



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



Audit priorities statement 2023–24

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](#)¹ 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 collect 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 the DMIRS Transparency Policy, Building and Energy prepare 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 power to enforce compliance with approved plans and building standards.

¹ www.commerce.wa.gov.au/publications/building-and-energy-building-compliance-audit-strategy-2021-24

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 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

<p>Class 1a residential buildings²</p> <p>Contractors and associated residential building work</p>	<p>Buildings are selected at random from the full list of building work being undertaken by the building contractor at the time of the audit</p>	<p>Ongoing</p> <p>(these inspections will be carried out when required and when time permits)</p>
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Building Surveyor Contractors – Desktop assessments

<p>Building Classes 2–9</p> <p>Certificate of Design Compliance (CDC) and associated Certificate of Construction Compliance (CCC)</p>	<p>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</p>	<p>Minimum 50 CDC’s</p> <p>Minimum 50 CCC’s</p> <p>(CCC will be for the corresponding CDC)</p>
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² Building classes can be viewed in Table One

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 ³	Randomly selected class 2 buildings	Minimum 8 buildings inspected
Disability Access	Randomly selected class 2 to 9 buildings	Minimum 20 buildings inspected
Glazing	Randomly selected class 2–9 buildings	Minimum 20 compliance certificates inspected
Waterproofing wet areas ⁴	Randomly selected class 1a and 2 buildings (various storeys)	Minimum 90 buildings inspected

³ Carried forward from the [Audit Priorities Statement 2022-23](#) target of 24 buildings

⁴ This is a follow up inspection following the findings of General Inspection (Snapshot) Report Six into 23 buildings completed 2018. Number may vary dependent on availability and methodology

Audit Priorities 2022–23 - Reports and Industry Bulletins

Published

- Industry Bulletin 144 – Technical Documents
- Industry Bulletin 150 – Barrier Design and Installation – understanding your responsibilities
- Industry Bulletin 151 – Tie-down connections in Timber Framed Walls
- General Inspection (Snapshot) Report Eight – Balustrading (barriers)
- General Inspection (Snapshot) Report Nine – Management and Supervision.

Coming soon:

- Compliance Report – A summary of technical building inspections (class 1 – residential buildings) 2020–22
- Compliance Report – A summary of building surveying inspections 2021–23
- Compliance Inspection Report – Timber roof and wall framing

Table One – Building Code of Australia – Building classes

Building Code of Australia -classification	Types of buildings
Class 1a, 1b	Free standing or attached (side by side) single dwellings and additions; small boarding houses, guest houses
Class 2	Residential apartment buildings
Class 3	Residential portions of hotels, motels, hospitals, health care or residential care buildings
Class 4	Separate dwelling in a class 5, 6, 7, 8 and 9 building
Class 5	Office/commercial premises
Class 6	Retail/shop premises
Class 7a, 7b	Car parks and warehouses
Class 8	Factories; laboratories; workshops
Class 9a, 9b, 9c	Health care; assembly; aged care buildings
Class 10a, 10b, 10c	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**

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