

IS 25 Building Consent Conditions, Construction Documentation & Advice Notes

GENERAL GUIDANCE

1. **Conditions:** The building act has specific sections where conditions may / must be placed on consents including;
 - Section 67 Territorial authority may grant building consent subject to waivers or modifications of the building code
 - Section 73 Conditions on building consents granted under section 72
 - Section 77 Building consent must not be granted until condition is imposed under section 75
 - Section 90 Inspections by building consent authorities (default on all consents)
 - Section 113 Buildings with specified intended lives
2. **Construction Documentation:** These are issued with the Building Consent where the building control authority requires additional documentation to be 'satisfied on reasonable grounds' for issue of the code compliance certificate. This should reflect the outcomes of the "CS7.2 Agreement to provide Producer Statement(s) & Certification during construction" supplied by the applicant.
3. **Advice Notes:** These are issued with the Building Consent for assistance and clarification to staff, owners, applicants, builders or sub-contractors.

CONDITIONS

(5) CONDITION: SECTION 67 - WAIVER / MODIFICATION This consent is granted subject to a waiver/modification under Section 67 of the Building Act 2004 to building code clause +. This waiver/modification is subject to the following conditions: **[+]**

(7) CONDITION: SECTION 73 - HAZARD The Queenstown Lakes District Council shall notify the Registrar General of the land, pursuant to Section 73(1) of the Building Act 2004, that the consent has been issued under Section 72 of the Act as the land is subject to, or likely to be subject to, a hazard as defined by Section 71(3) of the Act. In this case the hazard is erosion, falling debris, subsidence, inundation, slippage [choose hazard].

Use this condition when requirement identified through the CS12.1 checksheet and reference in description of work.

(42) CONDITION: SECTION 75 – BUILDING ACROSS ALLOTMENTS A certificate pursuant to Section 77 of the Building Act 2004 is to be registered against the title to each of the allotments over which the building is to be constructed prohibiting any of those allotments from being transferred or leased except in conjunction with each of the others.

Use this condition when requirement identified through the CS13.1 flow chart and reference in description of work.

(35) CONDITION: SECTION 113 - SPECIFIED INTENDED LIFE The building must be altered, removed or demolished on or before the end of [insert number] years from the date of issue of this consent (being the specified intended life of the building).

Advice Note: The owner of the building must give written notice to the territorial authority if the owner proposes to extend the life of the building that has a specified intended life.

Use this condition when an application has been applied for with an intended life of less than 50 years and reference in description of work.

IS 25 Building Consent Conditions, Construction Documentation & Advice Notes

CONSTRUCTION DOCUMENTATION

(PS4) PRODUCER STATEMENT – CONSTRUCTION REVIEW

(26) ENGINEER: shall provide a 'Producer Statement – PS4 – Construction Review' and copies of associated inspection reports from a chartered professional engineer, certifying all, or part, of the building works as identified by the 'Producer Statement PS1 – Design' has been built in accordance with the approved building consent documentation.

Use when the design engineer requires on-site construction monitoring for specifically engineered designs.

(37) PASSIVE FIRE PROTECTION: 'Producer Statement – PS4(s) – Construction Review' from a chartered professional engineer – fire, certifying the passive fire protection systems have been installed/constructed in accordance with the approved building consent documentation.

Use when the CM level recommended by the design engineer is such that the design requires onsite monitoring.

(10) FAÇADE ENGINEER: shall provide a 'Producer Statement – PS4 – Construction Review' and copies of associated inspection reports from a chartered professional engineer, certifying all, or part, of the building works as identified by the 'Producer Statement PS1/2– Design/Design Review' has been built in accordance with the approved building consent documentation.

Use when the Construction Monitoring level recommended by the design engineer is such that the design requires onsite monitoring, Buildings greater than 10m in height and more than 10 household/accommodation units.

(PS3) PRODUCER STATEMENT - CONSTRUCTION

(13) INTUMESCENT COATING: 'Producer Statement – PS3(s) – Construction' and supporting documentation shall be provided from the intumescent coating applicator to certify that the coating system applied complies with the approved building consent documentation.

Use when intumescent coatings are specified as required to achieve a surface finish or Fire resistance rating within the consented documentation.

(14) MEMBRANE (RETAINING WALL): 'Producer Statement – PS3(s) – Construction' shall be provided from the membrane installer and manufacturer certifying that the membrane and substrate material has been installed in accordance with the approved building consent documentation.

Use where membrane applied to a retaining walls associated with occupied spaces.

(16) MEMBRANE (EXTERIOR ROOF / DECK): 'Producer Statement – PS3 – Construction' and a copy of the manufacturer's warranty certifying that the roofing material has been installed in accordance with the approved building consent documentation.

Use where the roof or deck has a membrane (e.g. single-ply, built-up/multi-layer and liquid-applied) system(s) consented.

(6) MEMBRANE (SHOWER): 'Producer Statement – PS3 – Construction' and a copy of the manufacturer's warranty certifying that the membrane has been installed in accordance with the approved building consent documentation.

Use where membrane used internally e.g. wet area showers.

(15) CLADDING: 'Producer Statement – PS3 – Construction' and the manufacturer's warranty certifying that the cladding material has been installed in accordance with the approved building consent documentation.

Use where plaster cladding systems consented.

IS 25 Building Consent Conditions, Construction Documentation & Advice Notes

(17) ON-SITE WASTEWATER DISPOSAL SYSTEM: 'Producer Statement – PS3(s) Construction' from the installer and manufacturer certifying the on-site wastewater disposal system has been installed in accordance with the approved building consent documentation.

Use where on-site wastewater disposal system proposed.

(18) MECHANICAL VENTILATION: 'Producer Statement – PS3 – Construction' and all commissioning test data certifying the ventilation system has been installed in accordance with the approved building consent documentation.

Use where the ventilation system is a specified system type SS9

(19) FIRE ALARM: 'Producer Statement – PS3 – Construction' from the fire detection and alarm system installer, certifying the designed, installed and commissioned is in accordance with the approved building consent documentation.

Use where Type 2 – 7 Alarms System (ref F7/AS1) consented

(22) SPRINKLER SYSTEM: 'Producer Statement – PS3 – Construction' and all commissioning test data from the installer, certifying the designed, installed and commissioned is in accordance with the approved building consent documentation.

Use where Type 6 – 7 Alarms System (ref F7/AS1) consented

(24) ILLUMINATED EXIT SIGNS: 'Producer Statement – PS3 – Construction' and all commissioning test data from the installer certifying the illuminated exit signage has been installed in accordance with the approved building consent documentation.

Use where emergency lighting specified system SS4 is included anywhere within the new building/building work.

(25) PRINCIPAL CONTRACTOR: shall provide a 'Producer Statement – PS3 – Construction' certifying all construction has been built in accordance with the approved building consent documentation.

Use when a commercial building or alteration is proposed and where a residential building falls outside the scope of "restricted building work" definitions e.g. Apartment buildings greater than 10m high and mixed use or commercial buildings.

(28) LISTENING SYSTEM FOR THE HEARING IMPAIRED: 'Producer Statement – PS3 – Construction' and all commissioning test data from installer certifying the system has been installed in accordance with the approved building consent documentation.

Use when specified system SS12 to be installed or modified

(29) LIFT/PEOPLE MOVER (MECHANICAL FIXED): 'Producer Statement – PS3 – Construction, and all commissioning test data from the installer certifying the system has been installed in accordance with the approved building consent documentation.

Use whenever a lift/people mover, specified system SS8 to be installed or modified

(34) EMERGENCY LIGHTING: 'Producer Statement – PS3 – Construction' and all commissioning test data from the installer certifying the emergency lighting has been installed in accordance the approved building consent documentation.

Use whenever a specified system SS4 to be installed or modified.

(36) PASSIVE FIRE PROTECTION: 'Producer Statement – PS3(s) – Construction' from the installer of passive fire protection systems. The Producer Statement is to be provided by a passive fire protection specialist.

Use when a consent contains multiple fire separations and multiple services will need to penetrate these separations. Note: QLDC current Passive Fire Protection requirements, a PS3 is required for the work, and that will not be provided by a passive fire protection 'specialist', then a PS3 will be required from the Main Contractor, therefore #25 Principle Contractor is to be used in such instances.

IS 25 Building Consent Conditions, Construction Documentation & Advice Notes

(30) BARRIERS: 'Producer Statement – PS3(s) – Construction' from the installer and manufacturer certifying the barrier has been installed in accordance with the approved building consent documentation.

Use when glass/proprietary barrier systems are to be installed

CERTIFICATION

(1) TRUSS DESIGN: Fabricator/Design Statement and As-Built Plans' shall be provided at Framing & Bracing - Prewrap inspection in order to record and confirm construction meets the fabricators final plan.

Use whenever a Producer Statement - PS1- Design and "Buildable plan" is received from a truss manufacturer.

(39) ELECTRICAL: Electrical installations are to be compliant with the New Zealand Building Code Clause G9 "Electricity" and an Electrical Safety Certificate provided to QLDC on completion of the work.

Use whenever Electricity is a proposed energy source in a BC application.

(2) GASWORK: Gas installations are to be compliant with the New Zealand Building Code clause G11 "Gas as an Energy Source" and a Gas safety Certificate required to be provided to QLDC on completion of the work.

Use whenever Gas is a proposed energy source in a BC application.

(4) SETOUT, FLOOR LEVEL: A registered surveyor shall provide verification, certifying the building is sited in accordance with, and that the minimum floor level will be achieved as set out in, the approved plans, before foundation inspection.

Use where specific minimum floor levels are required to be achieved to mitigate potential for flooding.

(8) COMPACTION CERTIFICATE: Certification and test results shall be provided from a suitably qualified professional (CPEng/PEngGeol) to certify the compaction and bearing capacity of the underlying soils where any fill material greater than 600mm in depth is required.

Use where NZS3604: 2011 Clause 7.5.3.1 requires SED

(9) GEOTECHNICAL CERTIFICATE: Certification and ground bearing test results, from a suitably qualified professional (CPEng/PEngGeol) is to be provided certifying design assumptions have been satisfied on-site.

Use where site specific geotechnical engineering requirement identified on the PIM/PIC or consent documentation and not covered by report confirming ground conditions.

(20) FIRE SAFETY SYSTEMS CERTIFICATE- NEW: The Certificate of Completion for the fire safety systems within the building shall be provided by an accredited body on completion of the work,

Use where Type 2 – 7 Alarms System (ref F7/AS1) consented and the system is new.

(43) FIRE SAFETY SYSTEMS CERTIFICATE - ALTERED OR EXTENDED: The Certificate of Completion for the fire safety systems within the building shall be provided by an accredited body on completion of the work, where required by NZS 4512: 2010 Part 5, 506.

Use where Type 2 – 7 Alarms System (ref F7/AS1) consented and the system is to be altered or extended.

(21) SPRINKLER SYSTEM - NEW: The Certificate of Compliance for the sprinkler systems within the building shall be provided by an accredited Sprinkler System Certifier (SSC) on completion of the work.

Use where Type 6 or 7 Alarms System (ref F7/AS1) consented and the system is new.

IS 25 Building Consent Conditions, Construction Documentation & Advice Notes

(44) SPRINKLER SYSTEM - ALTERED OR EXTENDED: The Certificate of Compliance for the sprinkler systems within the building shall be provided by an accredited Sprinkler System Certifier (SSC) on completion of the work, where certification was not exempt under NZS 4541:2013 Part 1, 112.7

Use where Type 6 or 7 Alarms System (ref F7/AS1) existing, and the system is to be altered or extended.

(23) FIRE DOORS: A copy of all fire door certificates shall be provided in pdf format at CCC application.

Use where fire doors are included anywhere within the new building/building work.

(32) SETOUT: A registered surveyor shall provide verification certifying the building is sited in accordance with the approved plans before foundation inspection.

Use when any new commercial building or residential building on a registered building platform is proposed.

(27) ACOUSTIC: The Acoustic engineer shall provide documentation certifying the building as-built construction complies with the acoustic design report and the approved building consent documentation.

Use when alternative solutions to G6/AS1 are proposed by an acoustic engineer and CM level or design documentation requires onsite verification.

ADVICE NOTES

OCCUPATION

(40) CERTIFICATE FOR PUBLIC USE (CPU): An Application for CPU has been received. Prior to issue of the CPU you may require an inspection of the site & building to review the appropriateness of the proposals to mitigate any issues potentially affecting the safe use of the building by the public. This inspection should be booked at a suitable time through the Building Inspections Booking phone line.

Use when an Application for CPU Form 15 has been received at BC Processing/Issue stage.

(41) CERTIFICATE FOR PUBLIC USE (CPU): Public use of premises may be allowed before issue of a code compliance certificate (CCC) in some circumstances. A person, who owns, occupies, or controls premises to which Building Act 2004 Section 362W applies, who wishes to allow the public to use the building prior to CCC issue must make application to QLDC using Form 15 and appends all relevant documentation.

Use when an Application for CPU Form 15 has NOT been received at BC Processing/Issue stage, but a CPU may be required through the course of the project.

ie Alteration to an existing public building or new multi-stage public building.

OTHER APPROVALS MAYBE REQUIRED

(45) NEW RELOCATABLE BUILDING: Code Compliance Certificate (CCC) issued by the certifying Building Consent Authority to be provided for the new relocatable building, prior to CCC being issued by QLDC for this building consent.

Use when a proposed new building is being constructed outside of the district.

(38) HERITAGE NEW ZEALAND POUHERE TAONGA: – This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014 the permission of the Heritage New Zealand must be sought prior to the modification, damage or destruction of any historic place, historic area, wāhi tapu, or wāhi tapu area, or archaeological site whether the site is unrecorded or has been previously recorded. A historic place, historic area, wāhi tapu, wāhi tapu area or an archaeological site is described in the

IS 25 Building Consent Conditions, Construction Documentation & Advice Notes

Act as a place which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a Resource Consent or Building Consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and Heritage New Zealand Pouhere Taonga must be contacted. (Dunedin office Phone 03 477 9871).

Use when PIM/PIC identifies a site of historical significance.

(33) DOMESTIC HEATING APPLIANCES – Plan Change 2 Regional Plan: Air for Otago.

Rules and Air Zone Areas under the ORC Air Plan provide for controls on emission rates permissible throughout the region for domestic heating appliances. Contact ORC Ph 0800 474082 or email www.orc.govt.nz.

QLDC advises the consent holder that it is not party to private covenants registered on any Certificate of Title, the consent holder is advised that by undertaking the building work they may breach those covenants.

Use when a solid fuel burner consent is applied for.

RESTRICTED BUILDING WORK

(11) RESTRICTED BUILDING WORK: This building consent involves building work that is “Restricted Building Work”. This will require the licensed building practitioners undertaking or supervising this restricted building work or part of this restricted building work within their trade class to complete a “Record of Building Work” on regulated form 6A for work relating to brick and block laying, carpentry, foundation, external plastering and roofing.

Owner builders: If you do not give us notice with your consent application, you will need to provide us with a notice that you, as an owner-builder, are going to carry out restricted building work on your home using Form 2C Notice of owner-builder.

Use when consenting restricted building work.

OTHER

(12) FUTURE PROOFING: A building consent application that when granted includes *future-proofing, does not in itself approve another ‘Use’ of the building or part of the building.

I.e. A building consent for a Detached Dwelling that also contains details that might be required to demonstrate compliance as a Multi-Unit Dwelling does not automatically approve that second use.

Note: Building Act 2004 Section 114 requires (2): an owner of a building must give written notice to the territorial authority if the owner proposes-

- (a) To change the use of a building

Use when an application contains building work above the minimum requirements of the code

**future-proofing definition; Work ‘over and above’ the minimum requirements for demonstrating compliance with the building code for the Current lawfully established use identified on the Form 2*

(3) SERVICES DEMOLITION: Water, Foul water and Storm water drains are to be exposed on the boundary and capped off. A plan showing the location of the capped off services and drain layer registration number shall be sent to QLDC to be placed on the property file for this site.

IS 25 Building Consent Conditions, Construction Documentation & Advice Notes

Use where there is no clear indication that a 'construction' stage will follow, that will utilise the same services connections. Note: BC Application for Demolition and construction in a single BC, or Stage 1 of 2 (or more) for demo & construction with no delay between) will not require this.