

From: [DPTI:PD Building Branch](#)
To: [Powell, Chris \(DPTI\)](#)
Subject: FW: Draft Inspection Policies Practice Direction on Consultation - Feedback
Date: Wednesday, 18 December 2019 1:11:36 PM

From: DPTI:Planning Engagement
Sent: Wednesday, 18 December 2019 10:26 AM
To: DPTI:PD Building Branch <DPTI.PDBuildingBranch@sa.gov.au>
Subject: FW: Draft Inspection Policies Practice Direction on Consultation - Feedback

FYI

From: Favian Castello [<mailto:> [REDACTED]]
Sent: Thursday, 24 October 2019 2:51 PM
To: DPTI:Planning Engagement <DPTI.PlanningEngagement@sa.gov.au>
Subject: Draft Inspection Policies Practice Direction on Consultation - Feedback

Dear Sir / Madam

RE: Feedback to Draft Inspection Policies Practice Direction on Consultation

Having read through the “Draft for Consultation – 23/10/19”, there doesn’t appear to be much change from the current inspection requirements of Regulation 74, other than an increase in commercial building inspections and slight alteration of types of inspections. As a result of this, the same issues that Councils currently face will not be resolved.

May I direct attention to the following:

Appendix 2. Table 1. Domestic Dwellings

- Mandatory inspections are not identified under (a) and therefore continue to create confusion with builders and building owners (why should inspections differ from Councils?)
- At least one inspection of a building will not guarantee compliance, as there are several important inspections that should be implemented. Also encourages Council staff to choose the “easy inspections”. Is this inspection in addition to completion inspection?
- Requirements of (b) appear to be optional and therefore encouraged to be irrelevant (these items would/should be captured under completion inspection anyway)
- Completion inspection must be carried out within 1 day of receipt of statement of compliance is not ideal as:
 - Not life threatening issue (why 1 day?)
 - What is repercussions for not providing a statement of compliance? (e.g. result of builder and owner dispute)
- Does 66% of inspections relate to 66% notified? Not all development is notified and therefore inspection numbers almost impossible to detect

Recommendations

1. "Mandatory inspections" are identical for each Council to avoid confusion
2. Chosen inspections relate to structural and safety matters, such as:
 - Footing inspections (to be undertaken by engineer and report forwarded to Council within 7 days)
 - Framing completion inspections (allow 7 days, not just 2)
 - Fire / separating fire walls between row dwellings
 - Completion inspection on receipt of statement of compliance – compliance ("within reason") results in a certificate of Occupancy

Note: Verandah inspections should not be considered for inspection (low risk)

Table 2. Small Commercial or Public Buildings

- Remove farm building and shed – low risk and importance buildings should not be considered (waste of resourcing)
- One day inspection timeframe not suitable at completion (3 days more reasonable)

Recommendations

1. Completion inspections mandatory. Certificate of occupancy only issued when compliance with BCA achieved.
2. Framing to be either inspected by Council or may accept engineer's inspection certification in lieu of inspection

Table 3. Medium Size Commercial buildings

- See Table 2 above

Table 4. Large Commercial or Public Buildings

- See Table 2 above

I hope this feedback /recommendations is of assistance and I am more than willing to assist further if you have any questions.

Kind regards

Favian Castello

Senior Building Officer

D 08 [REDACTED] | **T** 08 8391 7200 | **F** 08 8391 7299

6 Dutton Road, Mount Barker South Australia 5251

PO Box 54, Mount Barker South Australia 5251

E [REDACTED] | **W** www.mountbarker.sa.gov.au

Favian Castello

Senior Building Officer



D 08 8393 6439 | **T** 08 8391 7200 | **F** 08 8391 7299

6 Dutton Road, Mount Barker South Australia 5251

PO Box 54, Mount Barker South Australia 5251

E fcastello@mountbarker.sa.gov.au | **W** www.mountbarker.sa.gov.au

This email and any attachments to it may be confidential and/or subject to legal professional privilege. If you are not the intended recipient you may not disclose or use the information contained in the message in any way. If received in error please delete all copies and contact the sender by return e-mail. Email messages may be monitored or accessed by Council staff other than the intended recipient. No warranty is made that any attachments are free from viruses. It is the recipient's responsibility to establish its own protection against viruses and other damage.