

Building audits

In response to recent concerns relating to the use of aluminium composite panel cladding product on buildings and in the interests of ensuring public safety, the Department of Planning, Transport and Infrastructure is leading a building audit process with local councils.

IDENTIFICATION

Phase 1

Buildings that have or may have the relevant cladding of interest must first be identified.

Buildings approved after 2010 with the following characteristics will be prioritised:

- Residential buildings more than 2 storeys including:
 - > Apartments
 - > Hotels
 - > Motels
- Aged care facilities
- Hospitals
- Schools
- Assembly buildings
- Any buildings with occupants who are likely to be unfamiliar with means of escape or require assistance to escape

Identification of buildings in the Adelaide CBD is anticipated to be completed by the end of July 2017.

The next phases will be informed by the outcomes of Phase 1.

INVESTIGATION

Phase 2

Buildings identified in Phase 1 will be investigated (which may include inspections and review of approved plans and documentation) to determine as follows:

Consideration will be given as to a proportionate response (if any) that may be taken under Phase 3

No

Is the cladding used in a manner that poses or is likely to pose a real risk to the safety of occupants?

Yes

A proportionate response in line with the level of risk will be taken under Phase 3

RESPOND

Phase 3

Under the *Development Act 1993* an authorised person may undertake a range of actions.

These actions range from issuing notices to alert a relevant person of any risk to safety, through to issuing emergency orders that require immediate action be undertaken.

Any responses should be proportionate with the risk identified under Phase 2.