

Building Consent Construction Documentation and Advice Notes

As at	13 April 2021
Project number	BCN/2017/2013
Description of consent	Addition to Factory - New Offices, Meeting and Store Room
Site address	80 Byron Street Sydenham Lot 1 DP 449853

Amendments issued

BCN/2017/2013/A - Amendment 1 - Addition of concrete wall, store room replaced with office space, office partition walls removed, 1 skylight location change, addition of heat pumps, drainage plumbed to sink wastes, hallway extended, interior office windows added, perimeter strip drains reduced to entry doors only, cladding change - Issued 14 November 2019

BCN/2017/2013/B - Amendment 2 - change to floor plan, emergency lighting and backflow prevention device - Issued 13 April 2021

Construction documentation

Under Sections 90, 94, and 45a the following construction documentation is required to be provided for the Christchurch City Council to be satisfied, on reasonable grounds, to issue the code compliance certificate. These may include third-party inspections and certifications that have provisions that are endorsed on the building consent in relation to inspection during the carrying out of building work, and must be taken to include the provisions of Section 90 of the Building Act 2004.

Energy work certificates

- Electrical: Provide an electrical safety certificate.

Structure: inspections

- Construction Monitoring: Provide all site inspection records and a PS4 from your nominated structural consultant [Torlesse Structural] stating that all the necessary aspects of the design has been incorporated into the Building. This includes the following work:
 - Excavation (subgrade beneath foundation footprint) – by Geotechnical engineer
 - Foundations before casting
 - Concrete block walls after reinforcing but before grouting
 - Structural steelwork after erection
 - Connections between structural components

Test reports and/or “as-builts”

- Water reticulation - pipework testing: Provide completed form B-084.
- Backflow prevention device: Provide IQP Test Report.
- Foulwater and stormwater drains layouts: Provide as-laid drainage plan at time of drainage inspection.
- HVAC installation: Provide as-built drawings and a PS3 from your nominated contractor.
- Building location certificate: Provide a B-081 certificate from a registered professional surveyor or a licenced cadastral surveyor.

Fire safety systems: inspections and construction review

- Construction monitoring: Provide all site inspection records and a PS4 from your nominated fire consultant [FireForce] stating that all the necessary fire safety systems required by their fire design have been incorporated into the Building. This includes the following:
 - Emergency lighting -with PS4 for F6 from Cosgroves
 - Penetrations through fire separations
 - Door hardware
 - Signs for storage height limitation
 - Signs related to fire safety
- Penetrations through fire separations: Producer statement for construction (PS3) from the nominated contractor.

Specified Systems

- Construction documentation required for specified systems: The following construction documentation is required for the specified systems that will either be new, being altered in or added to the building in the course of the building work, to demonstrate they are capable of performing to the performance standards set out in the building consent.
 - SS 4: For the emergency lighting; provide a producer statement for construction review (PS4) from your nominated emergency lighting design consultant
 - SS 7: For the backflow prevention devices; provide a test report from a suitably qualified IQP for the backflow prevention devices. Include details of all installed devices and their locations
 - SS 15/2: For the final exits; provide a producer statement for construction (PS3) from the installer
 - SS 15/4: For the exit and other signs for communicating information intended to facilitate evacuation; provide a producer statement for construction (PS3) from the installer with Council inspection

Advice notes

Please read and follow the advice notes listed below. Failure to do so may create difficulties in obtaining a code compliance certificate.

- All building work must be carried out in accordance with the approved building consent documents. A full and current copy of the stamped documents must remain on site for reference at all times. This may include approved documents in digital format presented on an electronic device provided they are easily readable. For example documents presented on a smart phone screen would not be considered easily readable.
- A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent. A building consent authority may allow a further period if an extension of time to start work is requested.
- An owner must apply for a code compliance certificate as soon as practicable after all building work to be carried out under a building consent is completed. If after two years there has been no application for a code compliance certificate, under Section 93(2)(b), a building consent authority, must decide whether it can issue a code compliance certificate. Council may need to carry out a building inspection to assist with this decision or extend its time to make this decision. At this time we will also invoice any accrued fees associated with the building work.
- If you wish to make changes to your building consent, you must apply for an amendment or a minor variation. An amendment or a minor variation must be granted before the building work is carried out. Refer to www.ccc.govt.nz/consents-and-licences/building-consents/building-consent/change-your-building-consent.
- Site Safety: Ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all Occupational Safety and Health requirements.
- Further works may be discovered: Further works may be discovered during the construction phase of this consent. This could be established from on-site investigations by the owner's consultant or from previously unknown damage being uncovered. These works are likely to be considered additional to or vary from those approved in the building consent. A minor variation or an amendment to the building consent must be applied for and granted prior to the commencement of the additional works.
- Management plan for the control of stormwater and sediment: The management plan for the control of stormwater and sediment during construction must be made known to the building contractor before any siteworks are carried out. Failure to comply with the management plan may lead to enforcement action being taken under the Building Act 2004.
- Storage height Limitation: Per Existing Fire Engineering Report by Cosgroves, dated 7/11/16, Ref: 16175 RevB, The storage height within the building to be limited to 3m by signage throughout the workshop. The signage is to be installed in accordance with NZBC Clause F8, and is included as part of the Compliance Schedule.