

DISTRICT COUNCIL OF LOWER EYRE PENINSULA

Building Inspections



“Working with our Rural & Coastal Communities”

	DEV-POL-03 –BUILDING INSPECTIONS	Version No:	3.01
		Issued:	July 2015
		Next Review:	July 2019

Responsibility:	Development
Minutes reference:	C202 (2)
Related Policies/Procedures/Codes:	Nil.
Review Frequency:	Following Council Election or upon legislative change

1. INTRODUCTION

- 1.1 This policy aims to provide direction for the inspection of all classes of buildings.

2. DEFINITIONS

Council means the District Council of Lower Eyre Peninsula;

Roof framing means timber roof framing or light steel framing, including coupled and non-coupled roof framing and roof trusses, but not including portal framing;

Transportable building means a building that is fabricated at 1 site and then transported to and located at another site;

Free-standing class 10 building means a building that is used as a garage or shed and is not attached to any part of the roof framing of a building of another class (eg class 1 - dwelling);

Swimming pool means an excavation or structure that is capable of being filled with water and is used primarily for swimming, wading, paddling or the like and includes a bathing or wading pool or spa pool (but not a spa bath).

swimming pool safety features means a fence, barrier or other structure or equipment prescribed by regulation.

3. OBJECTIVES

- 3.1 Council requires that pursuant to Section 59(1) of the *Development Act 1993* and Regulation 74(1) of the *Development Regulations 2008*, notification is given within one (1) business day prior to a mandatory inspection.
- 3.2 Council will conduct Audit Inspections pursuant to Section 71A of the *Development Act 1993*.

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4. PROCEDURE

4.1 Notifications

Note: Select stages as appropriate for each Development Application. Delete those not required.

Pursuant to regulation 74 of the *Development Regulations 2008*, the licensed building work contractor in charge of carrying out the building work or, if there is no licensed building work contractor, the owner, is required to:

Give Council one (1) business day's notice of the occurrence of each of the following stages of building work.

1. The commencement of the proposed building work;
2. The completion of excavation work for the footings, laying of membrane for the footing, and the fixing of the steelwork;
3. The completion of the bondek and the fixing of the steelwork for the upper floor;
4. The pouring of concrete into the footings;
5. The pouring of the concrete floor slab;
6. The completion of the sub-floor frame;
7. The pouring of a concrete slab for the upper floor;
8. The completion of masonry walls;
9. The completion of the roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs);
10. The completion of the ground floor masonry walls;
11. The completion of the ground floor wall framing;
12. The completion of the wall and roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs);
13. The completion of the Mezzanine floor;
14. The completion of the floor frame for the first floor;
15. The completion of the first floor wall and roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs);
16. The completion of fire or smoke separation;
17. The completion of the waterproofing membrane to the wet areas (laundry, bathroom and/or en-suite), **prior** to the commencement of any tiling;
18. The completion of wall and floor tiling to all wet areas;
19. The completion of the construction of a swimming pool (before the pool is filled with water);

(continued):

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4. PROCEDURE cont'd:

4.1 Notifications cont'd:

20. The completion of the construction of a safety fence or barrier for a swimming pool;
21. In relation to other building work where swimming pool safety features are relevant, the completion of the building work in relation to those safety features;
22. The installation of all essential safety provisions as specified;
23. The completion of all building work, and;

¹ Provide the Council with a completed Minister's Schedule 5 roof framing checklist – the Supervisor's Checklist – as completed by a registered building work supervisor within one (1) business day after the provision of notice to the Council of the completion of the roof framing, and;

² Ensure that no roof framing, which must be notified to the Council in accordance with the above, is concealed until after two (2) clear business days after the notification is provided to the Council.

If a licensed builder has not been engaged to undertake the building work, a notice of commencement of building work must include the name, address and telephone number of the person who is proposed to provide any written statement required under regulation 83AB of the *Development Regulations 2008*.

Note: Transportable buildings and free-standing class 10 buildings are exempt from ¹ and ² above.

4.2 Audit Inspections

Council will inspect all development approvals as per Schedule A to this policy.

Council will carry out audit inspections at one of the following stages and if the level of supervision by the builder appears satisfactory follow up inspections are at the discretion of an authorised officer under Policy 27.02.06 – Authorised Officer – Development Act;

- prior to the pouring of footings;
- at completion of masonry walls;
- on completion of wall and roof framing;
- on completion of fire or smoke separation;
- The completion of the construction of a swimming pool (before the pool is filled with water);

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4. PROCEDURE cont'd:

4.2 Audit Inspections cont'd:

- The completion of the construction of a safety fence or barrier for a swimming pool

In addition to the above inspections Council will carry out random inspections for compliance with planning consent (including conditions), unauthorised development, hazardous and dangerous structures and compliance with building fire safety requirements.

Schedule A

Category of approved work	Inspection %	Reason
Commercial - small alteration	5	minor work with little risk
Commercial – extension	50	occupant safety
Commercial - new building	100	occupant safety
Dwelling – alterations/additions	20	compliance with plans
Dwelling – new built on-site	50	compliance with plans
Dwelling – new Transportable	50	compliance with plans
Fire upgrade	100	occupant safety
Sheds	10	compliance with plans
Shop fronts	50	public risk
Signs	10	compliance with plans
Swimming Pools	100	life safety
Verandahs/carports	5	compliance with plans

For the purposes of section 71A(4a) of the *Development Act 1993*, with respect to any building work involving the construction of any roof framing within the area of the Council, a number of inspections will be conducted that is:

- equal to 66% of building rules consents issued over the course of a year for building work involving the construction of any roof framing where a licensed building work contractor is responsible for the relevant building work, or;
- equal to 90% of building rules consents issued over the course of a year for building work involving the construction of any roof framing where a licensed building work contractor is not responsible for the relevant building work. In this instance, the responsible person is commonly known as an owner/builder.

Note: All percentages are the minimum requirement.

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4. PROCEDURE cont'd:

4.2 Audit Inspections cont'd:

For the purposes of sections 71AA and 71A(4a) of the *Development Act 1993* and regulation 76D of the *Development Regulations 2008*, with respect to any building work involving the construction of a swimming pool within the area of the Council, the number of inspections conducted will be:

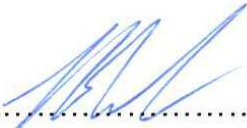
- (a) at least 80% of swimming pools constructed over the course of a year within two (2) weeks of the Council being notified of the completion of:
 - the construction of the swimming pool, or;
 - the construction of a safety fence or barrier where the safety fence or barrier was required as part of the construction of the swimming pool, and;
- (b) the remaining 20% of swimming pools constructed over the course of a year within two (2) months of the Council being notified of the completion of:
 - the construction of the swimming pool, or;
 - the construction of a safety fence or barrier where the safety fence or barrier was required as part of the construction of the swimming pool.

Note: All percentages are the minimum requirement.

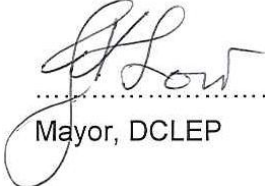
5. RECORDS

Records of all inspections shall be taken and kept in the appropriate Development file.

Should a Development file not exist, records shall be kept in the appropriate compliance file.

SIGNED: 
 A/CEO

Date: 17 / 07 / 2015


 Mayor, DCLEP

Date: 17 / 07 / 2015



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