

GOT IT NAILED

BUILDING NEWS & VIEWS

ISSUE 17 | DECEMBER 2014



APPROPRIATE QUALIFICATIONS FOR BUILDING CONTROL OFFICERS

As required under Regulation 18 of the Building (Accreditation of Building Consent Authorities) Regulations 2006.

Since December 2013 all BCAs have had to plan how all technical staff in Building Controls will achieve an appropriate qualification within a three year period.

The Council signed up with Capable NZ (Otago Polytechnic) to obtain a National Diploma in Building Surveying for a group of 4-5 staff per year, over the next three years.

The first team of four technical staff are proud to announce that they have

received acknowledgement of successfully achieving the diploma.

Diploma holders:

Murray Winmill
Paul Hansen
Jayson Ellis
Grant Hyde

Gaining the diploma has been well worthwhile. The knowledge gained has given a more extensive understanding of all aspects of Building Control.

CHRISTMAS HOLIDAY PERIOD

The period from 20 December to 10 January every year is classified as "non working days" under the Building Act 2004. Therefore the 20 working day period the Council has to process a building consent application takes these days into account.

Timaru District Council offices will be closed from 3pm Wednesday 24 December until 8.30am Monday 5 January.

After hours inspections over the Christmas break will only be available for emergency situations, or if pre-arranged with the Building Unit.



"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

In order to put in place some helpful time saving strategies, we have the following requests:

1. We'd like to let all owners, designers and applicants know that, if when processing the building consent, the number of questions for further information exceeds 25, a meeting will need be arranged between the owner, designer and the Council. This will be to discuss the current issues, and how to proceed with the application. We hope that this initiative will keep all parties concerned informed and reduce the potential costs incurred during the consent processing stage.

Please note that it is also advisable to arrange pre-consent meetings prior to submitting building consents for complex dwellings or commercial projects. To arrange for a pre-consent meeting please contact Jayson Ellis on 687 7466 or email jayson.ellis@timdc.govt.nz.

2. If further information has been requested during the processing stage, we ask that you supply only relevant information relating to the information requested and that this information is clearly identified on the plans and specifications. Please note that where approximately only one or two extra pieces of information have been asked for, the processing team does not wish to receive another full set of plans, and unfortunately, as such, will not be accepting these.

If for example, other changes are required by the applicant which are extra to the further information requested, please ensure that these are clearly identified, so that the processors will encounter fewer complications, and therefore take less time, when assessing the changes for compliance.

BUILDING CONSENT REQUEST FOR FURTHER INFORMATION (RFI)

The processing team suspend a large number of consent applications because they require further information.

It would be much appreciated to the council if you receive a Request for Further Information (RFI) that you reply promptly. Due to storage constraints, building consent applications that have RFI's outstanding for three months or more will be returned, unless prior arrangements are made with staff from the Building Unit.

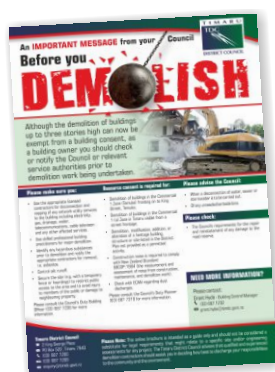


FROM THE INSPECTION TEAM

1. A recent article was published on the Building Officials Institute of NZ (BOINZ) newsletter regarding the working together of Timaru District Council (TDC) and Hurunui District Council (HDC). This is for the building of re-locatable dwellings at a Wasdyke business and then transporting them to the Hurunui district.

This development has worked very well, with the HDC acting as the BCA responsible for the building consent, and the TDC building unit carrying out inspections at the Washdyke business on behalf of the HDC.

2. Demolition of buildings up to three stories high can now be exempt from a building consent. However, as a building owner you should check or notify the Council or relevant service authorities prior to demolition work being undertaken. Please refer to our website www.timaru.govt.nz.



FROM THE ADMIN TEAM

BUILDING CONSENT DOCUMENT

Once you have paid for your Building Consent at the Council you will receive the client copy of your plans from the administration team so that building work can be started. The Building Consent document will be created the next working day and posted out to you.

Once we have cleared your payment, if you pay for your Building Consent by Internet Banking, we will post your plans with your Building Consent document enclosed which will be with your client copy plans.



POOL FENCING: KEEPING YOUR CHILDREN SAFE

What is a swimming pool? A pool is described as being any excavation, structure or product that is used or is capable of being used for swimming, wading, paddling or bathing, and includes spa pools.

Why do I have to fence my swimming pool and spa?

Fencing your pool can be easy and not as much fuss as you may have thought. We can assist and advise you of what is required and your responsibilities under the law. By making sure that your pool complies with the Swimming Pool Fencing Regulations you know that your pool will also be safe. These regulations are designed to protect children under 6 years of age by requiring that all swimming and spa pools are fenced in accordance with the Fencing of Swimming Pools Act 1987.

Does my pool require fencing?

All private pools and spa pools have to be fenced unless:

- The maximum depth is 400mm or less; or
- The walls of the pool are 1.2 metres or more above the ground, and there is no permanent projection or object standing on the ground within 1.2 metres. This means no permanent means of access, such as steps are allowed, and temporary steps must be removed after being used; or
- The pool is indoors.

How can I find out if my pool complies?

As this is about child safety you can contact Timaru District Council to organise a free audit of your pool barrier via our customer services team on 03 687 7200.

Please call or seek advice from the Building Unit prior to booking an audit to insure a positive outcome (additional visits will be charged) Building Consent may also be required prior to new work commencing on a pool barrier.

Don't become complacent!

The property owner is responsible for insuring a pool is secure and safe. Remember a large percentage of children drown while visiting properties with pools.

- Keeping the pool barrier maintained to a compliant level.
- Insure all gates and doors self-close and self-latch when released from 150mm ajar.
- Not propping open gates and doors, remove any hold open devices.
- Insure no products are stacked or stored within 1.2m of the pool barrier; flower pots, firewood, kids toys...



- Take care with items that could be moved by children against the barrier and used for climbing.

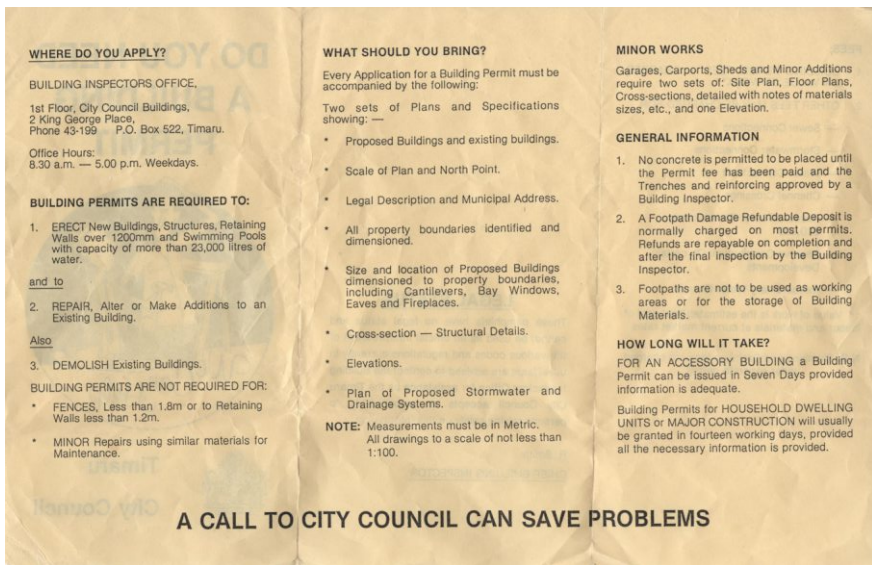
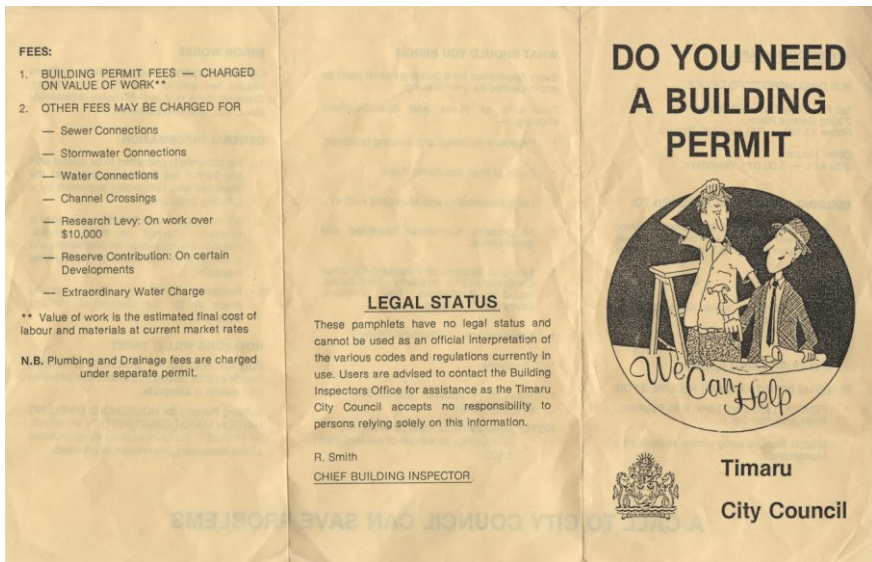
We want to help

We want to make Timaru District a safer environment for everyone, including small children. If you require any further information please visit the Building Duty Officer at the main office of Council at 2 King George Place, Timaru or telephone 03 687 7200, or email: enquiry@timdc.govt.nz.

A STEP BACK INTO THE 80'S

We enjoyed looking back at this brochure that emerged not so long ago from a basement. We have noticed a couple of things that have changed, namely that Building Permits became Building

Consents in 1992, and that the Timaru City Council has developed into the Timaru District Council. It is also interesting to note that many requirements are still the same.



TEST YOUR KNOWLEDGE

Here are a couple of NZ Building Code questions for you to look at from Clause F.

- Q. 1 Where construction or demolition work presents a hazard in places to which the public has access, barriers shall be provided and be difficult to climb. True or False?
- Q. 2 What type of roofs need barriers?
 - a. all roofs
 - b. commercial building roofs
 - c. buildings with compliance schedules
 - d. roofs with permanent access

(See below for answers)

We would like to wish a Merry Christmas and a Happy New Year to all our new and existing customers, and we look forward to doing it all again in the New Year.



Answers:
Q1. True
Q2. D. Roofs with permanent access.

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

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