

Building Inspection Policy

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Classification	Council Policy
Responsible Officer	Group Manager Planning, Environment & Regulatory
Relevant Legislation	Development Act 1993 Planning, Development and Infrastructure Act 2016
Related Policies	Development Enforcement and Compliance Policy
Related Corporate Documents	Building and Swimming Pool Inspection Policy
Associated Forms	N/A
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1. Introduction

1.1. This policy seeks to monitor the standard of construction work within the Town of Walkerville's area and sets out Council's policy on the inspection of buildings and structures associated with development assessment activities in accordance with the *Development Act 1993* and the National Construction Code (formerly the Building Code of Australia).

2. Scope

2.1. This policy is limited to the requirements of the *Development Act 1993* and the Building Code.

2.2. The requirements under the *Planning, Development and Infrastructure Act 2016* are administered separately by the relevant Practice Directions issued in accordance with section 42 of that Act.

3. Definition

Act	Means the <i>Development Act 1993</i>
Authorised officer	Has the same meaning as within section 4(1) of the Act
Building	Has the same meaning as within section 4(1) of the Act
Building Code	Has the same meaning as within section 4(1) of the Act
The Building Rules	Has the same meaning as within section 4(1) of the Act
Building rules consent	Has the same meaning as within section 4(1) of the Act
Building work	Has the same meaning as within section 4(1) of the Act
Council	Means the Town of Walkerville
Development	Has the same meaning as within section 4(1) of the Act
Private Certifier	Has the same meaning as within section 4(1) of the Act
Structure	Has the same meaning as within section 4(1) of the Act

4. Policy Statement

4.1. Policy Objective

4.1.1. Under Section 71A of the Act Council is required to prepare and adopt a Building Inspection Policy which specifies:

- the level of audit inspections to be carried out within the Council area including buildings that have been privately certified for building rules consent; and
- the criteria that are to apply with respect to selecting the buildings that will be inspected under the policy.

- 4.1.2. Development Regulation (80A) requires that this policy is applied in respect of Class 1 and 2 Buildings. However, Council's policy also encompasses Classes 3-10.
- 4.1.3. Council is empowered by the Act to inspect building work within its area. Such inspections aim to:
- detect building work which does not accord with a development approval (or exemption)
 - detect building work or practices which do not accord with the requirements of the Act
 - detect buildings and building work which are unsafe, and
 - gather the evidence necessary (a) to correct situations 1, 2 and 3 above and (b) to punish those responsible.
- 4.1.4. By undertaking such inspections and taking action to correct problems, Council aims to deter persons from undertaking building work except in accordance with a development approval (or exemption) and the requirements of the Act.
- 4.1.5. In preparing its Building Inspection Policy, Council has used a risk assessment approach taking account of the following:
- the financial and human resources of the Council;
 - the impact that failure to inspect a certain number of buildings of the relevant classes over a period of time may have on its local community;
 - past practices of the Council with regards to inspections;
 - whether particular parts of the Council area are known to be subject to poor building conditions;
 - information in the possession of Council on poor building standards within its area; and
 - the public interest in monitoring the standard of building work within the community and in taking steps to provide for the safety and health of people who use the buildings.

4.2. Criteria for selection of buildings to be inspected

- 4.2.1. This policy will apply to all Development Approvals issued for the Council area under the provisions of the Act. Council does not have the resources to inspect all buildings.

- 4.2.2. Buildings will be selected for inspection in accordance with the following criteria:
- buildings which appear to be unsafe;
 - buildings which ordinarily present a high risk to life safety, and in particular swimming pools;
 - buildings which are used by many people, particularly where many people do so simultaneously;
 - buildings which involve roof framing;
 - buildings which are obliged to provide access to disabled persons;
 - buildings in respect of which a complaint has been made; and
 - in the event that inspection of the foregoing buildings does not result in the prescribed minimum inspection levels being met, any other buildings.
- 4.2.3. Other criteria which may be taken into account by the relevant officer include:
- distribution between owner builders and registered builders.
 - reputation of registered builder and previous experience with Council.
 - local environmental factors in the area in which the building work is being undertaken (eg wind speeds, flooding, poor soil conditions).
 - whether the building work was approved subject to conditions.
 - any other reason determined by the relevant professional officer.
- 4.2.4. Where a building is selected for inspection it may be inspected at any stage of construction, and may be inspected more than once.
- 4.2.5. Where a complaint is made about the condition or use of a new or existing building, an excavation or construction work in progress, an inspection will be undertaken within timeframes that take account of the urgency of the situation and the availability of resources.

4.3. Levels of Inspection

- 4.3.1. Council will undertake inspections, as a minimum, of building work as follows:
- **Dwellings – new and additions**

10% of all approvals for Class 1 and 2 buildings for which the Council receives notification including buildings where the Building Rules Consent has been issued by a Private Certifier.

- **Commercial Development**

10% of all approvals for Class 3 to 9 buildings for which the Council receives notification including buildings where the Building Rules Consent has been issued by a Private Certifier.

- **Verandahs/Carports/Sheds/Other Structures** – Not attached to roof frame

- 10% of all approvals for Class 10a buildings
- 10% of all approvals for Class 10b approvals for retaining walls, fences, towers etc.

- **Roof Trusses** for all classes of buildings, including carports and verandahs where attached to a roof frame.

4.3.2. Buildings excepted from this requirement include Class 10 buildings (other than where attached to a roof frame), portal frame buildings (eg industrial sheds) and transportable buildings:

- for all Building Rules Consents falling into the above category the required inspection rates will be 66% where the work is carried out by a licensed builder and 90% where the work is carried out by an owner builder.

4.3.3. Building Rules Compliance:

- all dangerous structures as soon as they are identified.
- All sites for which there is a report of non-compliance.

4.4. Counting Inspections

4.4.1. Inspections must be counted to determine whether minimum inspection levels are met.

4.4.2. The first inspection of the building work forming part of any particular building is counted as one inspection.

4.4.3. Where building work forming part of a building is inspected at a particular stage, and problems are found, any re-inspection undertaken to determine whether the problems have been corrected does not count as an inspection. Rather, it is taken to be part of the immediately-prior inspection.

- 4.4.4. However, inspection of building work forming part of a building at a later stage is counted as a separate inspection, even if the building was inspected at an earlier stage.

4.5. Liability

- 4.5.1. Council inspects building work in accordance with the objectives of this Policy and for the public good. Inspections are undertaken by the Council solely as a result of its duties under the Policy. Inspections are not carried out for the benefit of any past, current or future owner, occupier or neighbour of any building work and no legal relationship is created between the Council and any other such person as a result of the conduct of the inspections.
- 4.5.2. Section 99 provides that no act or omission in good faith in relation to a particular development by a Council or an authorised officer after the development has been approved subjects that person or body to any liability.
- 4.5.3. Council does not accept any liability in relation to any inspection. In the event of any dispute with the Council as a result of an inspection, any conduct engaged in or statements or comments made by an officer of the Council with the intent of resolving or otherwise managing the dispute are not intended as, and are not to be taken as, any admission of responsibility or liability on the part of the Council.

4.6. Mandatory Notifications

- 4.6.1. Pursuant to section 59 of the Act and regulation 74(1) a person undertaking building work must give Council notification during the following stages of work:
- one business day of notice of the intended commencement of building work on the site;
 - one business day of notice of the intended commencement of pouring of footings and other reinforcing steel works¹.
 - one business day of notice of the completion of wall and all roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs);
 - one business day of notice of wet areas prior to tiling;
 - one business day of notice of the completion of building work;
 - one business day of notice of the intended commencement of pouring of a suspended floor slab; and
 - one business day of notice of the completion of tile-up walling.

¹ Council may accept a certificate from an Engineer confirming compliance of the footing design.

- 4.6.2. All applicants will be advised of the relevant notifications in writing at the time of issuing the Development Approval.

4.7. Monitoring and Reporting

- 4.7.1. Records will be kept of inspections and collated on a quarterly basis to account for the performance of Council in meeting the requirements of this Policy.

4.8. Further information

- 4.8.1. This policy will be available for inspection at the Council Offices listed below during ordinary business hours and available to be downloaded, free of charge, from Council's internet site: www.walkerville.sa.gov.au

Town of Walkerville
66 Walkerville Terrace
Gilberton SA 5081

- 4.8.2. Copies will be provided to interested parties upon request. Email walkerville@walkerville.sa.gov.au
- 4.8.3. Any grievances in relation to this policy or its application should be forwarded in writing addressed to the Chief Executive Officer of Council.

5. Availability of Policy

- 5.1. This Policy will be available for inspection at Council's principal office during ordinary business hours and on Council's website www.walkerville.sa.gov.au
- 5.2. Copies will also be provided to interested members of the community upon request and payment of associated fees in accordance with Council's schedule of fees and charges.

6. Review

- 6.1. A request for an internal review of decisions made under this policy can be made in accordance with the Town of Walkerville Internal Review of Council Decisions Policy; [Internal Review of Council Decisions policy](#).
- 6.2. A request for an external review of decisions made under this policy can be lodged with office of the Ombudsman SA; <https://www.ombudsman.sa.gov.au/>

NOTE: This policy will be revoked in accordance with Council resolution CNC58/20-21 once the *Planning Development and Infrastructure Act 2016* comes into full effect.