

	<b>Inspection Checklist:</b> <b>Non-Habitable Final</b> (Garages/carports/farm buildings/decks/ pergolas/ conservatories/ fences/retaining walls/signs) <b>Buildings with no sanitary fixtures</b>	Ref: IC 22
		Ver 8
		Issued: 21 Nov 2014
		Doc No: IT-641414
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<b>BC No:</b>	<b>Contact on site</b> (Name, licence no – RBW, company & position)		
<b>Date:</b>			
<b>Inspector:</b>	<b>Area of work inspected:</b>		
<b>Inspection Comments / Notes:</b> ( Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable )			
<b>PASS</b> If all works comply with the Consented documents and a Code Compliance Certificate can be issued please sign and date here.	<b>Date</b>		
	<b>Signature</b>		
If Inspection Result = <b>FAIL</b> then complete instruction sheet (record number here and on summary card)			

**F = Fail = Non-compliance with approved plans & documentation**  
**P = Pass = Compliance with approved plans & documentation.**  
**N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant**

NON-HABITABLE FINAL					Comments (reasons for decisions)
1	Approved Consent documents on site	P	F	N/A	
2	Previous comments/ instructions	P	F	N/A	
3	Completed form 6 completed	P	F	N/A	
4	All inspections completed	P	F	N/A	
5	PIM/BC Conditions / endorsements complied with?	P	F	N/A	
6	Work completed by appropriately qualified LBP	P	F	N/A	
7	Application to amend BC received	P	F	N/A	
8	Site development fact sheet given	Yes		No	
STRUCTURE (Garages, sheds, carports) B1,B2					Comments (reasons for decisions)
9	Bottom plate fixings	P	F	N/A	
10	Stud to top plate	P	F	N/A	
11	Trusses to structure	P	F	N/A	
12	Roof / wall bracing completed?	P	F	N/A	
13	Posts and beams	P	F	N/A	
14	Rafter sizes, type & fixings	P	F	N/A	
15	Portal fixings	P	F	N/A	

<b>EXTERIOR (Garages, sheds, carports) E2,B1,B2</b>					<b>Comments (reasons for decisions)</b>
16	Exterior envelope complete and weatherproof	P	F	N/A	
17	All openings and penetrations flashed	P	F	N/A	
18	Ground clearance	P	F	N/A	
19	Cladding correctly fixed as bracing element	P	F	N/A	
<b>STORMWATER DRAINAGE G13,B2</b>					<b>Comments (reasons for decisions)</b>
20	Downpipes to approved outfall	P	F	N/A	
21	Drainage coil to approved outfall ( <i>retaining wall</i> )	P	F	N/A	
22	Plumbing fixtures correctly fitted?	P	F	N/A	
<b>STRUCTURE (Decks, pergolas, playgrounds, sails etc) B1,B2</b>					<b>Comments (reasons for decisions)</b>
23	Pile/ post size, grade, treatment & position	P	F	N/A	
24	Bearer or beam size, grade and treatment	P	F	N/A	
25	Rafter size, grade and treatment	P	F	N/A	
26	Joist size, grade and treatment	P	F	N/A	
27	Purlin size, grade, spacing and treatment	P	F	N/A	
28	Decking type / fixings and thickness	P	F	N/A	
29	Subfloor bracing connections and durability	P	F	N/A	
30	Subfloor ventilation	P	F	N/A	
<b>SAFETY (Warning, falling, landing &amp; glazing) B1,B2,D1,F4,F2</b>					<b>Comments (reasons for decisions)</b>
31	Smoke alarms when building work attached to dwelling.	P	F	N/A	
32	Safety matting etc for play grounds	P	F	N/A	
33	Barriers to correct height	P	F	N/A	
34	Barrier construction type	P	F	N/A	
35	Baluster centers and fixings ( <i>boundary joists have additional fixings</i> )	P	F	N/A	
36	Top rail construction	P	F	N/A	
37	Handrail to stairs	P	F	N/A	
38	Rise and tread dimension of stairs	P	F	N/A	
39	Slip resistance	P	F	N/A	
40	Glazing to 4223 part 3	P	F	N/A	
<b>DOCUMENTATION</b>					<b>Comments (reasons for decisions)</b>
41	Construction PS 3	P	F	N/A	
42	Construction review PS 4	P	F	N/A	
43	Electrical (Energy) certificate	P	F	N/A	
44	As built drainage plan	P	F	N/A	
<b>DAMAGE/ CROSSING BOND</b>					<b>Comments (reasons for decisions)</b>
45	Damage bond can be released	P	F	N/A	
46	Crossing bond can be released	P	F	N/A	
<b>OVERHEAD POWER LINES</b>					<b>Comments (reasons for decisions)</b>
47	Overhead power lines have correct clearance to building elements	P	F	N/A	
<b>PHOTOS</b>					<b>Comments (reasons for decisions)</b>
48	Relevant photos taken	P	F	N/A	