



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



# Audit priorities statement 2022–2023

**Building and Energy Audit Strategy**  
Taking a risk-based approach to  
minimising harm



# Building and building surveying

The Department of Mines, Industry Regulation and Safety (DMIRS) – Building and Energy Division (Building and Energy) has developed a three-year, risk-based [Audit Strategy](#) to support its inspections of the work and conduct of registered builders and building surveyors and its general monitoring of how well building standards are being applied.

The Audit strategy aims to reduce risk to Western Australians by focusing efforts on construction practices that pose the greatest risks to public health and safety. To achieve this, Building and Energy collects and carefully analyses a wide range of data to identify and then assess emerging risks. The Audit Strategy is supported by the Audit Priorities Statement which outlines where Building and Energy intends to focus its efforts on a year by year basis having carefully assessed the prevailing risks and its capacity to deliver inspection services. The Key Performance Indicators (KPIs) for each audit are then set having regard to previous compliance data, the level of precision required for each general inspection and availability of resources. By taking a risk-based approach to minimising harm Building and Energy aims to build a strong culture of compliance where industry participants understand it is better to do the job right the first time than risk being caught cutting corners or making costly mistakes that put the community at risk.

Consistent with DMIRS' Transparency Policy, Building and Energy prepares reports on its inspection activities, including technical information gathered during compliance and general inspections. These reports are published for the benefit of the Western Australian building and construction industry and the community as a whole. Individual site inspection reports will only be provided to the relevant builder or building surveyor.

As a first step, Building and Energy will generally undertake a General Inspection (Snapshot) of a small sample of buildings or building surveying work to inform itself and industry on an emerging issue. Where a snapshot review is sufficient, Building and Energy will publish its report to alert industry to a potential issue. A snapshot inspection will often be accompanied by an Industry Bulletin seeking to educate industry about the appropriate method of construction. A snapshot inspection can also deliver confidence that industry practices are satisfactory.

When it is appropriate to deliver confidence that a finding or conclusion represents an unsatisfactory and widespread industry practice, Building and Energy may conduct a more in depth inspection - known as a General Inspection (Industry).

In developing priority areas for inspection activities, due consideration is given to the statistical significance of the sample size to ensure conclusions and findings are suitably supported. Building and Energy will publish a report detailing the compliance issues identified during the general inspection and what steps have been taken to achieve improved compliance.

Following an inspection, non-compliant or unsatisfactory building or building surveying work will be brought to the attention of the builder or building surveyor in the first instance. If warranted, further investigations will be undertaken by Building and Energy where the inspection found registered builders or building surveyors may have breached their registration obligations.

In cases where the non-compliant building work poses a public health or safety risk to occupants or the community, the concern will be referred to the relevant permit authority which has the powers to enforce compliance with approved plans and building standards.

## Disruptions to the 2021–2022 audit priorities

The coronavirus (COVID-19) pandemic and ensuing lock downs, restrictions and staff absences had a significant impact on Building and Energy's completion of the 2021-22 Audit Priorities. Some of this important work has been carried forward to the 2022-23 Audit Priorities.

# Compliance Inspections

The intent of Building and Energy’s compliance inspections is to monitor the work and conduct of individual registered building and building surveying contractors and to determine whether all the requirements for registration are being met. Each year Building and Energy may select a number of builders and/or building surveyors to audit and these can be chosen on a random and targeted basis. Where previous inspections into regulatory compliance has delivered confidence that compliance rates are high, further regulatory audits may not be prioritised in any given year. In 2021–22 Building and Energy has decided to focus its efforts on builders’ technical compliance. Building and building surveying contractors selected for a compliance inspection will be provided reasonable notice of an impending audit. They will be afforded every opportunity to engage with Building and Energy staff during inspections and any subsequent discussions.

## Building Contractors – Technical inspections of building work

Class 1a residential buildings <sup>1</sup>	Buildings are selected at random from the full list of building work being undertaken by the building contractor at the time of the audit. In 2022–23 the focus of technical inspections will be:	Minimum 22 buildings inspected <sup>2</sup>
Contractors and associated residential building work	<ul style="list-style-type: none"> <li>• Roof tie-down</li> <li>• Timber wall framing</li> <li>• Wind classification</li> </ul>	

## Building Surveyor Contractors – Desktop assessments

Building Classes 2-9	Building surveying work will be selected at random from the full list of building surveying work being carried out by the building surveying contractor in the 12 months prior to the inspection.	Minimum 50 certificates inspected <sup>3</sup>
----------------------	---	--

<sup>1</sup> Building classes can be viewed in Table One.

<sup>2</sup> Carried forward from the Audit Priorities Statement 2021–22 target of 44 buildings.

<sup>3</sup> Carried forward from the Audit Priorities Statement 2021–22 target of 80 buildings.

# General Inspections

Building and Energy's general inspections monitor how well the building service Acts are operating and how well building standards are being applied generally.

General Inspections (Snapshot)		
Passive fire safety systems	Randomly selected class 2 buildings	Minimum 18 buildings inspected <sup>4</sup>
Waterproofing wet areas <sup>5</sup>	Randomly selected 1a and 2 buildings (various storeys)	Minimum 90 buildings inspected

## Coming soon

General Inspection (Snapshot) Report Eight – Balustrading

General Inspection (Snapshot) Report Nine – Management and Supervision

Compliance Report – A summary of technical building inspections (class 1 – residential buildings) 2020-22

Compliance Report – A summary of building surveying inspections 2021-22

# Audit priorities 2021-22

## Reports and bulletins

### Published

[Industry Bulletin 144 – Technical documents](#)

[General Inspection \(Snapshot\) Report Six - Waterproofing wet areas](#)

[General Inspection \(Snapshot\) Report Seven – Certificates of design compliance for building classes 7b and 8](#)

4. Carried forward from the Audit Priorities Statement 2021-22 target of 24 buildings.
5. This is a follow up inspection following the findings of the General Inspection (Snapshot) Report Six into 23 buildings completed 2018

**Table One – Building Code of Australia – Building Classes**

Building Code of Australia – classification	Types of buildings
<b>Class 1a, 1b</b>	Free standing or attached (side by side) single dwellings and additions; small boarding houses, guest houses
<b>Class 2</b>	Residential apartment buildings
<b>Class 3</b>	Residential portions of hotels, motels, hospitals, health care or residential care buildings
<b>Class 4</b>	Separate dwelling in a class 5,6,7,8 and 9 building
<b>Class 5</b>	Office/commercial premises
<b>Class 6</b>	Retail/shop premises
<b>Class 7a, 7b</b>	Car parks and warehouses
<b>Class 8</b>	Factories, laboratories and workshops
<b>Class 9a, 9b, 9c</b>	Health care; assembly; aged care buildings
<b>Class 10a, 10b, 10c</b>	Non-habitable buildings (garage/shed and the like); a structure (fence, wall, mast, swimming pool); private bushfire shelter

Government of Western Australia

**Department of Mines, Industry Regulation  
and Safety**

**Building and Energy**

**1300 489 099**

8.30am – 4.30pm

Level 1 Mason Bird Building 303  
Sevenoaks Street (entrance  
Grose Avenue)  
Cannington Western Australia 6107

**Online**

Website: [www.dmirs.wa.gov.au/building-and-energy](http://www.dmirs.wa.gov.au/building-and-energy)

Email: [be.info@dmirs.wa.gov.au](mailto:be.info@dmirs.wa.gov.au)

**Mailing address** Locked

Bag 100 East Perth WA  
6892

**Regional offices**

Goldfields/Esperance	(08) 9021 9494
Great Southern	(08) 9842 8366
Kimberley	(08) 9191 8400
Mid-West	(08) 9920 9800
North-West	(08) 9185 0900
South-West	(08) 9722 2888

National Relay Service: 13 36 77

Translating and Interpreting Service (TIS) 13 14 50

This publication is available in other formats  
on request to assist people with special needs.