

GOT IT NAILED

BUILDING NEWS & VIEWS

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BUILDING WORK THAT DOES NOT REQUIRE A BUILDING CONSENT (SCHEDULE 1 OF THE BUILDING ACT)

Such a common question, there wouldn't be a day in the building unit that this topic doesn't come up. Unfortunately, some things in the Schedule 1 of the Building Act document are not so black and white, making it difficult for the Council to give advice.

It is possible to notify the Council of exempt building work by completing a BA form 103 (available on the Council website). While this is not mandatory but it certainly is a good idea if in doubt.

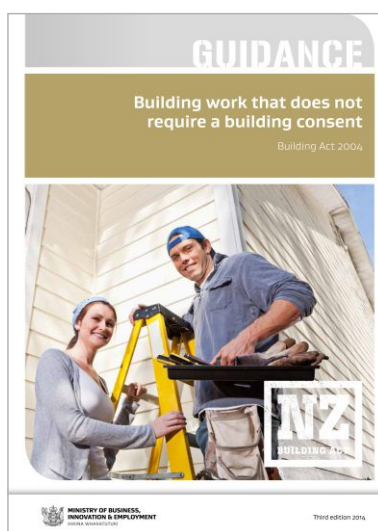
It is important to note that owners are responsible for ensuring that ALL building work complies with the following:

- New Zealand Building Code
- the Council's District Plan and,
- the Resource Management Act

Schedule 1 can be found on the DBH web site www.dbh.govt.nz or scan the qr code.



It is disappointing when building work does not comply especially when this happens at the time of a property sale, when it could have been so easily avoided.



EXEMPT SINGLE-STORY DETACHED BUILDINGS NOT EXCEEDING 10 SQUARE METRES IN FLOOR AREA

1. Building work in connection with any detached building that:
 - (a) is not more than 1 storey (being a floor level of up to 1 metre above the supporting ground and a height of up to 3.5 metres above the floor level); and
 - (b) does not exceed 10 square metres in floor area; and
 - (c) does not contain sanitary facilities or facilities for the storage of potable water; and
 - (d) does not include sleeping accommodation, unless the building is used in connection with a dwelling and does not contain any cooking facilities.
2. However, subclause (1) does not include building work in connection with a building that is closer than the measure of its own height to any residential building or to any legal boundary.

"Got It Nailed!" is a free news update which is sent out to the building sector to ensure that you are kept up-to-date with latest trends and issues.

Feedback and suggestions welcomed

Please contact us with any suggestions for items you would like to see in our Building Services Updates.

Contacting Building Services

To save your valuable time did you know that rather than visiting or calling building services with an enquiry, you can email us at enquiry@timdc.govt.nz - all 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

ENGINEERS PRODUCER STATEMENTS (PS1)

A common problem that can cause delay at vetting stage is the PS1 not stating means of compliance to the NZBC B2 (Durability) or the design life of the project. Please make sure all PS1s submitted to the Council have either B2 or the design life stated.

BUILDING CONSENT PROCESSING (EXTERNAL CONTRACTORS)

Periodically, there is an increase in the numbers of consent applications we receive.

In an effort to meet the 20 day processing statutory timeframe, we sometimes send consent applications to an external contractor for processing. In this case, the applicant or agent will be asked directly by the external contractor for any requests for further information (RFI).

Applicants will be notified of their consent being handled externally.

DETAILING ON PLANS

Some of the most common items that the processing team have to request more information about are details of structural fixings and bracing elements on the plans not matching the calculations or the space provided.

Before you submit your application, please ensure these details are provided and checked. This important information is not only for the processing team to assess compliance, but also for the inspectors to verify on site that they comply with the approved consent documents. This will also ensure that the contractors on site are getting it right first time.

INTERNET TRANSACTIONS FOR BUILDING CONSENTS

When your building consent has been approved an invoice will be sent for payment. If you wish to make payment via online banking it is important to provide proof of your payment.



Please print the confirmation of the transaction and attach it to your invoice, so that when you come into collect your building consent our customer services team will know the invoice has been paid. Otherwise, your building consent will be posted once the payment is cleared.

To speed up the process provide your email address on the building consent application, we can then email your invoice to you. This could avoid a further three days delay via the postal system.

VETTING CHECK LIST

We have developed a new and very simple vetting check list designed for the applicant to use before they submit an application and for the vetting staff to use to ensure that the required information has been provided. This is not mandatory for the applicant to use or provide, so the application will not be rejected if not completed, but we believe that it is a great tool for the applicant as a check before you submit an application.

PRE CONSENT MEETINGS

I would like to encourage you to arrange a meeting, generally at the concept stage or prior to submitting an application for any commercial or complex jobs. To be able to discuss your proposal with the appropriate Council staff can be a great advantage to you, your clients and/or designers to ensure that important and relevant issues are being considered. To arrange for a meeting, please contact Jayson Ellis on 687 7466 or jayson.ellis@timdc.govt.nz.

STORMWATER CONSIDERATIONS IN BUILDING DEVELOPMENTS

Compliance with ECan's Land and Water Regional Plan requirements have resulted in the need for stormwater management to be considered for both in-fill building developments and new subdivision developments.

Compliance is related to stormwater quantity and quality, which will require attenuation and treatment respectively.

The Council's requirements regarding stormwater quantity is that the post-development run-off must not be greater than the pre-development levels. If the pre-development site was bare land or if the area of roof and hardstand

significantly increases, then on-site stormwater attenuation is required.

Treatment of stormwater is required for residential driveways that serve more than one dwelling and for new commercial and industrial developments, including large carparks, to reduce the amount of contaminants generated by vehicles. There is a wide range of options

for the treatment of stormwater, including rain-gardens, swales and filter strips, "Enviropods", "Humeceptors" and "Downstream Defenders".

If you have any queries regarding stormwater, please feel free to get hold of the Council's Drainage and Water Unit, on 03 687 7200

"CODE COMPLIANCE CERTIFICATES (CCC) REFUSED" WHAT DOES THIS MEAN?

Have you received a letter from us advising your building consent will be given a status of CCC Refused?

Any building consent that is two years old requires the Building Consent Authority to decide if a code compliance certificate can be issued.

We send monitoring letters to assist you with your obligations under the Building Act.

Monitoring letters are sent to the current owner if the consent is two years old and an application for a code compliance certificate (CCC) has not been applied for. Don't be alarmed, this does not restrict you from booking inspections or applying for a code compliance certificate at a later date.

We recommend that you apply for an extension of time if you think the work may not be able to be signed off in the two year period. Note that extensions may be declined for older consents due to durability issues.



HOW TO SAVE MONEY DISPOSING OF PLASTER BOARD



This load of gib weighing 850kg cost \$51 to dispose of at the compost facility, and saved this builder \$112.62 on this one load!

5 steps to save money:

- Use a small trailer for dedicated plaster board recovery
- Apply to Council for a plaster board permit. (Briony Woodnorth - 687 7489)

- Start delivering plaster board and save money NOW!
- If trailer costs \$1,500, estimated payback is 15 loads.
- Next step!

Building timber will be able to be sorted and delivered for cost savings. More information and pricing to follow!

INTRODUCING 2 NEW STAFF MEMBERS TO THE BUILDING UNIT

Mary Gazzard

I have a background in meat inspection, compliance monitoring, food safety and administration in the meat/food industry.



I am thoroughly enjoying my new role as administration assistant, learning lots about the building industry which will be very helpful when it comes to planning the potential renovations to my own home!

Outside of work I'm busy at home supporting my partner Brett with training our thoroughbred racehorses, socialising with friends and family and looking after the animals on our lifestyle block.

David Laws

Hi my name is Dave Laws. I have recently taken over the Plumbing and Drainage/Building Advisor role vacated by Jon Crossman.



My background in the Building Industry is 27 years in the plumbing and drain laying trade which includes periods of employment in Sydney, Australia and Queenstown, NZ, with the remainder here in Timaru.

Plumbing has been in my family for a few generations with my father having owned a plumbing business in Timaru for 45 years and a grandfather in the trade before that.

My interests include water skiing, boating and generally being in the great outdoors in the Waitaki/Mackenzie district with my wife and three children.

Also my wife and I have recently re-acquainted ourselves with the scary and exciting joys of overseas travel.

UNDERSTANDING THE POTENTIAL FOR LIQUEFACTION IN THE TIMARU DISTRICT

In response to a recent article from ECan.

What is liquefaction?

During an earthquake some soils, if they are wet, can behave more like a liquid than a solid.

Water in the soil can be forced up to ground surface through the easiest path it can find - often through cracks and crevasses in the ground or concrete.

The water takes silt and sand with it, forming sand "boils" or sand volcanos, or when there is a lot of it, filling up large areas with silt and sand.

The land above the liquefied soil is often tilted and sometimes sinks. How much the ground liquefies doesn't just depend on the soil type, it also depends on the depth of the water table and the amount of ground shaking.

But if soils have the potential to liquefy in an earthquake, it's good to build in a way that means the building will cope if the ground did liquefy.

For further information check out Ecan's website www.ecan.nz/liquefaction.

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

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