Guidelines for inspection of class 1 and 10 buildings and structures

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Purpose and limitations

The purpose of these guidelines is to assist building certifiers and builders meet their responsibilities for mandatory inspections under the Building Act 1975 (BA) and the Building Regulation 2006 (BR). These guidelines set out the legislative provisions applicable to inspections and identify the various aspects of building work that make up a particular stage for which an inspection is mandatory.

Building Act 1975
Building Regulation 2006
Building Code of Australia
Queensland Development Code
Code of Conduct for Building Certifiers

The scope of these guidelines is limited to inspection of single detached class 1a houses, class 10 buildings and structures e.g. garages, sheds and swimming pools.

A building certifier's obligations will be satisfied under the BA and BR for inspection of building work covered by these guidelines if they inspect building work in accordance with these guidelines.

These guidelines are made under section 258 of the BA. The chief executive may make guidelines to help with compliance of the BA. Section 26 of the BR specifies that the chief executive may make inspection guidelines under section 258 of the BA. The guidelines can be made about what aspects or items make up the completion of or a particular stage of assessable building work. Under section 133A of the BA, building certifiers must have regard for these guidelines in performing their functions under the BA.

Building Regulation 2006
Section 26 Inspection guidelines
Building Act 1975 Section 258 Guidelines

Stages and aspects of building work

Section 24 of the BR sets out the stages of assessable building work that must be inspected. These guidelines set out the aspects for each of those stages. A building certifier will have complied with the BR if they inspect the relevant aspects of these stages.

The legislative process for carrying out inspections

One of the functions of a building certifier is to decide if the building work complies with the building assessment provisions of the BA and the building development approval. The building assessment provisions include the BA, the BR, the National Construction Code and the Queensland Development Code.

Building Act 1975
Section 14 defines "complies"
Section 30 defines the building assessment provisions

The legislative process for the carrying out of inspections to ensure the work complies with the building assessment provisions is set out in Part 6 of the BR and is summarised below.

1. When to inspect

What must the builder do?

The person who is in charge of carrying out building work (a "builder") must ensure the building certifier is given a notice (a "notice for inspection").

Examples of a builder—

- a person who contracts with an owner to perform building work for the owner
- a person who holds an owner-builder permit under the Queensland Building Services Authority Act 1991 for building work and who, under that Act, engages subcontractors to perform all or part of the work.

Building Regulation 2006
"builder" is defined in Schedule 4 Dictionary
Building Act 1975
Section 5 What is building work
"building work" is—

What is a notice for inspection?

The notice for inspection advises the building certifier that the building work has been carried out to a stage when inspection, and in some cases testing, must be carried out.

A notice for inspection must be in a format agreed to between the builder and the building certifier and does not have to be in writing. In practical terms the notice may be a phone call, email or fax. As part of adopting good business practices, it is expected the builder will keep a record of giving the notice for inspection to the building certifier. In the case where the building certifier is a local government building certifier, the builder may give notice to the building certifier by giving it in writing to the local government.

Building Regulation 2006
Subdivision 2 Notice for inspection

2. What to inspect—stages and aspects of stages of building work

The BR provides for mandatory inspection stages for single detached class 1a buildings, class 10 buildings and structures and swimming pools. Each stage of building work is comprised of different aspects. For example, aspects of the foundation and excavation stage include a check of the boundary clearances and inspection of the steel reinforcement in excavated trenches. The inspection of building work must include the relevant aspects for each stage of the building work. The aspects for each stage of building work are given in these guidelines.

Building Regulation 2006
Section 24 What is a stage of assessable building work

Inspection stages stated in the development approval

In addition to the mandatory inspection stages for single detached class 1a buildings, class 10 buildings and structures and swimming pools, the development approval for the work may state additional inspection stages for the work.

Building Regulation 2006
Section 24 (2) What is a stage of assessable building work

A notice for inspection must also be given by the builder to the building certifier for each inspection stage of building work stated in the development approval.

Building Regulation 2006 Section 27 (2) Builder's obligation to give notice for inspection at completion of each stage

A building certifier may also inspect building work at any time, whether or not the certifier is given a notice for inspection for the work.

Building Regulation 2006 Section 36 Building certifier may inspect any stage at any time without a notice for inspection from the builder

Mandatory stages requiring inspection—single detached class 1a buildings (single detached houses)

For a single detached class 1a building, a notice for inspection **must** be given by the builder to the building certifier for the following **stages** of assessable building work:

Building Regulation 2006
Section 24 What is a stage of assessable building work

- the foundation and excavation stage—before the footings are poured. Aspects of this stage include boundary clearances, footing excavation, reinforcement etc.
- the slab stage—before the concrete is poured. Aspects of this stage include floor level check, termite treatment etc.
- the frame stage—before the cladding or lining is fixed (after if the cladding forms part of the bracing) or, for reinforced masonry construction, before the wall cavities are filled. Aspects of this stage include sub-floor framing, lower wall framing etc.
- the final stage. Aspects of this stage include site works, drainage, fire safety, energy and water efficiency etc.

Alteration (including addition) to a single detached class 1a building

A notice for inspection must be given by the builder to the building certifier for each stage of building work that applies to the alteration.

Building Regulation 2006
Section 24 (4) What is a stage of assessable building work

For example, if the alteration is to the frame of an existing single detached class 1a building, the inspection must be of the frame stage, including the aspects of this stage.

Class 10 building or structure or alteration (including addition) to a class 10 building or structure (except a swimming pool)

A notice for inspection must be given by the builder to the building certifier for any stages on the development approval and the final stage (i.e. completion of all the aspects of the stages that apply to the final stage of a class 10 building or structure).

Building Regulation 2006
Section 24 (5) What is a stage of assessable building work

Swimming pool and barriers

A notice for inspection must be given by the builder to the building certifier for any stages on the development approval and:

Building Regulation 2006
Section 24 (6) What is a stage of assessable building work

- the temporary fence stage—after the temporary fence is constructed and before the pool is filled with water to a depth of 300 millimetres or more
- the temporary fence time extension stage—before the extension is given
- the final stage—at completion of all the aspects of the stages that apply to the final stage for a pool and barriers and before the pool is filled with water to a depth of 300 millimetres or more (if no temporary fence was constructed).

Consequences of not giving notice at completion of each stage

If a builder fails to give a building certifier notice for inspection of a stage of work, the building certifier, once aware of the fact, is required to notify the Queensland Building Services Authority (QBSA). The QBSA may contact the builder to establish the reasons for not notifying the building certifier of the inspection. Depending on the circumstances, the QBSA may issue a builder with a penalty or take other disciplinary action.

Building Regulation 2006 Section 29 Notifying QBSA if notice for inspection not given, Section 35A Application of subdivision 4A and Section 35B Inspection procedure and process after inspection

If a builder does not provide notice to the building certifier for the final of a swimming pool, the building certifier must inspect the work as soon as possible on a day that is either:

- six months after the building development approval is given; or
- two weeks before the building development approval lapses.

However, in cases where the building development approval includes both a swimming pool and a class 1 or 2 building, these timeframes are:

- two years after the building development approval is given; or
- two weeks before the building development approval lapses.

Who to inspect building work

Inspections for stages of building work

When a building certifier receives a notice for inspection for a stage of the building work from a builder, the certifier must ensure the stage is inspected.

Building Regulation 2006 Section 30 Arranging inspection

The inspection is to be at a time agreed by the builder.

Alternatively, the building certifier may accept a certificate of inspection from a competent person in some cases.

However, a building certifier must not accept a certificate of inspection from a competent person for the entire stage, unless they are a building certifier, for:

- the foundation and excavation stage; and
- the final stage of the work.

Building Regulation 2006 Section 21 Restrictions on signing inspection certificate for single detached class 1a or a class 10 building

A building certifier may accept a certificate of inspection from a competent person for an aspect of building work for the excavation or final stage. For certain aspects of the foundation and excavation stage, there are specific requirements for some competent persons (refer to the section headed **competent person to carry out inspection of aspects of the stage of building work**).

Building Regulation 2006
Section 17 Appointment and functions

The BA provides that, in addition to building surveyors, assistant building surveyors (ABS) and building surveying technicians (BST) may perform certain building certifying functions. The functions of an ABS are limited to:

- performing certifying functions on buildings and structures having a rise of no more than three storeys and a total floor area of no more than 2000 square metres without the supervision of a building survey or
- helping in assessing and inspecting all classes of buildings and structures under the supervision of a building survey or an ABS.

Building Act 1975
Section 153 and 154 restrictions on functions of an assistant building surveyor and a building surveying technician

A BST's functions are limited to:

- performing certifying functions on class 1 buildings or class 10 buildings or structures if the BST has at least one year's experience as a BST employed by a local government or under the supervision of a private certifier.

State Penalties Enforcement Regulation 2000, schedule 5
Building Act 1975 Schedule 2, defines **"unsatisfactory conduct"** and **"professional misconduct"**; and *Building Act 1976* Section 132 effect of building certifier not complying with Act if no penalty provided

Failure to inspect when given a notice for inspection

If the building certifier does not ensure the work for which a notice for inspection has been given is inspected, the building certifier commits an offence and is liable to a maximum penalty of 20 penalty units and an on-the-spot fine of two penalty units.

The inspecting person must not unreasonably refuse to agree to a time to inspect.

In addition, if an offence is committed by a building certifier it may also constitute unsatisfactory conduct or professional misconduct. Repeated unsatisfactory conduct may constitute professional misconduct under the BA.

Competent person to carry out inspection of a stage of building work

A building certifier may discharge their statutory obligation to inspect the building work by accepting a certificate of inspection for the stage (except the foundation and excavation stage and the final stage). The inspection of building work must be of all the aspects for each particular stage of the work.

Building Regulation 2006
Refer to Division 2 for restrictions on functions a competent person can perform.
Division 3 Accepting certificates

Certificate of inspection

The certificate of inspection for a stage, or an aspect of a stage, must certify the inspected work complies with the building development approval.

Building Regulation 2006
Section 32 Certificate of inspection

Competent person to carry out inspection of aspects of the stage of building work

A building certifier may accept a certificate of inspection from a competent person for an aspect of a stage of building work only if, before the work for the aspect is carried out, the certifier assessed the person as a competent person to certify that the aspect of the work complies with the BA.

Building Regulation 2006 Section 17 Appointment and functions

For the foundation and excavation stage, a building certifier may choose to rely on certain competent persons to help inspect the steel reinforcement and boundary clearances. Competent persons for these aspects must be a registered professional engineer to inspect the steel reinforcing and a cadastral surveyor to check the boundary clearances.

Building Regulation 2006 Section 18A Individuals competent to give inspection help

For all other aspects, there are no restrictions on who a building certifier decides would be a competent person. This is subject to the requirement for a competent person to hold an appropriate licence class, if necessary, to give inspection help.

Building Regulation 2006 Section 22 Restrictions on giving inspection help

Assessing the person as a competent person

The building certifier must assess the person as a competent person for the inspection before the person inspects the building work, and the competent person must not be the builder for the work or another person who carried out the work.

Building Regulation 2006 Section 17 Appointment and functions

A competent person, for building work, means a person who:

- is assessed by the building certifier for the work as competent to practice in an aspect of the design or specification or inspection of the building work because of the person's skill and experience in the aspect; and
- if the chief executive approves guidelines for assessing a person under section 258 of the BA, the person is assessed by the building certifier according to the guidelines; and
- is registered or licensed under a law applying in the state to practice in the aspect if they are required to be registered or licensed. For example, an engineer must be appropriately registered in Queensland to practice as an engineer; and
- is a registered professional engineer if inspecting the steel reinforcement in a footing component of a class 1a single detached dwelling; and
- is a cadastral surveyor if checking the boundary clearances for a class 1a single detached dwelling.

Refer guidelines for the assessment of competent persons

Building Regulation 2006 Section 19 Building certifier's obligation to keep record of decision about competency

Building Regulation 2006 Section 18A Individuals competent to give inspection help

When a building certifier accepts a certificate from a competent person, the certifier must document reasons for considering the person as competent, and retain the documents or information relied on in deciding the person as competent.

QBSA licensee

A building certifier may accept a certificate from an appropriate QBSA licensee for an aspect of a stage of building work. Certificates from QBSA licensees can only be accepted for work relating to a single detached class 1a dwelling or class 10 building or structure. In these cases a building certifier does not have to assess a QBSA licensee as a competent person. However, the details of a QBSA licensee need to be checked to ensure they hold the appropriate licence for the work they are certifying.

Building Regulation 2006
Section 42 Application of Div 1
Section 43 QBSA licensee certificate if building development approval

3. Inspected work complies

If the building certifier decides the inspected work complies, either by accepting a certificate from a competent person or QBSA licensee for an aspect of a stage of building work and/or personally inspecting the building work, the certifier must give the builder a written notice stating the inspected work complies.

Building Regulation 2006
Section 31 Inspection procedure
Section 32 (2) Certificate of inspection

"Complies", for the inspection of building work by a building certifier or competent person, means the building certifier or competent person is satisfied on an inspection of the work, completed in accordance with best industry practice, the work complies with the building development approval for the work.

Under best industry practice, inspections of the building work should be physically undertaken on site by the inspecting person.

Building Regulation 2006
Section 32 (2) Certificate of inspection
Section 17 Appointment and functions

If the competent person decides the stage of inspected work complies, they must give the builder and building certifier a certificate of inspection for the stage of building work stating that the building work complies.

The inspecting person must personally sign the certificate of inspection for the stage. An electronic signature may be used in accordance with the *Electronic Transactions (Queensland) Act 2001*.

4. Inspected work does not comply

If the building certifier decides the inspected work does not comply, the certifier must give the builder a non-compliance notice stating how the inspected work does not comply.

Building Regulation 2006
Section 33 Noncompliance notice

If a competent person decides the stage of building work inspected does not comply, the competent person must give the builder and the building certifier a non-compliance notice stating how the inspected work does not comply.

Building Regulation 2006
Section 33 Noncompliance notice (3)

The builder must perform the work required to make the stage of work comply and then give the building certifier another notice for inspection for the work.

Building Regulation 2006
Section 34 Builder's obligation to ensure stage complies with development approval

The builder must not start the stage of building work after the stage for which the notice for inspection has been given until they have received a written notice (certificate of inspection) stating that the inspected work complies. A certificate of inspection will be received from either a building certifier or competent person. However, a competent person cannot provide a certificate of inspection for the excavation or final stage.

Building Regulation 2006
Section 28 (2) Prohibition on further work until stage complies

If the builder fails to perform the work required to make the stage of work comply, the building certifier must, under chapter 9 of the BA, take enforcement action against the builder. If the builder does not comply with the enforcement notice, the building certifier must notify the local government (if the assessment manager was a private certifier (class A) and the QBSA.

Building Regulation 2006
Section 35 Consequences of builder not complying with obligation.
Building Act 1975
Chapter 9 Section 247 Show cause notice

However, if a competent person gave the non-compliance notice, enforcement action is not required unless the building certifier agrees with the competent person that the stage does not comply. If the building certifier disagrees with the competent person, they must give them written reasons for not taking enforcement action and also give the builder a certificate of inspection for the stage.

Building Act 1975
Section 149 Obligation to give inspection documentation and any reminder notice to local government

5. Inspection documents

If a building certifier is acting as a private certifier, the private certifier must give the local government copies of all inspection documents – “inspection documentation” – including, for example, certificates of inspection.

The private certifier must give the inspection documentation within five business days after the building is completed and all the building work is inspected and complies. If the engagement of the private certifier is discontinued before the building is completed, then, within five business days after the engagement is discontinued, give documents to the local government.

Class 1a—single detached dwelling

Stage	Aspects	Informative notes **The items in this column are some of the elements of each aspect that should be checked to ensure compliance with the building development approval. These are not exhaustive lists and may not be relevant to each aspect. Some building development approvals may have conditions containing additional stages and aspects.**
Foundation/excavation and/or slab Section 24 (3)(a) & (b) of the Building Regulation 2006 sets out that this stage is: • after the excavation of the foundation material and before the footings for the building are laid; and • if the building is to have a slab, after the placement of the formwork and steel but before the concrete for the slab is poured.	Boundary clearances	• setbacks to all relevant allotment boundaries and other buildings and structures • distances from easements and local government infrastructure.
	Excavation of foundation material	• dimensions of excavations • profile of soil excavated • bearing surfaces of excavations.
	Compaction of fill material (if necessary)	• level of compaction • retention of compacted fill.
	Cut and fill batters	• location of cut and fill batters (required as part of the footing and slab system) • construction and location of retaining walls (required as part of the footing and slab system) • provisions for drainage of cut and fill batters and retaining walls • falls to external finished areas.
	Piers through fill	• location of piers through compacted fill • depth and bedding of piers through compacted fill to natural ground or in accordance with approved design requirements.
	Reinforcement of slab and footing system	• type and placement of steel reinforcing • size and gauge of reinforcing steel • location and dimension of laps to reinforcement steel.

Class 1a—single detached dwelling

Stage	Aspects	Informative notes **The items in this column are some of the elements of each aspect that should be checked to ensure compliance with the building development approval. These are not exhaustive lists and may not be relevant to each aspect. Some building development approvals may have conditions containing additional stages and aspects.**
Section 24 (3)(c), (d) & (e) of the Building Regulation 2006 sets out that this stage is: • to the extent the bracing for the frame of the building consists of cladding or lining—after the cladding or lining has been fixed to the frame; and • to the extent the bracing for the frame of the building does not consist of cladding or lining—before the cladding or lining is fixed to the frame; and • if reinforced masonry construction is used for the frame of the building—before the wall cavities are filled.		• type of connections to reinforcement steel.
	Vapour barrier	• type and location of vapour barrier • type and location of joint overlaps to vapour barrier • treatment to penetrations through vapour barrier.
	Termite management system	• location and type of physical and chemical barriers • protection of penetrations through footing or slab elements.
	Floor levels	• finished slab levels to establish heights above flood levels, building height or to accommodate drainage requirements.
Frame	Sub-floor framing	• member sizes and spacings • minimum clearances to ground levels • sub-floor bracing • provisions for sub-floor ventilation • termite protection • ground grading.

Class 1a—single detached dwelling

Stage	Aspects	Informative notes **The items in this column are some of the elements of each aspect that should be checked to ensure compliance with the building development approval. These are not exhaustive lists and may not be relevant to each aspect. Some building development approvals may have conditions containing additional stages and aspects.**
	Lower floor wall framing	• member sizes and spacings • bracing • tie-down and point-load locations.
	Upper floor wall framing	• wall framing elements to slab or upper levels of multi-storey construction should be checked to ensure member sizes and spacings, bracing, tie-down and point-load requirements comply with the building development approval.
	Floor framing and flooring	• member sizes and spacings • diaphragm bracing and blocking • water proof/resistant flooring to wet areas.
	Insulation for energy efficiency requirements (if applicable)	• insulation or sarking to external wall framing • roof/ceiling insulation.
	Structural walls (masonry)	• tie-down points and lateral bracing elements • core filling (if relevant) • sizes, lateral support.
	Roof and ceiling framing	• member sizes and spacings • cross-bracing and tie-down • point-loads supported • location and fixing of truss binders • batten fixing and joint location (sheet roofs).

Class 1a—single detached dwelling

Stage	Aspects	Informative notes **The items in this column are some of the elements of each aspect that should be checked to ensure compliance with the building development approval. These are not exhaustive lists and may not be relevant to each aspect. Some building development approvals may have conditions containing additional stages and aspects.**
Final Section 24 (3)(f) of the Building Regulation 2006 sets out that this stage is: • at the completion of all aspects of the work.	Site works and drainage	• drainage complies with building development approval and site facilitates drain away from the dwelling and protect adjoining properties from stormwater run-off • drainage of retained earth including batters do not impact on the dwelling or adjoining properties • surface and roof water discharges to an approved discharge point • finished ground levels adjacent to the dwelling are graded away • required finished slab heights above external ground level.
	Termite management systems	• sub-floor termite shields and other elements of physical and chemical barriers • exposed slab edges • termite management system notices in required locations.
	Damp and weatherproofing	• weatherproof coating to external face of single-leaf masonry walls • flashing to wall/roof junctions • location and spacing of weepholes to cavity masonry walls • flashing to door and window openings for sheet-clad external walls.
	Fire safety	• hearth construction around free-standing or open fire place • termination height of chimney • fire-rated construction • construction requirements for bushfire prone areas • operation and location of smoke alarms.
	Health and amenity	• ceiling heights to stairs, habitable and non-habitable spaces • light transmission areas.

Class 1a—single detached dwelling

Stage	Aspects	Informative notes **The items in this column are some of the elements of each aspect that should be checked to ensure compliance with the building development approval. These are not exhaustive lists and may not be relevant to each aspect. Some building development approvals may have conditions containing additional stages and aspects.**
		• natural and mechanical ventilation of rooms • construction of sanitary compartments.
	Safe movement and access	• balustrades to stairs, balconies, decks, windows and path of access to a building etc • construction of stair risers and goings • construction of landings and thresholds.
	Construction of wet areas	• water resistant and waterproof construction to wet areas • treatment of wall floor junctions.
	Glazing	• location and type of glass in accordance with building development approval • location and type of glass for energy efficiency requirements.
	Sub-floor ventilation	• location and spacing of sub-floor ventilation • area of ventilation openings • ventilation openings to sub-floor internal walls • sealed impervious membrane over ground in excessively damp areas • ground grading.
	Energy efficiency	• energy efficient lighting and hot water supply systems installed in accordance with Queensland Development Code MP4.1; • energy efficiency requirements as per building development approval.
	Water savings measures	• rainwater tanks or greywater treatment plants installed in accordance with Queensland Development Code MP4.2 • water conservation measures—showerheads, aerators, taps.

Class 10—building or structure

Stage	Aspects	Informative notes **The items in this column are some of the elements of each aspect that should be checked to ensure compliance with the building development approval. These are not exhaustive lists and may not be relevant to each aspect. Some building development approvals may have conditions containing additional stages and aspects.**
Final Section 24 (5) of the Building Regulation 2006 sets out that: • if the work is construction of, or an alteration to, a class 10 building or structure, other than a swimming pool, the stages also include at the completion of the building or structure or alteration.	Site works, boundary setbacks and drainage	• drainage complies with building development approval and site facilitates drain away from the building or structure and protect adjoining properties from stormwater run-off • drainage of retained earth including batters do not impact on the building or structure or adjoining properties • surface and roof water discharges to an approved discharge point • finished ground levels adjacent to the building or structure are graded away • setbacks to all relevant allotment boundaries and other buildings and • structures • distances from easements and local government infrastructure • required finished slab heights above external ground level.
	Cut and fill batters	• location of cut and fill batters (required as part of the footing and slab system) • construction and location of retaining walls (required as part of the footing and slab system) • provisions for drainage of cut and fill batters and retaining walls • falls to external finished areas.
	Termite management systems	• sub-floor termite shields and other elements of physical and chemical barriers • exposed slab edges • termite management system notices in required locations.

Class 10—building or structure

Stage	Aspects	Informative notes **The items in this column are some of the elements of each aspect that should be checked to ensure compliance with the building development approval. These are not exhaustive lists and may not be relevant to each aspect. Some building development approvals may have conditions containing additional stages and aspects.**
	Fire safety	• hearth construction around free-standing or open fire place • termination height of chimney • fire-rated construction • construction requirements for bushfire prone areas.
	Health and amenity	• ceiling heights to stairs and other spaces • natural and mechanical ventilation of rooms • construction of sanitary compartments.
	Safe movement and access	• balustrades to stairs, balconies, decks, windows and path of access to a building etc • construction of stair risers and goings • construction of landings and thresholds.
	Structural elements	• location and adequacy of structural elements.
	Energy efficiency	• energy efficient lighting and hot water supply systems installed in accordance with Queensland Development Code MP4.1 • energy efficiency requirements as per building development approval.
	Construction of wet areas	• water resistant and waterproof construction to wet areas • treatment of wall floor junctions.
	Glazing	• location and type of glass in accordance with building development approval • location and type of glass for energy efficiency requirements.
	Sub-floor ventilation	• location and spacing of sub-floor ventilation • area of ventilation openings.

Class 10—building or structure		
Stage	**Aspects**	**Informative notes** **The items in this column are some of the elements of each aspect that should be checked to ensure compliance with the building development approval. These are not exhaustive lists and may not be relevant to each aspect. Some building development approvals may have conditions containing additional stages and aspects.**
		• ventilation openings to sub-floor internal walls • sealed impervious membrane over ground in excessively damp areas • ground grading.

Swimming pool and barriers		
Stage	**Aspects**	**Informative notes** **The items in this column are some of the elements of each aspect that should be checked to ensure compliance with the building development approval. These are not exhaustive lists and may not be relevant to each aspect. Some building development approvals may have conditions containing additional stages and aspects.**
Temporary fence **(including extension of the period the temporary fencing can be in place)**	Pool barriers	• period of use for temporary fence • for extensions of time, risk to safety of persons, particularly young children • at least one compliant gate provided • temporary fence and gate securely fixed to resist reasonably foreseeable actions to which they may be subjected • spacing of vertical members • height above the barrier's finished ground level • clearance between barrier and the barrier's finished ground level • non-climbable zones and additional clear areas • operation of gate • location, height and dimensions of intersecting barriers.
	Access to pool enclosure	Gates: • location and direction of swing • self-closing, self-latching operation • shielding of latch • location of latch. Windows as part of wall of another building: • window opening restricted to maximum 100mm • opening protected by grille • sill heights. Balconies • location of balcony in relation to pool enclosure.

Swimming pool and barriers

Stage	Aspects	Informative notes **The items in this column are some of the elements of each aspect that should be checked to ensure compliance with the building development approval. These are not exhaustive lists and may not be relevant to each aspect. Some building development approvals may have conditions containing additional stages and aspects.**
		• type of balustrade to balcony • non-climbable zones between pool barrier and balcony.
Final Section 24 (6) of the Building Regulation 2006 sets out that: If the work is construction of, or an alteration to, a swimming pool, the stages also include: • if a temporary fence is constructed—after the temporary fence is constructed and before the pool is filled with water to a depth of 300mm or more and if an extension is given to the period the temporary fence can be in place – before the extension is given; and • at the completion of the pool and its fencing and before the pool is filled with water to a depth of 300mm or more.	Site works, boundary setbacks and drainage	• drainage complies with building development approval and site facilitates drain away from the building or structure and protect adjoining properties from stormwater run-off • drainage of retained earth including batters do not impact on the building or structure or adjoining properties • surface water discharges to an approved discharge point • setbacks to all relevant allotment boundaries and other buildings and structures • distances from easements and local government infrastructure.
	Cut and fill batters	• location of cut and fill batters • construction and location of retaining walls • provisions for drainage of cut and fill batters and retaining walls • falls to external finished areas.
	Pool structure	Concrete pool shells: • type and placement of steel reinforcing • size and gauge of reinforcing steel • location and dimension of laps to reinforcement steel • type of connections to reinforcement steel. Prefabricated pool shells: • backfilling of excavation • drainage of backfilled area.

Swimming pool and barriers

Stage	Aspects	Informative notes **The items in this column are some of the elements of each aspect that should be checked to ensure compliance with the building development approval. These are not exhaustive lists and may not be relevant to each aspect. Some building development approvals may have conditions containing additional stages and aspects.**
	Pool barriers	• spacing of vertical members • height above the barrier's finished ground level • clearance between barrier and the barrier's finished ground level • non-climbable zones and additional clear areas • location, height and dimensions of intersecting barriers.
	Access to pool enclosure	Gates: • location and direction of swing • self-closing, self-latching operation • shielding of latch • location of latch. Windows as part of wall of another building: • window opening restricted to maximum 100mm • opening protected by grille • sill heights. Balconies • location of balcony in relation to pool enclosure • type of balustrade to balcony • non-climbable zones between pool barrier and balcony.
	Waste water drainage	• waste water drains to approved point of discharge.