOLITION - SAFETY PRACTICE

The Project Manager or Contract Administrator shall be responsible for notifying Worksafe of the intention to carry out Class 1 or Class 2 demolition work at least 5 working days before the work is intended to begin.

6. SETTING UP WORK AREA

Guidance:

A copy of AS 2601, Demolition Work Plan, Worksafe Notification of Demolition Work Form and Demolition Licence shall be located at every demolition site while demolition work is being carried out, except where the item to be demolished is a fence or wall less than 1.8 metres in height or a building or structure less than 2 metres in height.

People walking or driving past any demolition work shall be protected from falling objects, projections, dust, noise, mechanical plant, including trucks entering and leaving the site, and welding and cutting sparks, at all times while work is in progress. Safety of the public shall be maintained by providing street closures, hoardings, scaffolding and other types of overhead protection, either singly or in combination in accordance with the Demolition Work Plan.

An exclusion zone shall be established preventing access by unauthorised personnel and Demolition Warning signage shall be erected around the demolition work area.

Undue noise during extended working hours shall be avoided. Throughout the demolition operations, safety shall be maintained in public places adjoining the site.

Notices lettered in accordance with AS 1319 and displaying the words 'WARNING DEMOLITION IN PROGRESS', or a similar message, shall be fixed to the fencing at appropriate places to warn the public.

7. HEALTH HAZARDS

Guidance:

Manual Handling

Manual handling tasks shall be assessed and where possible mechanical means utilised instead. Where it is not possible to use mechanical means other control measures such as team lifts, job rotation and correct lifting techniques shall be employed.

All manual handling will be assessed and controlled in accordance with [90.02.08 Manual Handling Practice](#).

Noise

If a person/worker is exposed to the following noise levels, Perkins Builders shall ensure that appropriate control measures are taken:

- In excess of an 8-hour noise level equivalent of 85 dBA, or
- A peak of more than 140 dBc.

Control measures shall be, as far as is practicable, through the progressive implementation of one or more of the following measures:

- Substitution– swapping to a hazard or source with a lower risk level.
- Isolation– removing the hazard from the person or the person from the hazard.
- Minimising by engineering means– physically altering the work environment.
- Minimising by administrative means– designing jobs to reduce workers' exposures.
- Use of personal protective equipment (PPE)– using devices to protect the hearing of workers.

Hazardous Substances

Where hazardous substances have been recorded during investigation or subsequently uncovered, all site personnel shall be immediately informed of their presence and appropriate control measures implemented.

Additional measures for public safety shall be implemented. No demolition shall proceed in the immediate vicinity until the risks have been assessed by a competent person. Work may only proceed if it is deemed safe to do so or if the hazardous substances have been removed safely.

Upon discovery of Asbestos, all works shall cease until the asbestos is removed.

Hazardous substances, including asbestos, shall be removed only by competent persons. Refer to [Asbestos Removal Management Practice \(90.02.19\)](#).

8. PPE

Guidance:

While on the site, every worker and every visitor shall wear a safety helmet, highly visible clothing and safety footwear.

Also, every worker shall wear protective clothing and where appropriate, the following protective equipment:

- Eye protectors.
- Respirators
- Hearing protection.

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- Industrial safety gloves
- Industrial safety belts or harnesses

9. FIRE PROTECTION

Guidance:

A fire hydrant service or a fire hose reel service that is in a building shall be available at all times during the demolition of the building, so that all remaining storeys not under demolition are served, unless an alternative system is provided. Access to the fire protection service, including any booster fitting, shall be maintained at all times and where the existing fire protection service is not available during demolition, a fire main, or dry riser shall be provided for multistorey buildings.

Portable fire extinguishers shall be maintained in an operable condition at all times in working areas and areas not protected by other fire services.

10. ELECTRICAL SAFETY

Guidance:

Identification of all live electrical installation shall occur before demolition commences. All applicable installations should be de-energised and isolated by a qualified electrician. LOTO procedures should be used.

Temporary electrical installations that supply electricity to appliances and equipment used for the execution of the demolition works shall comply with AS/NZS 3012:2010 and any additional requirements of the electrical supply authority.

11. DUST

Guidance:

Where there is a danger of an accumulation of dust into the environment, it shall be controlled. This may involve vacuuming or hosing down. Dust generated during stripping, or during the breaking down of the building fabric to removable sized pieces, shall be kept damp until it is removed from the site or can be otherwise contained. The use of excess water for this purpose shall be avoided.

12. PLANT AND EQUIPMENT

Guidance:

All plant and equipment used on the demolition site shall be;

- operated by a competent person;
- used and maintained as recommended by the equipment's supplier and/or manufacturer; and
- in the case of load shifting equipment, and the like, used in the demolition process, provided with overhead protective structures for Falling Objects Protection Systems (FOPS).

All plant and equipment will be inspected daily before use and maintenance carried out regularly or as per Statutory requirements. See [Procedure 50 Plant and Equipment Maintenance](#) for Maintenance Schedule.

13. DEMOLITION METHODS – SEQUENTIAL METHODS

Guidance:

Generally, structures shall be demolished in the reverse order to that of their construction. The order of demolition for buildings shall be progressive, storey by storey, having proper regard to the type of construction, and retaining the stability of the structure.

Manual Demolition

Personnel shall be permitted to work only from a safe work area or from a safe access system. Where concrete members are being demolished manually, the reinforcement shall not be cut while breaking out of the concrete is in progress.

During the progressive removal of individual rafters or trusses from a pitched roof, sufficient purlins and bracing shall be retained to ensure stability of the remaining roof rafters or trusses. Where necessary to maintain stability, temporary bracing shall be added. Particular care shall be taken to provide safety measures against personnel falling through or off the roof.

Load Shifting Equipment

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DEMOLITION - SAFETY PRACTICE

Where demolition is carried out by load-shifting equipment operating from ground level, induced collapse conditions shall apply. In addition, care shall be taken to minimize the risk of the equipment tilting by ensuring that it is operated from firm, stable ground. Load-shifting equipment, shall not be operated on a suspended floor unless —

- the type, size, weight and usage of the particular piece of equipment has been specified in the work plan;
- It has been demonstrated by calculations based on principles of structural engineering that the floor is capable of sustaining the static and operating load of the equipment including attachments plus demolished materials, without excessive deformation or collapse.
- it is moved between suspended floor slabs by appropriate hoist equipment; or a fabricated ramp designed by a practising structural engineer, detailed and certified in the work plan and supported by the principles of structural engineering.

Effective communication shall be maintained between the equipment operator and the demolition supervisor while the equipment is operating.

14. DEMOLITION METHODS – INDUCED COLLAPSE METHODS

Guidance:

Induced collapse methods of demolition shall not be used unless they can be controlled and

- There is sufficient clear space in the direction of the collapse to ensure that collapsing materials will fall and remain within the confines of the site; and
- The area onto which the collapsing materials are likely to fall is —
 - Capable of withstanding the impact of the falling materials; and
 - Kept clear of all persons at the commencement of and during the collapse.

15. RECORDS

Guidance:

A record of all demolition work including:

- (a) the name of the 'competent person' who directly supervised the demolition work for each job; and
- (b) a copy of the Work Plan developed by the 'competent person' for each job are kept for a minimum period of five (5) years.

A record of the names of the persons carrying out demolition work for each job is kept for a minimum period of five (5) years.

LINK TO SUPPORTING DOCUMENTS

- [811 - Mandatory Training Requirements.xlsx](#)
- [90.02.08 Manual Handling Practice.](#)
- [Asbestos Removal Management Practice \(90.02.19\).](#)
- [Procedure 50 Plant and Equipment Maintenance](#)

REFERENCES

- Workplace Health and Safety Act 2020
- Workplace Health and Safety (General) Regulations 2022
- AS2601:2025 – Demolition of Structures
- AS3012:2019-Electrical installations – Construction and Demolition Sites
- Code of Practice – Demolition Work