

GOT IT NAILED

BUILDING NEWS & VIEWS

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BUILDING (EARTHQUAKE-PRONE BUILDINGS) AMENDMENT ACT 2016

The Building (Earthquake-prone Buildings) Amendment Bill has been recently passed by Parliament. This has major implications for all owners of non-residential buildings which could be classed as "earthquake-prone" as defined in the Building Amendment Act Section 133AA to 133AY.

Earthquake Prone Building (EPB) identification and remediation will be based on the seismic risk throughout New Zealand. The seismic risk will be identified by its hazard factor (Z factor) which will determine whether an area is

high, medium or low seismic risk. Timaru is in the medium risk category. The seismic risk for an area will affect the deadline for identifying, reporting progress, and remediating EPBs.

Importantly, the threshold for defining an EPB remains largely unchanged at less than 34% of the new building standard, although there are amendments to clarify aspects (e.g. that it applies to parts of buildings).

National and local authority registers of EPBs are to be established and work is

underway by MBIE to develop new regulations to implement the system.

The new law targets the areas and buildings that pose the greatest risk, and puts an obligation on owners of older buildings (relative to location, use and risk) to have their buildings assessed and upgraded. There is a lot of work ahead for local authorities to implement this significant building law change. We will keep you updated through the whole process.



"Got It Nailed!" is a free news update which is sent out to the building sector to ensure that the latest updates, trends and issues are discussed in an open forum.

Feedback and suggestions welcomed

Please contact us with any suggestions for items you would like to see in our Building Services Updates - feedback is also greatly appreciated.

Contacting Building Services

Did you know that rather than visiting or calling building services with an enquiry, you can email us at enquiry@timdc.govt.nz. Email enquiries are responded to promptly.

Receiving the newsletter electronically

If you would like to receive our newsletter electronically, please contact Ange Lumsden - PA Environmental Services
DDI: 03 687 7465
Email: ange.lumsden@timdc.govt.nz

SOLID FUEL HEATER UPDATE (ECAN)

As you will all be aware by now there are a number of changes to the Environment Canterbury (ECAN) rules relating to the use of solid fuel heaters (woodburners) in the Timaru and Geraldine air sheds. These changes have provided some discussion and debate.

We have obtained some further clarification around some of the up and coming significant dates, being 2018 and 2019, and the difference between the two.

April 2018 - this time frame relates to any wood burner that is an "Old Style", this means a burner that is not Ecan approved, having an emission rate greater than 1gm. If you have one of these burners, you have until April 2018 to replace it with a Low emitting burner and then you have 15 years before you have

to replace it with an Ultra Low burner.

January 2019 - this time frame relates to a burner that is Ecan approved, meaning a Low emitting burner less than 1gm. This type of burner has until 1st January 2019 to be replaced with another Low emitting burner and then has 15 years before it has to be replaced.

All burners installed after 1st January 2019 must be an Ultra Low burner.

This applies to properties less than 2ha.

I suggest that if you have any questions relating to this, please contact ECAN in the first instance, however we will always endeavor to provide you with the most accurate information that we can, via the Building Advisory duty office (03 687 7236 or enquiry@timdc.govt.nz) at any time during normal working hours.



From the Processing team

ELECTRONIC CONSENTING UPDATE

Progress on implementing our electronic and online consenting system is continuing well, with only the occasional and minor technical glitches.

We are now working on stage three (processing and administration). This is proving to be the biggest stage, as it will include bringing all the parts and processes together to achieve a seamless end to end consenting process.

Note:

Online users of consent applications: please ensure that if you have been requested to provide further info from the vetting stage (initial check) that you go into your submitted applications, add the requested info and then "submit" the application again. This will ensure that you get the email notification and also that the info added is in the correct place within the application.

Certificate of Titles

When applying for a building consent you will be asked to provide a certificate of title (less than three months old) to verify property ownership. Along with this certificate, you must also provide a current survey plan and copies of registered interests, detailing what the interests relate to, as these may affect your proposal and your application may not be accepted without them.

Commercial Buildings

Consent applications for commercial work will require a "fire report". This is to ensure that appropriate consideration has been given to the requirements of the "C" clauses of the building code. Often this type of work includes the installation or modification of specified system/s. Therefore please ensure that you include this information within your application (online refer to specified systems section or web site for PDF download).

Producer Statements PS1 Design

Producer statements do not exist in the Building Act, so when these are referred to as a means of compliance, they are treated as an 'alternative solution' and therefore they need to be as robust as possible for the BCA to be satisfied on reasonable grounds. Accordingly please ensure that things like the owner's name, address, Lot and DP number, relevant code clauses, specified design working life and plan pages are referred to and or included on the statement. Failing to do this will mean that we (the BCA) can not accept them.

Specifications

Please ensure that the specifications provided with any application are only relevant to that particular project, please do not include a full set of "master specs" as more is not always better, however "relevant" is always good.

From the Admin team

Over the past few months the administration team has undergone a number of staffing changes, and we have had to invest a substantial amount of training, time and resources required to get the new staff up to speed as quickly as we can. A big thank you to Vicki McMillan, our Admin Team Leader for her hard work in ensuring that Council is able to achieve our goals without compromising our performance.

The new members are:

Nicholle Hills

Hi - I'm Nicholle and I am one of the newbies in the admin team and have been employed at the Timaru District Council since June 2015. Born in New Plymouth, I moved to South Canterbury in 2001 and have really enjoyed living in this beautiful area. In my spare time I enjoy watching rugby, travelling New Zealand, playing music (drums, trumpet, and guitar) and biking.



Mikaela Karton

Hello - my name is Mikaela Karton and I have been apart of the admin team for just over three months. I love my



role and being amongst an awesome team of people and I am thoroughly enjoying the work and the challenges.

I am a Timaruvian born and bred. I graduated from Mountainview High School in 2014 and continued my after school job in hospitality until last year when I joined the Timaru District Council. Outside of work I love to travel, having recently returned from a trip to America and spending Christmas in Australia. I enjoy reading and am an absolute movie buff. People have also told me that I'm an old soul, born in the wrong era because of my passion for older music and culture.

Darnell Collins

Hi everyone, I'm Darnell Collins. I've been working within the admin team for two months. I moved to the Building Unit from the Waste Management unit as a Zero Waste Administrator for four months.



I grew up in Blenheim and briefly lived in Twizel before returning to Timaru where I was born. I enjoy reading, writing and socialising with friends and family. I am also very excited to be travelling to Scotland in August with my partner Christopher.

Jenna Campbell

Hi my name is Jenna and I started with Council in December 2014 as a Liquor Licencing Clerk / Fleet Administrator. I moved to the building unit in November 2016 and am really enjoying the challenge and learning lots of new things.



Prior to working at Council I spent nearly four years as the Companion Animal Administrator with Vetlife in Temuka after returning from 11 years living in Queensland. I adore animals and have two fur babies (a spoodle named Poppy and fluffy cat named Bentley) whom I spend most of my non working time with. I like walking, jogging and cycling. Poppy and I spend a lot of time out doors.

I returned to New Zealand to spend some quality time with my parents in their twilight years.

SUBSCRIBE TO THE MONTHLY LIST OF BUILDING CONSENTS

Timaru District Council offers a mailing list service for monthly notification of all issued building consents. Subscription to this service costs \$35 per month billed on an annual basis. Please see the link below to subscribe.

www.timaru.govt.nz/bclist



From the Inspection team

INSPECTION BOOKINGS

When booking an inspection it is important to include the email address of the main and or relevant contractor, this will ensure that the appropriate people will be made aware of any issues that need to be addressed before work continues.

Approved Documentation on Site

It is a requirement that a copy of the "approved documentation" is on site for the inspector to view and check that the building work is in accordance with them. While it is acknowledged that the change to electronic consenting has provided changes and challenges in how applicants receive their plans and specs, this doesn't negate that requirement and is not the responsibility of the inspector to provide this to enable them to carry out the inspection. Therefore please ensure the full and correct documentation is on site for the inspector as the inspection may not be able to be undertaken. Please note that any additional inspections carried out throughout the inspection process may incur further charges and require payment prior to CCC being issued.

Amendments or Variations

As we know changes are common and almost inevitable when working through the build process, but changes don't have to mean unnecessary costs and delays if they are identified early and carried out appropriately. These changes can be identified as either a "variation" or an "amendment" to the building consent.

Variations are defined as "minor" such as the position change of a door or window and the orientation of a kitchen

or bathroom. All Variations must be discussed and approved with the inspector on site and revised plans submitted to reflect the changes. These types of minor changes can be dealt with quickly, allowing the work to continue with very little interruption.

Amendments are a more formal way of identifying changes that are not of a minor nature. Whilst this type of change requires an application (amendment to a building consent) to be submitted, checked for compliance and approved, this process is treated much the same as the original building consent as verifying compliance with the building code is required. This process takes a bit longer and has fees associated with it. As we do not want to hold up the build time any longer than necessary, please get these applications into council as soon as you know there will be a change requiring approval, even before you get to that part of the job, and we will do our very best to get the application approved as quickly as we can.

For both variations and amendments please supply only the relevant highlighted plans and specifications, sorting through non relevant information takes time and may result in further charges.

Certificate for Public Use

A Certificate for Public Use (CPU) is required for premises that may be intended to be open to members of the public whether or not members of the public are charged for their use. (Refer to Building Act 2004 Sections 362W and 363).



A person who owns, occupies, or controls the premises must not use, or permit the use of any part of the premises that are affected by building work if no Code Compliance Certificate (CCC) has been issued for the work and no CPU has been issued. Failing to comply is an offence. A person who commits an offence under this section is liable on conviction to a fine not exceeding \$200,000 and, in the case of a continuing offence, to a further fine not exceeding \$20,000 for every day or part of a day during which the offence has continued. A \$1,500 infringement can also be imposed by the Territorial Authority.

Many CPU's have been issued, but owners/agents etc. are not following up when the expiry date is nearing. Not having a current CPU, apart from the above mentioned legal ramifications, may jeopardise any licenses or insurances pertaining to the entire property.

If we can help you further please don't hesitate to contact the Duty Building Officer on 03 687 7236.

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