**Garages and relocatable buildings**

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| **Date** | 20/05/2020 | **Consent No** | EBC-2020-12022-0  |
| **Category** | RES1 | **Building Officer** | Select Name |
| Oliver Godden |

**Note: If you have a swimming pool or SFH appliance, use those checklists and attach them to this document. Create one x set of advice notes and conditions only. Do not select multiple final inspections for each building.**

**Key - Decision column**

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| Approved | *Complies with requirements of building code* |
| RFI required | *Require further information / clarification – summarise issue* |
| Approved after RFI | *Further information supplied - note the date of the response and how compliance has been demonstrated* |
| Not applicable | *This section is not applicable*  |
| *✓* | *Prompt checked, work complies* |
| *≠* | *Prompt is not applicable*  |

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| **TECHNICAL VET** |
| * As the processing officer you are required to complete a ‘technical vet’ as part of your assessment.
* A technical vet is to establish completeness rather than compliance.
* As complexity levels of applications vary significantly, applications will be divided into two groups to reflect appropriate time allowance - these times to be included in the overall processing time:
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|  | **Time allowance for tech vet** |
| **Group 1: includes RES 1, RES 2, COM 1** | 30 minutes |
| **Group 2: includes RES 3, COM 2, COM 3** | 2 hours |
| **PROCESSING TIME ALLOWANCES** |
| **Fireplaces:**  | ½ -1 hour | **Res 3:**  | 7-10 hours |
| **Res 1:**  | 1-2 hours SED Shed / Garage | **Com 1:**  | 3-8 hours |
| **Res 1:**  | 2-5 hours\*\* | **Com 2:**  | 5-8 hours |
| **Res 2:**  | 4-7 hours | **Com 3:**  | 8-10 hours |
| \*\* excludes fireplaces, retaining walls and other minor ancillary works |

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| **Complexity Level** | Consent is within my competence | **Yes** [x]  | **No** [ ]  |
| **Peer Review** | If not within competence Peer Review required | **Yes** [ ]  | **No** [x]  |

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| Description of Building Work  |
| RES 1 IL1 Specific engineer designed non-habitable, unlined and enclosed heritage barn. The building is founded on a concrete floor slab with steel framed walls and steel framed gable and skillion roof structures. Access into the building is via two roller doors and one ranch slider. The building measures 6.854m L x 10.754m W x 5.331m H and has a total floor area of 74m2. Stormwater is collected on the roof of the building and dispersed into a news attenuation tank via two 80Ø downpipes with overflow directed to an existing swale drain as per Engineer’s report. There are no sanitary fixtures inside the building. |

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| **Approved** | **Considered** | **Check Form 2 for the following** |
|  |[x]  Project value checked - M2 rate | Project value $42,326.20. Approx. m2 rate of $614.Standard Totalspan plans received, along with good ground assessment. Ok.Description of work appropriate. |
|  |[x]  Quality of Documents - A3 plans A4 specs |  |
|  |[x]  Description of work - appropriately describes the building project |  |
|  | [**RFI REQUIRED**](#RFI)Click here to enter text. | **RFI RESPONSE**Click here to enter text. |

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| **RFI Required** | **Considered** | **PIM Issues** [F1](http://www.building.govt.nz/building-code-compliance/f-safety-of-users/f1-hazardous-agents-on-site/) |
|  |[x]  Consent notices applicable | PIM assessment complete.S.72 N/AS.75 N/ANew build. S.112/114 N/ABRANZ Maps Exposure zone D, Extra high wind zone. Exposure zone listed incorrect on Form 2. RFI. |
|  |[x]  Hazard maps referenced s.72 |  |
|  |[x]  S.75 (2 lots) if applicable |  |
|  |[x]  Previous applications / notices applicable |  |
|  |[x]  Is the application affected by sections:* [112](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306875.html), [113](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306877.html), [114](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306878.html) to [116B](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306886.html), [117](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306889.html) to [120](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306893.html) ([including Schedule 2](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM309341.html)) of the Act

[Change of Use](https://objective/id%3AA1766240) refer change of use checklist |  |
|  | [**RFI REQUIRED**](#RFISection)Provide revised Form 2 stating the correct exposure zone. As per figure 4.2 of NZS3604:2011, this property is located in Exposure zone D. | **RFI RESPONSE**Click here to enter text.  |

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| **RFI Required** | **Considered** | **Site Plan**  |
|  |[x]  Scale appropriate / datum / contours | Site plan provided showing distance to boundaries. Ground assessment shows a sloping site.Architectural plans show FFL 100mm above FGL. Ok for IL1 shed.2 x closest boundaries both located 4m away. No eaves within 670mm of boundary.No retaining shown on site plan.Stormwater shown on site plan via a 2 x 80Ø downpipes into a new water tank and via a spreader. TBC by Brent Rodgers. |
|  |[x]  Finished floor level - protected and unprotected levels |  |
|  |[x]  Siting dimensions distance from boundary |  |
|  |[x]  Buildings closer than 1.0m to boundary Check FRR & eaves closer than 670mm to boundary |  |
|  |[x]  Retaining walls live or dead load |  |
|  |[ ]  Drainage shown distance to foundation / structure angle of inference |  |
|  |[ ]  Construction demolition hazards – safety fencing / hoardings / gantries |  |
|  | [**RFI REQUIRED**](#RFISection)1. Please provide detail of stormwater detention and attenuation as per the condition under subdivision consent 2200170-RMASUB.

2nd RFI 26/06/2001. Provide revised site plan detailing all aspects of stormwater and overflow in accordance with Geotechnical report #1057 from Gumboot Consulting and email from Gumboot Consulting dated 8th June 2020 at 2.04pm.
 | **RFI RESPONSE** Geotech report received with details of S/W. Second RFI required. |

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| **Approved - after RFI** | **Considered** | **Geotechnical** |
|  |[x]  Geotechnical issues | Good ground assessment received from Darryn Fisher as per NZS 3604:2011 section 3.1.3. Report suggests there is sufficient ground bearing for Totalspan shed. Consent notice requests Geotech report and engineer designed foundation. RFI. |
|  |[x]  Ground bearing capacity identified soil type silt, moderate, heavy or expansive soil type |  |
|  |[x]  Supervision - has the Engineer recommended CM1-5 and PS4 |  |
|  | [**RFI REQUIRED**](#RFISection)1. Please provide a geotechnical report and engineer designed foundations as per the condition under subdivision consent 2200170-RMASUB.
 | **RFI RESPONSE**Geotechnical report received from Gumboots Engineering, and revised PS1 from engineer with new foundation detail. Revised PS1 acknowledges Geotechnical report.  |

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| **Not Applicable** | **Considered** | **Foundation – Timber Design (includes retaining walls and decks)** | **N/A** [ ]  |
|  |[ ]  Specific design PS1 | NA steel framed building on a concrete floor slab |
|  |[ ]  Pile plan set out – ordinary, anchors, braced |  |
|  |[ ]  Depth, size, punch pad, connections |  |
|  |[ ]  Driven Piles [ ]  NZS3604[ ]  SED |  |
|  |[ ]  Ground clearance – DPC and cross flow necessary <300mm² |  |
|  |[ ]  Columns and posts |  |
|  |[ ]  Retained height |  |
|  |[ ]  Nova coil /drainage metal / materials |  |
|  | [**RFI REQUIRED**](#RFISection)  | **RFI RESPONSE**Click here to enter text.  |

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| **Not Applicable** | **Considered** | **Timber subfloor**  | **N/A** [ ]  |
|  |[ ]  Timber treatment - showing type and level of treatment | NA steel framed building on a concrete floor slab |
|  |[ ]  Bearers - size, centres, span, fixing |  |
|  |[ ]  Joist - size, centres, span, fixing |  |
|  |[ ]  Bracing layout and calculations |  |
|  |[ ]  Crawl space / access |  |
|  |[ ]  Subfloor ventilation |  |
|  |[ ]  Point loads |  |
|  |[ ]  Engineer designed (PS1) |  |
|  | [**RFI REQUIRED**](#RFISection)  | **RFI RESPONSE**Click here to enter text.  |

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| **Approved** | **Considered** | **Strip footings and foundations** | **N/A** [ ]  |
|  |[x]  Specific design PS1 | Strip footings are SED design and covered by engineers PS1. Design engineer John McCurran 48451 (license verified) PS1 dated 23 March 2020. Design complies with B1 using B1/VM1 and B1/VM4.200x200 footing with steel reinforcing shown.25Mpa Concrete as per specs sheet.Slab thickness 100mm |
|  |[x]  Footings depth / width |  |
|  |[x]  Reinforcing steel size, type |  |
|  |[x]  Concrete strength[ ]  17.5 MPa[ ]  20 MPa[x]  25 MPa |  |
|  |[x]  Point loads |  |
|  |[ ]  Columns and posts (depth / size) |  |
|  |[ ]  Stepped foundation - sloping sites |  |
|  | [**RFI REQUIRED**](#RFISection)  | **RFI RESPONSE**Click here to enter text.  |

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| **Approved** | **Considered** | **Slabs**  | **N/A** [ ]  |
|  |[x]  Specific design PS1 | Slab thickness, saw cuts, mesh, point loads specified on SED foundation drawings. B1 covered by PS1. |
|  |[ ]  Granular fill - certificate required if >600mm |  |
|  |  | Compacted fill – certificate required if compaction within 3.0m of platform |  |
|  |[x]  Sand binding and DPM 25mm sand and DPM membrane 0.25 micron min |  |
|  |[x]  Finished floor level Protected and unprotected levels |  |
|  |[ ]  Pads / thickenings |  |
|  |[ ]  Drainage pipes |  |
|  |[x]  Slab thickness |  |
|  |[x]  Saw-cuts 3.0m or 4.0m or 6.0m |  |
|  |[x]  Mesh – 500 E |  |
|  |[ ]  Free joints >24m |  |
|  |[ ]  Supplementary steel |  |
|  |[ ]  Raft floor – safe slope |  |
|  |[ ]  Raft floor – 1.0m to perimeter of slab |  |
|  | [**RFI REQUIRED**](#RFISection)  | **RFI RESPONSE**Click here to enter text.  |

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| **RFI Required** | **Considered** | **Wall framing**  | **N/A** [ ]  |
|  |[ ]  Timber – type and level of treatment, grade | Wall framing is SED and is covered by engineers PS1.Wall framing consists of steel members. Wall bracing and fixings details supplied.Durability statement covers B2 for steel framing on the basis that criteria set out in the statement are adhered to.Possible mezzanine level to be installed. RFI. |
|  |[ ]  Bottom and top plate - treatment, grade size, fixing details |  |
|  |[ ]  Stud / post (size, height, c/s) Compatible for cladding specs |  |
|  |[ ]  Lintel (size, fixings, shown on plans) |  |
|  |[ ]  Lintel (point load) Engineer design required |  |
|  |[ ]  Engineered beams (size / fixing, shown on plans) |  |
|  |[ ]  Cantilevered lintels (size / fixing, shown on plans) |  |
|  |[ ]  Ceiling battens Type / size / centres |  |
|  |[ ]  Wall / ceiling linings - wet / dry areas |  |
|  |[ ]  Building wrap type / compatibility |  |
|  |[ ]  Wind barrier (rigid / non-rigid) |  |
|  |[ ]  Cavity battens size / type / treatment / fixing, 20mm, vermin proof |  |
|  |[ ]  Type, limitations, openings, size, dragon ties |  |
|  |[x]  Bracing elements – Type locations, etc |  |
|  |[ ]  Fire separation details |  |
|  |[x]  SED – PS1 required |  |
|  | [**RFI REQUIRED**](#RFISection)Confirm if mezzanine level is to be installed under this Building Consent, and if so, please provide revised engineers PS1 to accompany this application, along with drawings, and construction detail of stairs to comply with B1 and D1.Provide plans showing detail of mezzanine level to be installed along with revised engineers PS1. | **RFI RESPONSE**Click here to enter text.  |

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| **Approved** | **Considered** | **Roof framing**  | **N/A** [ ]  |
|  |[x]  Ceiling joists / rafter (size, entries, span) | Roof framing is SED and is covered by engineers PS1.Gable roof structure with skillion roofs either side.Roof framing consists of steel members. Wall bracing and fixings details supplied.Roofing paper optional for IL1 Building.Durability statement covers B2 for steel framing on the basis that criteria set out in the statement are adhered to. |
|  |[ ]  Ridge beam (size / span / fixing) Engineer design maybe required |  |
|  |[ ]  Skillion roof sarking thickness / typeAdequate ventilation of roof space |  |
|  |[ ]  Truss design PS1 (layout / type) |  |
|  |[x]  Bracing type / fixings |  |
|  |[x]  Roofing underlay type / compatibility |  |
|  |[ ]  Under purlin size / shown on plan |  |
|  |[ ]  Purlin tile, batten, size, fixing, span, c/s |  |
|  |[ ]  Eaves width specified |  |
|  |[ ]  Outriggers |  |
|  |[ ]  Veranda beams |  |
|  | [**RFI REQUIRED**](#RFISection)  | **RFI RESPONSE**Click here to enter text.  |

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| **Approved** | **Considered** | **Wall cladding** | **N/A** [ ]  |
|  |[x]  Type specify type (Note: If this is an alternative solution of consequence) | Wall cladding falls outside of the scope of E2/AS1 as this building is an accessory building. Any moisture that penetrates into the building is unlikely to cause loss of amenity.Wall cladding to be installed is 7 rib, 0.35-0.55 BMT, grade G300-G550 grade steel. Fixing details provided on page 4.Bottom edge of wall cladding will cover slab, and leave minimum 40mm from bottom edge of cladding to FGL. Complies with E2 as will keep water out.Flashing details provided are generic Totalspan flashings and have means of compliance with E2 through successful in service history. All flashings specified on sheets 17 to 20.Durability statement covers B2 under regular maintenance. |
|  |[x]  Spec’s maintenance installation |  |
|  |[x]  Bottom edge clearances ground, decks, walls protected and unprotected level identified |  |
|  |[ ]  E2 risk matrix provided / required |  |
|  |[ ]  Building paper |  |
|  |[ ]  Flashing, air-seals, windows, doors, corners |  |
|  |[x]  Flashing details apron, barge, intersection junction kick-out, birds beak folded edges, degree, size |  |
|  |[ ]  Control joints details shown on plans check against manufacturers details |  |
|  |[ ]  Solid plaster – on cavitycontinuous foundation |  |
|  |[ ]  Stud spacing 400mm, 450mm, 600mm |  |
|  |[ ]  Plaster system type / coats paint system |  |
|  |[ ]  Approved applicator required PS3 required |  |
|  |[ ]  Brick veneer height, type, cavity, rebate, ties, angle flashings |  |
|  | [**RFI REQUIRED**](#RFISection)  | **RFI RESPONSE**Click here to enter text.  |

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| **Approved** | **Considered** | **Roof cladding** | **N/A** [ ]  |
|  |[x]  Type (specify type/s) | Roof cladding falls outside of the scope of E2/AS1 as this building is an accessory building. Any moisture that penetrates into the building is unlikely to cause loss of amenity.Wall cladding to be installed is 7 rib, 0.35-0.55 BMT, grade G300-G550 grade steel. Roof pitch 25° for gable. 15° for skillion roof.Flashing details provided are generic Totalspan flashings and have means of compliance with E2 through successful in service history. All flashings specified on sheets 17-20.Roofing underlay optional for IL1 shed.Durability statement covers B2 under regular maintenance. |
|  |[x]  Minimum roof pitch |  |
|  |[x]  Specifications maintenance / installation |  |
|  |[x]  Building paper |  |
|  |[x]  Substrate suitable for roofing |  |
|  |[ ]  Roof penetrations - junction flashings detailed |  |
|  |[ ]  Internal gutter size / capacity / timber treatment |  |
|  |[ ]  Parapets slope / capping / framing |  |
|  | [**RFI REQUIRED**](#RFISection)  | **RFI RESPONSE**Click here to enter text.  |

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| **Approved - after RFI** | **Considered** | **Decks / balconies / stairs (barrier)** | **N/A** [ ]  |
|  |[ ]  Specific design – PS1 | Standard Totalspan stair and handrail detail received after RFI. Compliant with D1. |
|  |[ ]  Timber treatment, grade, size |  |
|  |[ ]  Barrier height |  |
|  |[ ]  Saddle flashings construction details |  |
|  |[ ]  Finished floor level clearances  |  |
|  |[ ]  Stringer connection fixings and air-gap |  |
|  |[ ]  Decking material / membrane |  |
|  |[ ]  Waste / overflow - if internal |  |
|  |[x]  Tread and riser dimensions and slip resistance |  |
|  |[ ]  Deck bracing calculations >2.0m wide |  |
|  |[x]  Handrail if >3 risers – graspable, clearance |  |
|  |[ ]  Risers closed or open |  |
|  |[ ]  Head height / internal stairway layout |  |
|  | [**RFI REQUIRED**](#RFISection)  | **RFI RESPONSE**Click here to enter text.  |

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| **Not Applicable** | **Considered** | **Onsite waste water disposal - design details**  | **N/A** [ ]  |
|  |[ ]  Design completed by [ ]  [FNDC assessed writer](http://intranet.fndc.govt.nz/services/forms-and-pamphlets-index/building-consents/TP58-Writers-June-2011.pdf) [ ]  Engineer (PS 1 supplied) | NA |
|  |[ ]  Design Review (PS2) of design supplied |  |
|  |[ ]  Design address matches project  |  |
|  |[ ]  Design [ ]  TP58[ ]  NZS1547[ ]  SED |  |
|  |[ ]  Subsoil investigation satisfactory |  |
|  |[ ]  Soil category identified / suitable for system |  |
|  |[ ]  Groundwater table depth  |  |
|  |[ ]  Wastewater daily discharge volume  |  |
|  |[ ]  Site vegetation suitable for land disposal system |  |
|  |[ ]  Loading rate (areal, basal) (mm/day) |  |
|  |[ ]  Land disposal area (m2) |  |
|  | [**RFI REQUIRED**](#RFI)Click here to enter text. | ***RFI RESPONSE***Click here to enter text. |

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| **Not Applicable** | **Considered** | **Wastewater site Information** | **N/A** [ ]  |
|  |[ ]  Site Plan [ ]  Location of w/w system and accessories (Pump, alarm, filters, dripper lines)[ ]  Distance between Dwg and w/w system[ ]  Connections between Dwg and w/w system[ ]  Reserve area m2 (100%, 30%) [ ]  Setbacks to water courses, harbour, flowpath | NA |
|  |[ ]  Desk study undertaken |  |
|  |[ ]  On site surface evaluation satisfactory |  |
|  |[ ]  Surface water separation distance |  |
|  |[ ]  Surface water and groundwater controlled from entering system |  |
|  |[ ]  Dripper design satisfactory |  |
|  |[ ]  Satisfactory system maintenance plan  |  |
|  |[ ]  Maintenance agreement  |  |
|  |[ ]  Access to site for maintenance  |  |
|  |[ ]  NRC Discharge Consent  |  |
|  |[ ]  Condition for energy certificate |  |
|  |[ ]  F8 - Signs to non-potable system |  |
|  | [**RFI REQUIRED**](#RFI)Click here to enter text. | **RFI RESPONSE**Click here to enter text. |

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| **Not Applicable** | **Considered** | **Plumbing & drainage** |
|  |[ ]  Diagrammatical or schematic layout  | NA |
|  |[ ]  System [ ]  G13 [ ]  ASNZ3500.2  |  |
|  |[ ]  Individual waste pipes and soil waste & overflow stacks |  |
|  |[ ]  Discharge units length, pipe size, gradient, fixings, venting, expansion joints |  |
|  |[ ]  Floor waste gully  |  |
|  |[ ]  Gully traps / ORG / TV |  |
|  |[ ]  Domestic fire sprinkler system Backflow prevention |  |
|  | [**RFI REQUIRED**](#RFISection)  | **RFI RESPONSE**Click here to enter text.  |

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| **Approved** | **Considered** | **Water supply** |
|  |[ ]  Tank, bore, town supply  | Site plan shows 2 x 80Ø downpipes into a water tank and via a spreader. Complies with E1 as no other property will be impacted.  |
|  |[ ]  Test certificate Bore or spring water |  |
|  |[x]  Overflow from tank - calculations / details of soakage provided |  |
|  |[ ]  Material compatibility Dissimilar materials galvanic table |  |
|  |[ ]  System [ ]  G12 [ ]  ASNZ 3500  |  |
|  |[ ]  Diagrammatical layout including location of plumbing fixtures shown on plans |  |
|  |[ ]  Pipe size material restraint valves [ ]  Mains H.W.C[ ]  Low pressure[ ]  Gas (internal / external)[ ]  Solar |  |
|  |[ ]  Header tankRestraint, support, safe tray, overflow |  |
|  | [**RFI REQUIRED**](#RFISection)  | **RFI RESPONSE**Click here to enter text.  |

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| **Approved** | **Considered** | **Other considerations** |
|  |[x]  Smoke detectors in or within 3.0m of all bedrooms, all exits | No requirement for smoke detectors. IL1 shed.Means of escape complies with C/AS1 table 3.2. No escape route is greater than 25m.Adequate light, ventilation and visual awareness for an IL1 shed provided by windows, roller doors, and ranch slider. |
|  |[x]  Means of escape 24m dead end and 60m open  |  |
|  |[ ]  Vertical fire separation SH and SR purpose groups  |  |
|  |[ ]  Light and visual awareness |  |
|  |[x]  Ventilation |  |
|  | [**RFI REQUIRED**](#RFISection)  | **RFI RESPONSE**Click here to enter text.  |

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| **Approved** | **Considered** | **Producer Statements – PS1, PS2’s supplied with application****Producer statement guide:** [**ENZ**](https://www.ipenz.nz/home/professional-standards/design-documents/producer-statements) **and** [**CM Guide**](https://www.ipenz.nz/home/news-and-publications/news-article/2015/09/08/guidelines-construction-monitoring) |
|  |[x]  Work covered – SED, TP58 or similar, barriers, all | PS1 provided by Calibre Consulting and signed by John McCurran CPEng 48451 (license verified) and dated 23 March 2020. PS1 covers B1 using B1/VM1 and B1/VM4.No CM required.Indemnity insurance $200,000. |
|  |[x]  Site specific |  |
|  |[x]  Design within author’s competency, registered |  |
|  |[x]  NZBC compliance – clauses covered, documents used |  |
|  |[x]  Supervision required – level specified |  |
|  |[x]  Insurance cover appropriate |  |
|  | [**RFI REQUIRED**](#RFI)  | **RFI RESPONSE**Click here to enter text.  |

**Classified Use and Conditions**

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| **Lawfully established use – refer to** [**NZBC A1**](https://www.building.govt.nz/building-code-compliance/a-general-provisions/a1-classified-uses/)e.g. *7.0.1 Outbuilding* |
| 7.0.1 Outbuildings  |

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| **Description of building work “layman’s” term** *E.g. Farm shed* |
| To construct a Totalspan heritage barn |

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| [**Restricted Building Works**](https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/choosing-the-right-people-for-your-type-of-building-work/use-licensed-people-for-restricted-building-work/restricted-building-work/) |
|[ ]  **LBP info supplied** (admin to add appropriate condition) |
| [ ]  | **LBP info NOT supplied** (admin to add appropriate condition) |
| [ ]  | [**Owner Builder**](https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/choosing-the-right-people-for-your-type-of-building-work/owner-builder-obligations/) **option taken** (admin to check that appropriate forms are supplied) |
| [ ]  | **Restricted Building Works –not applicable to this application**  |

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| **Conditions Required on Building Consent** |
| [ ]  | [**Section 67**](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306812.html) **Waivers or modifications of the Building Code**The building work under this building consent is subject to a (select waiver or modification) of (insert code clause and description of waiver or modification) |
| [ ]  | [**Section 72**](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306819.html) **Building on land subject to natural hazards**[ ] The building work to which an application for a building consent relates will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property; and[ ] The land is subject or is likely to be subject to one or more natural hazards (insert hazard);[ ] It is reasonable to grant a waiver and modification of the Building Code in respect of the natural hazard concerned. |
| [ ]  | [**Section 75**](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306823.html) **Construction of building on 2 or more allotments**The specified allotment (insert Lot and DP number) that affects this building consent must not be transferred or leased except in conjunction with any other specified allotments (insert other Lot and DP numbers affected). |
| [x]  | [**Section 90**](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306844.html) **Inspections by the Building Consent Authority (BCA) and Third parties**Agents authorised by the BCA (Council) are entitled to inspect, at all times during normal working hours or while building work is being done. Inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with this building consent. Attached to this document are a list of the inspections that Council will undertake (refer attachments for details) and a list of inspections and supporting documentation required by third parties e.g. your engineer or accredited inspection body (refer attachments for details) |
|[ ]  [**Section 113**](http://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306877.htmlhttp%3A/www.legislation.govt.nz/act/public/2004/0072/latest/DLM306877.html) **Buildings with specified intended lives**This building must be altered, removed, or demolished on or before (insert date of specified intended life) |

**Schedule of BCA (Council) Inspections required under s.90 of the Building Act**

**The following Council inspections, certificates, producer statements and as-built plans are required to confirm compliance during construction. Where construction monitoring or certification is also required, refer to 3rd party inspections for further detail.**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Req’d** | **Pair** | **Code** | **Types of Inspections Required** | **Qty** |
|[ ]   | **203** | **Site meeting** Miscellaneous site meetings are called when the customer or the inspector wants to discuss issues in relation to their consent. This may be where the job has problems, there are missed or multiple failed inspection or the work has been stopped | 1 |
|[ ]   | **209A** | **Strip footing and pad foundations**To check soil conditions and the size and depth of footings prior to the placement of concrete. All reinforcing steel must be in place and be tied and supported on chairs. Reinforcing steel appropriate grade and size. Siting will be checked at this inspection.**Note:** If you are unable to locate survey pegs a Registered Land Surveyor’s certificate will be required and must be provided at time of inspection | 1 |
|[ ]   | **209B** | **Bored pile foundation** To check soil conditions and the size (diameter) and depth of footings before concrete is poured. Piles / posts must be on site to check grading, size and treatment.**Note:** If you are unable to locate survey pegs a Registered Land Surveyor’s certificate will be required and must be provided at time of inspection | 1 |
|[ ]   | **209D** | **Swimming pool foundation**To check; location to boundary, soil conditions after excavation, placement of steel (if applicable) and any form work. If applicable, siting will be checked at this inspection. **Note:** If you are unable to locate survey pegs a Registered Land Surveyor’s certificate will be required and must be provided at time of inspection | 1 |
|[ ]   | **209E** | **Pole retaining wall foundation**To check; location to boundary, size and depth of holes, size and treatment level of poles, mPa of concrete to be used. Siting may be checked at this inspection. | 1 |
|[ ]   | **209F** | **Keystone / crib retaining wall foundation**To check location to boundary and foundation is as per manufacturer’s specification. | 1 |
|[ ]   | **212** | **Under slab plumbing** To check all under slab drainage and plumbing; all pipes to be under test and exposed for inspection. As-built plan and Plumber to be on site for inspection. | 1 |
|[ ]   | **213A** | **Raft floor slab** To check soil conditions and compaction for raft floors; DPM placed; reinforcement tied and supported in chairs; pad thickenings; re-entrant steel and pods. Siting will be checked at this inspection. Refer to 3rd party inspections to determine if PS4 required for construction of the raft slab.**Note:** If you are unable to locate survey pegs a Registered Land Surveyor’s certificate will be required and must be provided at time of inspection | 1 |
|[ ]   | **213B** | **Concrete slab-on-grade** To check that hard fill has been compacted; DPM placed; reinforcement is tied and supported in chairs; and starter bars fitted. A string-line must be in place to check slab thickness. PS4 is required where hard fill exceeds 600mm**Note:** If you are unable to locate survey pegs a Registered Land Surveyor’s certificate will be required and must be provided at time of inspection | 1 |
|[ ]   | **213C** | **Suspended tray-deck or precast concrete slabs** To check the construction of formwork; reinforcing steel is tied and supported; lap bars are in place and fixings located. All welding plates and lifting eyes in place as per engineers design. A PS3 is required from the manufacturer of the precast slab confirming compliance with the design submitted at time of consent. | 1 |
|[ ]   | **214** | **Precast Walls / Tilt Walls**To check connections to the building and bracing of panel. PS4 required for panel manufacture. A PS3 is required from the manufacturer of the precast / tilt walls confirming compliance with the design submitted at time of consent. | 1 |
|[ ]   | **217** | **Subfloor Framing** To check subfloor bracing, piles, connections, brackets, fastenings, beams, floor-framing members, and floor insulation. Where height is limited, it is preferable to inspect before flooring is laid. Deck fixings to be stainless steel. | 1 |
|[ ]   | **221A** | **Concrete block foundation walls** To check all vertical and horizontal reinforcing steel is in place and tied; all cells to be clean; washouts to be open for viewing at the base of each starter (if wall is 1.2m in height or greater); tanking and sub-soil drainage in place, if applicable. PS3 required from installer of the tanking membrane; the PS3 must identify the product used. Refer to 3rd party inspections to determine if PS4 required for construction of the foundation walls. | 1 |
|[ ]   | **221B** | **Concrete block retaining foundation wall**To check reinforcing steel, placement, size, and clearance to form work. Refer to 3rd party inspections to determine if PS4 required for construction of the retaining walls. PS4 is required where hard fill exceeds 600mm | 1 |
|[ ]   | **221C** | **Reinforced in-situ concrete foundation walls**To check reinforcing steel, placement, size, and clearance to form work. Refer to 3rd party inspections to determine if PS4 required. | 1 |
|[ ]   | **221D** | **Reinforced concrete columns and beams**To check reinforcing steel, placement, size, clearance to form work and temporary bracing. Refer to 3rd party inspections to determine if PS4 required for construction. | 1 |
|[ ]   | **221E** | **Concrete nib wall**To check the key between the existing floor slab and the new concrete and placement of the reinforcing steel. | 1 |
|[ ]   | **222A** | **Wall and roof framing** To check, hold down straps, bolts, wall and roof framing members; truss fixings, wall and roof bracing tie downs; wall framing; beams and lintels; plywood substrates for membranes including falls and outlets. This inspection is carried out prior to building wrap being fitted | 1 |
|[ ]   | **222B** | **Skillion roof** To check roof framing, moisture content; bracing; insulation and fixings. This inspection is carried out prior to installation of roof cladding | 1 |
|[ ]   | **223** | **Cavity wrap** To check the cavity has been formed; cavity battens; cavity closers and flashings are all in place; windows to be fitted. | 1 |
|[ ]   | **225** | **Brick veneer** To check cavity construction; fixings; lintels bars; shelf angles, fixing type (Galv. or SS) and placement, etc. This inspection is carried out when the veneer is at half its height. **Note:** Additional inspections required if 2-storey construction to check mid-floor construction, shelf angles and lintel bars | 1 |
|[ ]   | **226A** | **Cladding**To check the installation of the cladding system; junctions between different claddings, flashings, etc. to ensure that the exterior of the building is weathertight. | 1 |
|[ ]   | **226B** | **Solid plaster systems**All aspects of the system are completed as per plan or as per manufacturer’s specification. PS3 required from installer; the PS3 must identify the product used. | 1 |
|[ ]   | **226C** | **External Insulated Finishing Systems (EIFS)**All aspects of the system are completed as per plan or as per manufacturer’s specification. PS3 required from installer; the PS3 must identify the product used. | 1 |
|[ ]   | **226D** | **Other plaster systems**All aspects of the system are completed as per plan or as per manufacturer’s specification. PS3 required from installer; the PS3 must identify the product used. | 1 |
|[ ]   | **229A** | **Preline building**To check the building is weathertight, proprietary connections for bracing elements installed and moisture content below 18%; prior to fixing any internal linings and to check the installation of all wall, ceiling and mid-floor insulation (thermal and acoustic) prior to installing interior linings. Cladding must be completed; windows installed and building completely weathertight. All services (electrical and plumbing) complete and plumbing on test. | 1 |
|[ ]   | **229B** | **Preline plumbing**To check pipe work is under test (water supply and soil wastes); pressure test to be on at time of inspection.  | 1 |
|[ ]   | **229C** | **Insulation** To check that all insulation has been friction fitted and is the correct R-value. | 1 |
|[ ]   | **229D** | **Fireplace chimney inspection**To check the structural integrity and condition of the chimney prior to the heating appliance being installed. | 1 |
|[ ]   | **237A** | **Post line (bracing)**To check the nailing of all bracing elements nailed prior to installation of architraves, skirtings’ and cornices prior to any stopping. Includes nailing of diaphragm ceilings and floors, if applicable. | 1 |
|[ ]   | **237B** | **Post line (fire ratings)**To check fire rated linings; materials, collars, wraps and other passive fire protection measures including suspended ceilings (if applicable) prior to any stopping. | 1 |
|[ ]   | **241A** | **Drainage (conventional)** To check that all stormwater and sewer drains have been laid to the correct fall and are under test prior to backfilling trenches. **Note:** An as-built plan is required for all work at time of inspection | 1 |
|[ ]   | **241B** | **Stormwater soakage, soak pit, soak hole**To check the location and installation of any stormwater soakage trench, pit or hole for correctness against the design  | 1 |
|[ ]   | **241C** | **Stormwater, detention or retention tank**To check the location and installation of any stormwater detention or retention tanks. | 1 |
|[ ]   | **241D** | **Effluent disposal system, septic tank, effluent field**To check the correct system installed, location, filters, dripper lines, surface water interception drains in place and field correct size for design. | 1 |
|[ ]   | **300A** | **Tanking and sub-soil drains**To check the tanking membrane (waterproof layer) on the back face of the retaining wall. Subsoil drainage is also checked at this inspection. A PS3 is required from the applicator confirming the type of membrane applied. | 1 |
|[ ]   | **300B** | **Membrane substrate roof, deck and gutter (1st inspection)**To check the substrate (floor) has been correctly installed correctly and has appropriate fall to the outlet. | 1 |
|[ ]   | **300C** | **Membrane roof, deck and gutter (2nd inspection)**To check the membrane has been correctly applied and the membrane is water tight. A flood test will be required. A PS3 is required from the applicator confirming the type of membrane applied. | 1 |
|[ ]   | **300D** | **Internal waterproofing**To check the membrane has been installed correctly and the membrane is watertight. Flood test maybe required. A PS3 is required from the applicator confirming the type of membrane applied. | 1 |
|[ ]   | **302** | **Certificate for Public Use**To check appropriate safety measures are in place for public safety and that all specified systems are functional. | 1 |
|[ ]   | **306A** | **Final inspection – residential buildings**To check that all construction associated with the building consent has been completed; this includes painting and decorating; floor coverings; fixtures; fittings; electrical work; heating appliances; smoke alarms; etc. Ground levels established; driveways formed and landscaping completed. Electricity must be connected at time of inspection | 1 |
|[ ]   | **306B** | **Final inspection – commercial buildings**To check that all construction associated with the building consent has been completed; this includes painting and decorating; floor coverings; fixtures; fittings; electrical work; heating appliances; etc. Ground levels established; driveways and car parking areas formed and landscaping completed. All signage (accessibility and egress) in place. All specified systems installed, tested and commissioned. Electricity must be connected at time of inspection  | 1 |
|[ ]   | **306C** | **Final inspection – swimming pool** To check the completed installation of the pool barrier; gates, self-closing devices, restrictors (if applicable) and pool alarms. Also smoke alarms fitted (if applicable). | 1 |
|[ ]   | **306D** | **Final inspection – solid fuel heating appliance** To check the installation and clearances of the heating appliance and flue (ceiling plate should not be fixed); hearth in place and appropriately restrained and smoke alarms fitted (if applicable) | 1 |
|[ ]   | **306E** | **Final inspection – on-site wastewater disposal system**To check the completed installation of the effluent system; alarms, filters and planting. Maintenance contracts to be in place, if applicable | 1 |
|[ ]   | **306F** | **Final inspection – accessory buildings**To check that all construction associated with the building consent has been completed; this includes the connection of spouting and downpipes and establishment of ground levels. | 1 |
|[ ]   | **306G** | **Final inspection – retaining walls**To check that all construction associated with the building consent has been completed; this includes the provision of drainage and establishment of finished ground levels.**Note:** a barrier maybe required if the retaining wall is on an access route and the area is likely to be frequented by children. | 1 |
| **TOTAL NUMBER OF INSPECTIONS:** |

**Schedule of 3rd party inspections and documentation required under s.90 of the Building Act**

**The following 3rd party inspections, certificates of completion, producer statements, site observations and testing certificates are required to confirm compliance during construction.**

|  |  |
| --- | --- |
| [ ]  | **Acoustic Testing** A test certificate is to be submitted by the acoustic engineer to demonstrate compliance with the acoustic requirements, specified in the approved building consent application |
|[ ]  **Backflow Prevention Device** A test certificate is to be submitted by a certifying plumber or an independent qualified person (IQP) for all testable devices. An “as-built” plan showing the location and type of device must accompany the certificate |
|[ ]  **Compacted hard fill (PS4)**Producer statement construction review (PS4) is to be submitted by the engineer for the observation of the compacted hard-fill under the slab / building platform including any subsoil drainage and confirm that the work complies with the design approved by this building consent and is in accordance with Clause 7.5.3 of NZS3604:2011 |
|[ ]  **Energy Works Certificate - Electrical** The electrician is required to submit an energy works certificate certifying that all electrical installations meet the requirements of Clause G9 (Electricity) of the New Zealand Building Code and the Electrical Regulations |
|[ ]  **Energy Works Certificate - Gas** The gas fitter is required to submit an energy works certificate certifying that all gas installations meet the requirements of Clause G11 (Gas as an Energy Source) of the New Zealand Building Code and the Gas Regulations |
|[ ]  **Fire Alarm System Certification**The installer and an accredited inspection body are required to provide a Certificate of Completion for Fire Alarm System confirming that it has been installed, tested and commissioned in accordance with the nominated performance standard. An as-built plan showing the location of the fire alarm system must be provided |
|[ ]  **Fire Sprinkler System Certification**The installer and an accredited inspection body is required to provide a Certificate of Completion for the Fire Sprinkler System confirming that it has been installed, tested and commissioned in accordance with the nominated performance standard. A backflow prevention device must be fitted to the water supply pipe and a test certificate provided for the device from a Certifying Plumber.An as-built plan showing the location of the sprinkler system must be provided |
|[ ]  **Footings and / or foundations (PS4)**Producer statement construction review (PS4) is to be submitted by the structural engineer for the observation and construction of the foundations confirming that work complies with the structural design approved in this building consent. |
|[ ]  **Geotechnical (PS4)**Producer statement construction review (PS4) is to be submitted by the geotechnical engineer for the observation and construction of the building platform, including site excavations, the installation of any sub-soil drainage and placement of compacted fill as necessary to form the building platform. Confirmation is also required that the work complies with the design approved by this building consent and meets the requirements and/or recommendations of the geotechnical report submitted at building consent |
|[ ]  **Glass Barrier (PS4)**Producer statement construction review (PS4) to be submitted by the engineer for the construction of the glass barrier. Confirmation is required that the work complies with the design approved by this building consent and any relevant New Zealand Building Code clauses |
|[ ]  **Heating Ventilation and Air Conditioning (PS3)**Producer statement construction (PS3) is to be submitted by the contractor for the construction and installation of the HVAC system and certification that the work complies with the design as approved in this building consent and any relevant New Zealand Building Code clauses |
|[ ]  **Heating Ventilation and Air Conditioning (PS4)**Producer statement construction review (PS4) together with testing and commissioning results is to be submitted by the engineer for the observation of the construction and installation of the HVAC system. Confirmation is also required that the work complies with the design approved by this building consent and any relevant New Zealand Building Code clauses |
|[ ]  **Other Specified Systems - Installation, Testing and Commissioning Certificates** The installer must provide a certificate confirming that any other specified systems have been installed, tested and commissioned in accordance with the nominated performance standard.  Certificates are required for each of the following systems:* Emergency lighting
* Emergency power supply
* Interfaced/mechanical ventilation systems

An as-built plan showing the location of each of the specified systems must be provided |
|[ ]  **Pile Driving (PS4)**Producer statement construction review (PS4) together with a copy of the pile driving logs is to be submitted by the structural engineer for the observation of the pile driving confirming that the work complies with the design approved by this building consent and any relevant New Zealand Building Code clauses |
|[ ]  **Precast Concrete (PS3)**Producer statement construction (PS3) is to be submitted by the manufacturer for all precast concrete beams, floors, walls, stairs and columns confirming compliance with the design and any relevant New Zealand Building Code clauses |
|[ ]  **Precast Concrete (PS4)**Producer statement construction review (PS4) is to be submitted by the engineer for the observation of the construction of precast concrete confirming that the work complies with the design approved by this building consent and any relevant New Zealand Building Code clauses |
|[ ]  **Raft Slab (PS4)**Producer statement construction review (PS4) is to be submitted by the engineer for the observation of the construction of the raft slab confirming that the work complies with the design approved by this building consent and any relevant New Zealand Building Code clauses |
|[ ]  **Site Welding (PS3)**Producer statement construction (PS3) from the fabricator or if welding carried out on site, from the welder. PS3 must be supported by the appropriate welding ticket (e.g. 4711) and is confirmation that construction is as per the engineers design and weld procedure |
|[ ]  **Structural elements, e.g. framing; portal frames; bracing, etc. (PS4)**Producer statement construction review (PS4) is to be submitted by the structural engineer for the observation and construction of the structural elements confirming that work complies with the structural design approved in this building consent. |
|[ ]  **Surveyor’s Certificate - Floor Level** A registered Land Surveyor is required to confirm that the building has been built to the floor level approved in the building consent.  This certificate must confirm that the building will comply with the District Plan and the building consent plans * **Note:** The agreed floor level is: <enter details>
 |
|[ ]  **Surveyor’s Certificate – HIRB** A registered Land Surveyor is required to confirm that the building has been built to the height in relation to boundary approved in the building consent.  This certificate must confirm that the building will comply with the District Plan and the building consent plans |
|[ ]  **Surveyor’s Certificate – Maximum building height**The maximum height for this building is <enter details>. Confirmation is required in the form of a Registered Land Surveyor’s certificate. This certificate must confirm that the building will comply with the District Plan and the building consent plans         Note: Please provide certification at: <enter details> |
|[ ]  **Surveyor’s Certificate - Siting**If the building is close to the boundary; or there are side yard, or bulk and location control limits, confirmation in the form of a registered Land Surveyor’s certificate is required. This certificate must confirm that the building will comply with the District Plan and the building consent plans* **Note:** Please provide certification at: <enter details>
 |
|[ ]  **Type A or B Masonry (PS4)**Producer statement construction review (PS4) together with all observation records is to be submitted by the engineer for the observation of the type A or B masonry. Confirmation is required that the work complies with the design approved by this building consent and any relevant New Zealand Building Code clauses |
|[ ]  **Wastewater (PS4)**Producer statement construction review (PS4) is to be submitted by the engineer for the observation and construction of the on-site wastewater treatment and disposal system. Confirmation is also required that the work complies with the design approved by this building consent |
|[ ]  **Other PS4** (Check thoroughly to ensure that an option has not been provided above)Producer statement construction review (PS4) together with all observation records is to be submitted by (who) for the observation of (what). Confirmation is required that the work complies with the design approved by this building consent and any relevant New Zealand Building Code clauses |
|[ ]  **Additional Conditions or Important Information that needs to be added to the Consent**If you believe that a condition needs to be added that is in addition to the standard conditions listed above, these must be recorded here for consideration and approval by the Team Leader Processing  |

**Requests for further information**

|  |
| --- |
| **Request further information #1** |
| **Request Further Information** | Oliver Godden | **Insert Date:** |

|  |
| --- |
| **Compile your text here for RFI #1; use numbers to identify each RFI** |
| 1. Please provide revised Form 2 stating the correct exposure zone. As per figure 4.2 of NZS3604:2011, this property is located in Exposure zone D
2. Please provide a geotechnical report and engineer designed foundations as per the condition under subdivision consent 2200170-RMASUB.
3. Please provide detail of stormwater detention and attenuation as per the condition under subdivision consent 2200170-RMASUB.
4. Confirm if mezzanine level is to be installed under this Building Consent, and if so, please provide revised engineers PS1 to accompany this application, along with drawings, and construction detail of stairs to comply with B1 and D1 of the building code.
 |

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| --- |
| **Request further information #2** |
| **Request Further Information** | Oliver Godden | 26/06/2020 |

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| --- |
| **Compile your text here for RFI #2; use numbers to identify each RFI** |
| 1. Provide revised Form 2 stating the correct exposure zone. As per figure 4.2 of NZS3604:2011, this property is located in Exposure zone D.
2. Provide construction detail of mezzanine level to be installed along with revised engineers PS1.
3. Provide a revised site plan detailing the change in the position of the tank and overflow to a suitable location approved by the Geotech Engineer. Engineer to stamp and sign the site plan.
 |

**Contractors to complete this section**

|  |  |
| --- | --- |
| **Decision and reasons for decision:** | **N/A** [ ]  |
| **Select Decision** | **Select Name** | **Insert Date:** |
| **Select reason for decision** |

**BCA to complete this section**

|  |
| --- |
| **Decision and reasons for decision:** |
| **Select Decision** | **Select Name** | **Insert Date:** |
| **Select reason for decision** |

|  |
| --- |
| **Final outcome** |
| **Select Decision** | **Select Name** | **Insert Date:** |

|  |  |
| --- | --- |
| **Peer Reviewer’s Notes** *(Reviewer to record notes in this section)* | **N/A** [ ]  |
|  |
| **Peer Reviewer’s name:**  | **Insert Date:**  |

Save in ‘Working’ folder in Objective when finished

* name: EBC-yyyy-11xxx-0 BO Checklist