

	<p style="text-align: center;">COUNCIL POLICY D150 BUILDING INSPECTION POLICY</p>	Version No:	5
		Issued:	March, 2014
		Next Review:	March, 2015

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

This policy applies to employees, and Authorised Officers acting on behalf of Council.

Purpose

Council is required by Section 71A and 71AA of the Development Act 1993 to prepare a policy to detail its position with regard to audit levels and inspection criteria for the inspection of building works. The policy will set conservative voluntary targets for inspection audit levels in addition to detailing Councils commitment to comply with mandated levels of inspections for particular classes of buildings.

2. AUDIT LEVEL

Council will undertake inspections of building works, including work where building rules consent was issued by a private certifier in accordance with the following table.

<i>Inspection</i>	<i>Audit Level</i>
All roof framing – excluding portal frames (mandatory)	66% for works under the control of a Building Works Contractor and 90% for owner builders
Swimming Pools Safety Barriers (mandatory)	80% within 2 weeks of being notified and the remaining 20% within 2 months
Other inspections (voluntary)	15%

Note that consistent with the requirements of Regulation 80AB Council will count all inspections which occur on buildings which include roof framing as defined by regulation 74 towards the required 66% and 90% audit levels for the inspection of roof framing regardless of whether the inspection undertaken was specifically focussed on framing.

3. INSPECTION CRITERIA

When undertaking inspections Council officers will evaluate building work against the;

- Approved documentation certified by either Councils building surveyors or the relevant private certifier; or
- Where the approved documentation is silent on a particular matter, the National Construction Code (NCC).

4. NOTIFICATIONS

It is acknowledged that Council's capacity to inspect building works is linked to its receipt of notifications under section 59 of the Development Act from developers. Accordingly Councils specified audit levels will be measured against the number of instances in which Council receives the required notifications in a compliant and timely manner.

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5. RECORDKEEPING

Council officers will keep adequate records of inspection completion towards the specified audit levels using Councils Authority software package.

6. COUNCIL ENDORSEMENT

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

7. REVIEW & EVALUATION

This Policy is scheduled for review by Council in March 2015; however, will be reviewed as required by any legislative changes which may occur.

8. 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:	AF11/1946
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:	
Related Procedures:	
Related Documents:	

DOCUMENT DETAILS

Responsibility:	MANAGER REGULATORY SERVICES
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