Certifying consistency of completed work with the consent

The EP&A Regulation requires the PCA to include a statement in the OC that, among other things, the building is suitable for occupation or use in accordance with its classification under the BCA and that a current development consent or CDC is in force for the building.

Unlike for the issue of a CC, there is no requirement when issuing an OC to certify the building work is not inconsistent with the development consent.

The Better Buildings Model requires the PCA to be satisfied the development is achieving compliance with the relevant conditions of the development consent or CDC, and that the building work is not inconsistent with the development consent or CDC when undertaking critical stage inspections.

The OC will also certify compliance with relevant conditions of development consent and will certify the completed building is not inconsistent with the development consent or CDC.

The PCA will have the option of relying on certification from another building certifier, an accredited town planner, registered architect or accredited building designer to certify the building is not inconsistent with the consent/CDC.

The PCA can prepare an OC compliance report as a tool for establishing how the PCA has satisfied themselves the building has achieved compliance with the BCA and conditions of consent.

Why?

- The final building will better reflect what was originally approved by the consent authority or certifying authority.
- Concerns from neighbours about inconsistencies between the approval and what is occurring during construction will be reduced.