


DEVELOPMENT SERVICES

	Function: TOWN PLANNING	Adopted: 5 TH NOVEMBER 2008 Resolution No.: C216:08
	Policy Number: DEV001	Last Review: 2 ND APRIL 2014 Resolution No.: C66:14
	Version Number: 4	Next Review: TBA
	Frequency of Review: As Required	
BUILDING AND SWIMMING POOL INSPECTION POLICY		

Policy Statement

Pursuant to Section 71A of the Development Act 1993 Council must prepare and adopt a building inspection policy. In accordance with the Act the policy must specify the level of audit inspections to be carried out by Council as well as the criteria that are to apply with respect to selecting the buildings that are to be inspected under the policy.

1. Introduction

In general this policy recognises that inspections relating to non-compliance, building fire safety, life safety, dangerous/hazardous structures, unauthorised development, planning conditions and complaints will take priority over other inspections.

2. Applicable Legislation

Local Government Act 1999
Development Act 1993

3. Integration with Corporate Objectives

Environmental Objective Sustainability

- a) To responsibly manage the natural and built environment to ensure its sustainability and diversity to the community

4. Definitions

Authorised Officer means a person appointed to exercise the powers of an authorised officer under the Development Act 1993.

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5. Application

Class 10 building work typically includes structures such as non-habitable private garages, carports, sheds, fences, mast antennas, retaining or freestanding walls and barriers or safety fencing required to restrict access of young children to a swimming pool. All Class 10 structures, **except barriers or safety fencing required to restrict access of young children to a swimming pool** shall be inspected as and when the Authorised Officers may consider it appropriate to do so. All other building work shall be inspected in accordance with this policy.

Notifications

Pursuant to Section 59 of the *Development Act 1993*, Council requires **one clear business days' notice** for the following stages of building work:

- commencement of building work on the site;
- commencement of footings trenching/reinforcing and pouring;
- commencement of pouring of a suspended floor slab
- completion of cavity masonry walls;
- completion of tilt-up walling;
- commencement of wet areas;
- completion of the building work;
- completion of installation of safety barriers (prior to a swimming pool being filled with water).

Pursuant to the *Development (Trusses) Variation Regulations 2011* Council requires **two clear business days' notice** for the following stage of building work:

- completion of wall and roof framing.

Audit Inspections

Pursuant to Section 71A of the *Development Act 1993* and where Council has received one day's notice in accordance with Section 59 of the *Act*, and two days' notice in accordance with the *Development (Trusses) Variation Regulations 2011*, Authorised Officers will inspect building work of all development approvals issued (including developments where the Building Rules Consent has been issued by a Private Certifier) as indicated in Table 1 below. Further inspections shall be at the discretion of the Authorised Officer.

Table 1: Prescribed audit inspections at various stages of development within given percent caps

Stage	Percentage of Approved development Inspected

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<ul style="list-style-type: none"> • Commencement of footings trenching/reinforcing and/or pouring. 	50% of all footings to confirm positioning and levelling of footings.
<ul style="list-style-type: none"> • Prior to the commencement of building works on the site. • Commencement of pouring of a suspended floor slab. • Completion of cavity masonry walls. • Completion of tilt-up walling. • Commencement of wet areas. 	20% of all new buildings will be inspected at any one of these stages at the discretion of the Authorised Officer.
<ul style="list-style-type: none"> • Completion of wall and roof framing. 	<ul style="list-style-type: none"> - 66% of all new buildings where a licensed building work contractor is responsible for the relevant building work. - 90% of all new buildings where a licensed building work contractor is not responsible for the relevant building work.
<ul style="list-style-type: none"> • Completion of the building work 	<ul style="list-style-type: none"> - Commercial and Industrial buildings – 100% - All other buildings at the discretion of the Authorised Officer.

Table 2: Swimming Pool Inspection Requirements

<ul style="list-style-type: none"> • Where the building work involves the construction of a swimming pool (including safety fences and barriers associated with such swimming pools) within the area of the Council: 	<ul style="list-style-type: none"> • a number of inspections equal to 100% of the building rules consents issued over the course of the year for building work involving the construction of swimming pools. <p>Of these:</p> <ul style="list-style-type: none"> • at least 80% of swimming pools will be inspected within 2 weeks of Council being notified of completion of the permanent swimming pool child-safety barriers; • no more than 20% of swimming pools will be inspected within 2 months of Council being notified of the completion of the permanent swimming pool child safety barriers
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The Authorised Officers shall endeavour to inspect every stage within the percent cap of building work (excluding class 10 buildings and structures) as indicated in the table above for which a mandatory notice have been received from the person undertaking the building work or who is in charge of such work pursuant to Section 5 of this Policy.

The Authorised Officers shall inspect other building work for which notification has not been sought when the authorised officer considers it appropriate to do so.

The authorised officers shall keep a log of all inspections made pursuant to this policy and advice Council on alterations to the policy that may be appropriate when required.

6. **Liability**

Council inspects building work in accordance with the objectives of this Policy and for the public good. Inspections are undertaken by the Council solely as a result of its duties under the Policy. Inspections are not carried out for the benefit of any past, current or future owner, occupier or neighbour of any building work and no legal relationship is created between the Council and any other such person as a result of the conduct of the inspections.

Section 99 provides that no act or omission in good faith in relation to a particular development by a council or an authorised officer after the development has been approved subjects that person or body to any liability.

Council does not accept any liability in relation to any inspection. In the event of any dispute with the Council as a result of an inspection, any conduct engaged in or statements or comments made by an officer of the Council with the intent of resolving or otherwise managing the dispute are not intended as, and are not to be taken as, any admission of responsibility or liability on the part of the Council.

7. **Delegation**

Information regarding this policy is to be directed, in the first instance, to the Director Development Services.

8. **Adoption and Review**

This Policy will be reviewed as required, with the review being undertaken by the Development Services Department and a report provided to Council for consideration and adoption.

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9. Availability of Policy

This Policy will be available for inspection without charge at the Council's Principal Office during normal business hours, and on Council's website.

A copy of this Policy may be obtained on payment of a nominated fee from Councils' principal office or may be down loaded from Councils' website.

Signed  _____

Mayor

Date 10th April 2014

Signed  _____

Chief Executive Officer

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