

# GOT IT NAILED

BUILDING NEWS & VIEWS

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## ECAN SOLID FUEL HEATER DEADLINE LOOMING

31 October 2017 is coming around quickly which means that time is running out to get your building consent application into the Timaru District Council (appliances 15 years or older). After this date you can only replace your older style heater with an Ultra Low appliance. We suggest that you get your consent application into us as soon as

you can to ensure you make ECAN's dead line. For further information you can go to this website <https://ecan.govt.nz/your-region/your-environment/air-quality/home-heating/> and or contact the Building Advisory Office on 03 687 7236 or [enquiry@timdc.govt.nz](mailto:enquiry@timdc.govt.nz).



## EARTHQUAKE-PRONE BUILDINGS

Due to the legislation change on 1 July 2017, there is a lot of work ahead for the Timaru District Council Building Unit in terms of implementing this programme. In preparation, we have appointed a staff member to help with this process. Jonathan Craig (ex TDC customer services) and I, along with the project team have been busy setting up the project plan and getting ready to present workshops to Council and relevant building owners of the district around

how this will work, the information that building owners will need to know and the effects that this legislation may have moving forward. The TDC website is being constantly updated as this process evolves to ensure we have the most up to date information for you.

For further information please visit our website or you can contact Jonathan on 03 687 7264 or [jonathan.craig@timdc.govt.nz](mailto:jonathan.craig@timdc.govt.nz)



"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). Email enquiries are responded to promptly.

### Receiving the newsletter electronically

If you would like to receive our newsletter electronically, please contact Ange Lumsden - PA Environmental Services DDI: 03 687 7465  
Email: [ange.lumsden@timdc.govt.nz](mailto:ange.lumsden@timdc.govt.nz)

## From the Approvals team

### Certificate of Titles

When applying for a building consent you will be required to provide a certificate of title (less than 3 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 effect your proposal and your application may not be accepted with out 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" as more is not always better, however "relevant" is always good.



## 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. That said, it is ironically 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.

Hard Copy Applications - once we have loaded your application into the system, we send you an "Acknowledgement Letter". This letter asks you to advise the Admin team how you would like to receive your approved documents in either Hard Copy or USB. Please ensure that you do advise us of your preferred

option, as this will significantly streamline the administering your consent.

Invoicing - Please ensure these details are identified correctly. 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 and not an individuals name or details.



## From the Compliance team

### 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 the building work is in accordance with them. While it is acknowledged that the change to electronic consenting has provided changes and challenges in how applicants receive their 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. Therefore please ensure the full and correct documentation is on site for the inspector as the inspection may not be able to be undertaken. Please note that any additional inspections carried out throughout the inspection process may incur further charges and require payment prior to 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 the appropriate people are made aware of any issues that need to be addressed before work continues.

Your Code Compliance Certificate is the most important document, relating to your building work that you will ever have. Do not underestimate the value of this document as it provides you and everyone else involved in that consent, with the verification that the building work complies with the approved consent and thus compliant with the Building Act and code. Therefore it is very important that you ensure the application for CCC is made as soon as practicable 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 sometimes it may be refused, which has no benefit to anyone. So please remember to get these applications into us as soon as you can.

### 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 to 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, etc pertaining to the entire property.

## BUILDING ADVISORY OFFICE

For general public enquiries by either coming in off the street, phone or email, this free service is available five days a week and is managed by a very competent member of the Building team. David Williams will provide you with the best and most up to date information relating to your enquiry. He has an extensive array of knowledge in the building industry including a National Trade certificate in carpentry and a level

five Diploma in Building Control Surveying. David is very conscientious 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.

## 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.

[www.timaru.govt.nz/bclist](http://www.timaru.govt.nz/bclist)



# INDUSTRY TRAINING

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 have a great deal of commitment to training as a requirement to achieve, maintain and increase our competency levels to 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 insuring 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



## IMPORTANT DATES FOR THE CHRISTMAS PERIOD

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. Therefore please take note of the following dates to help avoid any unnecessary confusion and delay.

The 20 day clock (working days) stops on 20 December and starts on 11 January (each year). Therefore to give yourself at least 20 working days prior to 20 December, you will need to have your consent application vetted and accepted into our system by 22 November.



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

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