

DEMOLITION (Information Sheet)

VERSION: 2

DATE: April 2010

CODE: IS-106

A Demolition Consent is required prior to the Demolition or removal of a building or part of a building.

If you intend to demolish or remove a building or structure from your site, demolition consent is required to ensure that all related services are capped / sealed, the site is fully cleared and Council files and rating assessments correctly reflect these changes.

Chimney Removal

Removing existing brick chimneys in older dwellings can be more complex than first thought. Several factors must be considered when applying for a Building Consent:

- Structural issues, bracing and supporting the roof and adjacent walls.
- Weathertightness and how the roof to chimney junction is going to be made good.
- Replacement of flooring and ceiling when chimney is removed.
- Sometimes a hot water cylinder with a wet back may be next to a fire place and so plumbing may need to be addressed, or if new hot water cylinder is being put in, new plumbing work must be consented and approved.

All these issues should be addressed in your application for a Building Consent.

Planning Requirements

Resource Consent may also be required if buildings have a heritage rating under the Timaru District Plan.

Please talk to Council staff if you have any queries.

Other Matters

If you suspect that the building has hazardous material contact Occupational Safety and Health (OSH) and Crown Public Health for help and information. Dispose in an appropriate landfill.

Other service authorities such as power and Telecom also need to be notified.

Standard of Documentation

All documentation submitted with your application must be accurately drawn to an appropriate scale for the job. The Council must know exactly what they are approving to enable your project to be assessed appropriately.

The publication *Customer Guide to the Building Consent Process* outlines in detail the information required by Council to process a Building Consent Application.

Glossary of Terms:

- DBH – Department of Building and Housing
- LIM – Land Information Memorandum
- PIM – Project Information Memorandum
- Ecan – Environment Canterbury
- NZBC – New Zealand Building Code
- LBP – Licensed Building Practitioner
- OSH – Occupational Safety and Health
- BRANZ – Building Research Association of New Zealand

Useful step-by-step guides can be found at www.consumerbuild.org.nz which can help you to understand the processes required.

User Guides in this series are:

- Customer Guide to the Building Consent Process – IS-000
- Accessory Buildings – IS-103
- Demolition – IS-106
- New Dwelling / Residential Buildings – IS-108
- Transportable Buildings – IS-110
- Fire Code Requirements for SH Purpose Group – IS-112
- Building Code Clauses – IS-114
- Amusement Device – IS-116
- Fencing your Swimming Pool – IS-119
- Essential Features of a Producer Statement – IS-122
- Fees & Charges – IS-101
- Change of Use – IS-105
- Effluent Disposal – IS-107
- Relocating a Dwelling / Building – IS-109
- Domestic Smoke Alarm Systems for Dwellings – IS-111
- Wet Area Showers – IS-113
- Accessible Facilities – IS-115
- Extension of Time – IS-118
- Solid Fuel / Liquid Fuel Heating Appliance – IS-120
- Exempt Building Work – IS-123

Otherwise visit your friendly Customer Services Officer at Timaru District Council.