

GOT IT NAILED

BUILDING NEWS & VIEWS

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BUILDING (EARTHQUAKE-PRONE BUILDINGS) AMENDMENT ACT 2016

The Building (Earthquake-prone Buildings) Amendment Act has been recently passed by Parliament. This has major implications for all territorial authorities, and owners of non-residential buildings which could be classed as "earthquake-prone" as defined in the Building Amendment Act 2016.

Importantly, the threshold for defining an EPB remains largely unchanged at less

than 34% of the new building standard, although there are amendments to clarify aspects (e.g. that it also applies to parts of buildings).

There is a lot of work ahead for the Timaru District Council Building Unit in terms of implementing this legislation which came into law on 1 July 2017. In preparation, we have appointed another staff member to help with this process.

Jonathan Craig from our Customer Service Team will be joining us in due course.

In the next few months there will be a number of public workshops held to explain how these changes will affect building owners and how to work through the process if your building is deemed to be earthquake prone.



"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. 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

CHANGES TO RULES AROUND LOG BURNERS

Environment Canterbury has recently introduced new rules surrounding solid fuel heaters in Timaru District.

Timaru Air Zone: If you have an older style burner that is older than 15 years, and if you want to continue to burn wood, you are required to have it replaced with either a Low emitting or an Ultra Low emitting appliance (remember Low emitting appliances have a 15 year life). This means that you will need to have your building consent application lodged into the Timaru District Council by 31 October 2017. After this date you can only replace your older style heater with an Ultra Low appliance.

If your existing woodburner turns 15 years old between 31 October 2017 and 1 January 2019 and if you want to continue to burn wood, you can replace it with a Low emitting appliance providing you lodge your building consent with the Timaru District Council before 1 January 2019. After this date you can only replace existing woodburners with Ultra Low appliances.

The use of open fires is now not permitted in the Timaru Air Zone.



Geraldine Air Zone: If you have an older style woodburner (15 years or older) you can continue to use this until 1 January 2020 or until the property is sold (whichever comes first). They can be replaced with a Low or an Ultra Low emitting appliance (remember Low emitting appliances have a 15 year life).

The use of open fires is not permitted in the Geraldine Air Zone.

If you have any questions relating to these rules, you should visit the ECAN website: <https://ecan.govt.nz/your-region/your-environment/air-quality/home-heating/>

You can check out all the ECAN approved appliances by visiting this site: <https://www.ecan.govt.nz/data/authorised-burners/>

NEW TEAM MEMBERS

Mike Nesbit (“Blast from the Past”) - for those of you that have been in the industry for some time, will know Mike. Mike has rejoined the team after 12 or so years, proving that working for the Timaru District Council is not so bad after all!

Paule Crawford - another new member of the team. Paule brings a lot of experience and enthusiasm to the role

and is very keen to get stuck in to what is a new career for her.

Jonathan Craig - Jonathan is starting in the new position of “Compliance Monitoring Officer”. This is a new role that is responsible for managing the swimming pool and earthquake prone buildings registers. Some of you will already know him from the front desk at the main council building.

Tracy Tierney - Tracy is our Group Manager Environmental Services and brings a wealth of specific experience in the regulatory field, in local government as well as in the commercial and professional services sectors. Some of you may know Tracy as she was previously a councillor.

From the Processing team

Certificate of Titles

When applying for a building consent you will be asked 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. 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 of 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.

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



From the Inspection team

CODE COMPLIANCE CERTIFICATES - CCC

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, 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.

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.

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 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.

Amendments or Variations

As we know changes are common and almost inevitable when working through the build process, but changes don't have to mean unnecessary costs and delays if they are identified early and carried out appropriately. These changes can be identified as either a "variation" or an "amendment" to the building consent.

Variations are defined as "minor" such as the position change of a door or window and the orientation of a kitchen or bathroom. All Variations must be discussed and approved with the inspector on site and revised plans submitted to reflect the changes. These types of minor changes can be dealt with quickly, allowing the work to continue with very little interruption.

Amendments are a more formal way of identifying changes that are not of a minor nature. Whilst this type of change requires an application (amendment to a building consent) to be submitted, checked for compliance and approved, this process is treated much the same as the original building consent as verifying compliance with the building code is required. Yes this process takes a bit longer and has fees associated with it.

As we do not want to hold up the build time any longer than necessary, please get these applications into Council as soon as you know (even before you get to that part of the job) there will be a change requiring approval and we will do our very best to get the application approved as quick as we can.

For both variations and amendments please supply only the relevant highlighted plans and specifications, sorting through non relevant information takes time and may result in further charges.

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.

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

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