

building & consent news

KEEPING YOU INFORMED OF THE BUILDING AND CONSENTS PROCESS

Issue 04 April 2009

Welcome to the fourth edition. As this newsletter is being prepared, Council's Building Consent Authority (BCA) team have just finished their Reassessment Audit by International Accreditation NZ (IANZ). These audits are done two-yearly and act as a means of ensuring that the authority is doing what it states in written form, and is confirmation that best practice is being applied against the procedures policy and the quality requirements of the Building Act Regulations 2006. This time around we had to prove we were meeting the 12 regulations fully and consistently, with each regulation having sub-clauses that also had to be achieved.

The accreditation team from IANZ, made up of an auditor and a technical expert in building practices, examine in detail all records and practices of the BCA. The findings of these audits are given to the BCA and take the form of recommendations and Corrective Actions. The latter are given where best practice is not being used, and/or there are deviations between what a BCA says it is doing and what it does in reality. These must be addressed by the BCA and cleared by IANZ within three months of the audit process to ensure continuation of an accredited status.

So to our outcomes... The Horowhenua BCA has no Corrective Actions needing to be addressed, and this would appear to be the first time that this has been achieved by any territorial authority BCA in New Zealand from the time that accreditation has been with Councils.

Yes, we have some recommendations that identify where we can make improvements and these will be implemented over the next few weeks, but none of these matters caused any concerns about the integrity of what we do. Of course, while we are extremely proud of this achievement, we also acknowledge that from time to time there are glitches, so our commitment to you in the industry is that we will continue to strive to deliver the best service at all times.

Mike Lepper

Regulatory Business Unit Manager

Building Amendment Bill (No 2) 2008

As you may be aware, the Government is looking at changes to the Building Act 2004. This particular Bill incorporates three distinct matters being proposed (as shown below) as part of streamlining and simplifying the Act. In addition to this Bill, a more comprehensive review of the Act has been signalled for later this year.

This particular Bill is proposing:

- National multi-use approvals for building work that is replicated (such as standard-design dwellings by group builders). The Department of Building and Housing could have the design consented as complying with the Building Code. A building consent would still be required from a Council, but only considering site or locality issues.
- Making Project Information Memoranda (PIMs) voluntary. Information necessary to complete the building consent process will be gathered as part of the consent (rather than PIM) process: for example, land features, wind zone. Changes will apply six months after the amendment Act comes into force.
- Managing variations to consented building work. Changes proposed are to clarify distinctions between major and minor variations to ensure consistent practice.

As updates come to hand, we will continue to inform our industry partners.



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Proposed Changes to our Building Fees and Charges 2009/2010

Below is the list of proposed changes to our Building Fees and Charges that, if adopted, will apply to consents lodged on or after 1 July 2009. These proposals are now being consulted on, with submissions closing on 22 May 2009.

Your views on these proposed changes are important to us and we encourage you to make a submission.

Proposed Increases – Building Services

1. Introduce a limited PIM fee of \$45.00 for consents relating to fireplaces.
2. New Compliance Schedule (Specified systems S BA04): Retain current fee of \$135.00; introduce a new fee of \$35.00 per specified system relating to the Compliance Schedule.
3. Deposit on time-based Consent Lodgement: Increase from \$400.00 to \$500.00, payable at time of lodgement.
4. Building Act Exempt Work Assessment: Introduce fee of \$60.00.
5. Certificate for Public Use: Introduce fee of \$500.00.
6. Building Warrant of Fitness Renewal: Introduce fee of \$60.00.
7. Hourly rate charge for processing and per inspection: Increase from \$90.00 to \$120.00.
8. Applications for exemptions under the Fencing of Swimming Pool Act: Introduce a charge of \$250.00 per application.
9. Swimming Pool Exemption Monitoring Fee (annual): Introduce a charge of actual time spent at \$120.00 per hour for monitoring inspections, where a pool exemption has been granted.

10. Introduce new consent category – Carport/awning >15m², PIM \$90.00 and consent fee \$360.00, for a total \$450.00.

Proposed Other Changes

1. Delete from Set-Fee Building Consent listing (no consent required under the Building Act): Caravan annex (permanent); Carport, pergola – roofed; Garden shed, unroofed pergola >10m; Conservatory less than 5m².
2. Set-Fee Consents (all of the following transfers to time-based processing consents): Garages (including minor farm building implement sheds and the like); Garage (proprietary) no services; Other garages (no services); Proprietary garages with P and D and/or firewall; Other garage with P and D and/or firewall; Conservatories on existing or new deck; Grease trap installation, back-flow preventer; Minor building

work, including wet floors, showers, decks, verandas, removing an interior wall, installing external window/door; Re-piling.

3. Alteration to existing compliance schedule: Reduce fee from \$70.00 to \$60.00.
4. Building Warrant of Fitness Audit/ Inspection (s111 of BA 04): Delete \$90.00 charge, insert “based on hourly rate”.
5. Producer Statement Acceptance: Reduce fee from \$70.00 to \$60.00.
6. Code Compliance Certificate charge: Reduce from \$90.00 to \$60.00. Fee is additional to any other charges.
7. Certificate of Acceptance (plus applicable consent fee): Clarify that the \$300.00 charge is a deposit only.
8. Amended Documentation Fee: Delete \$90.00 and insert “based on hourly rate”.



Development Contributions Review

The Council's revised Development Contributions Policy will be notified for submissions from 20 April 2009 for one month. It forms part of Council's 10 year plan.

The proposals contain numerous amendments to the current policy, including a proposal to allow graduated exemptions for houses built on subdivisions approved before July 2006. The exemptions range from full exemption for subdivisions

approved before July 2001 to various lesser amounts for subdivisions approved after that date. Also included is a proposal for full or partial refunds to current owners of contributions paid to date that would be entitled to some exemption under the proposals.

These proposals will affect the building sector and we encourage persons in the industry to examine the policy and make a submission on them.



Schedule 1 – Exempt Works – Building Act 2004

From 16 October 2008, any work carried out under Schedule 1, Exemption from Building Consent Requirements, may have the work added to the property file to keep it as current as possible. This can be done by submitting plans showing the existing and proposed (completed) work.

Keeping the property file as current as

possible will mean that if the property is put up for sale, all work completed on it will be shown on a Land Information Memorandum (LIM) report, be it work covered by a building consent or work that is exempted but carried out in accordance with the Building Code.

For an up-to-date copy of Schedule 1 log on to www.dbh.govt.nz and search "Schedule 1".



Booking of Inspections

Over recent months we have heard about frustrations experienced when booking inspections. Together with your industry committee members, we have discussed possible ways to provide you with a better service.

Effective from 1 May 2009, we now have in place an internal arrangement with our Building Support Officers that we believe will assist you when making bookings. Instead of having to contact us via the

normal Council telephone number, you can now book inspections by phoning our Inspection Service on 06 366 0927, between 8.00 am and 5.00 pm, Mondays to Fridays (excluding public holidays).

We also remind you of the following points when booking:

- 24 hours notice is required.
- We need your Building Consent number, site address, type of inspection, and contact name and telephone number.

Also, please note, the Building Inspector will arrive within the time slot that you will be given, e.g. 9.00 am to 10.00 am; 2.00 pm to 3.00 pm.

Finally, the contractor is required to be on-site for first and final inspection needs with the approved documents.

GIB® EzyBrace™ Systems

The following is an extract from the Winstone Wallboards publication GIB NEWS, Issue One 2009. Full literature should be available on their website, www.gib.co.nz in late April.

Key changes and benefits:

1) Smaller GIB® Standard (GS) Panels.

GS1 Panels as small as 0.4m will allow designers to use GIB® Standard plasterboard on exterior walls where a small space exist between a window or door and the panel end. GS2 panels are now available with a minimum 0.6m to add design flexibility.

Benefit: Makes the design of bracing systems more cost efficient.

2) Freedom to locate angle braces

Angle braces are still recommended for transportation, erection and temporary bracing. However the positioning of angle braces no longer affects the bracing outcomes.

Benefit: Reduced cost and simplicity. Where angle braces are required for stabilising the frame or temporary bracing they can be placed to suit.

3) One fastener pattern

The GIB Braceline® fastener pattern of 50mm, 50mm, 50mm and then 150mm from the bracing element corners is now used across all systems.

Benefit: One fastener pattern simplifies installation and inspection.

4) Specific 10mm and 13 mm GIB® EzyBrace™ systems.

GIB® EzyBrace Systems™ 2009 sees the introduction of specific 13mm GIB® EzyBrace™ Systems to mirror the range available for 10mm GIB® plasterboard.

Benefit: Gives a more solid feel and improved finish to the interior walls of residential buildings and allows designers to utilise product benefits of 13mm within the bracing design.

5) Changes to product offering

Introduction of a 3.6m 1350mm wide GIB Braceline® sheet and amalgamation of the GIB Noiseline® and GIB Braceline® brands.

Benefit: Aids horizontal fixing of BL elements in higher ceiling applications and combines two high performance brands in one product.

6) Inclusion of GIB HandiBrac® details

Details showing the use of the popular GIB HandiBrac® as the preferred panel hold-down bracket for highly rated GIB® EzyBrace Systems™.

Benefit: Ease of installation and quality of interior finish.

This is Your Newsletter

Just a reminder to our industry partners that this newsletter is as much yours as it is ours. So if you would like to contribute an article, or there are items that you wish to see included in future newsletters, please contact either Colin (coling@horowhenua.govt.nz) or just give us a call on 06 366 0999. We would welcome any contributions to ensure publications are informative and relevant to your needs.

