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# NEWSLETTER

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

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Welcome to the May 2009 issue of the Hauraki District Council Building Newsletter.

## IMPORTANT INFORMATION

### **Department of Building & Housing**

#### **Licensing update Issue No 12**

The Licensing update e-news is a regular email news service offered by the DBH and is easy for all to sign up to. If you have not already signed up please go to the site listed at the end of this newsletter

In this issue they cover

Re-licensing – what to do

New forms and guidelines

New activities approved by the Register

#### **Licensing update Issue No 13**

In this issue they answer questions about the Licensed Building Practitioner Scheme and list seminars, publications and conferences to keep your skills up to date.

### **Building Consent Lodgment**

Please note if you wish to pay your deposit for your building consent by cash, eftpos or internet banking you must organize a formal pre-lodgment meeting with the duty building officer. If the consent is accepted then you can pay the deposit with one of these methods.

All consents go through an initial assessment before they are accepted. If the consent is not accepted all documentation including the cheque gets sent back to the first point of contact. As you can imagine it is not safe to send cash back in the mail and its not possible for Council to keep this cash until such time as the consent is accepted. Eftpos and internet banking is equally not suitable for consents that need to be returned.

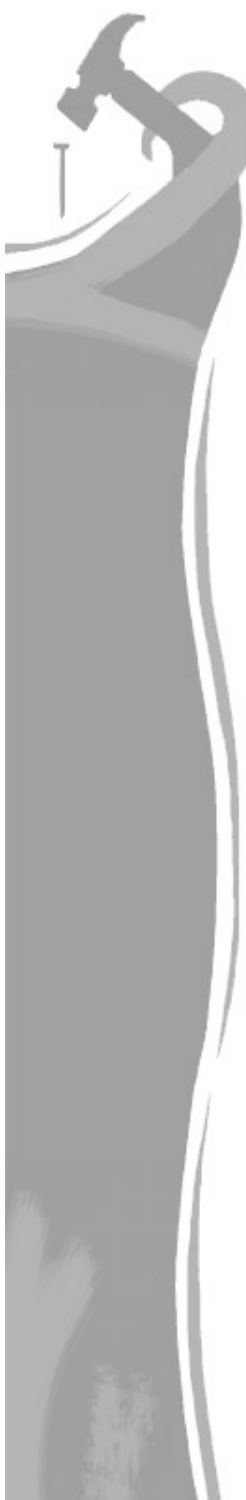
### **District Plan**

A few applications are being designed with other Councils' District Plans. Please note each Council has their own set of performance standards or rules and any project within Hauraki District must be designed to our District Plan. Copies are held at all area offices and can be viewed on our website.

[www.hauraki-dc.gvot.nz](http://www.hauraki-dc.gvot.nz)

### **Building Consent Suspensions**

The 2004 Building Act requires Council to only accept building consent plans and



specifications that clearly show compliance with the NZ Building Code. The standard of plans has been steadily getting better but Council is still having to return a fair number of applications or suspend applications and write with a list of outstanding matters.

Council has recently completed a building consent application survey and this identified re-occurring information absent from applications. The plans and specifications for minor projects such as garages and farm sheds were generally of a poorer standard compared to dwellings where the standard has improved markedly. The plans and specifications submitted with standard proprietary buildings are also of a variable standard.

If you wish to avoid delays in processing please note the common causes of these delays. The following table lists common deficiencies:-

<b><u>Dwellings</u></b>	<b><u>Garages, Sheds &amp; Utility Buildings</u></b>
<ul style="list-style-type: none"> <li>• E1 surface water details</li> <li>• E3 internal moisture</li> <li>• Identification of ground bearing</li> <li>• Finished floor levels</li> <li>• Producer statement for specific design</li> <li>• Bracing in general</li> <li>• Job specific specifications</li> <li>• Fixings – bottom plate, trusses</li> <li>• Timber grades</li> <li>• PIM details</li> </ul>	<ul style="list-style-type: none"> <li>• Fire philosophy where applicable</li> <li>• Producer statements for specific design.</li> <li>• Identification of ground bearing</li> <li>• Identification of wind Zone</li> <li>• PIM details.</li> <li>• Site plan</li> <li>• Storm water disposal</li> </ul>

### **MITEX – Structural Fixing Booklet**

Mitex NZ Ltd have updated their Structural Fixings onsite guide for Building Code Compliance – 2009 edition.

If you have not a copy then please request a copy from [www.mitexnz.co.nz](http://www.mitexnz.co.nz)

The booklet contains information on:

- Timber strength properties 04/2008
- Internal load bearing on concrete slab floors 12/2008
- GIB Handibrac
- Top plate stiffener 06/2007
- Hip board strut 02/2008
- 9kN/16kN Truss to top plate fixing 03/2008
- Concealed purlin cleats 02/2008
- Roof bracing specification 08/2008



### **Informative Websites**

BRANZ [www.branz.co.nz](http://www.branz.co.nz) Building Controls [www.building.govt.nz](http://www.building.govt.nz)  
 DBH [www.dbh.govt.nz](http://www.dbh.govt.nz) NZ Standards [www.standards.co.nz](http://www.standards.co.nz)  
 Consumer Building [www.consumerbuild.org.nz](http://www.consumerbuild.org.nz)

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