

NEWSLETTER

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

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NOVEMBER TRADE SEMINARS

The Council will be hosting the second round of Hauraki Trade Seminars from **5 – 7 pm on Monday November 13, 2006** at the Paeroa Racecourse so please register your attendance via email, our website or telephone.

Seminar content has been strategically planned to address two of the most important issues identified at the August Seminars. They are:

1. Occupational Licensing: The Department of Building and Housing will be speaking about the Licensing process and requirements, and;
2. The formation of a Hauraki owned Building Industry Group.

Council is calling for nominations for the Hauraki Building Industry Group so if you have someone in mind to represent your trade then make sure you nominate them. Nominations can be made via telephone, email or the Council's website at www.hauraki-dc.govt.nz. Please note that you cannot nominate yourself.

We look forward to seeing you there!!

BUILDING@HAURAKI-DC.GOV.TZ

The building@auraki.govt.nz email address was requested at the August Trade Seminars for the building industry to have direct contact with Council's building staff. To date Council has not received any enquiries from this email address. This email address has been set up for the industry to use so please make sure you use it!

Questions & Answer's

Q: What are Council's requirements if I want to relocate a building?

A: Council's requirements vary depending on whether the building being relocated is new or second hand, and where the building is being relocated from. All relocated buildings will need to go through a building consent application process. The Building Consent is required for the foundations and associated things such as stormwater, sewerage, compliance with the District Plan, etc. Photos of any "second hand" dwelling and details of the intended site are strongly recommended to be provided to Council's Planners for assessment for suitability prior to a Building Consent being applied for.

Relocating new buildings

The owner will need to lodge a Building Consent application form with a Code Compliance Certificate (CCC). The manufacturer of the building should supply the new owner of the building with the CCC.

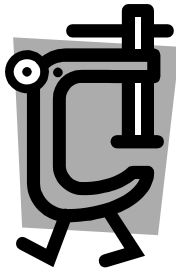
Relocating other buildings from one location within the Hauraki District to another

The prospective owner of the building will need to get a building report. The report must include internal and external photographs of the building and can be issued by one of Council's BCA Officers. The BCA Officer will inspect the building to evaluate whether the building is structurally sound and suitable for relocation. The Building Inspector will provide photos of the dwelling and details of the proposed site to Council's Planners for assessment of the suitability of the dwelling for the proposed site. The owner will need to attach the report to the building consent application form. There is a fee payable for this assessment.

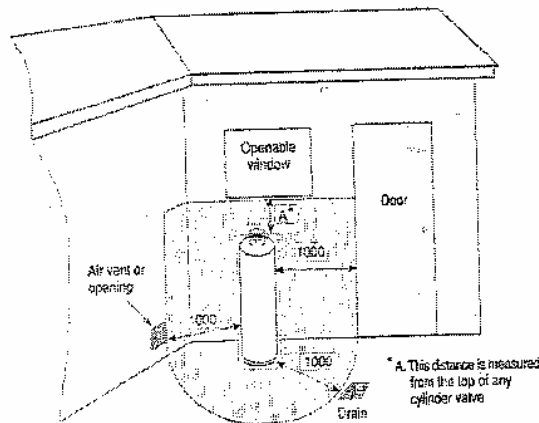
Relocating other buildings from outside of Hauraki District into the Hauraki District

To relocate a building from outside of the Hauraki District into the Hauraki District the prospective owner will need to obtain a building report. The report will need to include internal and external photographs of the building. Council's BCA Officers can produce the report. Alternatively, and certainly if the building is located in excess of 120 km's from the district, the owner will need to supply a report from a recognised building inspection service or BCA for the area. The report should be attached to the Building Consent Application Form. There is a fee payable for the assessment. The owner will also need to provide Council's Planners with details of the proposed site to allow an assessment to be made of the suitability of the dwelling for the site.

HELPFUL INFORMATION



It is important to make sure your gas cylinder is located more than 1 metre away from drains and subfloor vents. While gas work is self certifying all work should comply with the NZS5261:2003. If gas work is noted on a building consent application or on the approved plans and specifications, Council has taken that to mean that the owners want the gas work as part of the building consent application. The way for Council to sign this gas work off is to receive an energy works certificate from the gasfitter that carried out the work. However if an inspector sees an issue then it is Council's opinion that the issue must be brought to the gasfitters attention and remedied accordingly. The diagram below shows the correct distances to be achieved.



Shading indicates prohibited area for a drain or opening

	Exchange cylinder (mm)	In-situ fill cylinder (mm)
A	150	500

Figure G3 - Minimum clearance to a drain or openings into a building

GLASS COMPLIANCE

Council has received notification from the Glass Association of New Zealand (GANZ) that there is an influx of non-complying imported glass products being brought into New Zealand and these products are being used for bathroom, shower screens, windows, balustrades, roof lights and spa enclosures. The following information is taken from a letter addressed to all Territorial Authorities dated

22 February 2006. Not only is the imported glass not marked as required by the NZ Standards, and not complying for that reason alone, but we have reports of these products breaking during handling and the breakage revealing that they are just ordinary glass, not safety glass as required. Some of the "traders" don't know the rules and don't seem to comprehend the importance of them when they are told. **To recap on the rule:** Glass is classified as a "**Hazardous Building Material**" by the New Zealand Building Code, Clause F2. There are special rules for glazing subject to Human Impact Risk and the risk areas are as defined in NZS4223:Part3:1999. The NZBC Acceptable Solution (F2/AS1) calls up NZS4223: Part 3:1999 as the means of compliance.

Identification of Safety Glass:

Each panel of safety glazing material shall be legible and permanently marked. Permanently marked does not include removable labels of any kind. It can be very difficult to identify safety glass if it is not permanently marked at the time of manufacture.

PROPOSED DBH ACCREDITATION FEES

The Department of Building and Housing has announced a proposal to pass Regulations under the Building Act to set fees that would be payable by Local Authorities to meet the cost of accreditation services statutorily provided to local government by the Department. The Department is advising that the fees could be fully recovered by local authorities by way of an additional fee for consent applicants.

The fee will be based on the value of consents issues by each local authority and any consent fee is therefore likely to be based on the value of individual consents in much the same manner as existing fees for BRANZ and DBH levies.

Details can be found on the Department of Building and Housing website (www.dbh.govt.nz) and submissions close with DBH on 20 November, 2006.

Informative Websites:

BRANZ
Consumer Build
DBH

www.branz.co.nz
www.consumerbuild.org.nz
www.dbh.govt.nz

Building Controls
Standards NZ
Hauraki DC

www.building.govt.nz
www.standards.co.nz
www.hauraki-dc.govt.nz

Need more information?

Contact:

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