Inspections

Record an inspection outcome

Version 1.5

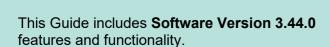






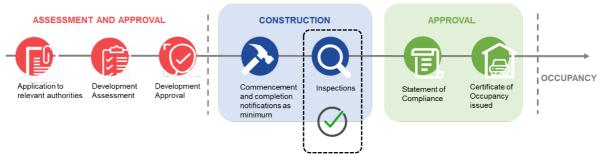
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Background

Councils must undertake inspections in accordance with approved inspection related Practice Directions under the Act. Once an inspection is undertaken it is a requirement that records of that inspection are accurately recorded within the ePlanning system.

This is critical to ensure that both follow-up inspections take place, as required, and that council records of inspections are maintained.



Practice Directions and Regulations

Refer to the practice directions below for more information in relation to inspection and inspection reporting requirements.

- Practice Direction 8 Council Swimming Pool Inspections <u>View</u>
- Practice Direction 9 Council Inspections <u>View</u>
- Planning, Development and Infrastructure (General) Regulations Schedule 7 View

Inspection Timeframes

When a council chooses to inspect for 'Completion of building work' or 'Statement of Compliance' notifications or other documents required to be provided at the completion of building work, there are required timeframes for that inspection to occur:

Timeframe	Building Work and Location
2 business days* *Remainder of the day of notification + 2	To undertake a completion inspection 'within' metropolitan Adelaide includes, Farm Building or Farm sheds and Class 1 or Class 2-9.
3 business days* *Remainder of the day of notification + 3	To undertake a completion 'outside' of metropolitan Adelaide, includes, Farm Building or Farm sheds and Class 1 or Class 2-9.
10 business days* *Remainder of the day of notification + 10	To undertake an inspection of swimming pool safety features.

Record an Inspection Outcome

On submission of a building / building work notification by the applicant or builder, the council determines whether an 'inspection' is required or not. When an inspection is required, the outcomes of the inspection are recorded within the ePlanning system.

Noting, the 'inspections' option is only available to councils, and recording an inspection outcome for Completed Building works is required to issue the Certificate of occupancy (CoO)

1. Click on **Inspections** from the **Assessment** dashboard.



Search for the location of the development

- 2. Expand the **Search Inspections** to view the filtering options.
- 3. Type the location details then click **Enter** to search and view inspections that match the entered location.



There are three methods of accessing the inspection record to record the inspection outcome.

- Method 1: Access through the Inspection ID
- Method 2: Access through the Record an Inspection Outcome option
- Method 3: Access through the Application ID

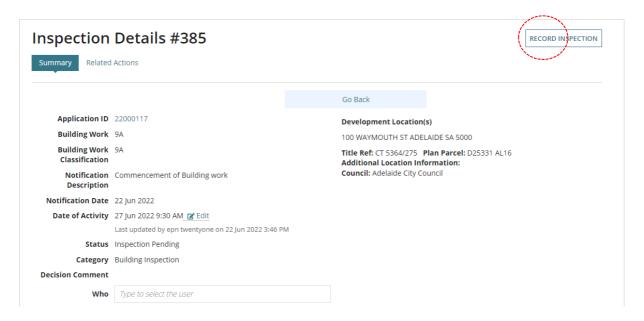
Record an Inspection Outcome

Method 1: Access through the Inspection ID

- 1. Click on the **Inspection ID** to view the details.
 - > Search Inspections
 - > Draft
- → Pending

Only one can be selected Building Application **Building Work** Notification Date of Inspection Notification Location Work Classification Activity ID Date Commencement of 100 WAYMOUTH ST 27-Jun-22000117 9A 22-Jun-2022 Building work ADELAIDE SA 5000 2022

2. Click on **Record Inspection** to record the outcome and then refer to <u>Complete the Inspection Details</u> instructions.



Record an Inspection Outcome

Method 2: Access through the Record an Inspection Outcome option

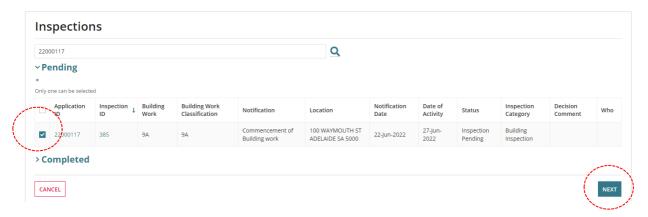
1. Click on Record an Inspection Outcome.



2. Type the **application ID** and click the search icon



3. Click on the checkbox against the applicable notification, and then **Next** to proceed.



The **Inspection Details** screen shows and then refer to the <u>Complete the Inspection Details</u> instructions.

Method 3: Access through the Application ID

- 1. Click on the **Application ID** to view the details.
 - > Search Inspections
 - > Draft
- → Pending



2. Click on Inspection tab.



3. Click on the **Inspection ID** to record the outcome - refer to the <u>Complete the Inspection Details</u> instructions.

Inspections



~ Pending

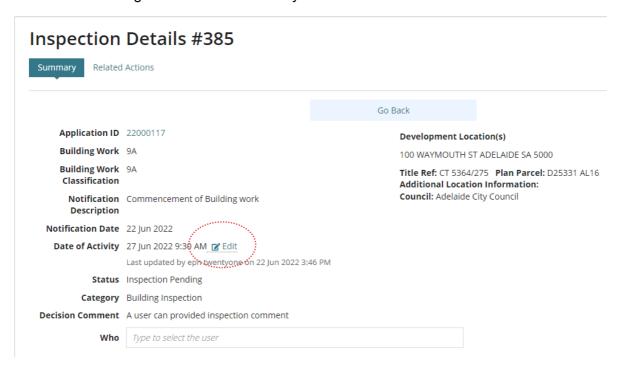
Application ID	Inspection ID	Building Work	Building Work Classification	Notification	Location	Notification Date	Date of Activity	Status
22000117	385	ØA.	9A	Commencement of Building work	100 WAYMOUTH ST ADELAIDE SA 5000	22-Jun-2022	27-Jun-2022	Inspection Pending

Update the date of activity of building notification

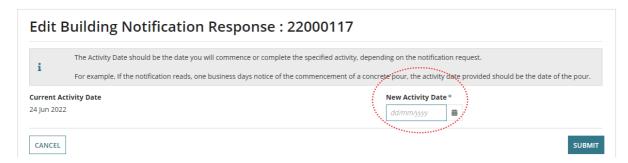
The 'date of activity' for a submitted building notification can be changed within the inspection record in situations when the licensed building contractor or owner builder has submitted the building notification with an incorrect 'date of activity', or the date has changed after submitting the building notification.

An update to the 'Date of Activity' will notify the applicant by email or letter when their preferred communication method is 'post'.

1. Click **Edit** against the Date of Activity.



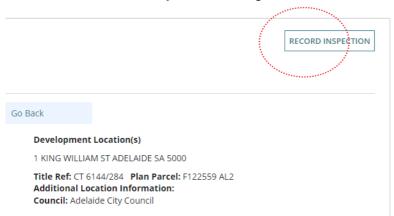
- 2. Type or select from the calendar a new 'future' activity date.
- 3. Submit to save changes.



The Inspection Details screen is shown with the new Date of activity with a date and time stamp with who performed the updates. The building notification is also updated with the new date of activity.

Complete the Inspection Details

1. Click **Record Inspection** to begin.



- 2. Complete the Inspection Details as follows:
 - Inspected By: Leave the default, or use 'X' to delete and add a new 'inspected by'
 name.
 - Inspection Outcome*: Choose one of the following:
 - Satisfactory
 - Unsatisfactory
 - Not Inspected
 - Inspection Date*: Use the calendar to set the date.
 - Inspection Time: Use the 24 hour clock to set the time.

All non

✓ Checking this option will allow a Certificate of Occupancy to be issued conformances have been rectified

- All non-conformances have been rectified: This checkbox must be ticked when the Notification Description is 'Completion of building work', to allow a Certificate of Occupancy (CoO) to be issued.
- Elements Inspected: Select the inspected element(s).
- Breaches, issues or faults: Record the details to be rectified prior to a reinspection.
- Notes: Record as required.
- 3. Complete Upload the inspection documentation (as required).
- 4. **SUBMIT** the inspection outcome.

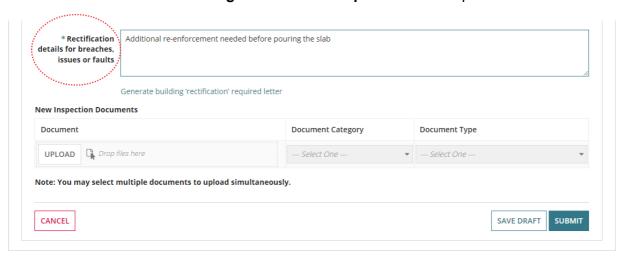
Record an unsatisfactory Inspection

When the outcome of the inspection is 'unsatisfactory', specify all the breaches, issues or faults and send an inspection letter to the applicant and builder. On submission the applicant and builder will be notified by email of the 'unsatisfactory' outcome and the actions required to resolve the issues.

- 1. Select 'Unsatisfactory' inspection outcome*.
- 2. Click on **Rectification Required** to notify the builder/owner builder when rectification of the breach, issue or fault is required.
- 3. Type the **Inspection Date*** or use the calendar to select the date.
- 4. Use the 24 hour clock to set the Inspection Time*.
- 5. Click on the **inspected elements**.



- 6. Provide the **rectification details**, may include an instruction to upload photographs, reports, or other forms of evidence.
- 7. Click on **Generate building 'rectification' required letter** template link.

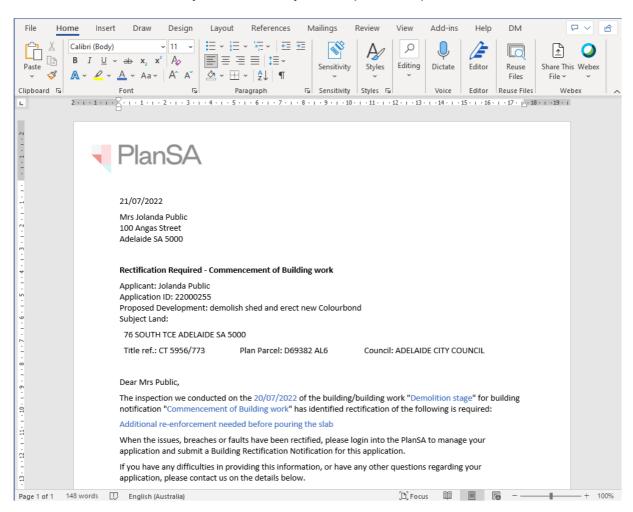


8. Click on the **Rectification letter download** located at the bottom of the screen (if the letter has not automatically opened).



The Rectification Required letter template is automatically populated with details you have already provided, plus details from the building notification. Within the example letter template below, the pre-populated information is shown in 'blue' font colour.

- 9. Click Enable Editing to make any changes.
- 10. Save the letter locally to a folder on your computer for upload.

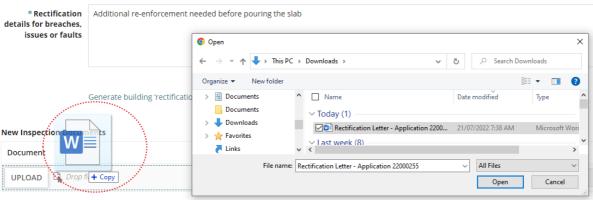


Upload the inspection documentation and/or building rectification required letter

11. Click on **UPLOAD** to locate saved inspection documentation and then drag-and-drop into the Drop files here field.

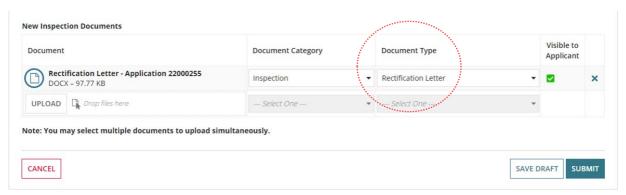
Important! The maximum file size is 70 MB.

12. Repeat until all documents added.



Note: You may select multiple documents to upload simultaneously.

- 13. Categorise the document(s) selecting 'inspection' **category** and 'inspection document' or 'rectification letter' **type**.
- 14. Click on **Submit** to save the inspection outcome.



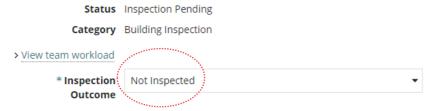
15. The Inspection Details screen will show, click on **Go Back** to return to the Inspection dashboard.



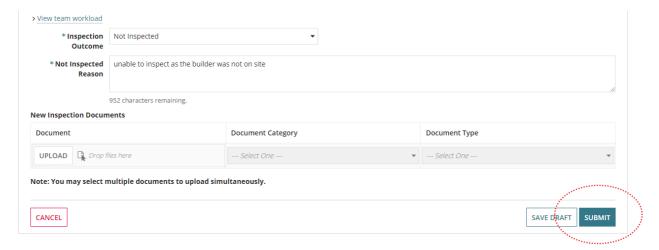
Record a not inspected inspection

Recording an inspection was 'not inspected' occurs in cases when the builder was not present during a site visit or council was unable to attend within the legislated time-frame and upon making their visit (after the time-frame) the building/building work had been completed and unable to inspect.

- 1. Click Record outcome.
- 2. Leave the Inspected By field blank or user allocated to inspect.
- 3. Click on Inspection Outcome field drop-down and select 'Not Inspected'.



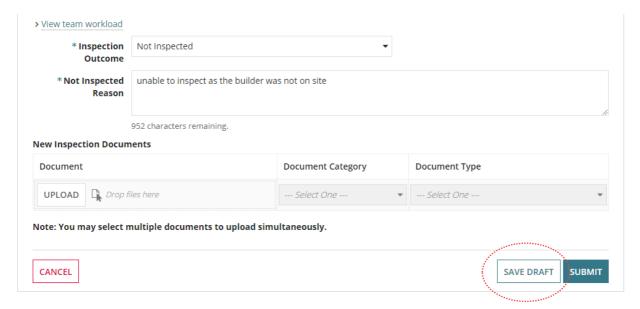
- 4. Provide a **Not Inspected Reason** (mandatory) e.g. builder not present.
- 5. As required, upload a document.
- 6. Click **Submit** to complete.



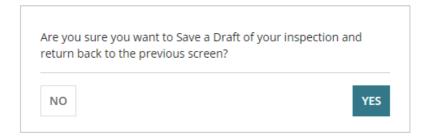
Save a draft of an in-progress inspection

If waiting for further information from a builder or internally before submitting the inspection outcome a 'draft' can be saved and resumed when ready to complete.

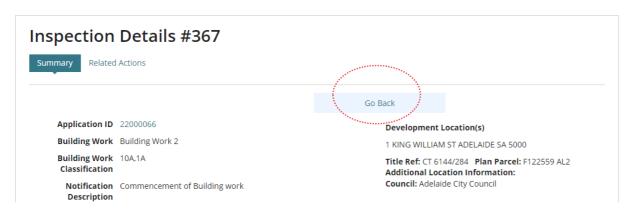
1. Click on SAVE DRAFT.



2. Click YES to confirm saving a draft of your inspection.



3. Click Go Back in the Inspection Details page.



Inspections

4. Expand the **Draft** section to view the saved inspections record.

Resume the inspection

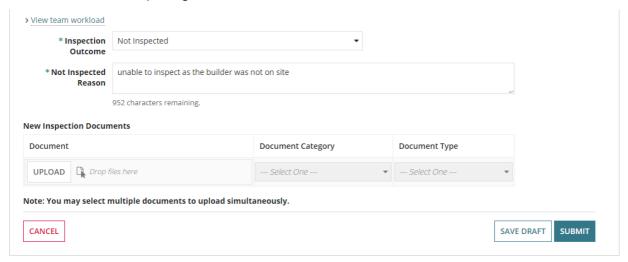
5. Click on Resume.

> Search Inspections

∨Draft

Application ID	Inspection ID	Location	Created By	Created on		
22000066	367	1 KING WILLIAM ST ADELAIDE SA 5000	epn.test7@sa.gov.au	31 May 2022	Resume	Î
22000029	386	1 KING WILLIAM ST ADELAIDE SA 5000	epn.test7@sa.gov.au	12 May 2022	Resume	m

6. Continue completing the details and SUBMIT or SAVE DRAFT to return later.



Delete the draft inspection

7. Click on the trashcan.

> Search Inspections

∨ Draft

22000002 298 128 GROTE ST ADELAIDE SA 5000 epn.test9@sa.gov.au 30 Mar 2022 Resume	Application ID	Inspection ID	Location	Created By	Created on		
	22000002	298	128 GROTE ST ADELAIDE SA 5000	epn.test9@sa.gov.au	30 Mar 2022	Resume	â

8. Click on **Confirm** to delete or **Cancel** to keep.

Confirming the deletion will remove the 'draft' inspection from the **Draft** section.

> Search Inspections

∨ Draft

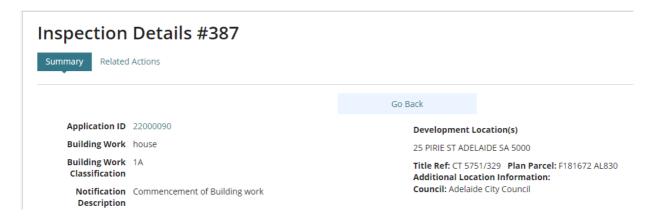
Application ID	Inspection ID	Location	Created By	Created on		A CONTRACTOR OF THE PARTY OF TH
22000002	298	128 GROTE ST ADELAIDE SA 5000	epn.test9@sa.gov.au	30 Mar 2022	Resume	Cancel Confirm

View completed inspections

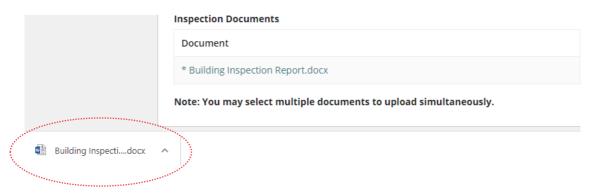
On returning to the Inspections screen, the completed 'inspection' can be viewed from the **Completed** listing.

- 1. Expand the **Completed** section to view the completed inspections.
- 2. Click on the **Inspection ID** to view the details and uploaded documentation.

The Inspection Details are displayed.



- 3. To view the inspection documentation click on the document name to download.
- 4. Click on the download to open and view on-screen.



Perform an inspection of a rectification notification

When the applicant or builder submits the rectification notification the request is available from the **Rectification Notifications** tab within the **Assessments** dashboard.

Click on Rectification Notifications tab within the Assessments dashboard.



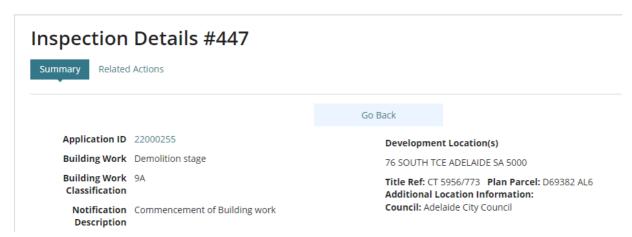
Move cursor over the Comment icon to show the submitters comments.



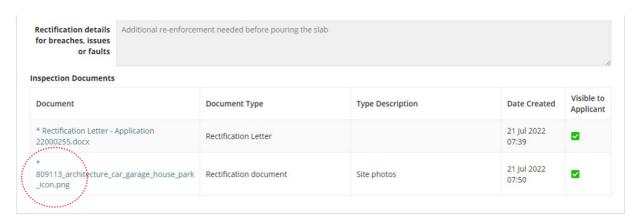
3. Right-click on the Inspection **ID** and click on **Open link in new tab** to view the inspection details.

Rectification Notifications Associated Application Inspection Building Location ID Work Notification 76 SOUTH TCE Demolition Commencement of 22000255 stage **Building work** Open link in new tab Open link in new window Save link as... Copy link address Inspect

The Inspection Details are shown.



- 4. Scroll down the page until the rectification details and inspection documents are visible.
- 5. Click on the document link to download and view the supporting rectification evidence.



6. Click on the document download to open. This is only required, when the document has not opened automatically.



7. Close the Inspection browser tab and return to the list of Rectification Notifications.



8. Select 'Yes' or 'No' to inspect the rectification notification.

Inspections





	Rectification Details	Notification Date	Comment	To Be Inspected?
Addit	tional re-enforcement needed before pouring the slab	21 Jul 2022	•	Yes No

When chosen to inspect the rectification notification, an inspection record is created and available from the Inspections dashboard.

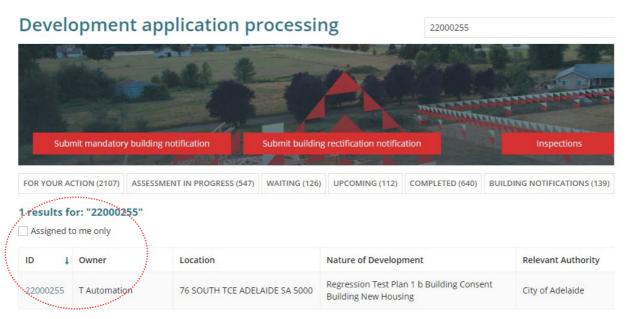
Inspections



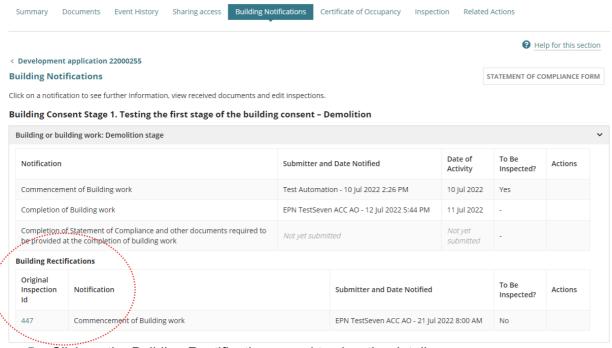
Update rectification inspection

In cases where you have had a change of mind, and now want to inspect a rectification notification, the **To be inspected** can be changed from No to Yes (or Yes to No) within the Building Rectification record.

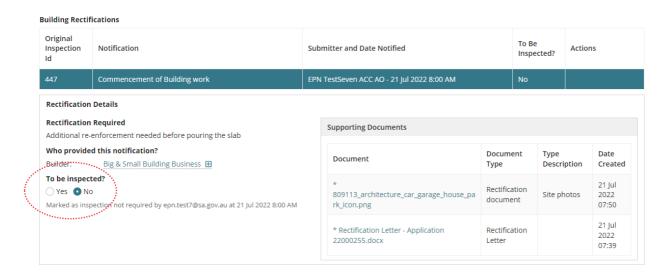
- 1. Search for the application by the ID number.
- 2. Remove the **Assigned to me only** flag to show all applications for your organisation (as required).
- 3. Click on the application **ID** number to view.



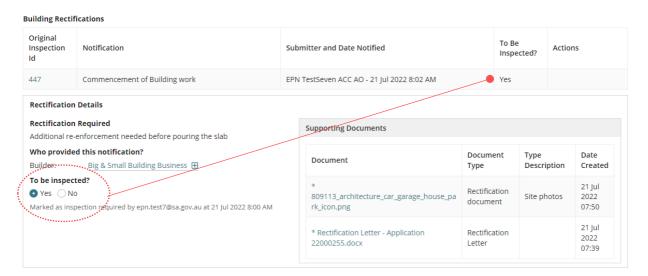
4. Click on the **Building Notifications** tab to view the both Building and Building Rectification notifications.



5. Click on the Building Rectification record to view the details.

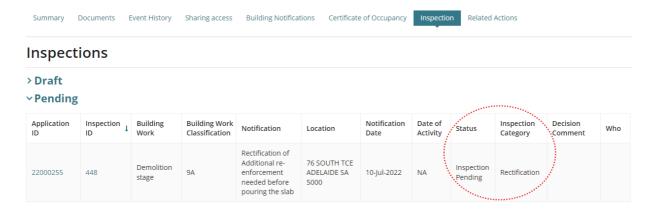


6. Click on Yes to be inspected.



An inspection record is created and available from both the Inspections tab for the application and the Inspections dashboard.

7. Click on the **Inspections** tab to view the 'pending' inspection.



For more information visit plan.sa.gov.au

