

" E "

BUILDING PERMIT RELATED INSPECTIONS

Residential (Dwellings, Flats, accessory buildings)

Industrial (Factories, Warehouses etc)

Commercial (multi storey offices, retail shops etc.)

Pre Permit Site Inspection:

(application lodged)

Check for: (features not always adequately presented)

- | | |
|------------------------------------|------------------------|
| 1) true representation of the site | 5) drainage outfall |
| 2) topographical features | 6) access |
| 3) boundary definition | 7) trees (protected) |
| 4) ground conditions | 8) minimum site levels |

Post Permit Inspections:

Foundations - (Mandatory) (24 hours notice required before placing concrete)

Foundation excavation - depth - bearing - reinforcing steel - siting requirements - floor level. (often at least two visits required to inspect staged progress).

Random inspection (appropriate to the building design)

Erection of timber frame - concrete panels - block walls - structural integrity - bracing - veneer construction - concrete floors - etc.

Pre lining fixing (mandatory) (compliance with approved plans)

- completed timber frame - bracing - insulation - ventilation - primary connections - moisture check of timber frame - etc. (Often at least two inspections to ensure all features are inspected).

Random inspection


fire safety requirements - separation between floors/occupancies - appropriate linings - duct penetrations - stair construction - guard rails - fire and smoke stop door requirements - access for disabled etc. (Often at least 3-4 inspections on larger buildings).

Additional Inspections: (some not permit related)

verandahs - hoardings - scaffolding on legal road - signs - demolition of buildings - annual fire safety and egress inspections of licenced buildings - unit and flat plan compliance etc.

Final Inspection: (Building Bylaw requirements complied with)

- to ensure - All health and safety requirements met.
- Insulation envelope complete.
 - Other acts - regulations where applicable.
 - Job record completed and filed.

 22/9/99