

Building Consent Construction Documentation and Advice Notes

As at	15 August 2017
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

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 energy work Certificate of Compliance.

Structure: inspections

- **Construction Monitoring:** Provide all site inspection records and a PS4 from your nominated structural consultant [Structex Harvard Ltd] stating that all the necessary aspects of their 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”

- **Building location certificate:** Provide a B-081 certificate from a registered professional surveyor or a licenced cadastral surveyor.
- **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 PS4 from your nominated consultant [Mecserve].

Fire safety systems: inspections and construction review

- **Construction Fire Systems:** Provide a PS3/PS4 from your nominated contractor/consultant stating that all the necessary fire safety systems required by the fire design have been incorporated into the Building. This includes the following:
 - Emergency lighting - with PS4 for F6 from Cosgroves
 - Penetrations through fire separations (PS3 builder)

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 shall comply with the consented documents. As these documents are the "Construction Drawings", a full set (or current copy of the stamped documents) must remain on site for reference at all times.
- **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.
- **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.