

20 February 2008

Mr Stuart Moseley  
Chief Executive Officer  
Adelaide City Council  
GPO Box 2252  
ADELAIDE SA 5000

Dear Sir,

I am writing to you on behalf of the Australian Institute of Building Surveyors (AIBS) SA Chapter to make you aware of the potential for structural failure of prefabricated roof trusses in buildings constructed between 1970 and 1997.

The Building Surveying industry and the building industry in general, is aware of this problem, as is the State Government. In December 2006, Planning SA issued an *Advisory Notice - Building 18/06* (attached) to the building and construction industry, including Councils, titled *Roof trusses - buildings at risk*. Of particular concern are clear span buildings over large public spaces such as community halls, libraries, churches, club/restaurant/hotel dining rooms where the roof covering is tiles.

This Advisory Notice states that Councils need to be aware of the situation and have processes in place for responding to community concerns. The notice also suggests that Council's include in their inspection policies a section that deals with –

*'The identification and prioritisation of buildings potentially at significant risk... and ... to have a program for inspecting high risk buildings in a convenient but timely manner'.*

Commendably, many Councils have amended their inspection policies and instigated programs for investigating buildings that may be at risk.

The AIBS has recently been advised that the extent of the problem has evolved and is no longer limited to large clear span buildings, but includes a significant number of dwellings as well. Whilst the AIBS does not expect Councils to be inspecting existing dwellings, we hope that Council's can help to raise awareness of this problem, such that the public are informed about their options for seeking professional advice should they suspect that there is a problem with their home. A link to the Planning SA webpage that addresses this issue from Council's website would be useful.  
<http://www.planning.sa.gov.au/go/roof-check>

This issue will be discussed at the AIBS State Conference (to be held at Wolf Blass Visitors Centre - 97 Sturt Highway, Nuriootpa on Friday 29 February 2008) by Mr Justin Cole from the University of South Australia. Justin will be presenting a paper about his personal experiences in dealing with truss failure in his home. We recommend this session to your Council and will be making Mr Cole's paper available on the AIBS website at the conclusion of the conference.

If your Council has not undertaken affirmative action to help identify the scope of the problem, then the AIBS as the professional body representing Building Surveyors in this State, urges you to make yourself aware of the issue by reading the attached Advisory Notice and undertaking appropriate action as the Council deems necessary.

If you wish to discuss this matter further, please contact me during office hours on 8203 7334 or [sa.director@aibs.com.au](mailto:sa.director@aibs.com.au).

Yours faithfully,

A handwritten signature in cursive script that reads "Bernie Steer". The signature is written in dark ink and is positioned above a horizontal line that serves as a separator between the signature and the typed name below.

**Bernie Steer**  
**State President**  
**AUSTRALIAN INSTITUTE OF BUILDING SURVEYORS**

Attach