

Council Policy

Building & Swimming Pool Inspection



COUNCIL POLICY

 <p>Adelaide Hills COUNCIL</p>	BUILDING AND SWIMMING POOL INSPECTION
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Policy Number:	DEV-01
Responsible Department(s):	Development & Compliance
Other Relevant Policies:	Nil
Relevant Procedure(s):	Nil
Relevant Legislation:	<i>Development Act 1993</i> <i>Development Regulations 2008</i> National Construction Code (NCC)
Policies and Procedures Superseded by this policy on its Adoption:	Building Inspection, Item 10.3, 94, 24 April 2012 25 June 2014, Item 14.1, 115 14 July 2015, Item 12.3, 29
Adoption Authority:	Strategic Planning & Development Policy Committee
Date of Adoption:	11 July 2017
Effective From:	25 July 2017
Minute Reference for Adoption:	Item 12.1, SP30/17
Next Review:	No later than July 2020 or as required by legislation or changed circumstances

BUILDING AND SWIMMING POOL INSPECTION POLICY

1. POLICY OBJECTIVE

- 1.1 This policy seeks to monitor the standard of construction work within the Adelaide Hills Council area and sets out Council's policy on the inspection of buildings and structures associated with development assessment activities in accordance with the *Development Act 1993* and the National Construction Code (formerly the Building Code of Australia).
- 1.2 Under Section 71A of the *Development Act 1993* Council is required to prepare and adopt a Building Inspection Policy which specifies:
 - 1.2.1 the level of audit inspections to be carried out within the Council area including buildings that have been privately certified for building rules consent; and
 - 1.2.2 The criteria that are to apply with respect to selecting the buildings that will be inspected under the policy.
- 1.3 Development Regulation (80A) requires that this policy is applied in respect of Class 1 and 2 Buildings. However, Council's policy also encompasses Classes 3-10.
- 1.4 Council is empowered by the Development Act to inspect building work within its area. Such inspections aim to:
 - 1.4.1 detect building work which does not accord with a development approval (or exemption)
 - 1.4.2 detect building work or practices which do not accord with the requirements of the Development Act
 - 1.4.3 detect buildings and building work which are unsafe, and
 - 1.4.4 gather the evidence necessary (a) to correct situations 1.4.1, 1.4.2 and 1.4.3 above and (b) to take enforcement action against those responsible.
- 1.5 By undertaking such inspections and taking action to correct problems, Council aims to deter persons from undertaking building work except in accordance with a development approval (or exemption) and the requirements of the Development Act.
- 1.6 In preparing its Building and Swimming Pool Inspection Policy, Council has used a risk assessment approach taking account of the following:
 - 1.6.1 the financial and human resources of the Council; and
 - 1.6.2 the impact that failure to inspect a certain number of buildings of the relevant classes over a period of time may have on its local community; and
 - 1.6.3 The public interest in monitoring the standard of building work within the community and in taking steps to provide for the safety and health of people who use the buildings.

2. CRITERIA FOR SELECTION OF BUILDINGS TO BE INSPECTED

- 2.1 This policy will apply to all Development Approvals issued for the Council area. Council does not have the resources to inspect all buildings.

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

- 2.1.1 buildings which ordinarily present a high risk to life safety, and in particular swimming pools
- 2.1.2 buildings which are used by many people, particularly where many people do so simultaneously
- 2.1.3 buildings which involve roof framing
- 2.1.4 buildings in respect of which a complaint has been made and
- 2.1.5 in the event that inspection of the foregoing buildings does not result in the prescribed minimum inspection levels being met, any other buildings.

Other criteria which may be taken into account by the relevant officer include:

- 2.1.6 distribution between owner builders and registered builders.
- 2.1.7 local environmental factors in the area in which the building work is being undertaken (e.g. wind speeds, flooding, poor soil conditions, bushfire risk zones).
- 2.1.8 whether the building work was approved subject to conditions.
- 2.1.9 any other reason determined by the relevant professional officer.

Where a building is selected for inspection it may be inspected at any stage of construction, and may be inspected more than once.

Where a complaint is made about the condition or use of a new or existing building, an excavation or construction work in progress, an inspection will be undertaken within timeframes that take account of the urgency of the situation and the availability of resources.

3 LEVELS OF INSPECTION

Council will undertake inspections, as a minimum, of building work as follows:

- 3.1 Dwellings – new and additions
 - 3.1.1 20% of all approvals for Class 1 and 2 buildings for which the Council receives notification including buildings where the Building Rules Consent has been issued by a Private Certifier.
 - 3.1.2 Dwellings in high bushfire attack level locations will be selected as a priority.
- 3.2 Commercial Development
 - 3.3.1 20% of all approvals for Class 3 to 9 buildings for which the Council receives notification including buildings where the Building Rules Consent has been issued by a Private Certifier.

3.3 Verandahs/Carports/Sheds/Other Structures – Not attached to roof frame

- 3.3.1 100% of all approvals for Class 10c buildings (private bushfire shelters)
- 3.3.2 10% of all approvals for Class 10b approvals for retaining walls, fences, towers etc.

3.4 Swimming pools

Where the building work involves the construction of a swimming pool (including safety fences and barriers associated with such swimming pools) within the area of the Council:

- 3.4.1 100% of the building rules consents issued over the course of the year for building work involving the construction of swimming pools.

Of these:

- 3.4.2 At least 80% of swimming pools will be inspected within 2 weeks of Council being notified of completion of the permanent swimming pool child-safety barriers;
- 3.4.3 The remaining 20% of swimming pools will be inspected within 2 months of Council being notified of the completion of the permanent swimming pool child safety barriers.

3.5 Roof Trusses for most classes of buildings.

- 3.5.1 For all Building Rules Consents falling into the above category the required inspection rates will be 66% where the work is carried out by a licensed builder and 90% where the work is carried out by an owner builder.
- 3.5.2 Buildings excepted from this requirement include Class 10 buildings, portal frame buildings (e.g. industrial sheds) and transportable buildings.

3.6 Building Rules Compliance

- 3.6.1 All Essential Safety Provision inspections prior to occupancy.
- 3.6.2 All dangerous structures as soon as they are identified.
- 3.6.3 All sites for which there is a report of non-compliance.

4. COUNTING INSPECTIONS

The first inspection of any portion the building work forming part of any particular building is counted as one inspection.

Where building work forming part of a building is inspected at a particular stage, and problems are found, any re-inspection undertaken to determine whether the problems have been corrected does not count as a new inspection.

However, inspection of building work forming part of a building at a later stage is counted as a separate inspection, even if the building was inspected at an earlier stage.

5. LIABILITY

Council inspects building work in accordance with the objectives of this Policy and for the public good. Inspections are undertaken by the Council solely as a result of its duties under the Policy. Inspections are not carried out for the benefit of any past, current or future owner, occupier or neighbour of any building work and no legal relationship is created between the Council and any other such person as a result of the conduct of the inspections.

Section 99 provides that no act or omission in good faith in relation to a particular development by a council or an authorised officer after the development has been approved subjects that person or body to any liability.

Council does not accept any liability in relation to any inspection. In the event of any dispute with the Council as a result of an inspection, any conduct engaged in or statements or comments made by an officer of the Council with the intent of resolving or otherwise managing the dispute are not intended as, and are not to be taken as, any admission of responsibility or liability on the part of the Council.

6. MANDATORY NOTIFICATIONS

6.1 Pursuant to section 59 of the *Development Act 1993* and regulation 74(1) a person undertaking building work must give Council notification during the following stages of work:

- 6.1.1 One business day of notice of the intended commencement of building work on the site;
- 6.1.2 One business day of notice of the intended commencement of pouring of footings and other reinforcing steel works¹.
- 6.1.3 One business day of 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);
- 6.1.4 One business day of notice of wet areas prior to tiling;
- 6.1.5 One business day of notice of the completion of building work;
- 6.1.6 One business day of notice of the intended commencement of pouring of a suspended floor slab; and

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

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

¹ Council may accept a certificate from an Engineer confirming compliance of the footing design.

6.3 In relation to some other form of building work where swimming pool safety features are relevant:

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

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

7. MONITORING AND REPORTING

Records will be kept of inspections and collated on a quarterly basis to account for the performance of Council in meeting the requirements of this Policy.

8. DELEGATION

The CEO has the delegation to:

- Approve, amend and review any procedures that shall be consistent with this Policy.
- Make any formatting, nomenclature or other minor changes to the Policy during the period of its currency.

9. AVAILABILITY OF THE POLICY

This Policy will be available for inspection at the Council's Offices during ordinary business hours and via the Council's website www.ahc.sa.gov.au. Copies will also be provided to the public upon request, and upon payment of a fee in accordance with the Council's Schedule of Fees and Charges.