

Building and Technical Fact Sheet

Building audit - information

Information for Councils

The Department of Planning Transport and Infrastructure (DPTI) is leading a building audit in response to concerns regarding the use of Aluminium Composite Panels (ACPs).

ACPs are frequently used as external cladding on buildings, insulation and signage, and can be produced in a range of finishes. They usually consist of two thin foil-coated aluminium sheets bonded to a non-aluminium core.

The material is not unsafe or dangerous when installed in accordance with the National Construction Code (NCC). Incorrect use or installation may compromise the safe use of ACPs and render them non-compliant, which may pose a risk in the event of a fire.

Three phase audit

The audit is being delivered across 3 phases, with phases 1 and 2 being delivered in collaboration with councils, the Metropolitan Fire Service and the Country Fire Service. The aim is to identify buildings that have or may have ACP present and provide recommendations and actions to ensure safety.

IDENTIFICATION

Phase 1

Identification of buildings that have or may have ACPs present

INVESTIGATION

Phase 2

Investigation of buildings identified in phase 1

RESPOND

Phase 3

Recommendations and actions to ensure safety

Phase 1

Councils were asked to identify and report any buildings that have or may have ACP present to DPTI.

Priority buildings in Phase 1 include residential buildings over 2 storeys (including hotels, motels, apartments and aged care facilities), hospitals, schools and assembly buildings.

Councils should review their development registers and perform visual inspections of any buildings that may need further investigation.

Take note of buildings that have been highlighted by owners or occupiers and document if further investigation is required or not, and why.

Councils should also note buildings with ACP located in areas of designated bushfire risk.

Councils should report actions undertaken and the number of buildings identified including, if possible, the addresses, building classification and number of storeys.

Also include building owner names, strata group details and any other relevant contact information, as this will be required during Phase 2.

Councils should write to owners, strata groups and other relevant parties as appropriate, notifying them if their building has been identified as requiring further investigation as part of Phase 2.

The [SA Planning Portal](#) will be regularly updated to list the councils that have responded.

Councils that identify no buildings with ACP in Phase 1 will not be involved further.

Information for Councils

IDENTIFICATION

Phase 1

Identification of buildings that have or may have ACPs present

INVESTIGATION

Phase 2

Investigation of buildings identified in phase 1

RESPOND

Phase 3

Recommendations and actions to ensure safety

Phase 2

Phase 2 will investigate the types of ACPs and the installation methods used, to determine if a building poses an unacceptable risk. This may include a review of building plans and approvals, site visits or comprehensive inspections if required.

Councils will be responsible for assessing the level of risk (if any) of the use of ACPs on the buildings.

DPTI will assist councils throughout this process, providing guidance using the risk analysis tool and supporting site visits as appropriate.

Information collected from the building assessments will inform Phase 3 of the audit by helping to prioritise buildings that require attention.

These findings will also provide the basis for developing appropriate recommendations and actions as required in Phase 3.

Phase 2 may also determine that a building is not a safety concern and no further action or rectification work is required.

IDENTIFICATION

Phase 1

Identification of buildings that have or may have ACPs present

INVESTIGATION

Phase 2

Investigation of buildings identified in phase 1

RESPOND

Phase 3

Recommendations and actions to ensure safety

Phase 3

If Phase 2 investigations result in a building being considered unsafe, rectification work may be required to improve safety.

Recommendations and actions will be proportionate to the level of risk. These may include:

- removal of part or all ACPs
- replacement of ACPs as part of ongoing maintenance
- placement of barriers to improve safety.

For privately owned buildings, councils will be responsible for ensuring owners comply with the audit recommendations.

Building Fire Safety Committees will be responsible for issuing council building rectification orders and recommendations as required.

Government will be responsible for ensuring its own buildings are audited and safe.