

How do I know the inspector works for council?

Our inspectors carry identity cards that are produced on entering sites to carry out building inspections. This identity card is important, as in some instances there is no prior warning that an inspection will take place.

What if an inspector finds something wrong?

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

If an inspector believes that there is a significant safety risk, we 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

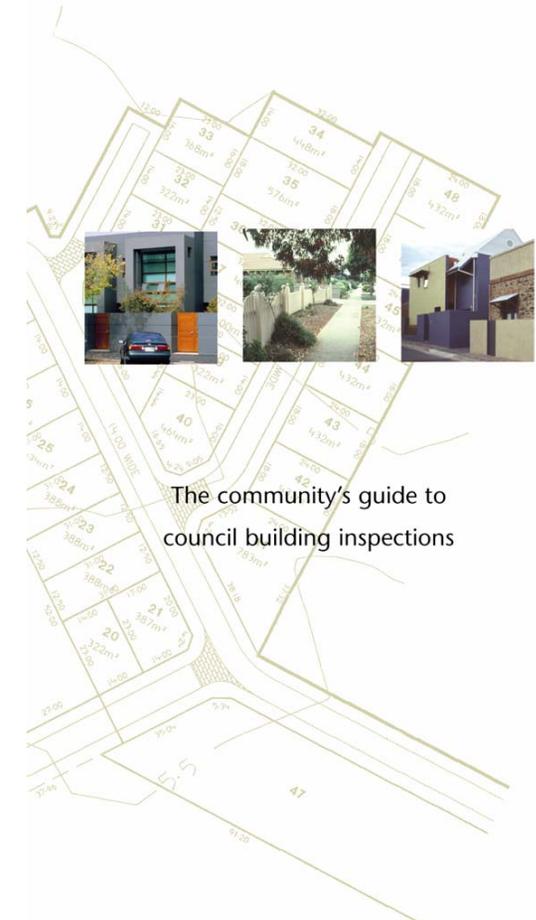
For more information, contact the District Council of Kimba Council Planning Department:

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



The community's guide to council building inspections



Introduction

This guide provides information on the roles and responsibilities of District Council of Kimba Council 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 District Council of Kimba Council the power and responsibility for building inspections in their area.

As a Council, we are required to develop and adopt a building inspection policy for any building work within our area. Our policy describes the level of inspections that we carry out on residential building work, and gives details of any other building inspections that we may undertake. Our policy also specifies the criteria regarding the selection of buildings to be inspected.

We delegate a variety of building inspection powers to authorised council staff, who are then known as Building Inspectors.

Will my building work be inspected?

Whether your building will be inspected depends on our building inspection policies. Most building inspections are conducted randomly. Our inspection policy details the frequency and type of building inspections carried out within our area. For more information, contact the Council office on 8627 2026 for a copy of the 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 building inspection policy. If you consider that your



development is different to the approved plans and specifications, you should contact Alan Cotton in the District Council of Kimba Council building section.

Builders are required by law to engage a registered supervisor, and all building work must be supervised. You could 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, we do not charge a separate building inspection fee. The fee charged when development applications are lodged assists us to implement our building inspection policy.

How do you know when to inspect?

When we issue a development approval, we return stamped and signed copies of all of the approved documents to the owner or agent. The approval normally requires the builder, or owner-builder, to notify us when the building work starts, at nominated stages during the building process, and when the building work is completed. These notifications help us to determine when it is time to inspect buildings.

What does an inspector look at?

Authorised Building 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.