

Schedule of inspections and documentation required for compliance

Application number:	ABA-1018632
Property Address:	2-6 Wharf Street, Warkworth 0910

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/SiteCollectionDocuments/BrochHowWorkIsCertified.pdf>

How work is inspected:

<http://www.aucklandcouncil.govt.nz/SiteCollectionDocuments/BrochInspections.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.

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Notations on Plans

Notations on the plans are as agreed to by you.

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	Floor slab ISF Plumbing slab IPP Drainage IDT	Floor slab To check that hard fill has been compacted; DPM placed; reinforcement is tied and supported in chairs; and starter bars fitted. Under slab plumbing To check all under slab drainage and plumbing; all pipes to be under test and exposed for 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	Wall framing IFG Wraps/Cavity ICA	Wall 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 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	Wraps/Cavity ICA Plumbing P/L IPP	Cavity To check cavity has been formed; cavity battens; cavity closers and flashings all in place Preline plumbing To check pipe work is under test (water supply and soil wastes) Note: This inspection maybe included with the preline building inspection

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☑	1	Monolithic claddings ICL	Monolithic claddings To check that the monolithic cladding has been correctly installed including: fixings; control joints; penetrations; backing blocks; reinforcing tapes; and any other proprietary products are all installed Note: All control joints; apron; head and sill flashings to be installed
☑	1	Post line IPL Fire rated linings IFR	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 Fire rated linings and passive fire protection measures To check fire rated linings; materials, collars, wraps and other passive fire protection measures including suspended ceilings prior to any stopping
☑	1	Final commercial IF2	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
	6	Total number of inspections estimated for this project Note: additional inspection charges may apply depending on the sequencing of inspections.	

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

Backflow Prevention Device

A test certificate is to be submitted by a certifying plumber or an independent qualified person (IQP) for all testable devices. An “as-built” plan showing the location and type of device must accompany the certificate.

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

Fire Alarm System Certification

An accredited fire protection specialist is required to certify in writing that the fire alarm system is compliant with NZS 4512

Installation, Testing and Commissioning Certificates for Fire Safety Systems

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The installer must provide a certificate confirming that each of the fire safety systems that have been installed has been tested and commissioned. Certificates are required for each of the following systems:

- Fire alarm system (manual and / or automatic)

The installer must also provide an as-built plan showing the location of each of the specified systems that they have installed

Producer Statement Construction (PS3) Fire Protection - Surface Coatings

Producer statement construction (PS3) is to be submitted by each of the contractors responsible for the installation or application of surface coatings, confirming compliance with:

- NZBC clause C3.4(a) interior surface finish for each of the material categories 1-3 within the building

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