

NEWSLETTER

Brought to you by the Hauraki District Council, Building Consent Authority

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H A U R A K I
D I S T R I C T C O U N C I L

ISSUE 34

SEPTEMBER 2006

HAURAKI TRADE SEMINARS

The Hauraki Trade Seminars, held last month in Paeroa and Waihi were a great success. More than 120 people attended and listened to an easy to grasp overview of the Building Act 2004 as well as critical information about how to get a Building Consent and Code Compliance Certificate.

Together, local trades-people and the Council made the first step toward developing some practical solutions. Council is committed to provide; better communication with Hauraki's building industry by:

- Greater distribution of Councils Building Consent Authority Newsletters.
- Consistent updating and improvement of the newly established building section of the Council's website.
- Further trade seminars which will be more likely to be based on specific products or practitioner licensing.
- Frequently informing the trades industry via Council's website of new requirements and the average waiting time for building consents processing and building inspections.

To date Council has:

- Updated the BCA newsletter distribution and email lists. *Please let Council know if you know of anyone not receiving these newsletters that would like too.*
- Launched the building section on their website www.hauraki-dc.govt.nz. Check it out!! There is a "Question & Answer section so please use it. Senior staff will respond to the questions you submit.

Questions & Answer's

Q: Do you need to issue a permit to get a subfloor?

A: If you're altering below the subfloor e.g. ventilation, repiling or replacing the floor, you will need to apply for a Building Consent (BC). If you have already applied and the plans have been altered in any way, then you need to check if the BC has been granted. If not, just a correction to plans will need to be made including re-submit the altered plans.

If the BC has been granted or issued then an amendment form and new plans will need to be submitted. This will incur a processing time of 20 days from the date of receiving the amendment.

Q: Can Council request more time from DBH to help trades people work through the process (especially with the LBP)?

A: A Building Industry Group will help to communicate views to the DBH. It is more effective to be a group than as an individual.

What is Council doing to enable people to track their consents easily?

Council is still tweaking the reports to put on the website showing an accurate average waiting time for building consent processing and this shouldn't be far from going live. We will let you know once this feature is available.

What is B.I.G Hauraki?

If Hauraki's building industry is to remain strong with the new changes to the way we build, we need to develop a representative district wide building industry group. Council is committed to help Hauraki's building industry start the **Building Industry Group** for the Hauraki area, but can't do it alone. The group would need to be representative of all building sectors eg plumbers, designers, builders, and merchants. If you have any ideas or interests please email building@hauraki-dc.govt.nz

Department of Building and Housing

DBH has asked Council to promote an upcoming public consultation process on the Building Act 2004. The changes are primarily to give effect to the 'restricted building work' and Licensed Building Practitioners Policy decisions announced in April 2006, and to address some inconsistencies between the Act's wording and its intended effect.

The identified issues are summarised in the table below. Stakeholders and the public will be invited to make submissions through the website www.dbh.govt.nz, or in writing.

TABLE 1: QUICK REFERENCE TO ISSUES

Area	Issues	Sections of Act
Restricted building work and licence classes.	<ul style="list-style-type: none"> • Matching-up required to ensure that the Act is consistent with the announced restricted building work and licensing policy decision (April 2006). • 'Significant building work' concept incorporated with 'restricted building work' definition. • LBP responsibility for whole of building project – design lead and site lead roles. • Technical amendment to clarify licence classes are for 'carrying out' and 'supervising' work. • Grounds for disciplinary action. 	7, 15, 45, 84-87, 88, 92, 282, 285, 314, 317, 318, 402
Schedule 1 – exemptions from building consent.	<ul style="list-style-type: none"> • Unintentional inclusion of more significant work that impacts on health and safety. • 'like for like' concept for low risk and minor building work vs 'comparable component'. • Consider work that should possibly require a building consent/ exclude from Schedule 1, e.g: <ul style="list-style-type: none"> - Weathertightness and durability related work; - Fire resistance properties/ rebuilding after a fire; - Small dams; - Pylons, power poles and phone poles; - Plumbing, e.g., value-vented hot water cylinders; - Work on oil rigs. 	Schedule 1
Natural Hazards	<ul style="list-style-type: none"> • Natural hazard notices – untended retrospectivity. • Impact for homeowners – fair land valuations, Earthquake Commission limitation on claims etc. 	67, 71-74
Access for people with disabilities	<ul style="list-style-type: none"> • Adjustment to discretionary powers regarding new and existing building. 	69, 112, 118
Miscellaneous	<ul style="list-style-type: none"> • Clarifying provisions around documentation requirements/ administrative functions of territorial authorities and regional authorities, earthquake prone buildings, offences, setting fees, transitional provisions, etc. 	

Informative Websites:

BRANZ www.branz.co.nz
 Consumer Build www.consumerbuild.org.nz
 DBH www.dbh.govt.nz

Building Controls www.building.govt.nz
 NZ Standards www.standards.co.nz
 Hauraki DC www.hauraki-dc.govt.nz

Need more information?

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Hauraki....we're getting smarter about building