

NEWSLETTER

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

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Welcome back and Council hope you all spent plenty of time with your families catching up, and recharging the batteries in readiness for what looks to be another busy year.

Council is continuing to streamline their building processes and has now gained a full complement of building inspectors to speed along the processing and monitoring of building consents.

Welcome to Richard Clifton who has emigrated from Hampshire to Paeroa. He was currently working as an Architectural Draftsperson and has now joined Hauraki District Council as a building inspector.

After an initial period of training, this will allow Council to introduce an assessment of consent applications at the time of personal lodgement. The next newsletter will provide details on the new system.

The Building (Accreditation of Building Consent Authorities) Regulations 2006 were passed on 18th December 2006. They come into force on 1 February 2007.

These regulations set out the standards and criteria that an applicant must meet to be successfully accredited as a building consent authority.

There are 19 regulations, the most important being that:

- A building consent authority must have appropriate policies, systems and procedures in writing.
- A building consent authority must record how it ensures that it implements effective policies, procedures and systems. It must record the key decisions it makes, the reasons for them and the outcomes and actions of these decisions.

Most of the above is in place and Council can now fine tune the 11 standards that are required by 30 November 2007.

The regulations are available for download from the Department of Building and Housing website www.dbh.govt.nz

The cost to develop resources and prepare for accreditation as a building consent authority will be passed onto the consumer through an increase in building consent fees. These costs are now being formalized and will be presented to Council for consideration in February. Council will keep you informed when information comes to hand.



Department of Building & Housing Publication

The Department of Building & Housing has published a book on External Moisture - An Introduction to Weathertightness Design Principles. This book explains the theory behind the published acceptable solutions. It is not one of their usual "how to" documents that have been published previously with solutions.

The Department believes this new document will assist with alternative solutions and that it captures the current weathertightness knowledge.

Leaks are involved in a majority of building failures, and avoiding rain damage can be one of the most difficult tasks designers and builders face. This document provides more guidance on how to construct buildings that are weathertight. It will play a part in more buildings being built properly first time, ensuring more New Zealanders have access to quality homes that are well built, safe and healthy.

Copies of this publication can be downloaded from the Department' website.

IMPORTANT INFORMATION

The building consent packs MUST be on site when the inspector visits.

Please make sure you are aware of the conditions.

We are still receiving building consent applications without showing all the planning requirements. Please consult Section 9 - Performance Standards of the District Plan. You can obtain a copy of these from Council website.

All new dwellings in a residential zone must show the contours, day lighting and height control lines.

Plans and specifications must show compliance with the Building Code.

All applications without the required information will be sent back to the applicant.

Informative Websites

BRANZ www.branz.co.nz
DBH www.dbh.govt.nz
NZ Standards www.standards.co.nz

Building Controls www.building.govt.nz
Consumer Building www.consumerbuild.org.nz

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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