

MANNINGHAM CITY COUNCIL

Instrument of Delegation S12 – Municipal Building Surveyor

Manningham City Council

Instrument of Delegation and Authorisation

by

The Municipal Building Surveyor


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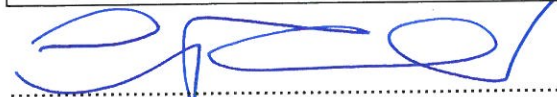
Instrument of Delegation and Authorisation

In exercise of the powers conferred by sections 216B and 228(2) of the *Building Act 1993*, by this instrument of delegation and authorisation, I, as Municipal Building Surveyor of Manningham City Council –

1. delegate each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff (being registered as a building surveyor under Part 11 of the *Building Act 1993*) described opposite each such duty and/or function and/or power in column 3 of the Schedule;
2. record that a reference in the Schedule to "BS" means Building Surveyor;
3. appoint the following persons to be an authorised person for the purposes of exercising the powers of the municipal building surveyor under Division 2 of Part 13 of the *Building Act 1993*:
 - 3.1 **Peter Kirkham**
4. record that on the coming into force of this Instrument of Delegation and Authorisation each delegation under the Instrument of Delegation dated 3 July 2014 and executed by Russell Mills is revoked;
5. declare that this Instrument of Delegation and Authorisation –
 - 5.1 comes into force immediately upon its execution;
 - 5.2 must be exercised in accordance with any guidelines or policies which Council from time to time adopts.
 - 5.3 is subject to the following conditions and limitations:-
 - 5.3.1 any conditions and limitations set out in the Schedules; and
 - 5.3.2 persons registered as a building surveyor (limited) under Part 11 of the Building Act 1993 may only exercise a power or carry out a function or duty in respect of a building of up to three storeys in height with a maximum floor area of 2,000 square metres.

Dated 29 March 2017

Signed by Russell Mills in the presence of:) 
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Witness

Jill Colson
Acting Chief Executive Officer
Manningham City Council



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Building Act 1993			
Provision	Item Delegated	Delegate	Conditions and Limitations
s.10(2)	Power to be satisfied and to certify in writing that substantial progress was made on the design of a building before a building regulation or amendment commenced.	BS	
s.10(4)	Power to agree with owner of building or land that a building regulation or amendment is to apply	BS	
s.17	Function of receiving application for a building permit	BS	
s. 18A(2)	Duty to provide to Urban Renewal Authority Victoria without delay notice setting out information in s.18A(2)(a) and a copy of any relevant planning permit, in certain circumstances where s.18A(1) is satisfied	BS	
s.18B(2)	Duty to give notice of an application which satisfies s. 18B(1), to the Commissioner of State Revenue	BS	
s 19	Duty to decide application for building permit by either issuing permit, issuing permit with conditions or refusing permit	BS	
s 21(1)	Duty to specify in building permit whether occupancy permit is required under s 21(2) for the whole or part of the building	BS	
s.21(2)	Duty to consider whether building work is minor or does not compromise the suitability of the building for occupation	BS	
s.23	Duty to notify reporting authority of permit and give reporting authority a copy of the permit, where issues a building permit which differs from or fails to implement the recommendations in reporting authority's report under Schedule 2 on the application for the permit	BS	Does not apply to classes of buildings set out in r 1805
s.24(1)	Duty to not issue building permit unless satisfied of matters set out in s 24(1), subject to s 24A	BS	
s 24(2)	Duty to not issue building permit that imposes on the applicant lesser or greater standards or requirements than those prescribed by the Act or building regulations, unless permitted to do so by the Act or the building regulations.	BS	
s.24(3)	Duty to not issue building permit if notice is required to be given to the Urban Renewal Authority Victoria under s.18A unless the Authority has notified the relevant building surveyor under s.51ZA of the Urban Renewal Authority Victoria Act 2003 that, either charges are not payable, or if charges are payable, that they have been paid or an agreement has been entered into.	BS	
s.24(4)	duty to not issue a building permit for the carrying out of building work on land in respect of which there is a GAIC recording (within the meaning of Part 9B of the Planning and Environment Act 1987), unless the applicant produces a certificate relating to that liability as set out in (a)-(d)	BS	
s 24(5)	Duty to not issue building permit in respect of building work unless satisfied that any community infrastructure	BS	

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Building Act 1993			
	levy payable under Part 3B of the Planning and Environment Act 1987 has been paid to the relevant agency or an agreement has been entered for payment		
s 24A(1)	Power to consider application for building permit for building work that is not domestic building work subject to Duty to not issue the permit unless satisfied of matters in s 24A(1)	BS	
s 24A(2)	Power to consider application for building permit for work that carried out under major domestic building contract subject to Duty to not issue permit unless satisfied of matters in s 24A(2)	BS	
s 24A(3)	Power to consider application for a building permit for domestic building work where cost of the work exceeds \$12,000 and the work is not to be carried out under a major domestic building contract, subject to Duty to not issue the permit unless satisfied of matters in s 24A(3)	BS	
S.25	Duty to notify applicant for a permit in writing without delay of refusal of permit and reasons refusal	BS	
s 25A	Function of receiving notice of changes to engagement of building practitioner or architect	BS	
s 28(1)	Power to issue building permit for carrying out of building work that does not comply with building regulations if the work is to be carried out on, or in connection with a building included on the Heritage Register, subject to s24	BS	
s 28(3)	Duty to take into account certain matters in deciding application for a building permit in respect of a building to which s 28(1) applies	BS	
s 29(1)	Power to refuse to issue building permit for construction of a building in certain circumstances	BS	
s 29(2)	Duty to not refuse to issue building permit on the sole ground that the owner may without notice to the Council dispose of the land to the Crown or a public statutory body	BS	
s 29B(1) and (3)	Function of receiving notice from responsible authority	BS	
s 29B(2)	Duty to suspend consideration of application for building permit upon receipt of notice under s 29B(1)	BS	
s 29B(5)	Duty, in making decision under s 24, to consider the requirements of the relevant planning scheme as amended when given notice of amendment under s 29B(3)(c)	BS	
s.30(1)	Duty to give Council a copy of permit, plans and other documents lodged with permit application	BS	
s 33(1)	Function of being notified after completion of each mandatory notification stage of building work for which a permit has been issued under Part 3	BS	
s 33(2)	Power to direct person to stop carrying out work after completion of mandatory notification stage	BS	
s.34	Duty to cause building work to be inspected upon being notified of completion of mandatory notification stage	BS	

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Building Act 1993			
s.35	Power to cause building work for which permit issued under Part 3 to be inspected at any time, whether or not mandatory notification stage completed	BS	
s.36	Power to cause building work to be demolished, open, cut into or tested if reasonably required to carry out inspection	BS	
s 37(1)	Power to direct person in charge to carry out work so that it complies fully or substantially with permit	BS	
s 37(2)	Power to cause a building notice to be issued under Part 8 or take any other action permitted under the Act, where a person fails to comply with direction under s 37(1)	BS	
s 38(1)	Duty to issue notice of final inspection following inspection of final mandatory notification stage, if occupancy permit not required and all directions complied with	BS	
s 41	Function of receiving application for occupancy permit	BS	
s.43	Duty to decide application for occupancy permit under Division 1 of Part 5 by either issuing permit, issuing permit with conditions or refusing permit	BS	
s.44	Duty to not issue occupancy permit in certain circumstances	BS	
s 47	Duty to notify reporting authority without delay and give copy of permit to reporting authority, if issues occupancy permit which differs from or fails to implement recommendations in reporting authority's report under schedule 2	BS	Does not apply to classes of building set out in r 1805
s.48	Duty to notify applicant of refusal of permit under Division 1 of Part 5 and reasons for refusal	BS	
s.53	Function of receiving application for an occupancy permit	BS	
s 55	Duty to not issue occupancy permit under Division 2 of Part 5 unless the place to which the permit applies is suitable for occupation for the public entertainment or class of public entertainment for which the permit is sought	BS	
s56	Duty to decide application for occupancy permit under Division 2 of Part 5 by either issuing permit, issuing permit with conditions or refusing permit	BS	
s57(1)(a)	Power to approve the siting of a temporary structure	BS	
s 59	Power to issue combined occupancy permit if requirements of Division 1 and Division 2 of Part 5 satisfied	BS	
s 60	Duty to notify reporting authority without delay and give copy of permit to reporting authority, if issues occupancy permit which differs from or fails to implement recommendations in reporting authority's report under schedule 2	BS	
s 62	Duty to notify applicant of refusal of permit under Division 2 of Part 5 and reasons for refusal	BS	
s 63	Power to cause any place of public entertainment for which an occupancy permit has been issued under	BS	

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Building Act 1993			
	Division 2 of Part 5 to be inspected from time to time to determine whether or not the permit is being complied with		
s 64	power to approve occupation on a temporary basis of a building for which there is not or could not be issued an occupancy permit appropriate to the use of the building	BS	
s 66	Power to approve form of application under Division 3 of Part 5	BS	
s 67	Duty to decide application for approval to occupy a building on a temporary basis by either issuing approval, issuing approval with conditions or refusing approval	BS	
s 69	Duty to notify applicant in writing of refusal and reason for refusal of approval to occupy building on temporary basis	BS	
s 70	Power to amend a permit or approval issued under Part 5, on an application by the owner of the building or land or if the amendment is necessary in the public interest	BS	
s 71	Power to cancel a permit or approval if obtained by fraud or misrepresentation	BS	
s 72	Power to cancel occupancy permit issued under Division 1 of Part 5 in certain situations	BS	
s.73(1)	Duty to give Council a copy of permit, approval, amendment, plans or other documents lodged with application	BS	
s.73(1A)	Duty to give Council a copy of other prescribed documents relating to application	BS	
s 81(4)	Duty to not complete the first private building surveyor's functions in respect of the building work without the written consent of the Authority, where the appointment of a private building surveyor is terminated under s 81(3)	BS	
s 82	Duty to comply with direction of Authority where municipal building surveyor where appointment of private building surveyor is terminated and municipal building surveyor is complete the private building surveyor's functions	BS	
s 84(1)	Function of receiving notification of proposed building work where owner is required to undertake protection work in respect of an adjoining property before or during the carrying out of building work for which a building permit is required must	BS	
s 85(1)(b)	Function of receiving notice from adjoining building owner regarding proposed protection works	BS	
s 87(1)	Duty to examine the proposal for protection work and determine the appropriateness or otherwise of the work upon receipt of notice under s 85(1)(b)	BS	
s 87(2)(a)	Power, in the case of notice under s 85(b)(ii), to ask owner for more information before making determination under s 87(1)	BS	
s 87(2)(b)	Duty to make copy of information available to adjoining owner	BS	
s 87(3)	Power make any inquiries and not to give any person a hearing	BS	

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Building Act 1993			
s87(4)	Duty to give notice of determination under s 87	BS	
s 92	Duty to make available to adjoining owner, on request, for inspection, without charge, plans, drawings and specifications of proposed building work at any time after notice of intention to commence building work is given under Part 7	BS	
s 101(1)	Function of receiving plans showing protection work	BS	
s 101(2)	Duty to give a copy of documents to Council	BS	
s 102(1)	Power to make an emergency order under Division 1 of Part 8 if believes that the order is necessary because of danger arising out of the condition or use or proposed use of a building, land on which building work is carried out or a place of public entertainment.	BS	
s 102(2)	Duty to cause an emergency order under s 102(1) to be served on the owner and the occupier of the building, land or place concerned without delay.	BS	
s 105	Power to cancel an emergency order by written notice given to the owner and to the occupier of the building, place or land concerned if order made in error or circumstances giving rise the order have changed.	BS	
s 106	Power to cause a building notice to be served on an owner of a building, land or place of public entertainment if believes that one of the circumstances specified in s 106(a)-(d) exists	BS	
s 110	Power to cancel building notice after considering any representations made by owner under s 109	BS	
s 111(1)	Power to make building order under s 111 after the end of the time allowed by the building notice for making representations.	BS	
s 111(2)	Duty to consider any representations made by owner prior to making order	BS	
s 112	Power to make a building order that requires an owner or other person to stop building work.	BS	
s 113	Power to make a building order requiring building work, protection work or other work required by the regulations to be carried out without first serving a building notice if believes that the work required to be carried out is of a minor nature.	BS	
s 114(2)	Duty to cause building order to be served on person to whom it is directed without delay	BS	
s 116(2)	Power to amend or cancel a building order or refuse to amend or cancel a building order after considering request under s 116(1)	BS	
s 120 (2)	Duty to inspect work notified as completed under s 120(1) and either report to Council that emergency order or building order has been fully complied with or require that order be fully complied with	BS	
s 121	Power to cause work to be carried out if an owner fails to carry out work as required by an emergency order or building order	BS	
s 122	Duty to take necessary action if required by Minister	BS	

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Building Act 1993			
s 124	Power to request assistance of a member of police force, to evacuate a building, land or place of entertainment in accordance with emergency order, or in removing persons from building, land or place in which work is being carried out in accordance with emergency order	BS	
s.125(1)	Duty to give a copy of notice or order to Council	BS	
s.125(2)	Duty to give a written notice of the compliance, amendment or cancellation to Council	BS	
s150	Power to refer to Building Appeals Board any dispute with owner about exercise of powers under s 36	BS	
s 156	Power to refer to Building Appeals Board any dispute about estimate of costs of work	BS	
s 157	Power to refer to Building Appeals Board a dispute about a building, building work or proposed building work which concerns the application or effect of any provision of the building regulations or whether any provision of the building regulations is or has been complied with	BS	
s 160	Power to make application to the Building Appeals Board for a determination that a provision of the building regulations does not apply or applies with the modifications or variations specified in the application	BS	
s 160A	Power to make application to the Building Appeals Board for a determination that a particular design of a building or an element of a building complies with the Act, the building regulations or any document applied, adopted or incorporated in the building regulations	BS	
s 162(1)(a)(iii) and (c)	Function of being consulted by Building Appeals Board	BS	
s.205H(2)	Power to consider building permit application pending payment of the building permit levy	BS	
s.205H(3)	Duty to refuse building permit application if the circumstances described in s.205(3)(a) - (c) apply	BS	
s.205I	Duty to estimate the cost of the building work and without delay give the applicant written notice of the estimate and the amount of levy payable	BS	
s.205J(1)	Duty to keep certain records, make those records available, forward the amounts received to the Authority and give periodic returns to the Authority	BS	
s.205J(2)	Power to apply to the Authority for exemption from the requirements of s.205J(1)(d)	BS	
s.205M	Duty to follow a direction given by the Authority	BS	
s.205M(4)	Power to make submissions to the Authority about the proposed direction or recommendation	BS	
s.205M(5)	Function of receiving a copy of a direction or recommendation from the Authority	BS	
s 216C(1)(a)	Function of issuing building permits where appointed for land outside the municipal district	BS	

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Building Act 1993			
s 216C(1)(b)	Function of carrying out inspections of buildings and building work under part 4 where appointed for land outside the municipal district	BS	
s 216C(1)(c)	Function of issuing occupancy permits and temporary approvals under part 5 where appointed for land outside the municipal district	BS	
s 216(3)	Power to use the title of municipal building surveyor in carrying out functions under this section	BS	power of a municipal building surveyor appointed under s216C(1) in respect of land outside the municipal district
s 216C(2) & (4)	Power to carry out outside the municipal district any function, other than those specified in s 216C(1), conferred on a private building surveyor by this Act or the regulations	BS	power of a municipal building surveyor appointed under s216C(1) in respect of land outside the municipal district
s 225(d)	Duty to assist the Minister and obey all directions given by the Minister in the exercise of any of the powers of the Minister under s 224	BS	
s 227E(1)	Power to inspect, either separately or jointly with chief officer, any safety or emergency installations, equipment or services or any records or reports relating to the operation and maintenance of any safety or emergency installations, equipment or services	BS	
s 227E(2)	Function of receiving from chief officer a report of an inspection by the chief officer under s 227E(1)	BS	
s 227E(3)	Duty to ensure that owner of building or place of public entertainment that has been inspected under s 227E (1) is provided with inspection report signed by the municipal building surveyor, within 10 business days of inspection	BS	
s 238(1)	Power to rely on certificate by a registered building practitioner in a prescribed category or class of practitioners that building work or proposed building work of a prescribed class complies with any provision of the Act or the regulations	BS	
s 253(1)	Power to bring proceedings in any court of competent jurisdiction for an order under section 253 in the event of a breach, or threatened or apprehended breach, of the Act or the regulations or a notice, permit, order or determination issued or made under the Act	BS	
sch 2, cl 2(1)	Power to require applicant to provide additional information or documents or to amend application before dealing with or dealing further with application	BS	
sch 2, cl 3(1)	Power to refuse application if additional information or document or amended application is not supplied within the time specified	BS	
sch 2, cl 3(2)	Duty to give applicant 30 days notice in writing of intention to refuse application	BS	
sch2, cl 4(1)	Duty to not decide an application that is required by the Act or regulations to be reported on or consented to,	BS	

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Building Act 1993			
	without obtaining report or consent from reporting authority		
sch 2, cl 4(2)	Duty to give copy of application to each reporting authority within prescribed time	BS	
sch 2, cl 4(3)	Duty to forward to a reporting authority with the copy of an application, any fees paid to the building surveyor under clause 1(e)	BS	
sch 2, cl 5(3)	Power not to obtain a report or consent from a reporting authority if the applicant notifies that he or she has applied for or intends to apply for that report or consent, or supplies a copy of the report made in the last 12 months or of the consent	BS	
sch 2, cl 6(1)	Power to proceed to decide an application without a report being obtained if a copy of the report is not supplied by the reporting authority (other than a council or an officer of a council) within the prescribed time	BS	
sch 2, cl 6A(2)	Power to proceed to decide an application without a report being obtained if a copy of the report is not supplied by a responsible authority under the Planning and Environment Act 1987 within the prescribed time	BS	
sch 2, cl 7(1)	Duty to consider any report of a reporting authority supplied under Sch 2 before deciding the relevant application for a permit	BS	
sch 2, cl 7(2)	Duty to implement recommendations of a prescribed reporting authority in relation to a prescribed matter, in deciding application	BS	
sch 2, cl 7(3)	Power to not implement any of the recommendations in a report by a reporting authority, except as provided under cl 7(2)	BS	
Building Regulations 2006			
Provision	Item Delegated	Delegate	Conditions and Limitations
r 302(3)	power to reasonably require additional copies of documents set out in r 302(1)	BS	
r 304(2)	Power to reasonably require additional copies of documents set out in r 304(1)	BS	
r 305	Power to require the additional information listed under r 305 to be submitted in relation to an application for a building permit to construct a building	BS	
r 306	Power to exempt an application for a building permit in respect of a stage of building work from any requirement of regulations 302 to 305, if considered not necessary or not appropriate to that stage	BS	
r.309(3)	Duty to forward details of the installation of fire sprinklers to the chief officer where building permit is issued which involves the installation of fire sprinklers and the installation does not meet the deemed-to-satisfy provisions of the BCA	BS	
r 311	Power to require a report from the relevant electricity supply authority as to whether an electricity sub-station is	BS	

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Building Regulations 2006			
	necessary on the allotment and, if so, the size and location of the sub-station		
r 313(2)	Power to sign building permit	BS	
r 313(3)	Duty to include in building permit time limits for commencement and completion of the building work in accordance with regulation 315 and mandatory notification stages in accordance with regulation 901	BS	
r 314(1)	Duty to forward to applicant with building permit, a copy of permit and 2 copies of plans, specifications and other documents with evidence of approval stamped and endorsed on them	BS	
r 314(2)	Duty to forward copy of permit to owner, if permit issued to person other than owner	BS	
r 315(5)	Power to extend the period within which any building work is required to be commenced or completed under r 315(1) prior to lapse of permit if it is considered that the extent of the building work warrants an extension	BS	
r 321 (1)	Duty to: (a) record the date and amount of levy received under Subdivision 4 of Division 2 of Part 12 of the Act and, (b) within 7 days after the end of each month, pay into the Building Administration Fund all amounts of levy received, and (c) within 7 days after the end of each month, forward to the Authority, in a form approved by the Authority, the information in r.321(2)	BS	
r 322	Duty to forward to the Authority details of permits and building work, in a form approved by the Authority	BS	
r 502(1)	Power, by statement in writing, to determine that two or more contiguous allotments or an allotment and adjoining land can be treated as one allotment for the purposes of the Regulations	BS	
r 502(2)	Duty to take into account certain matters in deciding whether to issue a statement under r 502(1)	BS	
r 502(4)	Power to revoke a statement under r 502(1) if there is a change of circumstances that would significantly affect any of the matters referred to in r 502(2)	BS	
r 503(2)	Power to exempt, by statement in writing, a building from all or any of the requirements of r 503(1)	BS	
r 503(3)	Duty to take into account certain matters in deciding to issue statement under r 503(2)	BS	
r 601(1)	Power to require that owner or builder arrange for the testing of any material used in the building work	BS	
r 601(2)	Power to prohibit the use of certain material	BS	
r 602(1)	Power to require protection work to be provided in respect of adjoining property	BS	
r 602 (6)	Duty to include certain matters in written notice of determination under s 87	BS	
r 603(c)	Function of determining that building work will not adversely affect stability of, or cause damage to, adjoining land	BS	
r 604(1)	Power to require precautions to be taken before and during building work to protect the safety of the public	BS	

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Building Regulations 2006			
r 604(2)	Power to approve precautions	BS	
r 605(2)	Power to exempt from requirement that all water be removed or diverted from excavations before the laying of footings	BS	
r 606(1)	Power to require owner of allotment to provide retaining walls or other means of maintaining stability of the soil, if considered that the stability of the ground on the allotment or any adjoining property has been or may be adversely affected by any excavation or filling of soil	BS	
r 607(1)(a)	Power to inspect and approve precautionary measures prior to commencement of demolition	BS	
r 607(1)(b)	Power to direct the hours when external wall on or within 3m of a street alignment may be pulled down	BS	
r 607(1)(c)	Power to require that protective outriggers be installed	BS	
r 607(2)	Power to exempt minor demolition work from requirements of r 607(1) if of the opinion that measures not warranted	BS	
r 608(4)	Power to consent to partial compliance with r 608(2) or r 608(3)	BS	subject to cl 7 of Sch 2 of the Act
r 608(5)	Duty to take into account certain matters in determining whether to consent to partial compliance with r 608(2) or (3)	BS	
r 608(6)	Power to consent to partial compliance in respect an extension	BS	only if the floor area of the extension is not greater than the lesser of 25% of the floor area of the existing building or 1000m ²
r 609(2)	Power to consent to partial compliance with r 609(1)	BS	
r 609(3)	Duty to take into account certain requirements in deciding whether to consent to partial compliance with r609(1)	BS	
r 610(1)	Power to approve design of stormwater drainage system to the point of discharge from an allotment	BS	
r 612(b)	Power to inspect records of pile-driving operations	BS	
r 613(2)(d)	Power of determining if used timber is suitable to be used for structural purposes	BS	
r.812(1)	Duty to accept bushfire attack level is 12.5 when specified conditions occur	BS	
r 901(1)(b)	Power to nominate an in situ reinforced concrete member for purposes of mandatory notification stages	BS	
r 901(2)	Power to vary a stage set out in r 901(1) if inappropriate to building work	BS	
r 902	Duty to keep and make available for inspection a copy of directions given under Division 2 of Part 4 until completion of prescribed requirements in relation to building work	BS	
r 906(3)	Duty to inform owner without delay of decision on a request under s 116 of the Act.	BS	

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Building Regulations 2006			
r 1008(1)	Duty to ensure that a location approved within a building for the purposes of r 1007 is in a prominent position accessible to the occupants of the building, subject to r 1008(3)	BS	
r 1008(2)	Duty to ensure that a location approved within a place of public entertainment for the purposes of r 1007 is in a prominent position accessible to the public	BS	
r 1009(2)	Power to request inspection of copy of any current occupancy permit	BS	
r 1011(2)	Power to exempt building or place of public entertainment from compliance with any Regulations applicable to a new use, subject to r 1011(1)	BS	
r 1011(3)	Duty to take certain matters into account when deciding whether to grant exemption under r 1011(2)	BS	
r 1012(a)	Duty to give to the relevant council a copy of certificate of final inspection, within 7 days after issuing certificate	BS	
r 1012(b)	Duty to give to the relevant council the inspection approval dates for mandatory notification stages for the building work, within 7 days after issuing occupancy permit or certificate of final inspection	BS	
r 1015(1)	Duty to notify the chief officer within 10 days after the issue of certificate of final inspection for building work in respect of which there is a requirement under the Regulations or any previous corresponding regulations that the transmission signal of an alarm be connected to a fire station or other approved monitoring service	BS	
r 1015(2)	Duty to notify the chief officer within 10 days after the issue of certificate of final inspection for building work for which an occupancy permit is not required and the chief officer was a reporting authority in respect of the application for the relevant building permit	BS	
r 1202(b)	Power to designate item as essential safety measure	BS	
r 1203(1)(b)	Power to determine the level of performance for essential safety measure for fulfil its purpose	BS	
r 1203(2)	Duty to specify the provision of the building regulations with which the installation and operation of the essential safety measure is to comply and the frequency and type of maintenance required, in determining the level of performance of an essential safety measure	BS	
r 1204(1)	Duty to determine the level of performance required to enable the essential safety measure to fulfil its purpose and the frequency and type of maintenance required, if an essential safety measure is provided in a building or place of public entertainment as a consequence of an emergency order or a building order or the carrying out of building work where an occupancy permit is not required to be issued	BS	
r 1206(1)	Power, on application of owner, to create or update a maintenance schedule relating to essential safety measures	BS	
r 1206(2)	Duty, in creating a maintenance schedule for the first time, to ensure that existing essential safety features and their maintenance requirements are listed in the	BS	

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Building Regulations 2006			
	schedule and the essential safety features and maintenance requirements are listed in chronological order		
r 1206(3)	Power, on application of owner, update a maintenance schedule	BS	
r 1207	Power to request inspection of maintenance schedule and maintenance determination	BS	
r 1211	Power to request inspection of annual essential safety measures reports required to be prepared under r 1208 and records of maintenance checks, service and repair work carried out to any essential safety measure	BS	
r 1216	Power to request inspection of annual essential safety measures reports required to be prepared under r 1214 and records of maintenance checks, service and repair work carried out to any essential safety measure	BS	

