

## CONSTRUCTION INSPECTIONS AND MONITORING

If Gandy and Roberts is engaged to provide construction stage services for a project, part of the service usually involves visits to the construction site to inspect the work. It is important to note that these visits do not replace inspections required by the building or plumbing surveyor, or form part of the builder's quality system. The building surveyor may choose to rely upon our site inspection reports instead of undertaking their own inspections, but that is their decision to make.

### Inspection requests

It is the builder's responsibility to communicate effectively with our office to request site inspections. As occasional visitors to the site we are not in a position to know when we will be required. This is best achieved by booking inspections directly with one of our office staff. We cannot guarantee that inspection requests via facsimile, email or text message have been received in time to organise an inspection. Unless otherwise agreed, we require a minimum of 24 hours to attend site, and will not provide a site inspection report on the basis of photographic evidence. We also require the builder, or their representative to be onsite during the inspection.

### The role of Gandy & Roberts

Gandy & Roberts undertakes inspections to verify that the design intent as described within our drawings and other documents has been correctly interpreted and implemented by the builder. It is not our role to provide a guarantee or warranty that the builder has undertaken the work correctly – only the builder can provide this. For example, in the course of our inspection we do not measure each and every reinforcing bar and its location for accuracy, or check grades of pipework. Similarly at the time of inspection we are not in a position to verify that the builder's set-out is correct or that the correct concrete grade was ordered and correctly placed.

From time to time we will require additional or remedial work to be undertaken by the builder as a result of our inspection. There may not be an opportunity to reinspect, and in these cases we cannot verify that it has occurred prior to covering in. As is the case with all inspections, this remains the builder's responsibility.

Our staff will undertake a Site Inspection Safety Assessment prior to entering the site to ensure that our WHS obligations have been fulfilled. If the site is deemed unsafe, the inspection will be postponed until whatever issues exist have been resolved.

### The role of the Building Surveyor

Under the Tasmanian Building Act (2000), the builder has a statutory responsibility to provide mandatory notification for inspections at nominated hold points to the building surveyor. The building surveyor can then choose to inspect or not inspect. This is a separate process to the inspections undertaken by Gandy & Roberts, although it is common practice amongst building surveyors to rely upon our inspection reports where they consider it appropriate. It is important to note that we are only inspecting the contractor's work for compliance with our design intent. There may be other issues relevant to the building surveyor that we are unaware of, or that do not concern us. If in doubt, the process should be clarified with the building surveyor prior to the commencement of construction. Should there be any confusion about the role that we play in the process, and the nature of our inspection activities we would be happy to discuss further.

IPENZ (Engineers New Zealand) publishes some excellent guidance notes covering many aspects of standard consulting engineering services, including the role of the engineer during construction. Further details can be found at <http://www.ipenz.org.nz/ipenz/practicesupport/endorsedinfo/codes/>