

# Fact Sheet

## Development Information Guide

### Owner and Builder Information

If you are undertaking building work (that requires development approval) on your own property, please be aware of the following important information.

Before you start you need to know whether you will require the services of:

- a) a **registered building work supervisor** who has undertaken the training required (Reg 74.5 of the Development Regulations) to sign off the *supervisor's checklist* for the roof framing (includes any roof framing but also verandahs and carports if connected to roof framing of existing building); and/or
- b) a **registered building work supervisor** or **private certifier** to sign off your *Statement of Compliance* at the completion of the work (this doesn't apply to domestic verandahs, carports, sheds).

#### Building Indemnity Insurance

Regulation 21 of the development Act requires that if domestic building work over \$12,000 in value is to be undertaken on your land you must ensure that a *certificate of building indemnity insurance* in relation to that work is lodged with the Council.

In the case of "owner builders" the insurance applies to each individual contract with a value of \$12,000 or more including (if applicable) any contract by a person with a builders licence engaged to supervise the building work.

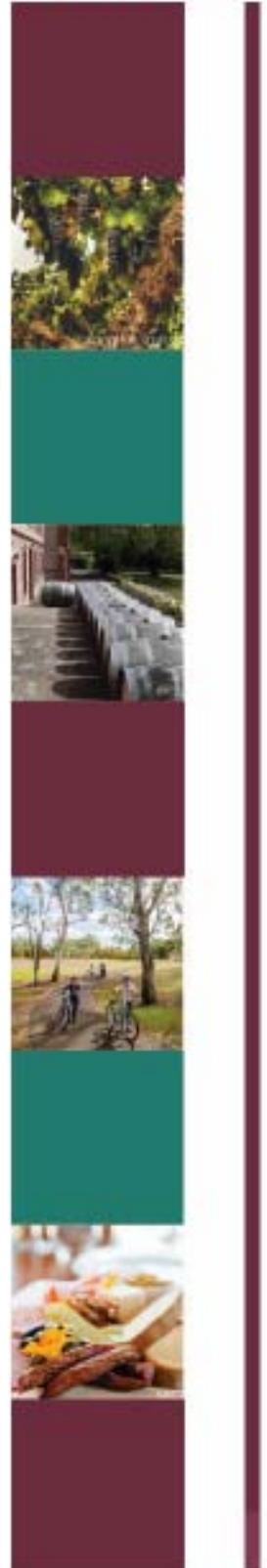
#### Mandatory notifications for inspection – work involving roof framing

Councils are now legally required to inspect 90% of building work (involving roof framing) that is undertaken by "owner builders" (and 66% in other instances). Consequently your application may be selected for compliance inspections and "mandatory notification" requirements apply.

A licensed building work contractor carrying out, or in charge of carrying out building work (including building owner if there is no contractor) must give the Council one business day notification of the following stages of work:

- a) Commencement of building work on the site
- b) Completion of steel reinforcement prior to placement of concrete into a footing or other structural member that will transfer load directly to a foundation
- c) Completion of wall and roof framing\* (both steel frame and timber frame)
- d) Completion of wet areas and/or masonry walls (if applicable)
- e) Completion of building work.

Note: these stages may vary (depending on the type of work you are undertaking) and you should refer to your Development Approval (once issued) for confirmation. See also Mandatory notifications for inspection – swimming pools and spas.



### Roof framing – supervisors checklist

If the building work involves roof framing (excluding freestanding verandahs, sheds etc, but including verandahs/carports attached to the roof of a house or other building) you must supply a *supervisor's checklist* to the Council (as required by Regulation 74).

The *supervisor's checklist* can only be signed by a registered building work supervisor (who has completed the training required by Regulation 74.5). Refer [here](#) for details about building work supervisors who can sign a checklist stating that the roof framing has been completed in accordance with the development approval.

A person must not conceal any completed roof framing until two clear business days after notification (and the *supervisor's checklist*) has been received by the Council.

A supervisor's checklist must be provided to Council for all building work involving roof framing (not just the work selected for inspection by Council).

Failing to comply with either the *mandatory notification* or *supervisor's checklist* requirements is now an offence carrying a maximum penalty of \$10,000 or expiation fines of \$500.

### Statement of Compliance

Regulation 42 requires a *Statement of Compliance* for all building work (excludes carports, verandahs, pools). A blank *Statement of Compliance* will be provided by the authority issuing your Building Rules Consent. The completed statement must be provided to the Council within 10 days of occupation of the house or building (or completion of the additions to an existing house or building).

Normally Part A of the *Statement of Compliance* is required to be completed by the building work contractor responsible for carrying out the relevant building work or if there is no such person (i.e. "owner builder"), by a *registered building work supervisor* or *private certifier*. Refer [here](#) for a list of registered building work supervisors or refer [here](#) for a list of registered private certifiers.

The owner must complete part B of the Statement of Compliance.

It is the owner of the land that is liable for non compliance with this requirement and a maximum penalty of \$4000 applies.

### Mandatory notifications for inspection – swimming pools and spas

Council also inspects a percentage of approved private swimming pools and spas because of the safety risk.

A licensed building work contractor carrying out, or in charge of carrying out building work (including building owner if there is no contractor) must give the Council one business day notification of the following stages of work:

- a) Commencement of building work on the site
- b) Completion of steel reinforcement prior to placement of concrete into the swimming pool or placement of a fibreglass pool or above ground pool
- c) Completion of safety fence and gate prior to water filling of the swimming pool.

Enforcement fines may apply for non-compliance with these requirements.

For further information or clarification please contact the SA Building Policy Branch on 8303 0602, email [dpti.pdbuildingbranch@sa.gov.au](mailto:dpti.pdbuildingbranch@sa.gov.au) or contact Council on 8563 8444.