

Schedule of inspections and documentation required for compliance

Application number:	BCO10260425
Property Address:	362 Matakana Valley Road Matakana 0985

Introduction

Please read all documentation associated with this building consent in detail; documentation includes:

- the building consent, which lists building consent conditions, compliance schedule requirements and attachments
- advice on any other authorisations or approvals that maybe required; and
- advice notes and an inspection schedule (this document)

As the building owner, you have very significant procedural and legal obligations, which need to be met in order that the building work is properly completed and to enable a code compliance certificate to be issued by Council on completion of the work. If there are details or issues that are unclear, you should clarify these by contacting the Council or seeking independent legal advice.

Council has developed a building consent guidance document, which provides information on your legal obligations and information that will assist you in successfully completing your building project.

How work is certified:

<http://www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/Consent%20documents/ac1803howworkiscertified.pdf>

How work is inspected:

<http://www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/Consent%20documents/ac1804inspections.pdf>

Section A: Advice Notes

Booking Inspections

Please make sure that you call for the inspections identified in section B of this documentation. It is advisable that you plan your inspections well ahead of time and book these inspections with as much notice as possible. If insufficient notice is given, Council may not be able to schedule the inspection at your preferred time and this may cause construction delays.

Compliance with Manufacturers' Specifications

Products and systems incorporated in the proposed building work must be constructed as approved in this consent and in compliance with the manufacturers' specifications.

Note:-

1. The drawings or details referenced in the manufacturers' specification cannot be substituted for specifically approved drawings or details in this building consent.
2. It is the owner(s) responsibility to ensure that the manufacturers' specifications relevant to this building project are on site and available for the Council staff during the inspection process. The manufacturer's specification must be the version that was current at the time your building consent was issued.

Consent Documents on Site

Please ensure that a full copy of the approved building consent documents is on site at all times, together with the previous inspection records so that the Council staff can undertake inspections.

Durability

Clause B2 – Durability (section 2) of the New Zealand Building Code compliance documents specifies the requirements relating to durability of specific building elements. Please note that many of these elements require regular maintenance to be undertaken to maintain the durability requirements, for the specified period, as required by the New Zealand Building Code.

Erosion and Sediment Control

Effective erosion and sediment control measures must be provided on site to ensure that runoff from construction minimises the discharge of silt or sediment as required by the erosion and sediment control plan of the Auckland Council (previously controlled by the former Auckland Regional Council (ARC)).

Notations on Plans

Notations on the plans are as agreed to by you.

Producer Statements – Observations during Construction

If an engineer has been engaged to observe construction and provide a producer statement construction review, they must leave a record of the inspection on site describing the work that they have observed. The record must also identify any changes to construction and any instructions provided to the contractor. The record will be uplifted by a Council Inspector during their inspection.

Asbestos

As a general rule, if a building was constructed:

- Before mid-1980s it is very likely to have materials containing asbestos
- Between mid-1980s and 1990 it is likely to have materials containing asbestos
- After 1990 it is unlikely to have material containing asbestos

Stringent procedures must be followed if asbestos is discovered during construction. Work methods, equipment and safety procedures must be in accordance with the New Zealand Guidelines for the Management and Removal of Asbestos. Whatever the circumstances, it is essential that an asbestos removal plan is developed by an approved asbestos removal contractor and implemented whenever any asbestos-contaminated material is to be removed. Asbestos may only be removed by a person holding this license; the contractor must notify WorkSafe NZ when such work is carried out. (WorkSafe NZ - 0800 030 040)

Section B: List of Notifiable Inspections

In order for a code compliance certificate (CCC) to be issued, Council needs to be satisfied on reasonable grounds that the completed building work complies with the approved building consent. To enable this to be achieved, the building owner is responsible for ensuring the following inspections are booked and undertaken and supplying the documentation listed in Section C Producer statements, testing certificates and warranties to confirm compliance during construction

Req'd	Number of inspections	Inspection type	Description of inspection
☒		IFO Siting	Siting To check the set-out of the building; boundaries defined and string lines in place Note: If you are unable to locate survey pegs a registered Land Surveyor's certificate maybe required
☒	1	IFO Bored piles	Bored piles To check soil conditions and the size and depth of footings; piles must be in place but prior to the placement of concrete
☒	1	IFO Foundation	Strip footings To check soil conditions and the size and depth of footings and reinforcing steel. All reinforcing steel in place tied and supported; prior to the placement of concrete
☒	1	ICB Concrete Block or Concrete Reinforcing foundation walls	Concrete block or concrete reinforced foundation walls and retaining walls To check all reinforcing steel is in place and tied; all cells to be clean; washouts to be open for viewing; tanking and sub-soil drain in place, if applicable
☒		ICB Concrete reinforced columns and beams	Concrete reinforced columns and beams To check all reinforcing steel tied; stirrups at appropriate centres; reinforcing laps appropriate; spacers in place to achieve clearances from form work
☒		ISF Sub-grade	Sub-grade before hard fill To check soil conditions for conventional and raft floors. Note: A PS4 may be required for cut, fill and compaction
☒	1	ISF Floor slab	Floor slab To check that hard fill has been compacted; DPM placed; reinforcement is tied and supported in chairs; and starter bars fitted. PS4 is required where hard fill exceeds 600mm Note: Siting is checked at this inspection for raft floors; boundaries must be defined and string lines in place. If you are unable to locate survey pegs a registered Land Surveyor's certificate maybe required
☒	1	IFG Wall / roof framing	Wall / roof framing To check hold down straps, bolts, wall and roof framing members; bracing; tie downs; wall framing; beams and lintels; plywood substrates for membranes including falls and outlets Note: Timber treatment and truss layout certificates required
☒		IFG Pre-wrap and pre-cladding	Pre-wrap and pre-cladding To check bracing; connecting plates; etc are in place
☒		IFG Skillion roof framing	Skillion roof To check roof framing, moisture content; bracing; insulation; and fixings prior to installation of roof cladding
☒		ICA Wraps	Wraps To check the wrap is correctly fixed; tapes, flashings, sealants, etc around all penetrations are installed, prior to the cladding or rigid

			backing being installed
			Note: All control joints, apron, head and sill flashings to be installed
☒	1	ISU Substrate Inspection	Substrate To check the deck, roof or gutter substrate before the membrane is applied
☒		ITK Membrane roof, deck and wet areas	Membrane roof, deck and wet areas To check the application of the membrane prior to completing decoration, floor coverings and roof claddings
☒	1	ITK Tanking and sub-soil drains behind retaining walls	Tanking and sub-soil drains behind retaining walls To check the tanking membrane and laying of the sub-soil drain prior to back filling
☒	1	ICL Weatherboards and sheet claddings	Weatherboards and sheet claddings To check that the cladding has been correctly fixed; all soakers; scribes and plugs have been fitted and the building is painted and weathertight Note: All control joints, apron, head and sill flashings to be installed
☒		ICL Roof framing	Roof framing To check roof framing, fixings and the installation of flashings; safe access must be provided to enable an inspection of the roof Note: LBP must be on site if restricted building work involved
☒	1	IPP Plumbing P/L	Preline plumbing To check pipe work is under test (water supply and soil wastes) Note: This inspection maybe included with the preline building inspection
☒	1	IPP Plumbing slab	Under slab plumbing To check all under slab drainage and plumbing; all pipes to be under test and exposed for inspection
☒		IPB Preline building	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
☒		IPB Insulation	Insulation To check the installation of all wall, ceiling and mid-floor insulation (thermal and acoustic) prior to installing interior linings Note: This inspection maybe included with the preline building inspection
☒	1	IPL Postline (bracing) Inspection	Post line To check the nailing of all bracing elements nailed prior to installation of architraves, skirtings and cornices prior to any stopping Note: includes nailing of diaphragm ceilings and floors
☒	1	IDT Drainage Inspection	Drainage 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 at time of inspection

☒	1	IDT Effluent disposal system	Effluent disposal system To check the installation of the effluent system prior to covering-up the effluent disposal field Note: An as-built plan is required at time of inspection
☒		IME Site Meeting	Site meeting To discuss any item of compliance relating to a building consent, Items recorded are: 1. Reason for meeting 2. What is being discussed 3. Outcomes and responsibilities on various parties. Monitoring inspections to audit consultant's inspections and uplift documentation. Pre-construction meeting to discuss the project and proposed inspection regimes. For multi-unit developments of 4 or more units.
☒	1	IF2 Commercial Final Inspection	Final inspection To check that all painting and decorating; floor coverings; fixtures; fittings; electrical work; emergency lighting; door hardware; sprinklers; HVAC; alarms; signage; accessible features; light and ventilation; etc have been completed in accordance with the building consent. As-built plans showing the location of all specified systems to be provided
☒	14	Total number of inspections estimated for this project	

Section C: Producer statements, testing certificates and warranties required to confirm compliance during construction

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

Producer Statement Construction Review (PS4) Compaction of Hard-fill

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

Producer Statement Construction Review (PS4) Engineers observation

Producer statement construction review (PS4) is to be submitted by the engineer for the observation of foundation and retaining wall confirming that the work complies with the design approved by this building consent and is in accordance with any relevant New Zealand Building Code clauses

Producer Statement Construction (PS3) (Emergency Lighting)

Producer statement construction (PS3) is to be submitted by the contractor for the construction of and certification that the work complies with the design and manufacturer's specifications as approved in this building consent and any relevant New Zealand Building Code clauses

Producer Statement Construction (PS3) (plumber)

Producer statement construction (PS3) is to be submitted by the contractor for the construction of plumbing works; and certification that the work complies with the design and manufacturer's specifications as approved in this building consent and any relevant New Zealand Building Code clauses

Producer Statement Construction (PS3) (drainlayer)

Producer statement construction (PS3) is to be submitted by the contractor for the construction of drainlaying works; and certification that the work complies with the design and manufacturer's specifications as approved in this building consent and any relevant New Zealand Building Code clauses

Producer Statement Construction Review (PS4) (Portal Frames)

Producer statement construction review (PS4) together with all observation records is to be submitted by the engineer for the observation of and certification that the work complies with the design as approved by this building consent and any relevant New Zealand Building Code clauses

Producer Statement Construction Review (PS4) Geotechnical

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 application stage.

Producer Statement Construction (PS3) – Proprietary Product Installation

Producer statement construction (PS3) is to be submitted by the installer confirming the installation of the proprietary product is in accordance with the manufacturers' specification and any relevant New Zealand Building Code clauses

Producer Statement Construction Review (PS4) Type A or B Masonry

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

Producer Statement Construction (PS3) Wastewater

Producer statement construction is to be submitted by a certifying drain layer for the construction of the on-site wastewater treatment and disposal system and confirmation that construction meets the requirement of this approved building consent and any relevant New Zealand Building Code clauses

Notes: An "as-built plan", showing the location of each component of the treatment and land disposal system must also accompany this producer statement. A copy of the maintenance agreement for the on-going maintenance of the wastewater treatment plant and the disposal system is to be enclosed with this producer statement

Producer Statement Construction Review (PS4) Wastewater

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 and meets the requirements of the Auckland Council Air Land and Water Plan and Technical Publication TP58