

Guidance for builders



Do I need to be a registered building contractor?

When carrying out 'builder work' for another person, in most parts of Western Australia, registration as a building contractor is required.

What is 'builder work'?

'Builder work' is building work:

- for which a building permit is required;
- is of a value of either:
 - \$50,000 or more if the work relates to a Class 10a building; or
 - \$20,000 or more for other types of building work; and
- is carried out in the prescribed area of the State.

There are a number of exemptions to the above (refer to the following pages).

What is a Class10a building?

A Class 10a building is defined in [Volumes One](#) and [Two](#) of the [National Construction Code](#) as a non-habitable building including a private garage, carport, shed or the like

Refer to your building surveyor or relevant local government permit authority to determine the correct building classification.

When is a building permit required?

A building permit is generally required for building work that includes:

- the construction, erection, assembly or placement of a building or an incidental structure;
- the renovation, alteration, extension, improvement or repair of a building or an incidental structure;
- the assembly, reassembly or securing of a relocated building or a relocated incidental structure; or
- the changing of ground levels and site works associated with one of the above points.

Building permits are granted by local government permit authorities in the area in which the proposed building work is to be carried out. To determine whether a building permit is required you must seek advice from the relevant local government permit authority.

What is the prescribed area of the state?

The area prescribed encompasses 122 of WA's local governments. In some areas of low population only major town sites are included. Further information is available on the [Building and Energy legislative framework](#) webpage.

Checklist

1. Do I need a building permit?

☐ Yes ☐ No

(Confirm with the local government permit authority)

2. Is the value of work either:

- \$50,000 or more if the work relates to a Class 10a building; or
- \$20,000 or more for other types of building work?

☐ Yes ☐ No

3. Is the work being carried out within the prescribed area of the State?

☐ Yes ☐ No

If you answered 'no' to any of the previous questions, registration as a building contractor is NOT required. If you answered 'yes' to all of the above questions, registration as a building contractor is required, unless the work is exempt.

Exemptions – where registration is not required

Registration is not required if you are an employee or subcontractor of a registered building contractor that is supervising the work, and the registered building contractor is named as the builder on the building permit.

Registration is not required by a public authority or an officer or employee of a public authority who as part of their duties supervises builder work.

Registration is not required for the following types of building work:

- Construction of a farm building of a permanent nature on land used primarily for agricultural purposes and where the building itself is to be used for agricultural purposes.
- Production of a prefabricated or transportable building in a manufacturing yard.
- Formation of a parking area.
- Formation of outdoor sporting surfaces including associated fencing and lighting.
- Construction of walkways, viewing and gathering platforms which do not form part of another building.
- Construction of a water tank that is not incorporated into the structure of another building.
- Construction of an incidental structure which is a structure attached to, or incidental to, a building including a:
 - chimney;
 - mast;
 - swimming pool;
 - fence;
 - free standing wall;
 - retaining wall;
 - permanent protection structure; or
 - part of a structure.
- Installation of fire sprinklers, free standing partitioning, safety systems, timber decking or glazing.
- Cabinet making and installation.
- Joinery (second fixing) work.
- Owner-builder work the subject of an owner-builder approval granted by the Building Services Board.

For information about owner-builder approval please see the Building and Energy [Becoming an owner-builder](#) fact sheet.

How to register as a building contractor – where registration is required

Information about how to register as a building contractor can be found on our website: www.wa.gov.au/government/multi-step-guides/builders-registration/building-contractor-registration-new.

References

- [Building and Energy legislative framework](#)
- [National Construction Code](#)
- [Becoming an owner-builder](#) fact sheet

Department of Local Government, Industry Regulation and Safety

www.lgirs.wa.gov.au

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Disclaimer: The information contained in this fact sheet is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

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