

GOT IT NAILED

BUILDING NEWS & VIEWS
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THIS ISSUES FEATURE...

Working in the Road Corridor? You need a CAR



If you are planning a minor or major project in the Timaru District that may require road access or closures it is essential that you contact the Council to get an approved Corridor Access Request (CAR). All the land from the boundary of one property across to the next boundary is considered the road corridor, this includes the pavement, berm, curb and channel and the road itself.

Any digging, trenching, boring or closure of the road and pavement needs to be done with a CAR in place.

This includes operating or parking machinery such as

cranes, cherry pickers, and water blasters; Placing a skip / bin or container; Erecting a temporary scaffolding mobile or fixed; Applying for a full or partial road or footpath closure to carry out work on or above the road.

CAR applications must be lodged 5 days for minor works and 15 days for major / project works prior to the works commencing.

For more information visit www.timaru.govt.nz/corridoraccess or give us a call, Tracey Bell 03 687 7455 or Gillian Sharp 03 687 7268 and we will be happy to advise you.

EARTHQUAKE PRONE BUILDINGS

As mentioned in previous issues of "Got It Nailed", the Earthquake-prone Building legislation is well under way and as a building owner we have started the process of identifying our own buildings. Whilst these assessments are ongoing, we will share the learnings with you so that this may help other owners navigate their way through this process.

In addition, we will be holding workshops for building owners to explain how the process works and what you could expect to encounter along the way. This legislation is new to everybody and we have time on our side at this stage so bear with us as we work through the process together. For all Earthquake Prone Building information please visit our website www.timaru.govt.nz/home or you can contact Jonathan on 03 687 7264 or jonathan.craig@timdc.govt.nz





WOODBURNERS, WOODBURNERS, WOODBURNERS

The Environment Canterbury (ECAN) dead line of 31 October has seen 1,447 wood burner applications received by Council, a record number! As a result, achieving consent time frames is proving to be a challenge. The usual 20 working days to grant these applications may not be achieved. However, with the extra time staff are putting in, we expect that they will be completed by the end of January 2018, if not before. I apologise if this affects you, we are doing everything we can to get these done in a timely manner.

It is however important to acknowledge that the consent process is just one piece of the puzzle. Local retailers and installers are facing unprecedented demand for wood burner installations, that they now have to schedule into their work programs. Having met recently with the industry, it is evident that the installation process will take a significant amount of time due to the resources the local industry has to undertake these installations.

ECAN have acknowledged the significance of the situation and wish to reiterate to all people waiting for their consent and or for their wood burner to be installed, that you are still able to use your existing wood burner until such time as it has been replaced.

So if you or you know of anyone that has any concerns or questions, please contact the TDC Building Advisory Office, 03 687 7236 or david.williams@timdc.govt.nz

Notes from the Admin Team

As an industry it would be fair to say that we all have a pet hate when it comes to completing applications and recording information. We're sorry to say, it is still one of the most important components of the consent process and with the requirement of more information being provided with each application, the importance is ever increasing. Therefore when you are completing an application and or providing information, please take the time to ensure that all of the information is relevant, correct and complete.

Acknowledgement Letters

These letters, sent to the applicant, are official acknowledgement that council has received your consent application and it has been accepted. This letter (relating to hard copy applications only) asks you to advise the Admin team how you would like to receive the approved documents in either Hard Copy or USB. Please ensure that you advise us of your preferred option, as this will significantly streamline administration of your consent. It will also provide you with your consent

number so that you can track its progress via the TDC website www.timaru.govt.nz/ home

Online Applications

The ability to apply for your building consent via our online (Portal) system, has been available now for nearly 18 months. One of the sections within the application, requires you to identify how you wish to receive the approved documentation by either the portal, USB or hard copy.

As we are trying to move towards a more efficient system and thus less paper, I would like to encourage you to choose the portal option as this is by far the most efficient process to deliver your documents. However should you choose either of the other two options (USB or hard copy), these will incur an additional charge to the consent for this service.

Invoicing

Please clearly identify who is to pay for the consent. For example, if you require the

invoice to be addressed to your business / company, then it is that companies name and address that is required on the form and not an individuals name or details. Although this may seem like a minor detail, ensuring this is correct will result in receiving your invoice promptly.

Code Compliance Certificates & Consent Lapsed Letters

(Code compliance certificate verifies completion of the consent – lapsed letters confirm that no work has commenced within 12 months from being issued and has now lapsed)

These documents are required to be sent to the owner in accordance with the Building Act, however we acknowledge that some owners may not fully understand the meaning or significance of them. Therefore we will now be sending copies of the Code Compliance Certificates and Consent Lapsed letters to the applicant with the intent of helping the owner (the applicant's client) at these stages of the consent.

Certificate of Titles

When applying for a building consent you will be required to provide a certificate of title (less than three months old) to verify property ownership. Along with the certificate, you must also provide a current survey plan and copies of registered interests, detailing what the interests relate to, as these may affect your proposal and your application may not be accepted without them.

Commercial Buildings

Consent applications for commercial work will require a "fire report". This is to ensure that appropriate consideration has been given

to the requirements of the "C" clauses of the building code "Protection from Fire". Often this type of work includes the installation or modification of specified system/s. Therefore please ensure that you include this information within your application (online: refer to specified systems section or web site for PDF download).

Producer Statements PS1 Design

Producer statements as we know, do not exist in the Building Act, so when these are referred to as a means of compliance, they are treated as an "alternative solution" and therefore they need to be as robust as possible

for the BCA to be satisfied on reasonable grounds. Accordingly, please ensure that things like the owners name, address, Lot and DP number, relevant code clauses, specified design working life and plan pages are referred to and/or included on the statement. Failing to do this will mean that we (the BCA) can not accept them.

Specifications

Please ensure that the specifications provided with any application are only relevant to that particular project, please do not include a full set of "master specs". More is not always better, relevant is always good!

Notes from the Compliance Team

Code Compliance Certificates – CCC

Your Code Compliance Certificate is the most important document, relating to your building work, that you will ever have. Please do not underestimate the value of this document as it provides you, your bank, your insurer and everyone else involved in that consent, with the verification that the building work complies with the approved consent, Building Act and Code. Unfortunately the longer it takes to complete the consented work the harder it is for the Council to issue the CCC. This can be due to elements of the building that have exceeded their "Durability", changes that have been made along the way but have not been recorded, or that the full inspection regime has not been completed, remembering it is the owner / contractors responsibility to ensure all inspections are undertaken. It is vitally important that the application for CCC is made as soon as possible after the building work has been completed. The longer it takes for CCC to be applied for and approved by Council, the more difficult it will be to approve and therefore may be refused, which has no benefit to anyone. So please remember to get these applications into us as soon as you can.

Approved Documentation on Site

It is a requirement that a copy of the "approved documentation" is on site for the inspector to view and check that building work is in accordance with them. While it is acknowledged that the change to electronic consenting has provided some challenges in how the contractors on site receive the approved plans and specs, this doesn't negate that requirement and is not the responsibility of the inspector to provide this to enable them to carry out the inspection. Please ensure the full and correct documentation is on site for the inspector as the inspection may not be able to go ahead without it. Any additional inspections carried out throughout the inspection process may incur further charges which require payment prior to a CCC being issued.

Inspection Bookings

When booking an inspection it is important to include the email address of the main and / or relevant contractor. This will ensure that they receive the completed inspection and the appropriate people are made aware of any issues that need to be addressed before work continues.

Certificate for Public Use

A Certificate for Public Use (CPU) is required for premises that may be intended to be open to members of the public, whether or not members of the public are charged for their use. (Refer to Building Act 2004 Sections 362W and 363). A person who owns, occupies, or controls the premises must not use, or permit the use of any part of the premises that are affected by building work if no Code Compliance Certificate (CCC) has been issued for the work and no CPU has been issued. Failing to comply is an offence. A person who commits an offence under this section is liable on conviction and a fine not exceeding \$200,000 and, in the case of a continuing offence, to a further fine not exceeding \$20,000 for every day or part of a day during which the offence has continued. A \$1,500 infringement can also be imposed by the Territorial Authority. Many CPU's have been issued but owners / agents etc. are not following up when the expiry date is nearing. Not having a current CPU, apart from the above mentioned legal ramifications, may jeopardise any licenses, insurances and other certifications pertaining to the entire property.

BUILDING ADVISORY OFFICE

This free service is available five days a week in person or via phone or email, and is managed by a very competent member of the Building team.

David Williams will provide you with the best and current information relating to your enquiry. He has an extensive array of knowledge and will do everything he can to ensure you leave with all the

information you need relating to your enquiry.

For any enquiries you can contact the Building Advisory Office on 03 687 7236 or david.williams@timdc.govt.nz

Please Note: The Advisory office, as in the name, provides advice and information only with regards to your enquiry and does not extend to making decisions

of a technical or compliant nature. Should you have any technical queries relating to a building consent, these will be forwarded to and or you will be asked to contact the appropriate officer involved with that project. This will ensure consistent and relevant information is provided.

david.williams@timdc.govt.nz

INDUSTRY TRAINING OPPORTUNITIES

Building industry training has become a major component of our businesses from health and safety to CBD points for licenced building practitioners and Plumbing and Drainlayers. This does require a significant commitment in terms of time and money and how to fit it into our busy work schedules. At Council, and in particular the Building unit, we are committed to training as a requirement to achieve, maintain and increase our competency levels and ensure we have the appropriate

knowledge and expertise to process all types of building consents. This commitment to training comes at a great cost, especially when the training is out of town, but is a vital component for ensuring compliance is met.

It is with compliance in mind that I am committed to extending these training opportunities to the local industry. This can include, for example, Designers, Architects, Engineers, Builders, Plumbers and

Drainlayers.

As you will know, sourcing appropriate and relevant training can prove challenging, therefore I invite you to contact me and register your interest to be included in the various training courses that are available, so we can all be learning the same information, gaining additional knowledge and therefore achieve efficient compliance.

Contact:

Jayson Ellis 03 6877466

Jayson.ellis@timdc.govt.nz

Merry Christmas

Yes it is indeed that time of the year again, the time when we say "where has the bloody year gone" as they always seem to go faster than the last, well this year has been no exception. With changes in legislation, from swimming pools to earthquake prone buildings, and ECAN's wood burner deadlines to mention a few, this has proven to be a very challenging nine months in my role as Building Control Manager. My team and I will be spending a well deserved break with family and friends over the Christmas period and at varying times throughout

January. We have enjoyed providing our building services to the industry and community over the year and have taken on the challenges that have arisen with great commitment and dedication of which I am very proud of and hope this has met your expectations as well. Thank you all for your commitment to the local building industry over the last year, please enjoy a well deserved break and we will catch up again in the New Year. As you know there are time frames around the Christmas / New Year period that do not count as "Working days"

in accordance with the Building Act 2004. The 20 day clock (working days) stops on 20 December and starts again on 11 January (each year). However should you be working through the Christmas period and require an inspection I may be able to assist with this providing that you book the inspection prior to Christmas. This is a VERY limited offer with no guarantees.

You can contact me directly to arrange your inspection 03 6877466 or 0274 346 053.



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

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Subscribe to the Monthly List of Building Consents

Timaru District Council offers a mailing list service for monthly notification of all issued building consents. Subscription to this service costs \$35 per month billed on an annual basis. Please see the link below to subscribe.

<https://www.timaru.govt.nz/bclist>
Jayson Ellis

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