

Trim Container	FOL/17/994
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## 1. PREAMBLE

This policy outlines Council’s responsibilities and powers in relation to the nature and frequency of building inspections within the city, and Council’s commitment to meeting its legislative requirements in this regard.

### 1.1 Background

The *Development Act 1993* was amended in 2000 requiring Councils to prepare and adopt a Building Inspection Policy. This policy specifies the level of audit inspections of building work to be carried out on an annual basis for classes of buildings prescribed by the Development Regulations.

### 1.2 Purpose

The Building Inspection Policy aims to set a level of inspections of building work which satisfies the requirements prescribed under the Development Act 1993, and to set a level of audit inspections of building work which is achievable by Council within the available human, financial and physical resources.

### 1.3 Scope

The Policy’s scope encapsulates all new residential development, including swimming pools, and a limited number of new commercial buildings.

### 1.4 Definitions

There are no specific definitions associated with this policy.

### 1.4 Strategic Reference

A Place that is Well Planned.

## 2. PRINCIPLES

2.1 A risk matrix has been developed to identify the types of inspections required in order of priority.

- a. Items that fall into the high category are generally items that represent a high risk to life, safety and property in that order of importance.

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- b. Items that fall into the medium category are generally items that although important, do not represent the highest risk to life, safety and property.
- c. Items that fall into the low category are generally items that represent low risk to life, safety and property.

	HIGH RISK	MEDIUM RISK	LOW RISK
<b>Building Types</b>	Class 3 Class 9 Class 10b-Swimming Pools Site Excavation in poor site conditions for all class of building work	Class 1,2,4 *Class 5,6,7,8 (* A Statement of Compliance required for this class of application)	All Class 10 (except pools)
<b>Critical Construction Features</b>	Party Walls Boundary Walls Class 1-9 Footings - non engineered	Boundary Walls - Class 10 Framing Stages	
<b>Critical construction Methods</b>	Unique construction Methods (discretion of inspecting officer)	Masonry	
<b>Poor Site Conditions</b>	Wind N3 Flood Prone Area High corrosion levels Steep Sloping Sites Sandy Soils	Wind N2	Wind N1
<b>High Use Buildings</b>	Hotels/Hostels Enclosed shopping centre if floor area >2000m	Unauthorized building work Ratepayers complaints	Strata & Community Title
<b>Poor Building Standards</b>	(Internal Monitoring) Hazardous & dangerous structures		

### 2.2 The level of inspections shall be as follows :

- a. 100% of Class 3, 9 & 10b Applications falling into the High Risk Category
- b. 50% of all Class 1, 2 & 4 Applications falling into the Medium Risk Category
- c. 66% of building work where a licensed building work contractor is responsible for the work
- d. 90% of building work where a licensed building work contractor is not responsible for the work (e.g. an owner-builder)

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- e. 80% of swimming pools constructed over the course of the year must be inspected within two weeks of the council being notified of completion of the associated swimming pool safety fence or barrier (or, if no fence or barrier is to be installed, within two weeks of being notified of the completion of the pool itself)
- f. 20% of swimming pools constructed over the course of the year must be inspected within two months of the council being notified of completion of the associated swimming pool safety fence or barrier (or, if no fence or barrier is to be installed, within two months of being notified of the completion of the pool itself)

Statement of compliance will be required for all Class 5, 6, 7 & 8 Applications falling into the Medium Risk Category

- 2.3 In addition to audit inspections all complaints made to Council in writing shall be investigated .

### 3. REFERENCES

#### 3.1 Legislation

- *Development Act, 1993*
- *Development Regulations 1993*
- *Local Government Act 1999*
- *Building Code of Australia*
- *Planning SA Guide to Council Building Inspection Policies Draft February 2001*

#### 3.2 Other References

Nil