



Government of Western Australia
Department of Mines, Industry Regulation and Safety

*Building
Commission*



Building contractor compliance audits and site inspections

1st quarter, 2017/18

1. Building contractor compliance audits

The Building Commission undertakes compliance audits of building contractors to ensure they meet their obligations under the building services legislation. These audits include an inspection of regulatory compliance requirements and building work under construction.

Building contractors are selected for audit using a risk-based model in which building contractors are classified as random, high risk and vulnerable. Building contractors may also be targeted for an audit when some intelligence is forthcoming causing some concern about the building contractors' conduct. Building contractors may also be reaudited based on the degree and extent of concerns identified during their compliance audit.

Regulatory compliance inspection

During the first quarter of 2017/18, there were 11 audits of building services contractors completed. Of these, three were found to be fully compliant with regulatory requirements.

During a regulatory compliance inspection, the auditor will assess compliance with general registration obligations, building permit requirements and contractual responsibilities, including the provisions relating to home indemnity insurance. There are 45 regulatory requirements the auditor will consider as part of a regulatory compliance inspection.

In total, 679 items of regulatory requirements were inspected. Of these, 646, or 95% were found to be compliant. The five most common non-compliant elements are listed in **Table 1**.

Element	Number compliant	Number non-compliant	Compliant (%)	Main reasons identified
Registration number shown in advertising	3	8	27%	Registration number not shown on advertisements, company business cards and vehicles.
Construction site signage	7	4	64%	Name of nominated supervisor not shown.
Lump sum building contract includes schedule of progress payments	14	4	78%	No schedule of progress payments included in the contract or was identified as non-genuine.
Lump sum building contract – copy of signed variations provided to owner prior to work commencing	12	3	80%	Copy of signed variations not provided to owner.
Copy of home indemnity insurance provided to owner prior to demand for payment under contract	19	3	86%	Deposit demanded prior to HII certificate being issued to owner.

Table 1: Major reasons for non-compliance with regulatory requirements

2. Building technical site inspections

The Building Commission undertakes proactive building inspections as part of the compliance audit program as well as random general inspections on an ad hoc basis.

There were 25 proactive inspections undertaken in the first quarter of 2017/18. All of these were as part of a building contractor compliance audit. In performing an inspection, building inspectors may look at up to 184 elements of building work; although in practice a much lower number is inspected at any one site depending on the stage of construction at which the building inspection is performed.

During the 25 building inspections, 702 building elements were inspected. Of these, 451 (64%) were found to be satisfactory.

The nine most common unsatisfactory items are listed in **Table 2**. Five of these relate to brickwork and two to roof tie-downs.

Element	Number satisfactory	Number unsatisfactory	Satisfactory (%)	Main reasons identified
Brickwork workmanship – perpend and joints	8	12	40%	Excessive gaps.
Brickwork workmanship – weepholes	1	11	8%	Weepholes not present or excessive distance in between.
Termite treatment – physical barrier placement	5	11	31%	Physical barrier not present, in particular in relation to zero lot boundaries and garages.
Brickwork technical – cavity: clean	3	9	25%	Excessive cement bridging.
Roof tie-down – Tie down straps (corrosion protection type and mass)	6	8	43%	Insufficient galvanised coating.
Slab – Finished work (footings)	7	8	47%	Depth of footings, in particular post footings.
Brickwork workmanship – other	1	7	13%	No common reason.
Brickwork technical – wire ties (spacing)	2	7	22%	Excessive spacing.
Roof tie-down tie down straps (dimensions)	8	7	53%	Strap dimensions not in accordance with structural engineers drawings.

Table 2: Major reasons identified for unsatisfactory building work

3. Further information

Further information in the Building Commission's audit program is available at www.commerce.wa.gov.au/building-commission/compliance-and-audits. This includes:

- a link to 'Compliance reports' which provides further detail on the outcomes of building audits and inspections, building disputes and enforcement activity; and
- checklists which show all the regulatory requirements and building technical elements under the 'Building Commission audits program' link which may be used by building contractors to perform audits of their own practices.

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