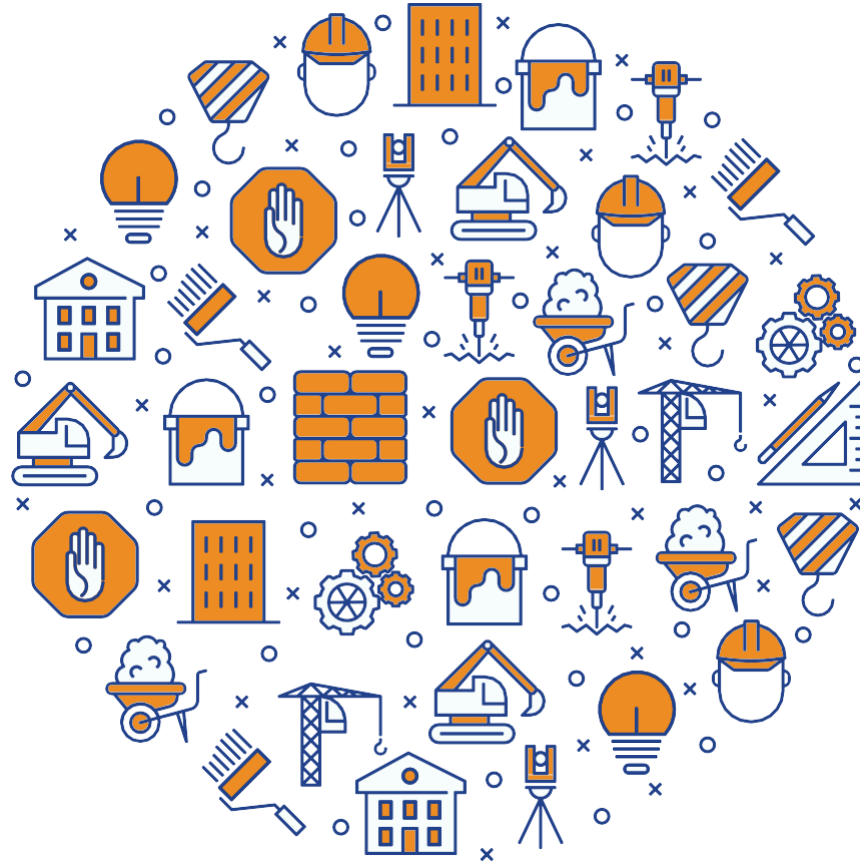




Building and Energy Proactive Audit Priorities Statement (2026-27)

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Building and Energy's Proactive Audit Priorities

This document sets out our proactive Audit Priorities for 2026-27 to deliver the strategic goals in the Building Commissioner's Statement of Intent in our Audit Strategy Towards 2030.

In 2026-27, our program of proactive audits will comprise both general inspections of regulated building services and compliance inspections of building service providers (BSPs). Our selection of BSPs will be based on our methodology of using random and targeted sampling.

We will also remain flexible in our approach to include inspections of buildings or concerns of significant public interest or priority that arise during the 2026-27 period.

At the end of each general inspection, we will continue our approach of publishing a Snapshot Report of our findings and recommendations for industry and public consumption. These Snapshot Reports help to identify opportunities for industry improvement as well as those areas where practices appear satisfactory.

Findings from our compliance inspections will also be published where appropriate, including through reports and Industry Bulletins. We will also provide BSPs (or sites) subject to compliance inspections with individual reports of our findings and any areas requiring attention or fixes.

For the second year, the work of building engineers is included in our proactive audit program, maintaining a focus on structural and fire safety engineering designs in high-risk buildings.

Our Strategic Goals – Audit Strategy (2025-2030)



Compliance inspections

Our compliance inspections monitor the work and conduct of BSPs, including builders, building surveyors and building engineers, to determine whether all requirements for registration are being met, and regulated work is being performed competently.

In 2026-27, Building and Energy will carry out the key compliance inspections set out in the adjacent tables.

Inspections of building engineers may comprise both compliance and general inspections depending on the uptake in registration during the applicable regulatory transitional period which ends on June 30th, 2027.

Fire engineer inspections include a review of fire safety performance solutions—alternative approaches that demonstrate compliance with building code requirements. Assessments will consider both procedural and technical suitability of performance solutions included in building approvals documentation.

Structural engineer compliance inspections review structural design and detailing included in building approvals documentation, assessing the suitability of selected design criteria and the suitability of technical outcomes.

Building Engineers (Practitioners – Fire Safety & Structural) – Desktop assessments

Desktop assessments of structural elements of building approvals documentation	Class 2-9 Buildings	≥15 desktop assessments
Desktop of fire safety performance solutions	Class 3 & 9 Buildings	≥12 desktop assessments

Building Contractors – Onsite assessments

On-site inspections conducted at four key construction stages for selected new residential builds: footing, wall plate height, roof framing, and lock-up.	Individual Class 1a Buildings	≥ 20 houses (x four site inspections)
Contractors will be prioritised according to their workload volume.		

Building Surveyor Contractors – Desktop assessments

Desktop assessments (technical) reviews of Certificates of Design Compliance	Class 2-9 Buildings	≥ 30 desktop assessments
Contractors will be selected using a 60/40 random-to-targeted methodology for sample work reviews.		

General Inspections

Our general inspections monitor how well building services laws are operating and applicable building standards are being complied with.

In 2026-27, Building and Energy will carry out the key general inspection set out in the adjacent tables.

New for this period, Building and Energy will conduct a general inspection of performance solutions used in class 1a housing approvals documentation with a focus on the appropriateness of the performance solutions, verification that constructed outcomes align with approved designs, and research into the current and emerging use of performance solutions in this space.

Additionally, we will conduct a general inspection of approval documentation for Class 1a ancillary accommodation (granny flats) to determine whether approvals are supported by sufficient documentation and evidence of compliance with applicable building standards.

Findings and recommendations from these general inspections will be included in reports at their conclusion.

General Inspections (Snapshot)		
Desktop and onsite reviews of performance solutions included in domestic housing approvals documentation	Class 1a (dwellings)	≥ 20 buildings
Desktop assessments of approvals documentation for ancillary accommodation (granny flats)	Class 1a (ancillary accommodation)	≥ 10 buildings
Desktop assessments and on-site review of installed fire services for recently completed buildings (continued)	Class 2-9 buildings	≥ 10 buildings
Onsite inspections of compliance with disability access elements of recently completed buildings (continued)	Class 6 and 9 buildings	≥ 20 buildings

Audit Priorities 2026-27– Reports and Industry Bulletins

Published

- [General Inspection Snapshot Report Nine - Glazing](#)
- [General Inspection Report Ten - Residential Class 1 and Class 2 shower areas.](#)

Coming soon

- General Inspection Report – Waterproofing of balconies
- Compliance Inspection Report – Building surveyor contractor compliance certificates review: Class 2 building
- Compliance Inspection Report – Fire safety performance solutions review.
- Industry Bulletin - Waterproofing of wet areas
- Guidance Document– Passive fire safety systems

Table One – Building Code of Australia Building Classes

Building Code of Australia - Classification	Types of Buildings
Class 1a, 1b	Free standing or attached (side by side) single dwellings and additions; small boarding houses, guest houses
Class 2	Residential apartment buildings
Class 3	Residential portions of hotels, motels, hospitals, health care or residential care buildings
Class 4	Separate dwelling in a class 5, 6, 7, 8 and 9 building
Class 5	Office/commercial premises
Class 6	Retail/shop premises
Class 7a, 7b	Car parks and warehouses
Class 8	Factories; laboratories; workshops
Class 9a, 9b, 9c	Health care; assembly; aged care buildings
Class 10a, 10b, 10c	Non-habitable buildings (garage/shed and the like); a structure (fence, wall, mast, swimming pool); private bushfire shelter.

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