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## REDUCING CHARGES

### Reducing your Processing Charges

There are some easy steps you can take that may prevent more processing charges being incurred:

- fill out the application form and checklist completely and submit all the required information
- submit good quality plans that are drawn to scale and clearly show existing and proposed work
- seek advice from the Building Unit staff prior to lodging the application. They cannot design your project but can provide guidance on what you need to cover or what can be improved with your application (Please book pre consent meetings with the relevant staff member)
- providing technically accurate information to any requests for further information
- responding quickly to requests for more information

Please refer to the TDC website for more information about Building Services fees and charges

## BUILDING AMENDMENT ACT 2013

### Changes

The Building Amendment Act 2013 became law on 28 November 2013 with the changes making it easier for homeowners and builders to understand their rights and responsibilities. It will ensure that homeowners are able to make informed decisions about their homes, often their most valuable investment. The Building Amendment Act 2013 is the result of a comprehensive review of the Building Act 2004. The Government used the findings of the review to form a package of changes introducing new measures to improve the building and construction sector.

Immediate effects of the 2013 Amendment Act include:

- changes to the types of work that do not require a building consent
- higher penalties for carrying out building work without the appropriate consents
- additional powers for councils and the Ministry of Business, Innovation and Employment (MBIE)

Changes that will come into force in 2014, when regulations are passed, include:

- requirements for building practitioners to provide clients with information about credentials
- written contracts for building work if the value exceeds a specified amount.

Information sheets on the immediate and forthcoming changes and a link to Building Amendment Act 2013 are available online at [www.dbh.govt.nz](http://www.dbh.govt.nz)

Revised guidance on work that does not require a building consent (under Schedule 1 of the Building Act 2004) is also available at [www.dbh.govt.nz](http://www.dbh.govt.nz)

"Got It Nailed!" is a free news update for the building sector to ensure that the latest information, trends and issues are discussed in an open forum. Suggestions are welcome, feedback is greatly appreciated.

To receive our newsletter electronically, contact Grant Hyde, Building Control Manager.

DDI: 03 687 7232 Email: [grant.hyde@timdc.govt.nz](mailto:grant.hyde@timdc.govt.nz)

## BUILDING CONSENT

### Monitoring

The Building Act states that work must commence within 12 months of issue of the building consent or any further period allowed by the Building Consent Authority (BCA). It also states any building consent that is nearing two years old requires the BCA to decide if a code compliance certificate can be issued.

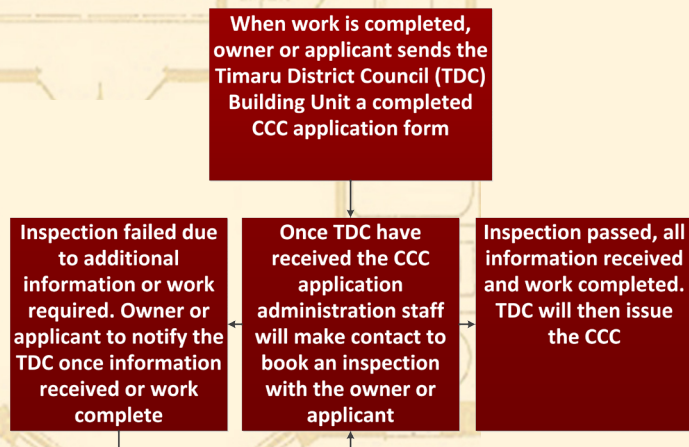
We help the applicant to remember these important dates by sending reminder letters. You can help us by letting us know if there is a change to the first point of contact for your project.

If you cannot start work within 12 months from the issue date of your building consent or you can't request a code compliance certificate two years after the grant date of your building consent, you can request an extension of time. Please go to [www.timaru.govt.nz](http://www.timaru.govt.nz) to access an extension of time application form or call into the Timaru District Council or one of our service centres in Geraldine or Temuka.

## OUTSTANDING CCC's

### Building Consent (Code Compliance Certificate)

How to get final sign off for those outstanding Building Consents (Code Compliance Certificate CCC)



## BEST HOME

### Curtailling Construction Waste

Best Home is a joint initiative between local government and the building industry. It is offering builders and designers a one-stop-shop package of resources and tools to encourage and support the construction of more resource efficient and sustainable homes, and in the process curtailing construction waste. The construction methods used in Best Home are expected, on average, to reduce land fill waste by 75%, which is hugely significant when you consider the average amount of waste created from a new build is around 5,000kg!



While still in the pilot stages, a show home in Havelock North built by Horvarth Homes will be the subject of a case study to improve understanding of sustainable design and construction techniques.

For further information go to [www.besthome.org.nz](http://www.besthome.org.nz) or [www.horvarthhomes.co.nz](http://www.horvarthhomes.co.nz)

## WALL INSULATION GUIDANCE

### Issues

Some issues found recently on pre-line inspections are:

- Loose fitting insulation with gaps to framing, these gaps can equate to heat loss. An example of 5% gaps can lose up to 50% heat loss.
- Over compressed insulation can also cause problems. An example being any insulation behind services or flush boxes need to be reduced,

otherwise the building wrap can protrude into the cladding cavity.



## REINFORCING STEEL IN FOOTINGS

### Problem

A common problem found at pre-pour foundation inspections has been insufficient cover for vertical starter rods. The main cause of this is a lack of support of reinforcing steel when pouring the footing concrete. The minimum side cover for reinforcing is 50mm. If this is not achieved, it will often lead to unnecessary grief and delays normally requiring an engineer's approval to re-drill new starter rods into the footing.



## REPLACEMENT WINDOWS

### Requirements

When replacing existing windows with new or second hand units, even though a Building Consent may not be required, it is essential the replacement windows meet current Building Code requirements, such as:

- Glazing will comply to NZS 4223
- Aluminium will comply to NZS 4211

- All work will comply to the NZ Building Code clause E2 (external moisture)

If any structural work is required ie, removal of structural mullions (existing vertical window members) or increasing opening widths, a Building Consent will be required prior to commencing. If in doubt please contact our duty building adviser David Williams on 03 6877236.



## ELECTRONIC INSPECTION

### Tablets for Onsite Inspections

The Building unit are excited to soon test some electronic tablets for onsite inspections, which are expected to go live mid year. The new software together with a new website will bring us closer to the ultimate goal of receiving, processing and issuing building consents electronically.



## INTRODUCING THE MAINTENANCE ACCESS POINT

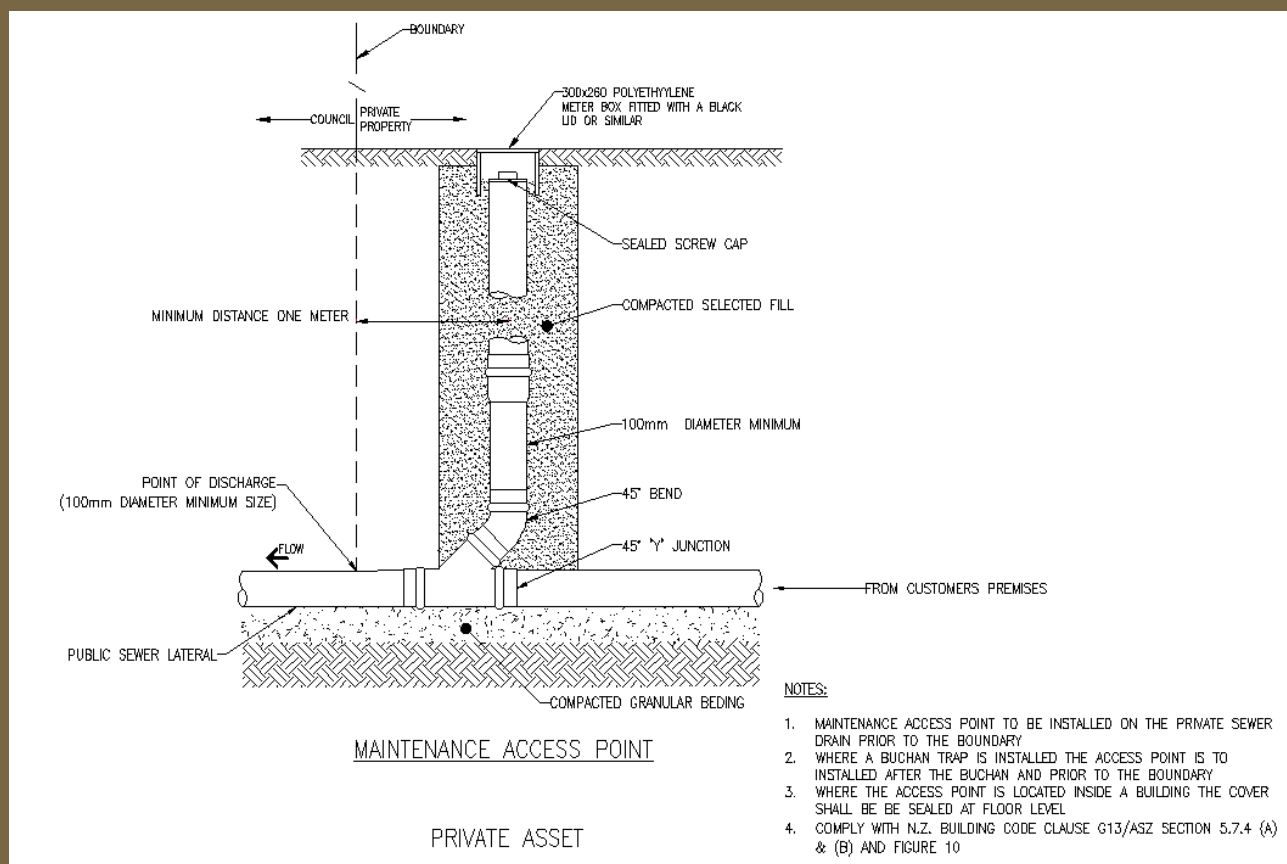
The Maintenance Access Point is designed to be installed as part of the PRIVATE sewer drain at time of construction.

The Council asks that all new installations as of the 24 March 2014 include this device as part of the private sewer drainage system.

The Maintenance Access Point is to allow for ease of access to the sewer lateral thus reducing the

need to excavate the lateral in times of blockage and inspection of the drain.

The Maintenance Access Point is to be installed as per the requirements set out in the Timaru District Council Drainage & Water Code of practice standard requirements and the New Zealand Building Code Clause G 13 / AS1 Foul Water , section 5.7.4 A & B and Figure 10.



Disclaimer: The preparation and provision of this information in this newsletter has been made in good faith from a number of sources that are believed to be reliable. All due care has been taken to ensure that the information is accurate and up to date. The Timaru District Council shall not be liable for any errors and omissions, nor for any direct or indirect, incidental, special or consequential loss or damage arising out of or in connection with the use of this newsletter or the information contained within it.

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