



# INFORMATION SHEET

## BUILDING SERVICES

Ref: LEG 18-07

### **New mandatory stage inspection (Vic)**

As of 2 June 2018 a new mandatory inspection will be required for certain fire and smoke resisting elements during the construction of a building. This information sheet provides an overview of the new mandatory inspection and clarifies what it applies to and what type of buildings it affects.

#### **OVERVIEW**

Under new regulation 172 of the *Building Regulations 2018*, which recently came into force, it will require certain fire and smoke resisting elements be inspected during the construction of a building.

The new regulation requires additional mandatory inspections in each storey of Class 2 or 3 building or Class 4 part of a building for:

- Lightweight construction required to resist the spread of fire in at least one sole occupancy unit.
- One of each stair, lift or service shaft of lightweight construction required to resist the spread of fire.
- The components and junctions of the building elements listed above.

The new regulation 172 also requires a mandatory inspection of the fire protection method for one of each service penetration in any building element required to resist the spread of fire on each storey in Class 2, 3, 9a, 9c building or Class 4 part of a building.

#### **Does the new inspections apply to Class 1 and 10 buildings?**

**No.**

The new inspections do not apply to Class 1 and Class 10 buildings.

The new inspections are only applicable to Class 2, 3, 9a and 9c buildings and Class 4 parts of a building.

#### **Does the new inspections apply to projects already underway?**

**No.**

The new inspections do not apply in relation to building work carried out under a permit issued before 2 June 2018 and does not have any retrospective application.

#### **SCHEDULING OF INSPECTIONS**

The new inspections will need to be managed carefully so as not to disrupt construction sequencing in an adverse manner. Building designers and architects should include the details of fire resisting construction on drawings so that builders can properly quote and construct the building, and the Relevant Building Surveyor (RBS) can approve the building work and determine the schedule of inspections to satisfy regulation 172.

Builders and developers are encouraged to liaise closely with the projects RBS so that the details of inspections can be understood before construction commences and notifications to the RBS are made at the correct times providing the RBS with the required notification for timely inspection.

#### **Further information**

Further information on the changes to the Victorian Building Regulations can be found on the Victorian Building Authorities (VBA) website which can be viewed [here](#)

The VBA have additionally released an information sheet on the new mandatory inspections which can be viewed [here](#)

**For further information on the changes HIA members can contact HIA's Building Services staff on 1300 650 620 or email [vic\\_technical@hia.com.au](mailto:vic_technical@hia.com.au)**

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DISCLAIMER - The above is intended to provide general information in summary form. The contents do not constitute specific advice and should not be relied upon as such. Formal specific advice should be sought by members with respect to particular matters before taking action.

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