

# GOT IT NAILED

BUILDING NEWS & VIEWS

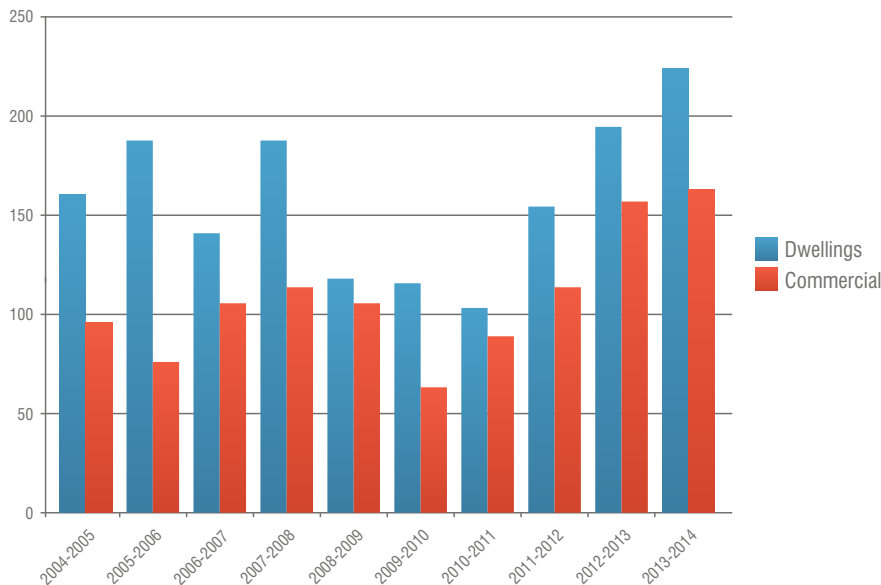
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## STEADY INCREASE IN NEW BUILDINGS

Some impressive statistics for new dwellings and new commercial buildings over the past 10 years.

Consents Issued Between 2004 - 2014



## FROM THE VETTING TEAM

When a building consent application is received the Council checks that all the required information has been provided. This includes forms, plans and specifications, and documents pertinent to the consent being applied for. The Council would like to achieve more efficiency in this 'vetting' procedure. It is the applicant's responsibility to ensure that:

- the application form, either residential or commercial, is completed correctly and in full and;
- that the applicant is aware of his/her responsibility to provide all relevant plans and specifications.

The building unit suggests that the applicant uses the check system in place to tick off all the information required each time they submit an application. Pre-consent meetings are available should you have any queries prior to submitting your application. This vetting system is quite straightforward providing all parties follow that procedure in the first instance. The Council can vet your application (small jobs only) in the duty office if you bring it in person. This can happen while you wait.



"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](mailto: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](mailto:grant.hyde@timdc.govt.nz)

From the processing team

## BUILDING CONSENT PROCESSING (EXTERNAL CONTRACTING)

Occasionally when there is an increase in the numbers of consent applications received, we make the decision to send consent applications to an external contractor to ensure we meet the 20-day processing statutory timeframe. When we send an application to an external contractor, we will let you know. You, or your agent, will be contacted directly by the contractor for any requests for further information (RFI).



From the processing team

## 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 that if you have received an RFI, to reply promptly.

Due to storage restraints within the Council, building consent applications that have RFI's which are outstanding for six months or more will be returned, unless prior arrangements are made with staff from the Building Unit.

From the admin team

## SNAIL MAIL

In order to speed things up with any types of applications or correspondence with the building unit, provide us with your email address at the application stage so we can not only send a hard copy by mail but email the same day for your convenience.



## 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 you can start work. The Building Consent document will be created the next working day and posted out to you.

If you pay for your Building Consent by Internet Banking we will post out your client copy plans with your Building consent document enclosed once your payment has cleared.

From the inspection team

## BCA COLLABORATION



The previous Got It Nailed newsletter had an article about the working together of the Timaru and Hurunui District Councils for building consent arrangements of relocatable dwellings. The dwellings are constructed at a Washdyke business, and then transported to the Hurunui district. This worked very well with Hurunui acting as the Building Consent Authority (BCA) responsible for the building consent and the TDC building unit carrying out inspections, Ashburton District Council (ADC) has also jumped on board with a contractual agreement for the TDC to carry out inspections on behalf of ADC.

### A reminder to Licenced Building Practitioners (LBPs) regarding written notification prior to starting work:

Building Control Officers have reported a lack of written notices being provided to the Council, prior to Restricted Building Work (RBW) commencing, particularly the first inspections for pre pour footings or sub-trades, such as roofing and cladding. If you are a LBP carrying out or supervising RBW, identification should be provided prior to the building consent being issued, or at least before any RBW starts.

In accordance with section 87 of the Building Act 2004:

- (1) Before restricted building work commences under a building consent, the owner must give the building consent authority written notice of the name of every licensed building practitioner who:
  - (a) is engaged to carry out, or supervise, the restricted building work under the building consent; and
  - (b) was not stated in the application for the building consent under section 45(1)(e).

**To prevent unnecessary delays and cancelled inspections,** the Council strongly recommends the written notice of every LBP be provided at an early stage, otherwise the Building Unit will:

- Warn the owner/building consent holder.
- Order the building work be stopped (ie issue a notice to fix) until it has received written notice of the names of those trade LBPs. If you have any queries regarding this issue please visit the Timaru District Council, or call Murray Winmill on Ph 687 7492.

### Holes in trimming studs

NZS 3604:2011 (clause 8.5.2.3) does not permit any holes for wires or pipes, notching, checking or cuts in the middle third of the height of trimming studs.



# BUILDING WARRANT OF FITNESS RENEWAL

**A REMINDER TO OWNERS, AGENTS OR PERSONS LEASING BUILDINGS THAT REQUIRE AN ANNUAL BUILDING WARRANT OF FITNESS (BWOFF) RENEWAL.**

Similar to the WOF on a vehicle, it is also critical that buildings that have specified systems are maintained and checked by the appropriate Independently Qualified Person (IQP).

Failing to do this can lead to all sorts of legal and invalid insurance issues. Other concerns are, building consents that have not received a Code Compliance Certificate (CCC) and operate on an invalid Certificate of Public Use (CPU).

## Owner's obligations

Section 101 of the Building Act provides that the owner of a building for which a compliance schedule is required under section 100 must obtain a compliance schedule. **Failure to do so is an offence carrying a fine of up to \$20,000, and a further \$2,000 for every day the offence is continued.** The owner is responsible for being aware of any specified system installed in their building and ensuring it is listed on a compliance schedule. Owners of a building for which a compliance schedule has been issued also have a responsibility to ensure:

- each of the specified systems are performing and will continue to perform to the performance standards for that system.
- they provide the territorial authority with an annual BWOFF on the anniversary of the issue of the compliance schedule, accompanied by Form 12A(s) from an IQP for each specified system and any recommendations to amend the compliance schedule by an IQP.
- the compliance schedule is kept at the place stated on the schedule and agreed to by the owner and the territorial authority.
- the compliance schedule is available for inspection by any person or organisation with the right to inspect the building under any Act.
- for the first 12 months after the compliance schedule is issued, a compliance schedule statement is displayed in a public place within the building and thereafter the BWOFF shall be displayed in a public place.
- they obtain annual written reports relating to the inspection, maintenance, and reporting procedures of the compliance schedule signed by the IQP.
- they keep the annual written reports together with the compliance schedule for a period of 2 years, and produce these reports when required by the territorial authority or person/organisation that has the right to inspect the building.

Please contact the Timaru District Council for any further advice.

# TEST YOURSELF QUIZ

## TRUE OR FALSE?

Circle **True** or **False**.

1. NZS 4121 is the only design solution for accessibility.  
**True or False**
2. A building undergoing alterations must comply 100% with the building code.  
**True or False**
3. If a specified system is installed by choice - not because the Code requires it - it will need to be reflected on the Compliance Schedule.  
**True or False**
4. Compliance Schedules need to be site and system specific.  
**True or False**
5. LBP's records of work are the same as PS 3s (producer statements for installation).  
**True or False**

(Answers at the bottom of the page).



From the Waste Minimisation Team

# TIMBER PYROLYSIS PROGRESS REPORT

Timber collection at Redruth transfer station for the new pyrolysis facility continues. Timber can be delivered to a bund at the transfer station from a mixed load for a reduced price, or timber-only loads can be delivered directly to the stockpile for a reduced price.

The criteria are as follows:

- ✓ timber must be bigger than a fist in width, any length OK
- ✓ treated or untreated timber
- ✓ pallets
- ✓ 4x2, 4x4 or similar "sticks"
- ✓ fence posts
- ✓ nails OK
- ✗ no paint
- ✗ no MDF
- ✗ no furniture
- ✗ no sheets

The following quantities have been collected.

Month	October/ November 2014	December 2014	January 2015
Timber Collection	15 tonnes	14 tonnes	27 tonnes



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

**Timaru District Council**  
2 King George Place,  
PO Box 522, Timaru  
P (03) 687 7200 | F (03) 687 7209  
E enquiry@timdc.govt.nz  
www.timaru.govt.nz

**Test Yourself Quiz Answers:**  
Q1. False  
Q2. True in part - the new work - yes, the rest of the building needs to be assessed (as nearly as reasonable practicable towards current Code for means of escape from fire and access to facilities for people with disabilities)  
Q3. True  
Q4. True  
Q5. False

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.