

 DISTRICT COUNCIL OF TUMBY BAY	POLICY# 7.05 Building Inspection POLICY AREA Development	Version No:	1
		Issued:	Oct 2011
		Next Review:	2018 After Next Election

Aims & Objectives

11.1.4 Building Inspection

Notifications

Pursuant to Section 59 of the Development Act, Council will require the following notifications (where relevant) for all classes of buildings other than class 10 buildings where only notification (a) is applicable:

- (a) One clear days notice of commencement of building work on site
- (b) One clear days notice of commencement of pouring of footings
- (c) One clear days notice of commencement of masonry walls
- (d) One clear days notice of completion of wall and roof framing
- (e) One clear days notice of completion of building work
- (f) One clear days notice prior to completion of fire or smoke separation
- (g) One clear days notice of completion of installation of safety barriers prior to a swimming pool being filled with water.

Audit Inspections

Pursuant to Section 71A of the Development Act, Council will inspect all Development Approvals (including development where a Private Certificate has issued Building Rules Consent) per Schedule A of 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 the Building Control Officer.

- Prior to the pouring of footings
- At completion of masonry walls
- On completion of wall and roof framing
- On completion of building work
- On completion of fire or smoke separation.
- On completion of safety barriers prior to a swimming pool being filled with water.

In addition to the above, 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.

Adopted 10/9/01

Reviewed 2/3/07

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 – addition	20	Compliance with plans
Dwelling – new	20	Compliance with plans
Fire upgrade	100	Occupant safety
Sheds	10	Compliance with plans
Shopfronts	30	Public risk
Signs	5	Compliance with plans
Swimming pools	100	Child safety
Verandahs/carports	5	Compliance with plans
Trusses (Owner/Builder)	90	Development Regulation Requirement
Trusses (Builder)	60	Development Regulation Requirement

Strategic Link:**Delegation: Manager Environmental Services****Documentation: Nil**

Authority: Adopted by Council: 10/10/2011 {Motion No 19c/102011}
Reviewed by Council: 10/11/2015 {Motion No 7c/112015}

SIGNED:

Responsible Officer

Date: ____/____/____