



How do I know the inspector works for council?

An inspector will have an identity card that will be produced on entering the site to carry out a building inspection. This identity card is important as in some instances there may be no prior warning that an inspection will take place.

What if an inspector finds something wrong?

The inspector will usually talk to the builder and try to resolve any problems on site. If issues remain unresolved the council can issue an enforcement notice with clear directions on how the problem must be fixed. If problems still remain, the council can also apply to the Environment Resources and Development Court to assist in resolving the issues.

If an inspector believes that there is a safety risk, councils have the power to issue an emergency order that may require building work to cease immediately, immediate evacuation of the building or urgent rectification of the problems.

Further information

For more information about building inspection policies, contact your council. Alternatively:

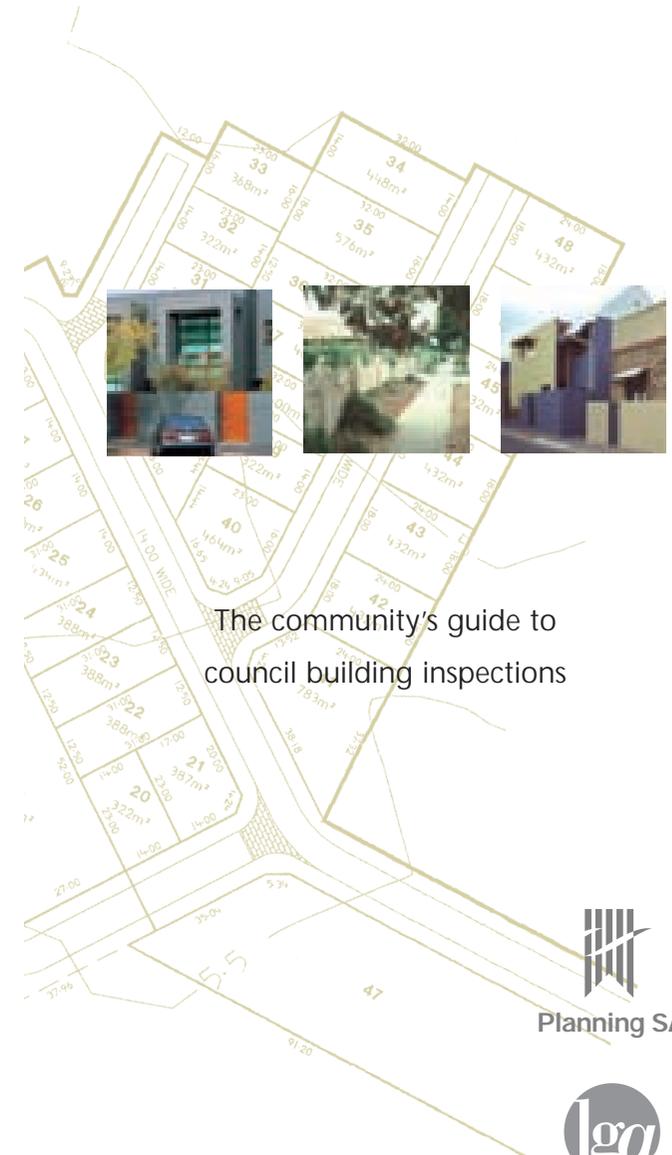
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Other brochures in this series:

- *The Development Assessment Process Explained* – The community’s guide to the Development Assessment Process
- *Development Assessment Panels Explained* – The community’s guide to Development Assessment Panels

Council Building Inspections Explained



This guide provides information on the roles and responsibilities of councils in relation to the inspections of approved building work, both during and after construction. It is the third in a series designed to help you better understand planning and development assessment procedures.

Why are building inspections necessary?

As a building owner, tenant or employee, it is important that you feel safe in the premises where you live or work. A building inspection during construction should ensure that building work complies with the approved plans and specifications, and identify any problems that need to be rectified. Building inspections also verify that buildings meet acceptable standards of health and safety for occupants.

Who is responsible for building inspections?

The Development Act gives councils the power and responsibility for building inspections in their areas.

Councils are required to develop and adopt a building inspection policy for any building work within their areas. Their policy must describe the level of inspections to be carried out on residential building work, and should give details of any other building inspections that the council may undertake. It must also specify the criteria regarding the selection of buildings to be inspected. Councils delegate a variety of building inspection powers to authorised officers.

Will my building work be inspected?

Whether your building will be inspected is up to your council and the policies it has adopted regarding building inspections. Most building inspections are

conducted randomly. The council policy details the frequency and type of building inspections carried out within that council area. For more information contact your council for a copy of its building inspection policy.

Can I ask for my building work to be inspected?

No, you cannot ask for a building inspection as inspections are conducted at random according to the council's building inspection policy. If you consider that your development is different to the approved plans and specifications, you should seek advice from your council's building section.



Builders are required by law to engage a registered supervisor, and all building work must be supervised. You may consider asking your builder what level of supervision will be provided. To protect your investment, you may also consider engaging an independent professional to supervise construction and

look after your interests. If you are going to build yourself, you are required by law to engage an independent building work supervisor or registered private certifier to verify compliance with your approved plans and specifications when your building is completed.

Do I have to pay for a council building inspection?

No, councils do not charge a separate building inspection fee. The fee charged when development applications are lodged assists councils to implement their building inspection policies.

How does council know when to inspect?

When a development approval is issued by council, stamped and signed copies of all of the approved documents are returned to the owner or agent. The approval normally requires the builder, or owner-builder, to notify the council when the building work starts, at nominated stages during the building process, and when the building work is completed. These notifications assist council to determine when to inspect buildings.

What does an inspector look at?

Authorised inspectors will check for compliance with the approved plans and specifications. For each stage, a building inspector will have a checklist of the important structural items to be checked. They may also check that termite barriers, smoke alarms, stormwater disposal systems, water proofing of wet areas and requirements for bushfire prone areas have been correctly installed.

In buildings to be accessed by the general public, an inspector will also check that fire safety equipment has been installed before a building can be occupied.