

NEWSLETTER

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

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Measures that come into effect on 31 March 2005

Most of the measures that came into effect on the 30 November 2004 related to the regulatory framework of the Act.

These included:

- Project Information Memoranda (PIM's)
- Building consents
- Code Compliance Certificates
- Compliance Schedules
- Building Warrant of Fitness
- Notice to Fix

KEY CHANGES

Code Compliance Certificates

The Building Consent Authority (BCA) that issues the building consent will be responsible for inspecting that work and issuing a Code Compliance Certificate. The certificate will be issued if the building has been built in compliance with the approved building consent.

Residential property developers will be unable to complete the sale of household units without a Code Compliance Certificate, or special contractual arrangements

Change the Buildings Use

When a building changes in use from commercial to residential, the building must meet, as reasonably practical, all building code requirements.

The Act does not allow for improvements in fire safety and access for people with disabilities without the need to upgrade all other aspects of the building.

Informative Websites

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| BRANZ | www.branz.co.nz |
| DBH | www.dbh.govt.nz |
| Building Controls | www.building.govt.nz |



MAJOR CHANGES

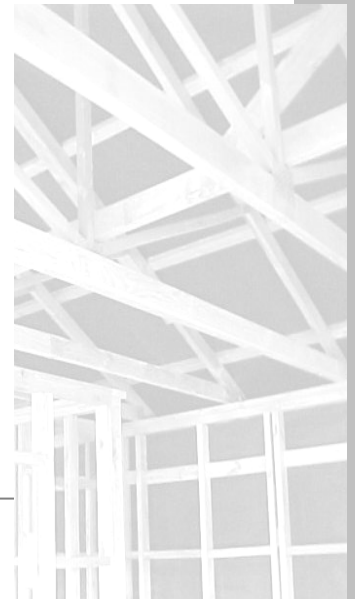


Building Code Changes

The Building code will be reviewed by 30 November 2007 to examine how it could be more user-friendly, and endure that performance standards for buildings are clear and meet community expectations. These changes will take into account the Act's requirements for sustainable development and for buildings that help people stay healthy and comfortable.

Certificate of Building Products

Products can be certified as complying with the Building Code. Certificates will be issued by third party certification bodies. These bodies will be accredited agency appointed by the chief Executive of the Department of Building & Housing. Product Certification will be introduced in mid 2005, and will keep you updated with information as it becomes available.



IMPORTANT INFORMATION

BUILDING CONSENT APPLICATION

Council strongly recommends you apply for a Project Information Memorandum (PIM) before the Building Consent. This will prevent delays to the building consent because the PIM will provide information required to correctly design the building and whether other authorities need consulting before the building consent can be processed.

From the 31 March 2005 applications must be accompanied by ALL the relevant information, and plans to a professional standard, or they will not be accepted and will be returned to the applicant. Council spend many hours suspending consents and chasing up the required information, when Staff would be processing more of your building consents.

Next issue.... Registration of Building Consent Authorities

EMAIL

We would appreciate your email if you have one so Council can communicate with you electronically the latest newsletters and bulletins.

CONTACT

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