

GOT IT NAILED

BUILDING NEWS & VIEWS

ISSUE 20 | SEPTEMBER 2015

NOTICE TO ALL BUILDING TRADES

Building Industry Open Forum | Wednesday 30 September 2015 @ 3.15pm
Geraldine Town and Country Club | Timaru and Ashburton District Council

Building Consent Authorities

An open invitation is extended to our South Canterbury Building Tradespeople to attend an open forum to increase positive outcomes within our industry.

Council staff will be there, to work through any items of common interest with you in an effort to nail down and find remedies for any differences of opinion between the "on site building folk" and the "regulatory" sections of the industry.

By investigating how we can achieve "consistency" and improve "communications", an open forum may benefit attendees. You can gain a number of LBP points for attending.

The proposed forum agenda is:

- Presentation from the forum Chairman
- Discussion identifying of any ongoing problems perceived
- What is working well and what is not
- Building Consent Authorities defined
- Regulation demands and restrictions

- that affect the raised items
- How do we seek resolutions?
- Who is to act on our behalf to resolve the issues?

Please note we cannot address any matter that relates to existing applications for building consents, as they can be dealt with during normal Council office hours.

You are most welcome to join us at:
Geraldine Town and Country Club
190 Talbot Street
Geraldine

Please RSVP by email to
grant.hyde@timdc.govt.nz



THE BUILDING UNIT'S DUTY OFFICE

The Building Unit's duty office has proven to be a most popular service for customers, as it is the first point of contact for all types of building industry - related queries or advice.

However, there are certain limitations to this office, as we don't want to tie up the duty officer for long periods.

For a pre-consent meeting, appointments must be booked through the duty office on 03 687 7236 or building@timdc.govt.nz so the Building Unit can include other relevant council staff at the meeting, depending on the type of application.

Please note, due to the time involved, Building Consent vetting will not be carried out when applications are delivered in person to the duty office.



"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.

Have your say... go to www.surveymonkey.com/r/buildingcontrolsurvey2015

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. Email enquiries are responded to 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

APPROVAL FOR WASTE WATER TREATMENT SYSTEMS

As of 1 September 2015, Environment Canterbury (ECAN) will not be providing approval for the installation of waste water treatment systems that are a "Permitted Activity".

Therefore, the Timaru District Council will now require the following additional information when you are submitting Building Consent applications:

1. Provide a Producer Statement PS1 (design), from a suitably qualified person, to accompany the design of the proposed system. The producer statement must include all the usual details such as site address, legal description, building code clauses that are being complied with, and make reference to any attached design documentation.
2. In addition to the above, the producer statement must state that the proposed design is in accordance with the "Permitted Activity" rules (ECAN). However, if the design is not in accordance with the "Permitted Activity" rules, the design will require approval from ECAN (Resource consent).
3. Most designers of these Treatment Systems are already deemed "Suitably Qualified" as they hold a relevant qualification eg CPEng. However if you are a designer of a system/s then you will need to contact the Building Unit to apply for registration on the Southern Building Cluster Group producer statement register.

This change in process became effective on 1 September 2015. The Council will work in with all applicants on this issue to achieve a smooth phasing in period.

For any enquiries, please contact Jayson Ellis on email jayson.ellis@timdc.govt.nz or DDI 687 7466.

WHO IS IN THE WAY OF GETTING IT RIGHT?

In my experience, there are too many people in the way of getting compliance right. Each of them may have good intentions but each of them thinks somebody else is looking after compliance.

For example:

- the owner thinks the builder is getting the consent
- the builder thinks the inspector is being too picky
- the specialist tradie thinks the builder is signing off his work with a ROW
- the council officer thinks the project manager will sort things out
- the facility manager thinks the tenant has to get the BWOF
- the tenant thinks the landlord is looking after the BWOF

- the IQP thinks the compliance agent is looking after Compliance Schedule amendments
- the purchaser thinks the vendor has a Code Compliance Certificate for the house

Do you see where I am coming from?

The whole mess can be avoided with clear communication and accountabilities. Those of us who know how the system works need to take responsibility for educating ourselves and informing our customers of the intricate process of building law.

After all - it is there for a reason - to protect us from risks we each take for granted in the sanctity of our own homes.

PROOF OF OWNERSHIP

A Certificate of Title (CT) is required for any new building works or additions other than internal works. The CT is not only required for a proof of ownership to a property, but it also provides any other conditions regarding easements, building restriction lines or covenants on a property.

Note: If the CT is subject to any conditions, the Council will also require

these interests with the Building Consent application.

We can request a CT (and any conditions) from LINZ on behalf of the applicant when associated with a Building Consent application - just let us know by putting it on your Building Consent application. We charge a \$30 fee for this service.

From the Admin team

BUILDING CONTROL SERVICES FEES AND CHARGES

Fees and charges are set annually during the Annual Plan process, and any changes adopted by the Council become effective from 1 July each year.

To view the new fees and charges set for the 2015-16 year refer to:

<http://www.timaru.govt.nz/council/publications/fees-and-charges/building-control-services>

INTRODUCING KATE WALKINSHAW

Hi, my name is Kate. I work in the Building Unit in the Administration team. It has been over six months since I started and I'm still really enjoying it.

Racing around the unit dealing with applications has its challenges.

But Timaru District Council has been good to me and it's a nice place to work. On your Building Applications, expect service with a smile!



From the Inspection team

WHAT ARE THE COMMON REASONS FOR FAILED INSPECTIONS?

Recent inspector reports have highlighted the significant number of failed inspections - whether an interim or final inspection. When delving into the reasons for the failures, a significant number result from not carrying out basic building tasks correctly. Some examples of Building Code non-compliance are:

- Failure to follow consented plans.
- Lack of readiness for inspection.
- Product substitution without following process.
- Not following manufacturer's specifications.
- Services through structural members.
- Flashing installation.
- Passive fire protection installation.
- Solid fuel heater clearances to combustible materials.

BOOKING INSPECTIONS

Technology is slowly changing the way we operate in the building unit, such

things as electronic devices are being used to record inspections. This means there will be some changes in how the inspection bookings are taken.

For the past 12 months the Council has been working on an electronic consenting process.

The first stage of this process is to change the way inspections are recorded on site and that has meant changing the way inspections are booked.

When making an inspection booking, please ensure:

1. You have the building consent number
2. You know the type of inspection required
3. You know the contact person for this project including their phone number and email address. This might be you, as the person making the booking, or the project manager or the owner.

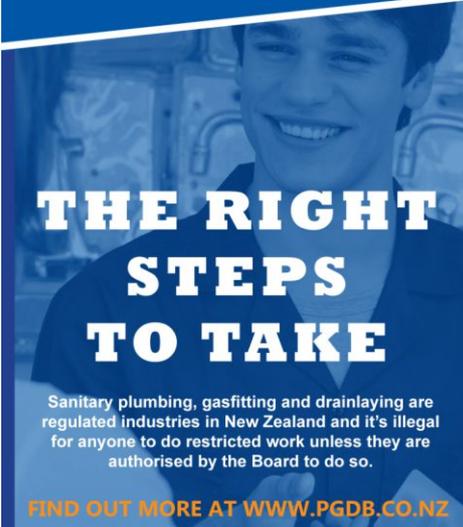
To improve the efficiency of this process please give us an email address so we can send you confirmation of bookings and inspections.

Site Inspections:

- We will email all completed inspections (pass or fail) to the contact person as a PDF attachment.
- All "Failed" inspections double as a "Site Inspection Notice". Please check these to identify any remedial work required.
- All "Failed" inspections require a re-inspection to be booked.

Please contact our Customer Services team on 03 687 7200.

Getting it right
Sanitary plumbing, gasfitting and drainlaying
ASK-FOR-THE-CARD



THE RIGHT STEPS TO TAKE

Sanitary plumbing, gasfitting and drainlaying are regulated industries in New Zealand and it's illegal for anyone to do restricted work unless they are authorised by the Board to do so.

FIND OUT MORE AT WWW.PGDB.CO.NZ

FRONT

Name: Jo Sample

Authorisation #: 00000

Period card is valid for: Authorisation for 20XX - 20XX

Expiry date: EXPIRY DATE: 31 MARCH 20XX

Icons represent which trade authorisation has been granted:

- Plumbers, Gasfitters and Drainlayers Board
- Certifying Drainlayer
- Certifying Plumber
- Licensed Gasfitter

Restricted indicates if supervision is required

REVERSE

The holder of this authorisation card must work under the supervision of

Supervisor details can be found here if required

SIGNATURE

This card entitles the holder to carry out work authorised by or under the Plumbers, Gasfitters, and Drainlayers Act 2006 and/or Gas Act 1992 in accordance with the authorisation held.

IF FOUND RETURN TO: PO BOX 10655, WELLINGTON 6143

Ph 0800 743 262
www.pgdb.co.nz

Must be signed by the card holder

‘DON’T RISK your family’s health and safety or your insurance by hiring unauthorised tradespeople to undertake work - ALWAYS CHECK A TRADESPERSONS AUTHORISATION CARD’

CAUTION CAUTION CAUTION CAUTION

YOU CAN NOW TRACK YOUR BUILDING CONSENT ON OUR WEBSITE:

- www.timaru.govt.nz
- ADV Search Tab (top right corner)
- Full Search Options - Application Search
- Enter your Building Consent Number
- Search

This will detail the description of work, location of the property and detail all tasks to date.



GET YOUR BUILDING CONSENT BEFORE YOU EXCAVATE

Builders and engineers are reminded that excavation work associated with a new building is classed as “building work” under section 40 of the Building Act 2004, and shouldn't commence until the building consent has been issued.

Often there is a need for Building Control Officers to request a “stop work”. In some cases enforcement may follow where excavation work has been carried out without an approved building consent. However, there is some discretion for the following:

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

A point often overlooked

Don't deviate from the consent documentation. Licensed building practitioner (LBPs) have a legal obligation to follow plans and specifications that form part of a building consent application. Any significant deviation (including product specification) from the consented documentation should be authorised by the building designer and dealt with through a formal amendment or a minor variation to the consent.

And most importantly

Approved plans must be onsite prior to commencing any building work and during the entire period of construction. The reason for this is to ensure that all building work is constructed as per the approved plans.



An **IMPORTANT MESSAGE** from your Council

Before you

DEMOLISH

Although the demolition of buildings up to three stories high can now be exempt from a building consent, as a building owner you should check or notify the Council or relevant service authorities

prior to demolition work being undertaken.

Most importantly if you are disconnecting and capping existing council drainage or

water supplies, a Service Consent must be applied for and approved prior to demolition. **There is no charge for this application.**

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

