

Schedule of inspections and documentation required for compliance

Application number:	BCO10364430
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
- schedule of inspections and documentation required (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.

For further information please visit our website www.aucklandcouncil.govt.nz

The issue of a building consent does not relieve the owner of the building or proposed building from their responsibility to comply with all other consents, permits and applicable Acts (including, for example, the Property Law Act 2007, The Health and Safety at Work Act 2015, and the Electricity Act 1992), regulations, relevant Bylaws, and rules of law.

For more information about your obligations under these enactments, please visit www.legislation.govt.nz

If your building work is in close proximity to overhead low voltage electric lines, minimum working distances must be followed. Refer <https://www.worksafe.govt.nz/topic-and-industry/electricity/working-near-low-voltage-overhead-electric-lines/>

If your building work is in close proximity to any Vector network utility such as underground gas/electrical mains or overhead high voltage lines, you must obtain a Close Approach Consent before commencing work. (www.vector.co.nz/personal/help-safety/near-our-network/close-approach-consents) Reference maps can be obtained directly from Vector to help locate their underground services.

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.

Amendments to Building Consents (Section. 45(4))

A person must not carry out any building work except in accordance with a building consent. Amendments apply to additional work, footprint changes, design changes, layout changes etc. The application for an amendment must be submitted and approved before the work can proceed on site. The owner or the agent is responsible to submit the amendment application.

In making your application for amendments,

- complete the Residential or Commercial application form for amendment of building consent,
- supply the memorandum of design work (if your building includes Restricted Building work) from your Licensed Building Practitioner
- include the revised documentation and drawings, clearly indicating the changes.

You can find further information on minor variations and amendments here <https://www.aucklandcouncil.govt.nz/building-and-consents/Pages/building-default.aspx>

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
☒	1	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
☒	2	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
☒	2	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
☒	2	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
☒	2	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
☒	2	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
☒	2	IFG Pre-wrap and pre-cladding	Pre-wrap and pre-cladding To check bracing; connecting plates; etc are in place
☒	2	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
☒	2	ICA Cavity	Cavity To check cavity has been formed; cavity battens; cavity closers and flashings all in place
☒	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

☒	2	ICL Weatherboards and sheet claddings	Weatherboards and sheet claddings To check that the cladding has been correctly fixed; all soakers; scribes, box corners, and plugs have been fitted but only tacked in place to allow them to be removed at the request of the inspector to check correct cover has been achieved and all cuts have been primed. Note: All control joints, apron, head and sill flashings to be installed
☒	2	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
☒	2	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
☒	2	IPP Plumbing slab	Under slab plumbing To check all under slab drainage and plumbing; all pipes to be under test and exposed for inspection
☒	2	IPB Preline building	Preline building To check the building is weathertight (refer to description of cladding from cladding inspection), proprietary connections for bracing elements installed and moisture content below 18%; prior to fixing any internal linings.
☒	2	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
☒	2	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 Stormwater soakage	Stormwater soakage To check and confirm that the stormwater soakage system has been constructed in accordance with Auckland Council's Stormwater Soakage Design Manual and the approved building consent plans Note: An as-built plan is required at time of inspection showing the final location of the soakage system
☒	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

☒	2	IF2 Commercial Final Inspection	Final inspection (Commercial) To check that all construction covered within the scope of the consent has been completed in accordance with the building code. As-built plans showing the location of all specified systems have been provided.
☒	26	Total number of inspections estimated for this project	

Section C: Producer statements, testing certificates and documentation 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) Engineers observation

Producer statement construction review (PS4) is to be submitted by the engineer for the observation of engineer designed trusses/beams/posts and connections 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) Fire Protection – Interior Surface Finishes, floor coverings and suspended flexible fabrics.

Producer statement construction (PS3) is to be provided by the Designer / Owner / Applicant together with a schedule of surface finishes confirming that work has been carried out in accordance with the consented drawings.

Producer Statement Construction Review (PS4) (Concrete slab/footings/piles)

Producer statement construction review (PS4) together with all observation records is to be submitted by the engineer for the observation of Concrete slab/footings/piles 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) Structural Steel

When the installation of structural steel is complete, a Producer statement construction review (PS4) is to be submitted by an Engineer approved on Auckland Council producer statement register. This confirms the observation of the installation of the structural steel and work complies with the design approved by this building consent.

The author shall confirm the steel has been supplied and erected in accordance with the approved “steel compliance document” and/ or AS/NZS5131:2016

Structural Steel: Manufacturers Report

Manufacturing data report to be submitted to council for comment before any on site erection can proceed.

Amendments relating to Structural Steel:

Any proposed revisions to the “steel compliance document” shall be by an amendment to the relevant consent.

Where there is a requirement to demonstrate compatibility of steel grades not recognised in NZS 3404 an amendment will be required for any revision to steel supplied other than specified on the approved consent drawings.

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) Stormwater Management Devices

Producer statement construction (PS3) is to be submitted by the certifying plumber or drain layer for the installation of stormwater management devices as approved in this building consent. The PS3 must be accompanied by the operations and maintenance manual with confirmation that a copy of this manual has been issued to the owner of the property

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

SS2.1 Manual and automatic fire alarms – Certification

The following documentation is required to certify the installation or alteration of the fire alarm system, provide accurate information on the system and its location.

- Producer Statement Construction (PS3) for the manual / automatic fire alarm from a fire alarm installer confirming compliance with NZS4512:2010
- Accredited Inspection Bodies Certificate of Completion for manual / automatic fire alarm fire alarm confirming compliance with NZS4512:2010 (new system)
- Accredited Inspection Bodies (BFS or Aon Inspections) certification for the alerted manual / automatic fire alarm fire alarm confirming compliance with NZS4512:2010 (altered systems)
- As built documentation (to include full set of as built plans, zone index plan and operation and maintenance manual)

Electrical work certificate for any prescribed electrical work