

MANDATORY INSPECTIONS

What are Mandatory Inspections

Each building permit requires inspections to be carried out at different stages of construction. Depending on what is to be constructed will depend on the type of inspections required. Check your issued building permit for the inspections that are required to be undertaken and approved for your project.

It is a breach of the Building Act if the mandatory inspections are not requested and approved in accordance with the building permit. A Building Notice and enforcement action may result.

Below is a brief description of what is involved with each inspection and at what stage the inspection should be completed. A minimum of 24 hours notice should be given prior to the inspection.

Foundation and Footings Inspection

A foundation inspection is when the construction is on a concrete slab and the inspector needs to look at the foundation material/ soil before any plastic or reinforcement is in place. Other things the inspector looks for is:

- The siting of the building to ensure that it is located as shown on the approved site plan.
- The footings/ trenches are the correct depth and width.
- Ensuring the bottom of the holes/ trenches are firm, with no loose dirt, rubble or water inside.

When conducting a footing inspection the inspector looks at:

- The siting of the building to ensure that it is located as shown on the approved site plan.
- Depth and diameter of the footing hole.
- Ensure the bottom of the hole is firm, with no loose dirt, rubble or water inside.

Steel Reinforcement

The reinforcement in every slab also requires inspection. This is carried out after the plastic has been laid, the reinforcing steel has been placed and the boxing is erected around the slab.

The inspector looks at:

- The plastic to ensure it covers the whole of the slab area up to finished ground level that joins are taped and the correct grade of plastic is used.
- Ensure the correct reinforcing steel is being used.
- The reinforcing steel is lapped correctly at joins and located so that after the concrete is poured it will have the appropriate concrete cover.

Frame Inspection

The frame inspection is to be carried out prior to the installation of wall cladding or roofing materials. It is important that the inspection is carried out prior to the cladding being installed, so that if modifications are required it allows easier access.

Note: *When roof trusses are being used, truss specifications and layout plan should be submitted and approved by the relevant building surveyor prior to the frame being constructed.*

The frame inspection is a check that all frame members are installed with the same size, type and spacing as shown on the plans. Any change to the framing members shown on the approved plan, are to be re-approved by the relevant building surveyor prior to the construction.

Occupancy Permit

In most instances an occupancy permit is issued in conjunction with the final inspection. However, an occupancy permit can be issued prior to all work being completed. You will need to have completed the following prior to the issued of an occupancy permit;

A shower or bath, toilet, wash basin, laundry facilities, cooking facilities, stairs or steps, hard-wired smoke alarms, water proofed the exterior of the dwelling. A plumbing compliance certificate, a copy of the Compliance Report in relation to the House Energy Rating Report is also to be submitted to the relevant building surveyor.

Final Inspection

A final inspection is carried out once all work has been complete including stormwater connection. For new dwellings and large extensions a pre-final inspection can be carried out so that the builder / owner knows exactly what items need to be completed before an Occupancy Permit or Final Inspection Certificate can be issued.