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|  | COUNCIL POLICY D150 - BUILDING & SWIMMING POOL INSPECTION POLICY | Version No: | 6 |
| | | Issued: | March, 2018 |
| | | Next Review: | March, 2021 |

1. INTRODUCTION

This document sets out the policy of the City of Mount Gambier (“Council”) for undertaking building inspections pursuant to Sections 71A and 71AA of the Development Act 1993.

Scope

- The policy applies to all Development Approvals issued for the Council area.
- The policy sets out inspection levels in accordance with mandated levels of inspection for particular Classes of building.

Purpose

Council is required under Section 71A and 71AA of the Development Act 1993 to prepare a policy with regards to audit levels and inspection criteria for the inspection of building works including swimming pools.

2. OBJECTIVES

Council is committed to comply with mandated levels of inspections including buildings that have been Privately Certified for Building Consent.

Council aims to deter persons from undertaking Building Work except in accordance with a Development Approval (or exemption) under the Development Act.

The policy has taken into account:

- The financial and human resources of Council.
- The impact that failure to inspect a certain number of buildings over a period of time may have on the community.
- Whether particular parts of Council area are known to be subject to poor building conditions.
- The capacity of Council to inspect works finished to the receipt of notification under Section 59 of the Development Act from Developers, the capacity of Council to inspect works will be measured against the number of instances in which Council receives the required notifications in a compliant and timely manner.

3. CRITERIA FOR SELECTION OF BUILDINGS TO BE INSPECTED

Buildings will be selected for inspection in accordance with the following:

- Distribution between Owner/Builders and Registered Builders.
- Local environmental factors (e.g. wind speed, flood prone, poor soil conditions).
- Specific condition of approval.
- Any other reason as determined by the authorised officer.

Where a building is determined for inspection it may be inspected at any time and more than once.

Where a complaint is received about any new or existing building including any excavation, site works, retaining walls or the like, inspection may be undertaken taking into account the urgency of the situation and resources of Council.

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Inspections will be undertaken evaluating the nature of works or complaint against:

- The approved documentation approved by Council or Private Certifier.
- The National Construction Code – Building Code of Australia where documentation is silent on the relevant matter.

4. AUDIT LEVELS OF INSPECTION

Council will endeavour to undertake inspections in accord with Regulation 80AB as follows:

- Dwellings (new and additions) & Dwelling Units
 - 10% of all approvals for Class 1 & Class 2 buildings (where notification received)
- Commercial
 - 10% of all approvals for Class 3-9 buildings
- Verandahs / carports / sheds / others
 - 10% of all approvals for Class 10A (verandahs etc.)
 - 10% of all approvals for Class 10B (retaining walls, fences etc.)
- Swimming Pools
 - 100% of pools constructed over the course of the calendar year
 - 80% of pools within two weeks of notification of completion of the pool and barrier
 - Remaining 20% within two months of notification of completion
- Roof Trusses
 - For all classes of buildings including carports and verandahs where attached to a trussed roof frame
 - Class 10 buildings (other than above), portal frame buildings, industrial sheds and transportable buildings are excluded from mandatory inspection
 - 66% of roofs to be inspected where works carried out by a licensed Builder
 - 90% of roofs to be inspected where works by an Owner/Builder
- Additional Inspections
 - Further inspections may be carried out toward insuring:
 - Essential Safety Provisions have been installed and operational prior to Certificate of Occupancy
 - Dangerous structures are identified and rectified
 - Non-compliant structures or those not formally approved are identified and rectified

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5. MANDATORY NOTIFICATIONS

Pursuant to Section 59 of the Development Act 1993 and Regulation 74(1) of the Development Regulations, a person undertaking building work must give Council notification, as determined by Council for the type of Development and in accord with this Policy, for the following stages of work:

- One business day notice of the intended commencement of building work on the site
- One business day notice of the intended commencement of the pouring of the footings and other reinforcing steel works
- One business day 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 notice of wet areas prior to tiling
- One business day notice of the completion of building work

For sites where the building work involves the construction of a swimming pool (including safety fences and barriers associated with such swimming pools):

- One business day notice of intended commencement of building work on the site
- One business day notice of the completion of the construction of the swimming pool (before the pool is filled with water)
- One business day notice of completion of construction of a safety fence or barrier for a swimming pool

In relation to other forms of building work where swimming pool safety features are relevant:

- One business day notice of completion of that aspect or those aspects of the building work relating to the swimming pool safety features

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

6. RECORD KEEPING

Council Officers will keep adequate records of inspections completed in accordance with the specified audit levels in the Act.

7. COUNCIL ENDORSEMENT

This Policy was first adopted by resolution of the Council on 18th February 1999.

8. REVIEW & EVALUATION

This Policy is scheduled for review by Council in March 2021; however, will be reviewed as required by any legislative changes which may occur.

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9. AVAILABILITY OF POLICY

This Policy will be available for inspection at Council's principal office during ordinary business hours and on the Council's website www.mountgambier.sa.gov.au. Copies will also be provided to interested members of the community upon request, and upon payment of a fee in accordance with Council's Schedule of Fees and Charges.

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| File Reference: | AF18/49 |
| Applicable Legislation: | Development Act 1993 (S71A & 71AA) Development Regulations 2008 Development (Swimming Pool Safety) Variation Regulations 2013 |
| Reference: Strategic Plan - Beyond 2015 | Goal 4, Strategic Objective 6 |
| Related Policies: | N/A |
| Related Procedures: | N/A |
| Related Documents: | N/A |

DOCUMENT DETAILS

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|---------------------------|--|
| Responsibility: | General Manager City Growth |
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| Last revised date: | 20 th March, 2018 |
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| Minute reference: | 20 th March, 2018 Strategic Standing Committee Services, Item 13.2 |
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