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1 INTRODUCTION

As the building owner you are advised to read the documentation associated with this building consent in detail. If there are details or issues that are not clear you should clarify these by contacting the council or seeking independent legal advice. As the building owner you have very significant procedural and legal obligations which need to be met in order for this building work to be properly completed and to enable a Code Compliance Certificate to be issued by council.

In addition to the building consent there may be other authorisations that you require under the District Plan, Bylaws, and standards set by infrastructure providers for services such as roads, wastewater, water supply and stormwater. Please ensure that these separate authorisations have been obtained prior to work commencing on site

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

2 ADVICE NOTES

Booking Inspections

Please make sure that you call for the inspections identified in section 4 of the building consent documentation. It is advisable that you plan your inspections well ahead of time and book these inspections with as much notice as possible. It is possible that if insufficient notice is given, Council may not be able to schedule the inspection at your preferred time and this may cause construction delays.

Connections to wastewater services and water supply

You need to have an approval to connect to the public wastewater reticulation system from Watercare Services. You will need to contact Watercare Services before you make these connections. Similarly, your water supply is also from Watercare Services and you will need to make an application to them to obtain your water meter and water supply connection.

Erosion and Sediment Control

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

Surveyor's certificate

If the location of the building is close to the boundary or side yard, or bulk and location control limits specified in the district plan, then confirmation may be required in the form of a surveyor's certificate. This should confirm that based on the set out of the foundation profiles, the building will comply with the district plan and the building consent plans in terms of bulk and location.

Notations on plans

Notations on the plans are as agreed to by you.

Consent documents to be held on site

As the building owner you must ensure that a full copy of the approved building consent is on site at all times, together with the previous inspection records so that the building inspector can undertake the inspections.

Compliance with Compliance Schedule - New Building

The Building Act 2004 makes the owner of a building containing certain systems (specified systems), responsible for ensuring that the building and the systems within it meet minimum standards. The standards are set out in a document called a COMPLIANCE SCHEDULE which is issued by the Council at the same time as the Code Compliance Certificate. The Compliance Schedule lists the inspection, reporting and maintenance required for the specified systems installed as part of this building consent.

Please note that attached to this building consent is a schedule that identifies the specified systems and their associated performance standards to which they are intended to be installed.

Building Consent Attachments

Section 51 of the Building Act requires the building consent to be issued in the prescribed form (Form 5). This form refers to attachments and conditions. The conditions are in section 4 below.

The council is required to attach the following documents, if they are relevant, to this building consent

- Project Information Memorandum
- Development contribution notice
- Restrictions on the commencement of building work
- Compliance schedule application

Durability

Clause B2 (section 2) of the 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, for these elements, as required by the building code.

3 BUILDING CONSENT CONDITIONS**Consent Issued subject to section 73 (Natural Hazard)**

This building consent is issued subject to a condition imposed under section 73 of the Building Act that the council will, on issuing consent, give notice to the Registrar-General of Land that the site is subject to the following natural hazard:

- inundation (including flooding, overland flow, storm surge, tidal effects, and ponding)

For your information: On receiving notice under section 73, the Registrar-General of Land will record an entry on the certificate of title to the land on which the building work is to be carried out that a building consent was granted under section 72, and the particulars of the natural hazard concerned.

4 ESTABLISHING BUILDING CONSENT COMPLIANCE**Demonstrating Compliance**

In order for a Code Compliance Certificate (CCC) to be issued, Council needs to be satisfied on reasonable grounds that the building work complies with the building consent. To enable this to be achieved **you as the building owner**, have agreed to call for the following inspections and supply the following documentation, including producer statements.

Note;- The producer statements need to be provided in the format specified by Auckland Council, as outlined on the Auckland Council web site.

The following are the specific inspections required, to be carried out by council building inspectors and the documentation that is required for Council to be satisfied on reasonable grounds that the building work complies with the building consent as granted and issued.

Inspection type	Inspection code
Foundation	IFO
Concrete Block Concrete reinforcing	ICB
Concrete Floor Slab	ISF
Framing	IFG
Cavity Wrap	ICA
Cladding	ICL
Preline Building	IPB
Plumbing	IPP
Postline	IPL
Drainage	IDT

To enable the building inspector to undertake inspections, you should ensure that a full copy of the approved building consent is on site at all times, together with the previous inspection records. The Building Inspector may require additional inspections which will be discussed with you or the Builder.

Manufacturer's Specifications

Products and systems incorporated in the building work proposed in this consent must be constructed as approved in this consent and in compliance with the manufacturer's specifications. The manufacturer's specifications are either contained in the approved building consent or are specifically listed by the applicant in the building consent application submitted. Despite the fact that the full text of the specifically listed manufacturer's specification and those listed below, if any, are not included in the building consent documentation they are part of the approved building consent. The manufacturer's specifications listed above, if any, and listed by the applicant in the application must be the current version, relevant at the time the building consent was issued.

Note:-

- 1/ The drawings or details referenced in the manufacturer's specification can not be substituted for the specifically approved drawing or details in this building consent.
- 2/ It is the responsibility of the consent holder that the manufacturers specifications relevant to this building project are on site and available for the building inspector during the inspection process. The manufacturer's specification must be the version that was current at the time the building consent was issued.

Producer Statements (General)

The following documentation is required to demonstrate compliance with the New Zealand Building Code before a Code Compliance Certificate is able to be issued:

- Submission of the required producer statements and certificates, listed below, to the council
- A producer statement from a Certifying drain layer, including the as-built drainage plan
- A Certifying plumber Producer Statement PS3, including water test certificate

Engineering Producer Statement (PS4) - structural

Producer Statement Construction Review (PS4) is to be submitted by Hutchinson Consulting Engineers for the observation of the construction of the foundations, masonry walls, and roof beams; and certification that these comply with the design as approved by this building consent and the requirement of the New Zealand Building Code in respect to clause B1.

Geotechnical Producer Statement (PS4)

Producer Statement Construction Review (PS4) is to be submitted by Hutchinson Consulting Engineers for the observation of building platform earthworks and preparation (including excavation and hard-filling operations), and excavations for foundations, with certification that these meet the requirements and/or recommendations of the report by Hutchinson Consulting Engineers, referenced as LJ15567 and dated 24 July 2012.

Construction Producer Statement (PS3) Mechanical Ventilation

Producer Statement Construction (PS3) is to be submitted by contractor for the construction / installation of the mechanical ventilation and certification that those comply with the design as approved in this building consent.

Producer Statement (PS1)

The truss designer must submit a Producer Statement - Design at the framing inspection stage. Truss designer to take into account the girder truss point loads onto lintels.

Energy Works Certificate – Electrical (Producer Statement)

Provide an Energy Works Certificate, to certify that all electrical installations meet the requirements of Clause G9 (Electricity) of the New Zealand Building Code and the acceptable solutions.

Energy Works Certificate – Gas (Producer Statement)

Provide an Energy Works Certificate, to certify that all Gas installations meet the requirements of Clause G11 (Gas as an Energy Source) of the New Zealand Building Code and the acceptable solutions.

5 ATTACHMENTS

Nil