

NEWSLETTER

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

Hauraki District Council
P O Box 17
William Street
Paeroa
Ph (07) 862 8609

Fax (07) 862 8607



ISSUE 44

12 April 2011

Welcome to the April 2011 issue of the Hauraki District Council Building Newsletter.

IMPORTANT INFORMATION

A reminder to all Licensed Building Practitioners

To remain licensed, you need to show you are keeping up with the changing industry. The Licensed Building Practitioner scheme refers to this as 'skills maintenance'.

Skills maintenance is about staying on top of your game. Maintaining your skills and knowledge will help you work more effectively, minimise errors and costs, and improve workplace safety. The aim is for high quality and safe buildings and consumer confidence.

Points Required

Licensing Class	Points over 2 years
Trade licences	24
Site area of practice 1, & Design area of practice 1	30
Site area of practice 2 & 3, and Design area of practice 2 & 3	36

If you hold two or more licensing classes you must complete the higher point allocation. For example, if you are licensed in Carpentry (Trade) and Site 2 you need to acquire 36 points.

To learn more on how to get points visit
<http://www.dbh.govt.nz/lbp-skills-maintenance>

Building Consent Applications

We encourage you to visit our web site, www.hauraki-dc.govt.nz, where you can download all the necessary documentation to complete your application. The prelodgement (Form 283) and processing check sheets are all on the web site and Form 283 is included in the application pack. They are all a valuable tool for your designer to put together a complete application. Please refer to attached checklist.

While obtaining a Project Information Memorandum (PIM) is now not compulsory it is strongly recommended that you obtain one before making your application for building consent. Doing the research early can save time and money later. Applications that provide clear, accurate drawings and documentation that shows compliance with the building code proceed through the consenting process smoothly. Council must advise of certain information like hard hazards etc that they are aware of that affect your proposed building site. If you don't obtain a PIM you will receive a TAI (Territorial Authority Information sheet) which contains certain information that must be provided with your building consent.

A reminder that when Council issues a building consent it will contain a list of inspections that are required to be carried out to ensure that the building work complies with the approved plans and specifications. It is important that these inspections are called for and carried out before work proceeds further. If the work to that stage is not inspected then Council will not be able to issue a Code Compliance Certificate at the completion of the project. Of particular importance is the requirement to have your engineering professional on site to check specific design elements of the building work.

District Plan Rules and Building Work

The proposed district Plan was publicly notified on 24 August 2010. The rules relating to heritage buildings and items, significant natural areas (bush) and the Conservation zones had immediate legal effect from that date. Since the close of the submission periods on 8 March 2011, other rules had to be treated as operative

When you are proposing to carry out any building work you therefore need to find out which work you therefore need to find out which District Plan rules apply – those in the Proposed Plan or those in the Operative Plan.

You can do this by looking at the marked up copy of the Proposed District Plan on Council's website and or by contacting the Duty Planner for assistance.

Simplifying Timber Treatment

Hon Maurice Williamson - 14/3/11

Treatment to protect timber from decay and insects will be simpler from 4 April
This will make it easier to build safe, durable homes cost effectively while maintaining, and in some aspects improving, protection against fungal decay for timber-framed homes.

A transition period will let industry adjust to the change which becomes fully effective on 1 July.

The changes:

1. Timber treatment class H1.2 can be used for almost all enclosed framing. Currently there are as many as four different classes of timber used within a house including untreated timber.
 - People who don't want to use treated timber can use untreated Douglas Fir but only in low-risk houses of simple design. Untreated Douglas Fir is more resistant to decay than untreated radiate pine, but not as resistant as H1.2 treated timber.
 - Timber treatment class H3.2 must be used for cantilevered deck joists and framing. This is a prudent safety precaution as cantilevered decks depend more critically on the strength of the timber to prevent collapse.

My goal is an efficient, productive sector that stands behind the quality of its work and 'builds it right first time'. We need to simplify and clarify the Building Code to make it easier for everyone to understand how to comply and to design and construct buildings that are safe and durable for New Zealanders."

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		

CONTACT

Hauraki District Council, William Street, PO Box 17, Paeroa
Phone: 07 862 8609 or 0800 734 834 (from within the District)
Fax: 07 862 8607
Website: www.hauraki-dc.govt.nz
Email: mandy@hauraki-dc.govt.nz