

24 August 2022

Central House Movers Limited
86 Bridge Street
Bulls 4818

Dear Sir/Madam

Required Items for Building Consent

Building Consent No: 20220237
Project Location: 7 Tamatarau Road, Tokomaru Rural
Project Description: New Yard built dwelling relocate to site To relocate a brand new 3 bedroom 2 bathroom yard built home to site as per site plan to replace former home that was fire damaged.

Your Building Consent has now been issued, this letter provides important information relating to your issued consent. We recommend you familiarise yourself with this information.

If you applied for this building consent before 1 July 2021 - An invoice for fees and charges associated with this consent will be sent separately. The invoice is based on an estimate of the number inspections required. Once the final inspection has been completed and passed, the number of inspections that have been completed is reconciled with the number of inspections that were invoiced and the difference is either refunded or invoiced. Charges are based on the number of inspections completed and not the number of visits to the site.

If you applied for this building consent from 1 July 2021 onwards - An invoice for fees and charges associated with this consent will have been sent to you after the consent was lodged. The invoice is based on an estimate of the processing time and number inspections required. Once the final inspection has been completed and passed, the processing time and number of inspections that have been completed will be reconciled with the original and the difference will be either refunded or invoiced. Charges are based on the number of inspections completed and not the number of visits to the site.

Please note that no inspections can be booked for any work related to this Building Consent until full payment of the invoice has been made. Inspections can be booked by phoning 06 366 0927.

Before Council can issue a Code Compliance Certificate, you will need to ensure the following inspections are completed and that you have provided the paperwork requested.

Inspections Required

No	Inspection
1	Sitings
1	Piles/Post holes
1	Plumbing/Drainage subfloor
1	Timber Floors
1	Drainage
1	Final Inspection
6	Total Inspections

Documentation

CCC application - Form 6 - Required
Energy Works Certificate (Electrical) - Required
Licensed Building Practitioner's Records of Work - Required

P.S.4 Construction Review/Site Notes - Required
As built drainage plan - Recommended

CM3 - Driven piles

Licensed Building Practitioner Forms Required

Designer
Designer 1
Carpentry
Foundations

Memorandum

Boundary pegs necessary for checking the correct siting of the building are to be exposed and "flagged". Where any doubt arises as to the accuracy of their location a surveyor shall be engaged to check or re-establish the peg position.

The Engineer shall supervise the specific engineering design and submit a PS4 with site notes on completion before issue of the Code Compliance Certificate.

At least 24 hours notice shall be given for inspections. No work shall commence or continue without the approval of a Building Control Officer.

Section 52, Building Act 2004 - Work is to commence within 12 months of issuance.

Section 92, Building Act 2004 - Owner must apply for Code Compliance Certificate as soon as building work is complete.

Section 93, Building Act 2004 - Building Consent Authority must decide whether to issue Code Compliance Certificate within 20 days of either:

- a) Receipt of CCC application, or
- b) 24 months from date of issue if no application is received.

Site Compliance with NZBC F5 is to be undertaken. In particular Clause 1.0.2 - how the property will prevent the access of unauthorised access of children when the site is not in use.

Your application for Code Compliance Certificate and all requested documents will be required after a passed final inspection.

Yours faithfully

Harley Adams

Harley Adams
Building Advisory Officer

Building Consent Information Sheet

This document provides important information relating to your issued Building Consent.

1. What do I need to know about my Building Consent?

All work must comply with the Building Act 2004.

If your building consent has been issued subject to a Section 37 Certificate, you cannot start work until the required resource consent has been granted, or works may proceed only to the extent stated on the Certificate.

The building consent shall lapse if the building work has not commenced within 12 months of issue, or any further period allowed by the Building Consent Authority. Once a building consent is lapsed and has no effect, a new building consent application must be made in order to carry out the work.

2. What are Project Information Memorandums (PIM) and Planning Checks?

Depending on the complexity of your project, a PIM or Planning Check may have been carried out. PIM and Planning checks identify requirements from specific Council departments that relate to your project. They may stipulate actions required prior to commencing any work. For example:

Planning – under the Resource Management Act 1991 (RMA) Resource Consent may be needed, e.g. for building too close to boundaries, height restrictions, yard coverage, heritage/historic conditions etc which do not meet the requirements of the District Plan.

Engineering – details on land stability. An engineer's report may be required if there are stability issues, etc.

Drainage – specific requirements in relation to drains in common, water courses, Council drains, private property drainage etc.

Roading – footpath repairs, crossings, etc

If the PIM or planning check identifies that a resource consent is required for your project, a Section 37 Certificate will be issued. If your building consent has been issued subject to a Section 37 Certificate, you cannot start , until the required resource consent has been granted, or works may proceed only to the extent stated on the Certificate.

3. What do I need to know about my Plumber, Drainlayer or Gasfitter?

The Horowhenua District Council has an obligation pursuant to the Plumbers, Gasfitters and Drainlayers Act 2006 that provides that only Certifying/Licensed Plumbers, Gasfitters and Drainlayers who hold a current licence can work on sanitary plumbing, gasfitting and drainlaying.

The Act clearly identifies it is an offence to knowingly employ, permit or pay any person to do any sanitary plumbing, gasfitting or drainlaying contrary to the provisions of the Act. Plumbers, Gasfitters or Drainlayers must hold a licence for the current licensing period, 1 April to 31 March in any year. People who do not hold a current licence should not be working at any sanitary plumbing, gasfitting or drainlaying.

People who hold limited certificates in terms of the Plumbers, Gasfitting and Drainlayers Act 2006 must be working under supervision of a Certifying Plumber, Gasfitter or Drainlayer.

4. Site Notice

The Site Notice issued following an inspection is to be retained on site until the final inspection is completed.

A re-inspection fee may be charged for the following if the Building Advisory Officer arrives and:

1. The work is not ready for the inspection or has failed to reach the required standard.
2. Owner/agent/plans and consent documents not on site.
3. Inspection not cancelled in sufficient time to notify inspector.
4. Boundaries not located or proved.

Note: Owner/Agent to provide access to all areas to be inspected.

5. Code Compliance Certificate

Information about how to apply for a Code Compliance Certificate (CCC), can be found on Council's website.

Failure to obtain inspections during construction may result in difficulties obtaining a Code Compliance Certificate.

Section 93(2) of the Building Act 2004 states any building consent that is two years old requires the Building Consent Authority (BCA) to decide if a Code Compliance Certificate can be issued. Owners will be sent a reminder letter at 23 months from the building consent grant date if a Code Compliance Certificate has not been applied for. If no response is received in relation to this letter and if compliance cannot be established, the owner will be advised by letter the reasons why we have made a decision to refuse to issue a Code Compliance Certificate at this stage. The consent will be given a status of 'Archived'.

Additional fees will be charged for further site inspections and administration costs incurred.

6. What do I need to know about heating appliance installations?

Your heater must be installed as per the Approved Building Consent documents (if applicable).

We recommend you do not light your heater until it has been inspected. For free standing units the ceiling plate shall be detached with access provided to the ceiling space. If a wet back is fitted access must also be provided to the hot water cylinder and tempering device.

Please advise the Building team if there is a change to the first point of contact for your project.

If you require further information or clarification as to your responsibilities, please contact a Building Advisory Officer on 06 366 0999.