

1. Public Release



Public Release – Position Paper 12. 2020 – March 2020

The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA is pleased to announce the release of its Position Paper March 2020

Background

There were key issues that contributed to the release of this Position Paper:

1. Inspectors in WA conducting pre-purchase building inspections are variously calling out issues of proximity of ceiling insulation and structural framework to downlights as structural issues, safety issues, Major defects or not reporting the issue at all.
2. Members of InspectWA have called for a position paper to be prepared outlining what should be reported and how this should be reported.
3. It should also be drawn to the attention of pre-purchase clients that the reporting of this issue is subject to the inspector being able to actually see the problem within the confines of a roof and with multiple factors in the roof which may limit visibility.

The Associations position is:

1. Recessed lighting of all types within residential properties should be kept well clear of insulation and timbers associated with ceiling and roof frame.
2. As a general the Association recommends that a clearance between an Incandescent/Halogen Globes and Insulation and or timber associated with a ceiling frame or roof frame should be a minimum of 200mm. Further the Association recommends that a clearance between an LED lights and Insulation or with a ceiling frame or roof frame should minimum of 50 mm.

The Association recommends that it's Building Inspector Members note when recessed lights are closer to insulation or timber associated with a ceiling frame or roof frames and the issue can be visually identified then building inspectors should consider if the proximity of the insulation or timber to the recessed light should be reported as a safety issue.

Committee
Inspect WA
March 2020