

NEWSLETTER

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

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Welcome to the October 2008 issue of the Hauraki District Council Building Newsletter.

IMPORTANT INFORMATION

House Piles

Be aware of the following revised standard for anchor piles and their identification. A copy enclosed. Council inspectors will be checking this is part of their on site inspections.

Development Contribution

Council has started invoicing owners for this contribution which will be sent out with the PIM and a copy sent to the agent with the approved plans if required. Please note if you are an agent the CCC will not be issued until this contribution has been paid.

Site Plans

Council is currently receiving a number of inadequate site plans with applications. Please note that they must be to scale and show all planning requirements.

Schedule 1 to the Building Act 2004

Exempt building works (with new additions)

Schedule 1 of the Building Act has been amended to remove the work of a low risk and minor nature from the need to obtain a building consent. The new exemptions take effect on the 16th October 2008.

The following is the list of additional exemptions:-

- Removal/ alteration of a wall that is non load-bearing and not a bracing element.
- Awnings, pergolas or a veranda over a deck.
- Installation or replacement of windows, or exterior doors or roof windows provided structural elements are not modified.
- Alterations of dwellings for access purposes but excluding wet area accessible showers.
- Internal shop or office fit out where the work does not modify or require modifications to any specified system or means of escape from fire.
- Alterations to existing plumbing including minor drainage alterations but excluding new connections where the work is carried out by a registered plumber.
- Erecting tents and marquees of up to 100square meters.

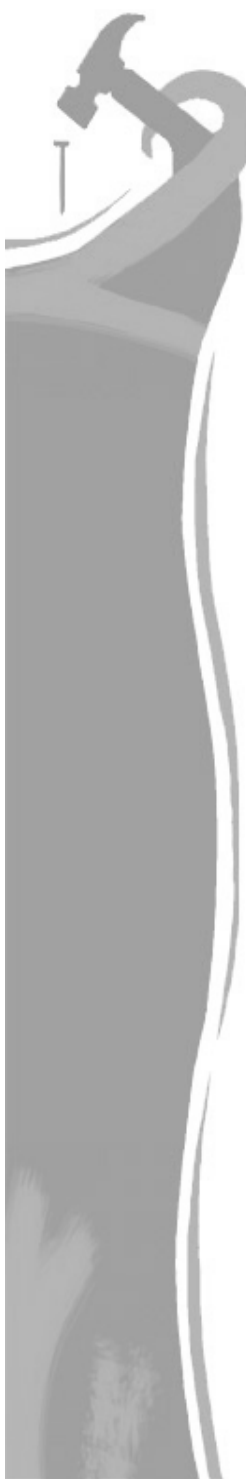
A full list of exemptions can be found in the Schedule 1 to the Building Act 2004.


Please Note:

All building work must still comply with the building code.

All building work must comply with the requirements of the

District Plan (e.g. service court, living court, daylight and boundary controls).





Contact a building official to check if the building work is actually exempt building work. The Duty Planner at council will be happy to provide you with the information you need regarding the District Plan. Please call on 07 862 8609 or 0800 734 834 (from within our District).

It may be good practice when exempt work is completed to develop some form of record, showing what type of work was completed, dated etc to give to the owner and council for future reference in LIM's. This would prevent many problems at a later date when the owner wishes to sell.

Smarter Homes

A new web page www.smarterhomes.org.nz provides reliable, independent information about how to design, build and renovate homes that are warmer, drier, healthier, more comfortable, more affordable and kinder to the environment.

Building Consents and Code Compliance Certificates

Under the building Act 2004 a building consent now has a limited life of 2 years, or a further period as agreed with Hauraki District Council.

Effectively this means an owner has to complete the building work within a 2 year period.

Hauraki District Council is sending out letters to owners at approximately 18 & 23 months, advising the owner of the 2 year (24 months) timeframe and suggesting work should be completed and inspected so the CCC can be issued.

Please make sure that your building project does not take longer than 2 years because the 2004 Building Act states council has to make a decision whether to issue or refuse a CCC after two years.

If a CCC is refused then the work may never be signed off and this may cause an issue when you come to sell the property.

If you do find that the building project is going to take longer than the two years please complete Form 305 Extension of time.

Licensing

Building Practitioners (Licensing Fees and Levy) Amendment Regulations 2008 is currently available

Seminars

Timber on Tour - Hamilton Waikato Stadium – 24/11/08 – 1-4.00pm

Issues surrounding timber grading, classification, treatment and cladding are consistently high on the list of topics queried through the BRANZ industry helpline and the future seminar topics requested by seminar attendees. In a nationwide seminar suitable for most sectors of the industry, the most pressing issues are identified and the latest information on them presented to attendees.

Informative Websites

BRANZ	www.branz.co.nz	Building Controls	www.building.govt.nz
DBH	www.dbh.govt.nz	NZ Standards	www.standards.co.nz
Consumer Building	www.consumerbuild.org.nz		

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TPC WOODmark Update

Edition 4 – September 2008

House Piles

NZS 3605:2001 is the New Zealand standard for timber piles and poles used in construction.

This standard sets out the requirements for anchor, braced, cantilever and ordinary piles to comply with NZS 3604:1999 *Timber Framed Buildings*. Both sawn and round piles and poles are covered by this standard.

The main feature I wish to draw your attention to in this Update is to point out that for sawn piles there is a distinction between ordinary piles and anchor piles.

Ordinary piles are required to carry a vertical load. Anchor piles need to resist lateral loads with or without bracing depending on circumstances.

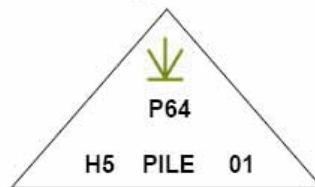
Ordinary piles are graded to N° 1 Framing visual grade under NZS 3631: *New Zealand Timber Grading Rules*. These piles are most commonly available and used in timber foundation systems.

Anchor piles are subject to testing requirements to prove their strength and stiffness. The test requirements involve lateral load testing in a static test machine. The standard testing regime specifies that loads up to 4,080 kgs and held for 10 seconds be applied to anchor piles.

All timber piles are treated to H5.

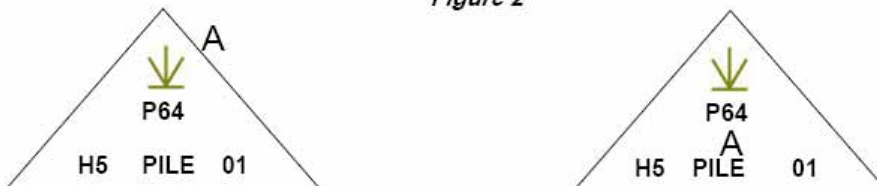
Ordinary sawn timber piles are branded with a triangle brand, see figure 1.

Figure 1



Anchor pile brands are distinguished with the addition of an A to the brand, see figure 2.

Figure 2



Please note the importance of distinguishing between ordinary and anchor piles and ensure that only anchor piles are used where specified. Ordinary piles cannot be substituted for anchor piles.



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