

GOT IT NAILED

BUILDING NEWS & VIEWS

ISSUE 19 | JUNE 2015



MORE TARGETED APPROACH TO EARTHQUAKE-PRONE BUILDINGS

The Government is revising its policy on managing earthquake risk by better targeting regulations on buildings where location, use and type pose the greatest risk to life, Building and Housing Minister Dr Nick Smith said in a speech on the 10 of May to the Mainland regional

conference of the National Party in Ashburton.

See right a new map of the nation's risk zones for strengthening.

NEW RISK ZONES FOR STRENGTHENING



High Risk Areas (> 0.3)

Wellington	Christchurch
Palmerston North	Napier/Hastings
Gisborne	Blenheim

Medium Risk Areas (0.15 < 0.3)

Hamilton	Tauranga
New Plymouth	Rotorua
Wanganui	Nelson
Invercargill	Timaru

Low Risk Areas (< 0.15)

Auckland	Northland
Oamaru	Dunedin

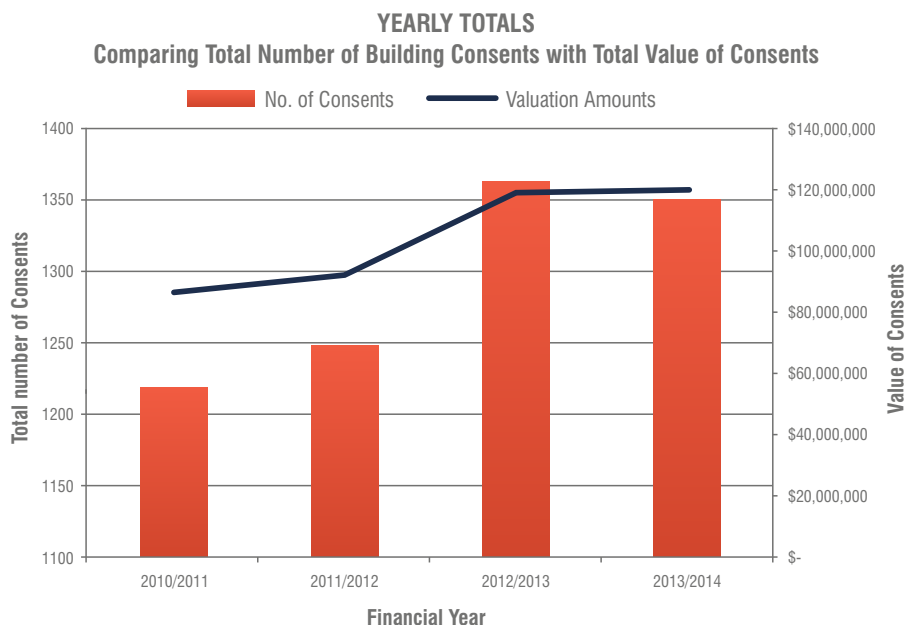
<http://beehive.govt.nz/sites/all/files/Map-of-new-risk-zones-for-strengthening.pdf>
The four significant changes to the policy are:

- Varying the timetable for strengthening relative to earthquake risk
- Prioritising education and emergency buildings for strengthening
- Reducing the number of buildings requiring assessment; and
- Introducing new measures to encourage earlier upgrades

New Zealand is to be categorised into low, medium and high seismic risk zones with timeframes for assessment of five, 10 and 15 years and strengthening of 15, 25 and 35 years. The Timaru district is categorized as a medium zone with a proposed 15 years' timeframe for council to assess its Earthquake Prone buildings and then once the buildings have been assessed a further 25 years will be given to owners to either strengthen or demolish.

STEADY INCREASE IN BUILDING CONSENTS AND VALUE OF WORKS

Some impressive statistics for values and total numbers compared to previous years.



"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 - we answer all emails 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

GUIDELINES ON PRODUCER STATEMENTS (PS)



The reason for this article is due to feedback from local CPEng engineers with concerns that more frequently a PS4 was being requested where there had not been previous monitoring by a CPEng member prior to work being done.

Just to clarify the purpose and what the different types of producer statements are:

- PS1 is for design
- PS2 is for design peer review
- PS3 is for construction by an approved contractor.
- PS4 is for construction monitoring

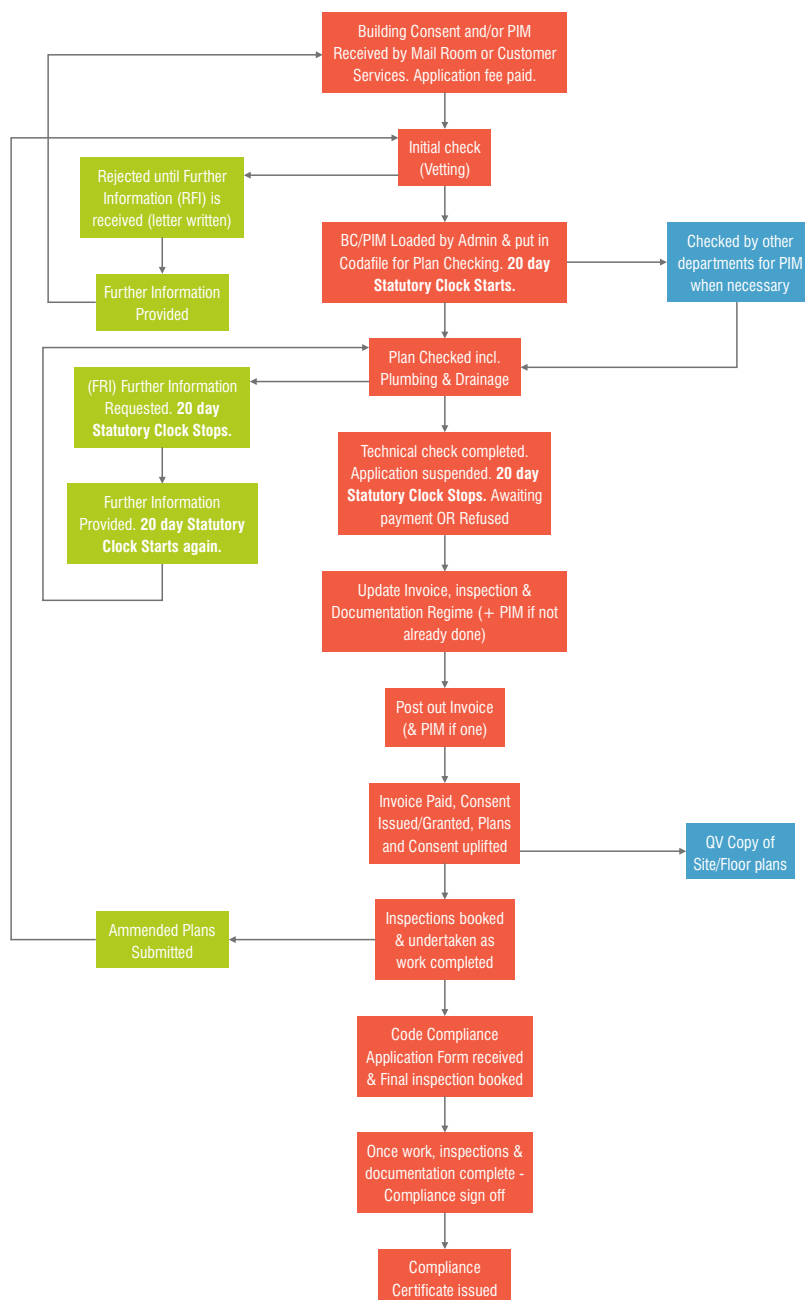
A well-developed Producer Statement system has been in place for some time and is widely used by BCAs and design professionals. The framework includes PS1 for design, PS2 for design peer review, PS3 for construction by a contractor/supplier, and PS4 for construction monitoring. Producer Statements are principally for use by CPEng as an 'engineering sign-off certificate' putting their name and firm's name to their work. Producer Statements also indicate that a prescribed minimum level of professional indemnity insurance is held by the design firm. However, a Producer Statement is not a product warranty or guarantee of compliance. It is a professional opinion based on sound engineering judgment.

THE BUILDING CONSENT PROCESS AND HOW IT WORKS

Over time the most common request from, not only building consent applicants but, general public is how the building consent system works and what stages are involved with approving. Below is a flow chart created to help clarify the procedures of a building

consent from submitting applications to issuing. Please note that without the need for Request for Further Information (RFI) the procedure flows so much smoother. RFIs can be easily reduced by having pre-consent meetings.

BUILDING CONSENT PROCESS FLOW CHART April 2015



BUILDING CONSENTS/SERVICE CONSENTS

The building industry in the Timaru district is experiencing significant growth at the present time.

It is important to make sure you get the correct approvals before you start to ensure that your project runs smoothly.

Bearing this in mind, the Council would like to take this opportunity to remind you all that your Building, Resource and or Service consent must be approved

before you carry out that work and that when you request an inspection of that work, you have the approved plans and documentation on site for the council staff to verify that the work complies with what has been approved.

It is the owner's and their representative's responsibility to ensure that the work has been approved prior to starting. This can be as simple as asking to view the approved plans and in doing

so will ensure that the work has been approved and that you are able to complete the work in accordance with the approval.

If you have any doubt 'always ask first' and do not start work until evidence of the required approval/s is provided.

Council is always available to contact should you have any questions or concerns 03 687 7200.

From the admin team

GET A COPY OF THE DISTRICTS BUILDING CONSENT STATISTICS

The TDC Building Unit has a Mailing list for Building Consents Issued every month. This is created and sent out to Builders, designers and businesses that would like this information at a fee of \$35 per month.

The Spreadsheet has all the information from the Building work to where the work is taking place.

If you would like to start receiving this information or have any queries please contact Letitia Pottle on letitia.pottle@timdc.govt.nz.

YOU CAN NOW TRACK YOUR BUILDING CONSENT ON OUR WEBSITE:

- www.timaru.govt.nz
- ADV Search Tab (top right corner)
- Full Search Options - Application Search
- Enter your Building Consent Number (as written per acknowledgement letter)
- Search

This will detail the description of work, location of the property and detail all tasks to date.



100% FOR PROCESSING CODE COMPLIANCE CERTIFICATES (CCC) WITHIN THE STATUTORY 20 DAYS

The Admin team is pleased to announce the end of another perfect month for having all 110 CCC's processed within the 20 day time frame.

INTRODUCING CAROLYN TODD

Caro has been with the building unit since November 2014. She is enjoying the busy work environment which involves a wide variety of tasks. Outside work she is kept busy with three children. She and her husband Warren are soon to embark on their own building project, when they build their own home.



From the inspection team



Congratulations Derek for the past 15 years in the Building Unit and hopefully many more to come.

TDC ACKNOWLEDGED BY THE PLUMBERS, GASFITTERS & DRAINLAYERS BOARD

The TDC has been acknowledge by the Plumbers, Gasfitters & Drainlayers board for working collaboratively with local tradespeople.

Peter Gallagher, a plumbing & drainlayer inspector for the Council has been acknowledged, through a newsletter from the Plumbers, Gasfitters & Drainlayers Board, for ensuring only authorised tradespeople are working in the industry.

Peter is one of three P & D trade specialists within the Council who all have a good understanding of the supervision requirements which is so important when checking license cards. The Council and tradespeople in Timaru have zero tolerance for those who try to work illegally.

We took part in the **ASK FOR THE CARD campaign** with an editorial that ran for several weeks in the Timaru District Council's Noticeboard in the Timaru Herald.

For more information regarding this article contact Peter Gallagher on 0274341038 or peter.gallagher@timdc.govt.nz Or to report an illegal operator phone the Plumbers, Gasfitters & Drainlayers board on 0800 743 262.

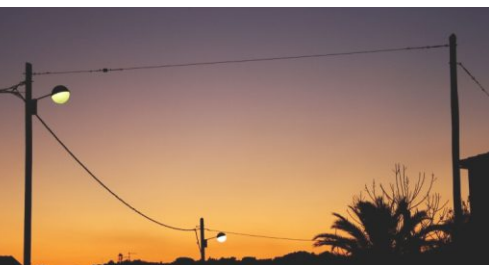
BUILDING/STRUCTURE VS POWER-LINE - ALPINE ENERGY LTD

The building unit were contacted by Rex McDonald a Senior Project Manager from Alpine Energy. His concerns were the construction of buildings within close proximity to overhead cables or underground, his advice is as follows:

The New Zealand Electrical Code of Practice (34) for Electrical Safe Distances prescribes minimum distances that buildings and structures must keep from overhead power lines.

Table 2 of this code prescribes the safe distance from conductors "without" engineering advice. These are the distances that Alpine Energy Ltd (AEL) accepts for any building or structure erected near its network without notification. If any one wishes to build closer than this then they must seek "Specific Engineering Advice" from a suitably qualified person. AEL provide this service free of charge in the interest of promoting public safety and are happy to discuss these clearances with any landowner, designer, builder or developer before construction begins.

CAUTION: Survey your proposed building site for existing overhead and underground power wires. Contact your Electricity Network Company regarding safe clearances from buildings and structures before construction.



WASTE TRANSFORMATION LTD (WTL) TIMBER PROCESSING UPDATE

WTL have been granted resource consent for the timber processing operation. Site works have commenced and processing is expected to start during June.

Timber drop-off trial

The Council have been running a trial to encourage separation of timber.

All drop-off to the public area of the WTL site will incur transfer station rates as set out below.

Timber drop-off rates.

TYPE	LOAD TYPE	WTL RATE (timber only - direct to site)
Transfer station user	Car or small hatchback	\$12
	Stationwagon/double cab ute	\$20
	Any other load <200kg	\$22
	Any other load >200kg	\$175

All rates are guaranteed to reduce as volumes increase towards maximum processing capacity.

Commercial rates apply for vehicles with tares >3,000kg and large volumes.

Enquiries to Ruth Clarke 03 687 7445.

ACCEPTANCE CRITERIA FOR SORTED TIMBER

- ✓ treated
- ✓ untreated
- ✓ boron
- ✓ nails
- ✗ paint
- ✗ MDF
- ✗ GIB
- ✗ wallboard
- ✗ sawdust
- ✗ furniture

Timber Acceptance Criteria

Rule of thumb-chunkier than a fist

- building timber
- 2 x 2 or larger, short or long
- fence posts
- pallets



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

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