

Building and Technical Fact Sheet

Building audit - information

Information for owners and occupiers

The Department of Planning Transport and Infrastructure (DPTI) is leading a building audit in response to concerns regarding the use of Aluminium Composite Panels (ACPs).

ACPs are frequently used as external cladding on buildings, insulation and signage, and can be produced in a range of finishes. They usually consist of two thin foil-coated aluminium sheets bonded to a non-aluminium core.

The material is not unsafe or dangerous when installed in accordance with the National Construction Code (NCC). Incorrect use or installation may compromise the safe use of ACPs and render them non-compliant, which may pose a risk in the event of a fire.

Three phase audit

The audit is being delivered across 3 phases, with phases 1 and 2 being delivered in collaboration with councils, the Metropolitan Fire Service and the Country Fire Service. The aim is to identify buildings that have or may have ACP present and provide recommendations and actions to ensure safety.

IDENTIFICATION

Phase 1

Identification of buildings that have or may have ACPs present

INVESTIGATION

Phase 2

Investigation of buildings identified in phase 1

RESPOND

Phase 3

Recommendations and actions to ensure safety

Phase 1

Councils were asked to identify and report any buildings of concern to DPTI.

Priority buildings in Phase 1 included residential buildings over 2 storeys (including hotels, motels, apartments and aged care facilities), hospitals, schools and assembly buildings.

The [SA Planning Portal](#) is regularly updated to list the councils that have responded.

Whether or not your building is identified, you should familiarise yourself with the location of emergency exits and evacuation procedures.

Good housekeeping measures include:

- ensuring smoke alarms are present, working and not obstructed
- disposing of any waste or combustible materials (packaging or rubbish) appropriately
- ensuring doors and access to exits are clear and not obstructed
- knowing who to contact in an emergency
- smokers should use heavy sided ashtrays on balconies and ensure all items are fully extinguished

If you are a building owner or occupier and have concerns about your building, contact your [council](#) for further information and advice.

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Phase 2

Where a building has been identified in Phase 1, the council may undertake further investigations including a review of approved documentation and on-site inspections.

Councils will assess the level of risk (if any) of the use of ACPs on the buildings.

Recommendations for any appropriate action will be based on the outcomes of the risk assessment and communicated accordingly by the council.

This may include the issue of safety notices, action plans for rectification work or emergency orders if necessary.

Phase 2 may also determine that a building is not a safety concern and no further action or rectification work is required.

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If Phase 2 investigations result in a building being considered unsafe, rectification work may be required to improve safety.

Recommendations and actions will be proportionate to the level of risk. These may include:

- removal of part or all ACPs
- replacement of ACPs as part of ongoing maintenance
- placement of barriers to improve safety.

For privately owned buildings, councils will be responsible for ensuring owners comply with the audit recommendations.

Building Fire Safety Committees will be responsible for issuing council building rectification orders and recommendations as required.

Government will be responsible for ensuring its own buildings are audited and safe.