

building & consent news

KEEPING YOU INFORMED OF THE BUILDING AND CONSENTS PROCESS

Issue 09 November 2010

Welcome to the final newsletter for 2010 and festive wishes to all in the industry from our Building Team.

The Council Office will be closed from 5.00pm on 24 December 2010 and re-open at 9.30am on 5 January 2011. We will be continuing to make our building inspection and enquiry service available during the three working days in this period (29-31 December) and contact can be made on Ph 06 366 0927, with your call being automatically diverted to the Duty Building Officer to assist you with your needs. There may be occasions when your call may go to a voice mail message, however please be assured your call will be responded to as soon as possible.

A reminder that the statutory time for consent processing stops for the period from 20 December 2010 through until 10 January 2011, so where possible, please get your consents in as soon as possible if you are going to be looking for your consent early in the New Year.

Invitation to industry gathering

Enclosed with this newsletter is an invitation to the industry gathering on 22 November 2010 and we look forward to meeting as many of you as possible. Also enclosed is our 2010 survey of our services, where we invite you to provide feedback to us. Your assistance with taking a few minutes to complete the survey form would be appreciated as this is helpful to us in addressing the needs of the industry.

Do you want to receive information electronically?

From time to time, Council receives information that may be of interest to members of the industry and the only way we currently have of distributing it is by post or waiting to include the information in a newsletter. We would like to be able to distribute information of interest which may include things like the Building & Consent Newsletter to you electronically. So if you'd like to receive information from us by this means, please email your email address and details to coletteb@horowhenua.govt.nz by 30 November 2010.

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Graeme Whitefield
Building Advisory Officer



Vehicle Crossing/ Damage Deposit Information Sheet

Council policy requires that every property is to have an approved vehicle entranceway. Council must also ensure that any damage to the existing infrastructure (roadway, services, footpath, grass berm or kerb) resulting from any building work carried out is repaired at a cost to the party responsible.

These needs are covered by the requirement for a Vehicle Crossing/
Damage deposit to be paid in certain circumstances. We trust that the following information assists you in understanding this requirement.

Damage deposits will be payable to Council for all Building Consents where there is:

- A new approved vehicle crossing required and/or
- The potential to damage the existing road, footpath, vehicle crossing, berm or kerb during the building process (ie: concrete trucks, delivery trucks or trade vehicles accessing the site)

Amount:

- Rural Zones: \$1500.00
- All other Zones: \$2000.00
- Zones as defined in the Council's District Plan.
- NB - Commercial development damage deposits may be higher than the above depending on the scope of work.

Deposit fully refunded when:

- All building work has been completed and
- Council inspection verifies that no damage has occurred or any damage has been made good and
- New approved vehicle crossing is completed (if required)
- Upon receipt of the application, an inspection will be carried out and you will be advised if any remedial work is required
- Refunds will be paid to the person who paid the deposit.

> Questions:

What happens if the existing infrastructure is already damaged?

- Provide photographic evidence of the condition of the road frontage to identify any pre-existing damage before any work commences. Ideally submit photos as part of your Building Consent documents.
- Any entranceways that have not been damaged and were complying with the existing or superseded entranceway policy will not have to be upgraded to current policy standards

What happens if some damage occurs during the building process?

- The owner makes good any damage to Council requirements, or
- Council will arrange any repairs. After actual costs and costs of administration time have been deducted, the balance of any deposit will be refunded.
- If the value of work and administration costs exceeds the deposit, then the additional costs will be fully recoverable from the applicant.

How do I get my deposit refunded?

- On completion of work application for refund can be made by completing a Refund application form. These are held in Council offices or on the Horowhenua District Council website (www.horowhenua.govt.nz).



Using sand for backfilling

Builders have queried why the Horowhenua District Council does not generally approve the use of sand for backfilling under building slabs. Clause C7.5.3.2 of NZS 3604 notation explains that sand will cause problems with capillary action and must be avoided. Also, if the approved building consent states that hard-fill is to be used, then this cannot be substituted without a formal amendment being approved. If inspectors find sand fill being used and it is not as per the approved plan, then the contractor will be told to remove it and backfill with the approved granular filler.

NZS 3604:1999	Section 7 – Floors
<p>C7.5.3.2 Proper grading of granular fill material is important. Excessively fine material such as sand will cause problems with drainage, capillary action, compaction and settlement and must be avoided.</p>	<p>7.5.3.2: Granular fill material shall be composed of rounded gravel, crushed rock, or scoria or material approved by the Building Consent Authority and:</p> <ul style="list-style-type: none"> (a) Not more than 5% shall pass through a 2.2mm sieve excepting conditions in 7.5.3.3; (b) 100% shall pass either <ul style="list-style-type: none"> (i) A 19mm sieve for any fill thickness; or (ii) A 37.5mm sieve for a fill thickness exceeding 100mm <p>7.5.3.3: Where it can be demonstrated to the satisfaction of the Building Consent Authority that site conditions ensure that capillary water is unlikely to reach the underside of the slab, then the requirements of 7.5.3.2(a) can be waived</p> <p>7.5.3.4: The top surface of the granular base shall be a material that will not puncture the DPM required in 7.5.4</p>

Jason's Plumbing & Drainage Quiz

- Building Code Functional Requirement G2.2 states that buildings shall be provided with adequate space and facilities for laundering. Which five building types does this apply to?
- Under the acceptable solution G2/AS1 - Laundering, can a laundry to a dwelling be a space only for a washing machine?
- Under G2/AS1, is provision of laundering facilities to a detached dwelling or separate household unit accommodating no more than two people mandatory?
- Under G2/AS1, is a hot water supply mandatory?
- Under G2/AS1 where a laundry is to be used by a person with a disability, the key requirement is to allow for a turning circle in the laundry space ofmm?
- Under G12/AS1, how is the maximum length of the relief valve drain calculated?
- Define the term 'Equipotential Bonding'?
- Under G12/AS1, is equipotential bonding required where the water supply piping is plastic?.
- Define the term 'Developed length'.
- Define the term 'Discharge Unit'
- What is the function of a grease trap?
- A mechanical trap priming device serving a floor waste shall incorporate what water supplies protection mechanism?
- Air gap separation as a means of backflow prevention shall not be used in which environments and why?
- Building Code Performance Provision G13.3.1 states that: The plumbing system shall be constructed to:
 - Convey foul water from buildings to a system.
 - Avoid the likelihood of foul air & gases entering ...?
 - Provide reasonable access for maintenance & clearing?
- Building Code Performance Provision G13.3.2 states that: The drainage system shall:
 - Convey water to an appropriate?
 - Be constructed to avoid the likelihood of?
 - Be supported, jointed and protected in a way that will avoid the likelihood of penetration of roots or the entry of ground?
 - Be provided with reasonable access for and clearing blockages?
 - Be to avoid the likelihood of foul air and gases accumulating in the drainage system and
 - Be constructed to avoid the likelihood of from superimposed loads or normal ground movement.

Assisting in the aftermath of Canterbury quake

Turning on the radio on Sunday morning, 5th September, and hearing Christchurch had been struck by a magnitude 7.1 earthquake was a huge shock. I promptly turned on the TV to see what damage had occurred.

At work on the Monday morning, the earthquake was the main topic of discussion. Jason had already spoken to Tony about heading to Christchurch if we were needed.

Wednesday morning, we were notified that a team of four were being mobilised to help out with property inspection in Christchurch. Jason, Bruce, Tim and I started to get organised. First stop was the safety shop, Fastlink, then donations of torches from Supercheap Auto's, and snack food from New World were much appreciated.

We departed from Palmerston North for Christchurch that afternoon. On arrival, we headed to the Arts Centre, the Civil Defence Base. Registrations had closed for the day so we headed to our hotel.

Thursday morning we headed back to the Arts Centre for an 8.00am briefing. We were being deployed from the Arts Centre to the Linwood Service Centre. There, we had another briefing before being placed into groups of four people consisting of a

Health Officer, Welfare Officer, and two Building Officers.

We were delivered to our respective areas. At this point, we had approximately 10 minutes to inspect each property, checking each one for water/sewer connections and structural damage. Once the inspection was completed, a placard was placed on the window to say the property had been inspected.

We conducted approximately 150 property inspections during the two 12-hour days. Each day ended with a de-briefing. We were stood down at 5.30 pm on the Friday, which was quite deflating. Overall, about 4,000 homes were inspected in two days by approximately 60 inspection teams.

On Saturday, we headed out to survey the CBD. Cameras in hand, we walked for miles, and took plenty of photos. Sunday morning we headed home.

The experience, hopefully once in a lifetime, of being able to assist fellow colleagues and members of the public in their time of need will never be forgotten.

Murray Lougher



Answers to Jason's Plumbing & Drainage Quiz:

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| <ol style="list-style-type: none"> 1. Housing, Old People's Homes, Early Childhood Centres, Camping Grounds and Work Camps. 2. Yes 3. No 4. No 5. 1500 6. Number of changes in direction plus the length of the relief drain in metres not exceed 12 metres. eg 8 metres of pipe allows for a maximum of 5 bends 7. Bonding metallic water supply pipes to an earthing electrode. Metallic hot and cold water supply pipes shall be bonded together | <ol style="list-style-type: none"> 8. No 9. The total length along the centre line of a pipe including fittings and bends. 10. The unit of measure for the discharge or hydraulic load in the plumbing system and is based on the rate, duration and frequency of discharge from a sanitary fixture or sanitary appliance 11. To intercept grease in a foul water discharge and provide for separation and removal, reducing the likelihood of blockages caused by coagulation of fats and oils 12. The device shall incorporate an air gap or backflow prevention device | <ol style="list-style-type: none"> 13. Air gaps shall not be used in a toxic environment such as a chemical laboratory to prevent contaminated air entering the water and piping system through the air gap. 14. A = Drainage. B = Buildings. C = Blockages. 15. A = Outfall. B = Blockage. C = Water. D = Maintenance. E = Ventilated, Sewer. F = Damage. |
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