

GOT IT NAILED

BUILDING NEWS & VIEWS

ISSUE 22 | MARCH 2016

BIG TICK FOR THE COUNCIL

The Timaru District Council Building Unit has just undergone a 3 day two yearly audit by IANZ (International Accreditation NZ). This audit allows Building Consent Authorities (BCAs) to issue building consents and undertake building work inspections.

These audits were introduced in 2008 and this is the first time that the IANZ assessment team have left the Council without issuing any Corrective Action Requests (CAR'S). This has been a massive turnaround from the last assessment when we had 6 CAR'S and the assessment team returned within 12 months to ensure they had been fixed. Very few Councils achieve no CAR'S.

The Council has also processed and issued 100% of Building consents this financial year within the statutory timeframe. This is an excellent achievement particularly as Building Consents have increased by over 100 from this time last year.



"Got It Nailed!" is a free news update which is sent out to the building sector to ensure that the latest updates, trends and issues are discussed in an open forum.

Feedback and suggestions welcomed

Please contact us with any suggestions for items you would like to see in our Building Services Updates - feedback is also greatly appreciated.

Contacting Building Services

Did you know that rather than visiting or calling building services with an enquiry, you can email us at enquiry@timdc.govt.nz. Email enquiries are responded to promptly.



Receiving the newsletter electronically

If you would like to receive our newsletter electronically, please contact Grant Hyde - Building Control Manager
DDI: 03 387 7232
Email: grant.hyde@timdc.govt.nz



From the Processing team

BUILDING CONSENTS

Alternative solutions:

When alternatives are proposed the designer of the work needs to:

- firstly make note of the alternative solution on the Building Consent application and,
- secondly provide additional details to satisfy all relevant parts of the NZ Building Code.

Failing to do the above will mean delays and additional fees for the Building Consent.

Proof of ownership:

When applying for a Building Consent for any new builds or additions to a building/dwelling, please include any Land Covenants and Consent Notices if listed under the Current Interests on the Certificate of Title (CT).

If you indicate on your application form that you would like the CT and any additional interests to be requested from LINZ by the Building Unit at a cost of

\$30, you will avoid an RFI (Request Further Information) being sent at the vetting stage.

ECAN clean air rules:

What does the proposed air plan mean for you? Well that all depends on where you live and if you have an older style log burner or an open fire.

The proposed changes for the Timaru District will affect those who reside in the Timaru or Geraldine clean air zones and whose properties are less than two hectares in these zones.

To view where these clean air zones are, follow the below link:

<http://canterburymaps.govt.nz/Viewer/#webmap=ea9ae61f9e8f4d70a977d869b2c2e527>

Timaru's proposed measures

2015

- Ultra low emitting burners are allowed into homes including new homes.
- Use of open fires is not allowed from 31 December 2015

2016

- Installation of low emitting burners into new homes and new situations is not allowed
- Use of low emitting burners are allowed for up to 15 years.

2017

- Use of older style burners are not allowed after 1 January 2017

2019

- From 1 January 2019 any new burner installed must be an ultra low emitting burner.

Geraldine's proposed measures

2015

- Ultra low emitting burners are allowed into all homes including new homes

2016

- Use of open fires is not allowed after 31 December 2016

2020

- Use of older style burners is not allowed after 2020

From the Admin team

BUILDING CONSENT FEES

A reminder to customers that pay the final Building Consent fees online. Admin check daily for any internet transactions relating to Building Consents and will POST out approved plans and consent packs as soon as a transaction has been received. However if the invoice is paid at the Timaru Council building in King George Place, the approved plans and consent pack can be collected at that time.

Requests and Security of building files:

The Territorial Authority (TA) has an obligation under the Building Act to keep information about buildings for the life of a building and on request provide access to these files. The importance of these files is critical not only for the building owner but the TA as they contain plans,

specifications, energy works certificates etc. Some of these files could be older than 50 years and are extremely fragile and valuable to the owner, who in turn relies on the TA to protect them.

If you request to view building files please take care and don't:

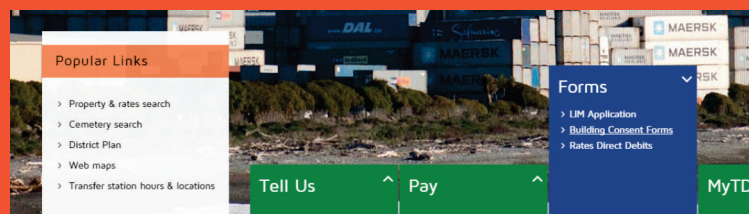
- Mark any documents contained in the file
- Remove any staples
- Remove the file from the Council building
- Add or remove any information within the file

The council customer services area has specific tables made

available for viewing these files and copying the documents is possible by asking one of our customer services team.

Website guidance:

As a result of our annual survey we realised that finding applications on our website was difficult. With thanks to our in-house IT support team forms can now be found from the home pages as shown below.



From the Inspection team

HOT WATER CYLINDER DISCHARGE DRAINS

Recently an issue has come about locally and nationally regarding excessive water temperatures being discharged into either the under slab or sub floor drainage pipes.

PVC drainage pipe material is an acceptable solution under AS/NZS 3500.2.2015 providing the temperature does not exceed the manufacturers specifications for the pipe. In saying this it all works perfectly well until the temperature/pressure relief valve discharges high temperature hot water into an internal tundish drain.

Apparently other BCAs have also witnessed the disastrous failure of drainage work and along with the TDC are now requesting that all HWC discharge drains that have an uncontrolled heat source, ie solar or wet back systems, are of copper pipe, discharging to an appropriate place that does not cause damage to the building.

Therefore, if the drain line discharges over a tundish into the plumbing system the plumbing system has to be constructed of a material that will take high temperature discharge from relief valves.

For further information regarding this please contact the TDC Plumbing & Drainage Inspector, Peter Gallagher on 027 434 1038.

Health and Safety, working at heights:
Due to changes to the Health and Safety

Act on the 04 April 2016 the Council as a whole is amending current H&S plans and corporate policies.

Some of these changes relate to how inspectors work at heights on construction sites. Our Building Unit inspectors currently have an adjustable ladder that is designed to fold away for storage in vehicles. These are ideal for purposes of entering standard height ceiling spaces or any other purpose around 2 - 2.5m in height. Anything higher than this then requires the contractor or owner to provide a compliant means of access i.e. scaffold, scissor lift or suitable ladder.

To prevent failed inspections due to access reasons, contact us as soon as you can to discuss what needs to be inspected.

Correct details when booking an inspection:

Now that our inspectors are almost 100% electronic with recording inspection details we really need to have the correct email details provided so results can be sent to the relevant person/s. So we can provide a more efficient service your assistance would help when booking an inspection. Before calling the council for an inspection booking please ensure:

- You have the Building Consent number.
- You know the type of inspection required.
- You know the contact person for the project including phone number and email address.

Common causes of failed inspections:

Approved plans must be onsite:

Unless other arrangements have been made when booking the inspection or

INTRODUCING ROSANNA SHAND

Hi Everyone, I'm Rosanna Shand, I have been working as an Admin Assistant in the Building Unit for just over a month.



So much to learn but I'm getting the hang of it and it sounds like I've joined the best team at the Council!

I was born in and grew up in Timaru (Washdyke to be exact), I studied Interior Design at Otago Polytechnic and then decided to see some of the world. I have been living abroad for the past few years - in Barcelona for 3 years as an English Teacher (please don't test me on my Spanish!) and London for 6 months working in a currency exchange office. I've enjoyed the experiences but I'm happy to be back in Timaru.

After work I enjoy playing netball, helping out with my dad's horses, travelling to anywhere sunny and reading Jodi Picoult novels.

with the inspector, approved plans must be onsite otherwise it is possible you may fail your inspection.

The Council inspectors do not carry the approved plans in vehicles and so rely heavily on the onsite person to have them readily available and in good condition. By having the approved plans onsite at the time of the inspection our inspector can check building work has been done as per the approved Building Consent plans and specifications.

If you have misplaced or damaged your set of approved plans we can print off another set for you, for a fee.

Lack of readiness: If your building work will not be ready for inspection please rebook it, otherwise the inspection may fail and a follow up inspection will be necessary at the standard fee of \$140.



FAILURE TO FOLLOW CONSENTED PLANS OR MANUFACTURERS SPECS

Any deviation from approved plans or manufacturers specifications needs to be approved by Council prior to starting work. Depending on the type of change would depend on how the Building Unit would treat them, i.e. for minor changes these may be treated as a minor variation where the inspector can make a call onsite and accept plans for a variation. On the other hand if it is proposed to make significant changes, this work would need to be treated as an amendment and be submitted for approval prior to starting the work. To determine what would classify as a variation or an amendment contact the duty building officer on 03 687 7236 or discuss with an inspector.

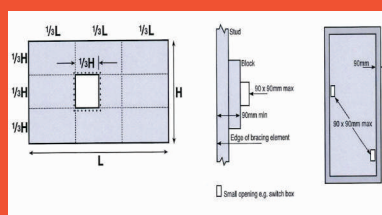
Structural members effected from services running through them: This could be a number of things such as:

- Cutting or drilling trusses
- Checks or holes in floor joists, studs, plates, lintels, beams. etc
- Cutting holes in concrete tilt panels, foundations, suspended floors, decks, roofs. etc
- Any type of penetration to fire rated walls, floors, ceilings. etc

Notification from Licenced Building Practitioners (LBP's), is required prior to work starting. This same topic was covered in the previous Got it Nailed edition and still seems to be a common cause of failed inspections. As a reminder, failed inspections may come at a cost of a re-inspection being an additional fee of \$140.00 receivable prior to issuing a Code Compliance Certificate. Otherwise repeat offending LBP's and the project owner may also receive a Notice To Fix ordering work to stop until all necessary LBP's have been notified to the Council Building Unit.

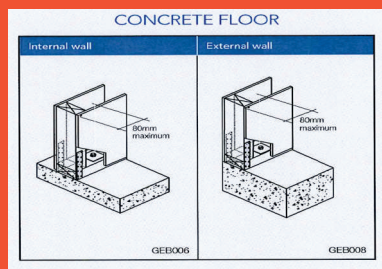
Bracing Panel penetrations: Openings in Gib bracing elements are allowed within the middle third of the wall bracing elements length and height. Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element. A block may need to be provided alongside the perimeter stud as shown below. Or follow this link for further information.

<http://www.gib.co.nz/assets/Library/04884-GIB-EzyBrace-Systems-2011-Technical-Literature-WEB.pdf>



Wall Bracing Lengths. There are two common issues here,

- firstly where trim studs have the bottom plate anchor attached. This is not acceptable as the end stud of a bracing panel must be full length from bottom to top plate and:
- secondly the brace length is less than what is indicated on the bracing plan. In some cases there is some discretion depending on the number of braces that are effected and the difference between the required and achieved bracing units on the bracing calculations.



From the Drainage and Water Unit

HIGH INTENSITY RAINFALL FIGURES

To assist with stormwater compliance at design stage for Building Consent applications, high Intensity Rainfall Figures are now available on Council's website. Follow the following link to Councils website.

<http://www.timaru.govt.nz/services/consents-licences-and-registrations/services-consents>

Maintenance Access Points (MAP). A reminder to designers to include the standard detail of service lateral/cleaning eye/ramped riser to all new building consent drainage plans that require a new sewer connection to Councils sewer network infrastructure as per TDC by law chapter 15. This detail can be found on the below TDC website link.

<http://www.timaru.govt.nz/council/publications/construction-standard-specifications>

Stormwater Considerations in Building Developments. Compliance with ECAN's Land and Water Regional Plan requirements have resulted in the need for stormwater management to be considered for both in-fill building developments and new subdivision developments. If the pre-developed site was bare land or the area of roof or hard formed surfaces has increased, then onsite stormwater attenuation may be required. Treatment of stormwater is also required for residential driveways that serve more than 5 dwellings and for new and modified commercial and industrial developments.

For further information regarding the above please contact the Drainage and Water Unit on 03 687 7200.



If we can help you further please don't hesitate to contact the Duty Building Officer on 03 687 7236.

Timaru District Council
 2 King George Place,
 PO Box 522, Timaru
 P (03) 687 7200 | F (03) 687 7209
 E enquiry@timdc.govt.nz
 www.timaru.govt.nz