

INSIDE

Got It

Timaru District Council

Building News and Views

JULY 2014

Nailed

Let's get it Together

Let's get it right the first time. That's the message the Timaru District Council Building Unit would like to take to those who are planning to submit a building consent application. It might seem such a simple pre-requisite, but often an application is missing vital information and fails its initial "vetting check".

Senior Building Adviser Jayson Ellis says that when the 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.



Senior Building Adviser Jayson Ellis

"It is this 'vetting' procedure that council would like to achieve more efficiency in," Jayson says, "and the applicant has an important part to play."

Jayson says the responsibility of the applicant is to ensure that the application form, either residential or commercial, is completed correctly and in full.

"Achieving this will make a significant difference to the amount of time it takes to vet an application thus reducing the cost of the application as well."

To ensure that the applicant is aware of his/her responsibility to provide with the application all relevant plans and specifications, the Council suggests that the applicant has their own check system in place to tick off all the information required each time they submit an application.

"This vetting system

may seem quite simple and straight-forward, and it should be providing we are all committed to getting it right the first time.

"Council can vet your application (small jobs) in the duty office if you bring it in person," Jayson said.

"This can happen while you wait. Feel free to contact myself or the duty office if you have any queries. This can be done by phoning (03) 687 7200."



Welcome to Janice Faith



She's used to drama, but in her new role with the Building Unit, Jan likes to keep it calm, orderly, efficient and on time.

Jan has been with the Building Unit for just over three months and is finding the job varied, interesting and very busy.

Having come from the print/media industry, Jan is enjoying learning all the "in's and out's" of the building industry from an administration perspective.

Outside of the TDC Jan keeps herself busy as Production Manager for the Musical Theatre section of the South Canterbury Drama League, currently producing *Grease* - on stage Theatre Royal, 12 - 20 September 2014.

Welcome to the team Jan.

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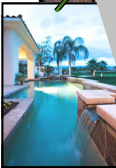


Help us to help you. Tips from the admin team.

What's in your water?

Non-compliant work must now be reported.

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Swimming pool audits helping to keep our children safe.

See our pool fencing checklist

P4



New lap splice requirements for welded mesh.

Excavation is classed as building work. You need the consent before you touch the rock.



Feedback welcomed

"Got It Nailed" is a free news update for the building sector to ensure that the latest information, trends and issues are discussed in an open forum.

Suggestions are welcome and feedback is greatly appreciated. To receive our newsletter electronically, contact Grant Hyde, Building Control Manager, DDI: (03) 687 7232. Email: grant.hyde@timdc.govt.nz.

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From the Administration Team

Help us to help you

*Approved plans need to be kept in a legible order for the building inspectors to be able to read – pictured above is an example of how plans should **NOT** be kept.*

New legislation now means . . .

If you discover non-compliant work you must report it to Council



Extra responsibilities have been placed on Licensed Building Practitioners under new legislation.

The Building Act amendment bill number 4, recently enacted, now means that under Section 89 of the Building Act a LBP must notify the Building Consent Authority (BCA) (Timaru District Council) of any breaches of the Building Consent.

In layman's terms this means that if in the view of an LBP any building work carried out under a Building Consent does not comply with that consent they must notify the Territorial Authority (TA) (Timaru District Council) and the owner.

What's in your water?

New Zealand is a country that prides itself on the quality of its drinking water and here in Timaru District we also adhere to New Zealand Drinking Water Standards.

To be sure we guard this precious resource Potable Water Certificates are required when the source of water supply is not from a network utility operator such as us (Timaru District Council).

If the water source is from a well, bore, spring, stream, river or dam, a certificate from an accredited laboratory is required. That certificate must confirm the water is of a potable standard and meets current New Zealand drinking water standards. It must also be filtered with an appropriate treatment system.

If, however, the water source is from rain and collected via a roof and filtered with an appropriate treatment system, there is generally no need for a laboratory-test certificate.

There are many simple ways an applicant can assist the Building Unit in the processing of a Building Consent / PIM or Certificate of Acceptance, Senior Administration Assistant Vicki McMillan says.

As we explained on Page 1, having all documentation available at the initial vetting process is but one.

But the administration team would also like to offer the following suggestions to help speed up the application process, she says.

"To help us process your application at the loading stage faster, please make sure when you submit an application that both sets of



Senior Administration Assistant Vicki McMillan . . . "simple ways to help us."

plans are in the same order – it takes the administration team time to sort these plans and this time could be spent processing your consent instead of working on what really is a simple filing matter.

"And here's another reminder — please include your email address in your contact details on your application form. This will enable the administration team to email your invoice

as soon as it is completed instead of you having to wait up to three days for the post to arrive," Vicki says.

"Finally, approved plans need to be kept in a legible order for the building inspectors to be able to read – pictured at top is an example of how plans should **NOT** be kept."

From the Inspection Team

Don't substitute bracing components

Senior Building Adviser Murray Winmill has some advice regarding the substitution of hardware when using proprietary wall bracing systems — don't.

He said the installation of that bracing system must be in accordance with the manufacturer's literature.

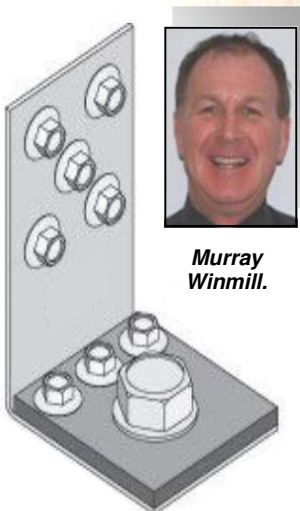
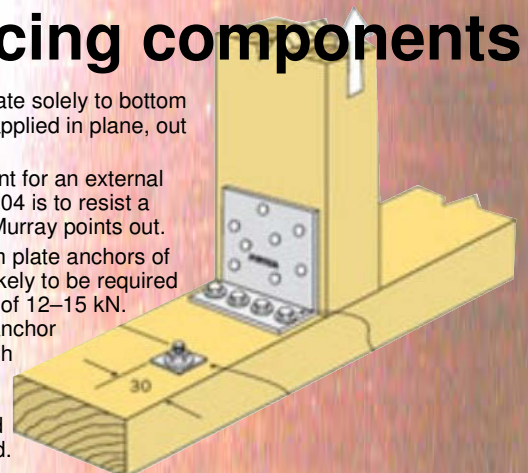
"Substitution of anchors or other hardware/components that are specified for the system is not permitted because they may not provide the same level of performance," Murray says.

"For example, bolts or other anchors may be labelled as complying with the requirements of clause 7.5.12.3 of NZS 3604:2011 *Timber-framed buildings*, but

these requirements relate solely to bottom plate fixings for loads applied in plane, out of plane and for uplift.

"The uplift requirement for an external bottom plate in NZS 3604 is to resist a vertical load of 7 kN," Murray points out.

"The specified bottom plate anchors of a bracing system are likely to be required to resist a vertical load of 12–15 kN. Using a lesser bolt or anchor would seriously diminish the bracing rating of the element, and the bolt/anchor would need to be replaced," he said.



Murray Winmill.

Got It

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The Fencing of Swimming Pools Act 1987 has helped to reduce the number of young children drowning in home pools from more than 100 in the 10 years to 1982 down to 30 in the 10 years to 2012.

But we cannot afford to become complacent and Timaru District Council pool audits will ensure we are all doing our best to reduce the risk of fatalities even further.

Our pool audits helping to . . .

Keep children safe

The Fencing of Swimming Pools Act 1987 aims to promote the safety of young children by requiring pool owners to fence certain swimming pools.

The Act has helped to reduce the number of young children drowning in home pools from more than 100 in the 10 years to 1982 down to 30 in the 10 years to 2012.

To ensure compliance with the Act across the Timaru District, the Building Unit will undertake audits. If you are the owner of a swimming pool or spa pool you can expect a visit from a Building Unit team member. The current Long Term Plan for the Building Unit is to audit 10 per cent of the district's private swimming pools annually.

These inspections are free for the first visit and \$135 for any re-inspections where non-compliance is found, therefore it would be advisable to refer to the checklist below to ensure your pool complies.

The Government is in the process of changing the Act to strike a better balance between protecting young children from drowning in home pools and making the Act more workable for pool owners and local councils.

The changes are estimated to reduce the risk of young children drowning in home pools by six drownings every 10 years. **Got It Nailed** will keep the community informed of changes.



Please note: This checklist is provided for your convenience, but does not cover every situation. Please contact us on (03) 687 7200 for further information.

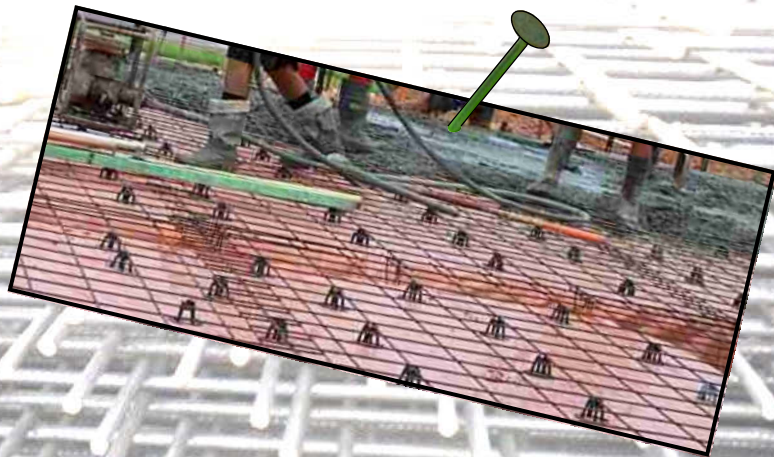
Swimming Pool and Fencing Checklist

- **Height of fence not less than 1.2m above ground or pool is 1.2m above ground with smooth vertical sides.**
- **Gap under fence and gate less than 100mm.**
- **Gaps between vertical cladding less than 100mm.**
- **Rails at correct height/spacing of 900mm between rails, if on an outside fence.**
- **Mesh/netting: No opening greater than 10mm for fence 1.2m high, or 50mm for fence 1.8m high.**
- **Gate opens outwards with gate latch set at 1.5m above ground level.**
- **Gate to be self-closing and self-latching.**
- **If filled via garden hose, a back-flow prevention device must be fitted to the hose tap.**
- **No climb points on outside of fence, e.g. seating, trees etc.**
- **Doors and windows giving access to pool area comply.**
- **Pool area contains only pool equipment.**
- **Spa pools must have either a complying fence or council-approved childproof lockable cover exemption.**

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Got It

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Embedded strength ... but watch those lap splices

Reinforcing mesh has ingrained itself into the New Zealand construction industry and the Christchurch earthquakes have served to show the need for well spaced embedded mesh combined with high MPA concrete.

Some buildings might not have had the levels of mesh that could now be part of a reviewed Building Code, and the days of pouring residential concrete slabs without Council-approved mesh placement are long gone.

Mesh, like all building materials, is constantly

under review by manufacturers and developments such as threaded connectors are improving the structural integrity of not just the mesh, but the entire concreted structure.

Events often dictate changes to regulations in the use of all products and since the earthquake event in Canterbury there has been an amendment to the NZBC regarding B1 (structure) for all residential concrete slabs to be Ductility Class E in accordance with NZS 4671.

Lap splice requirements for welded wire mesh are dictated by NZS 3101:2006 and are subject to a number of variables. Laps splices for each

specification are shown in their individual product detail sheet and the Building Unit points out that it would be advisable to obtain a copy of the manufacturer's specifications when uplifting the mesh for use on a project. All merchants who sell mesh will have guidance hand-outs from the manufacturer and this information is important for correct use.

It is also just as important to choose the correct mesh when purchasing. If the work has a building consent then simply follow the plans, otherwise compliance to NZS 3604:2011 is required.

**Reminder:
Paper
before rock**



Get your consent before you dig

Builders and engineers are understandably keen to make a start on their projects, but the Building Unit would like to remind that excavation work associated with a new building is classed as building work and shouldn't commence until the building consent has been issued.

Often the Building Unit inspections team need to request a stop work where excavation work is being done without a building consent being approved.

We are aware that engineers need to concern themselves with issues of geotechnical engineering (such as soil density and strength) and with quantity estimation to ensure that soil volumes in the cuts match those of the fills, while minimising the distance of movement.

Typical earthworks might include land grading to re-configure the topography of a site, or to stabilise slopes.

Other common earthworks are roads and tracks, causeways, dams, canals, and berms.

Generally, if it is associated with a new building all excavation work is subject to the issue of a building consent.

But there is some discretion.

Some types of excavation work can be undertaken ahead of the issue of a building consent.

Such as:

- Site strip to a building platform (topsoil only);
- Minor driveway excavations;
- Service trenches for purposes of Network Utility Operators.

We in the Building Unit hope this clarifies what can and cannot be excavated without an approved Building Consent.

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

Timaru District Council

2 King George Place, P O Box 522, Timaru 7940
Tel: (03) 687 7200 Fax: (03) 687 7209
Email: enquiry@timdc.govt.nz
www.timaru.govt.nz

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