

**From:** [Andruchowycz, Mary \(DPTI\)](#)  
**To:** [Powell, Chris \(DPTI\)](#)  
**Subject:** FW: Council inspection policies  
**Date:** Thursday, 14 November 2019 9:26:52 AM

---

I agree with Ron.  
Regards, Mary

---

**From:** DPTI:PD Building Branch  
**Sent:** Thursday, 14 November 2019 8:10 AM  
**To:** Andruchowycz, Mary (DPTI) <Mary.Andruchowycz@sa.gov.au>  
**Subject:** FW: Council inspection policies

FYI

---

**From:** ron Lochert [[mailto: \[REDACTED\]](mailto:)]  
**Sent:** Wednesday, 13 November 2019 11:44 AM  
**To:** DPTI:PD Building Branch <[DPTI.PDBuildingBranch@sa.gov.au](mailto:DPTI.PDBuildingBranch@sa.gov.au)>  
**Subject:** Council inspection policies

I am somewhat disappointed with the inspection policy.  
As written it requires a number of areas to be inspected but only one inspection per property.  
**If we are to achieve any of the outcomes of the Sheregold Weir report this document needs either a complete rewrite OR some secondary back up documents, which would need referencing in this policy.**

#### **Botten Levinson report**

I was astonished to see that a planning law firm should attempt to critically examine an inspection process predominately about building matters. I can not understand how they would have the building knowledge to critically examine building processes and inspections. Ironically they believe onsite inspection of planning matters is not required. Stormwater disposal is covered under planning and is a major component for any development application so surely it needs inspecting.

Recently the courts decided to demolish a house because it was too big and too close to a neighbour to meet the planning requirements. If these are so significant then councils need to check them at an early stage.

They also seemed to think access for people with a disability was a commonwealth requirement. It is in the BCA and is part of the development approval and is highly sensitive so must be checked on site by someone as part of the Development process.

#### **The proposed inspection policies**

The list of items at part 2 section 2 CANNOT for any building be undertaken in one inspection. Many of these items if not inspected during construction become hidden eg most structure is covered by wall and ceiling linings.

#### **The list also misses critical items**

##### **Energy efficiency.**

While I have a personal opinion this area is being very over regulated, ( the electricity is now much greener so green house gases from houses causing global problems is now reduced) the

fact is, it is now the largest section of the BCA and is very high profile. There are many suggestions that buildings are not being built to the design requirements

### **Services**

Plumbing gas fitting and electrical work is covered by the OTR but their certificates of compliance need to be identified as acceptable to council.

### **Disability access**

As stated above this is very politically sensitive and is part of the BCA

### **Stormwater disposal**

Water sensitive urban design has become a major issue and covered under planning. As I understand it there are a whole raft of requirements being developed.

### **Planning**

Some basic items such as set backs and heights need to be checked, as well as carparking.

### **What is needed**

Clearly councils do not have the resources or perhaps fee structure to carry out all the inspections. **Unfortunately this policy says only authorized officers can inspect.** This needs changing to allow authorized officers to check and accept certification by others.

Currently they rely on engineers certification of footings and in multi storey work most of the during construction inspections of the structure.

They also accept electrical and plumbing certificates of compliance and often a certification from a builder if something is covered.

There is also a process for checking timber roof truss installation by others . I assume this remains but if it does it needs identifying.

The legislation allows for accredited professionals in many fields and that area may allow those people to inspect and the authorized officer audits their work, or perhaps these people can be made authorized officers? Unfortunately that will take time to set up.

However, already existing are Licensed Building Works Supervisors who could produce certificates for all inspections during the course of the works and the authorized offices can perhaps audit their certificates as the office of the technical regulator does for plumbing, gas fitting and electrical work. This process could be quickly established. It would mean some extra work for the Building Works Supervisors over what they currently do but they should be doing most of it now.

Trust this is useful

Happy to discuss

Ron

Ron Lochert BE CPeng

[REDACTED]

[REDACTED]