



## **COUNCIL POLICY**

### ***CITY OF ADELAIDE BUILDING INSPECTION POLICY***

**Approved by: Strategy and Policy Committee on 14 July 2003**

Subsequent Amendments:

**Document Owner**

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*ACC2003/34661*

## **1. INTRODUCTION**

The introduction of the Development (System Improvement Program) Amendment Act in December 2000, created a need for Councils to review their current policy to incorporate a risk analysis in accordance with the Australian/New Zealand Standard 4360:1999 and other considerations such as market trends.

The proposed inspection policy conforms to the requirements outlined in the Development (System Improvement Program) Amendment Act 2000 and clarifies the extent of inspections by Council during the construction process to mitigate Council's risk.

The amendments were a response to community concerns that sufficient inspections are undertaken to ensure safe buildings.

## **2. POLICY OBJECTIVES**

- 2.1 Ensure buildings constructed comply with the Development Approval and associated conditions.
- 2.2 Ensure that existing buildings are safe to occupy.
- 2.3 Ensure that all buildings are appropriate for their approved use.

## **3. POLICY STATEMENTS**

- 3.1 Adelaide City Council will undertake to improve building quality and compliance with approved documents and building codes through the introduction of staged inspections by Authorised Officers.
- 3.2 Adelaide City Council will undertake inspections of buildings in the following manner: -
  - Class 1&2 Buildings (Residential Buildings) – inspect 100% of approvals twice
  - Class 3-9 Buildings (Hotels, Office Buildings, Shops, Commercial and Assembly Buildings) – inspect 80% of approvals prior to issuing of the Certificate of Occupancy
  - Class 10 Buildings - inspect 100% of swimming pool approvals and inspect 50% all other approvals

- 3.3 The Authorised Officer, shall, during the course of the inspection, include the following additional inspection activities: -
- Planning – monitoring development in the Council area for compliance with approval (including any conditions)
  - Unauthorised work – monitoring development work in the Council area for valid development approvals
  - Hazardous and dangerous structures – responding to reports of life threatening situations concerning buildings in the Council area and taking any necessary immediate action to maintain public safety
  - Heritage – monitoring of heritage listed buildings in the Council area for any unauthorised work, conditions of approval and to assist building owners with forthcoming development proposals
  - Building Fire Safety Committee – provide reports to the Building Fire Safety Committee on the fire safety of existing buildings and make recommendations for their upgrading to provide an acceptable level of fire/life safety
- 3.4 Adelaide City Council will conduct inspections in accordance with the Development Control Section’s standard inspection procedures.
- 3.5 Council will review the Adelaide City Council Building Inspection Policy in June 2004 to ensure that a satisfactory standard is achieved.

#### **4. LEGISLATIVE REQUIREMENTS AND CORPORATE POLICY CONTEXT**

In adopting this policy it is recognised that there are specific legislative requirements to be met as well as other Corporate goals.

Relevant major legislative requirements are the:

- Development (System Improvement Program) Amendment Act 2000
- Development Act 1993
- Development Regulations 1993
- Minister’s Specification
- Building Code of Australia
- Australian Standards
- Disability Discrimination Act 1992

This Policy is to be implemented in conjunction with the Council’s New Directions.