

## Inspection of building work

This fact sheet explains changes to Part 4 of the *Building Act 1993* (the Act), which commenced on 31 January 2018. These changes affect the inspection of building work.

### THE CHANGES

New sections 34, 35A and 35B of the Act introduce changes affecting the notification, inspection, recording and prescribed class of individuals who may inspect building work on behalf of a relevant building surveyor.

### WHAT THE CHANGES MEAN

#### Inspections at mandatory notification stages

The relevant building surveyor must cause building work to be inspected in person when notified of a mandatory notification stage being completed.<sup>1</sup>

The relevant building surveyor may cause an inspection of building work at any stage, whether or not a mandatory notification stage has been completed.<sup>2</sup>

#### Record of inspection of building work

For inspections carried out under sections 34 or 35 of the Act, the relevant building surveyor must ensure that a record of the inspection containing the prescribed information is made.

A record of inspection under section 34 or 35 must contain the following information:

- date and time of the inspection;
- purpose of the inspection;
- the building permit number;
- address of the building or land;

- name and registration number of the registered building practitioner who carried out the inspection;
- stage of building work inspected (if applicable); and
- outcome of the inspection.<sup>3</sup>

The relevant building surveyor must provide a copy of the inspection record, without delay, on receipt of a written request from the VBA, the municipal building surveyor, the owner or any other prescribed person.<sup>4</sup>

Where an inspection of domestic building work under section 34 or 35 is carried out by a person other than the relevant building surveyor, they may include this prescribed information in a Certificate of Compliance – Inspection.

#### Persons carrying out inspections must be registered practitioners or prescribed persons

When inspections of building work are carried out on behalf of the relevant building surveyor under sections 34 and 35, they must be conducted by a registered building surveyor or building inspector whose registration authorises the carrying out of that inspection.

In the case of a prescribed class of inspection, these must be carried out by a person prescribed by the Building Regulations, as detailed in the following table:<sup>5,6</sup>

<sup>1</sup> Section 34 of the *Building Act 1993*.

<sup>2</sup> Section 35 of the *Building Act 1993*.

<sup>3</sup> Regulation 173 of the *Building Regulations 2018*.

<sup>4</sup> Section 35A of the *Building Act 1993*.

<sup>5</sup> Section 35B(b) of the *Building Act 1993*.

<sup>6</sup> Regulation 174 of the *Building Regulations 2018*.

Prescribed class of inspection	Prescribed class of person
Building work – Structural, sewage, water or drainage	Category of engineer, class of engineer (civil)
Building work – Mechanical matter including hydraulic services	Category of engineer, class of engineer (mechanical)
Building work – Electrical matter	Category of engineer, class of engineer (electrical)
Building work – Fire safety matter	Category of engineer, class of engineer (fire safety)
Erection of a prescribed temporary structure (PTS) – Scaffolding Stage or Tower	Category of engineer, class of engineer (civil); or Category of person who erects or supervisors the erection of PTS, class of temporary structures (limited to scaffolding stages and towers)
Erection of a prescribed temporary structure (PTS) – Tent or Marquee	Category of engineer, class of engineer (civil); or Category of person who erects or supervisors the erection of PTS, class of temporary structures (limited to tents and marquees).

### Want to know more?

View new and amended sections within the *Building Act 1993*.

View new and amended regulations within the *Building Regulations 2018*.

**Please submit an enquiry or call us on 1300 815 127.**

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