

SUPPORTING DOCUMENTS FOR BUILDING CONSENT APPLICATIONS

Selwyn District Council commonly receives a large number of supporting documents relating to building products as part of building consent applications submitted. The good news is – we would like to reduce the amount of information provided.

Sending through full product brochures with your building consent applications not only lengthens the time it takes to vet and process your consent application – it also may lead to more questions on your RFI's due to confusion raised over conflicting and irrelevant details and information. We are obliged to read all information you provide with your consent – therefore superfluous additional supporting information only adds to your consent cost by lengthening the time involved in processing your application.

The supporting documents are an area open for interpretation as different Councils may request different levels of information. To help you we have summarised the requirements of what you should be submitting with a building consent application to the Council:

- If the product(s) specified are commonly used then it is sufficient to identify them on the plans or an addendum to specification – e.g. Gib, Ecoply, Thermakraft, Pink Batts, etc. Remembering that sufficient detail must be provided to ensure that the builder can in fact fully construct a compliant building from the approved consent documentation.

An example of an Addendum of Specification providing relevant details is provided below, or alternatively provide the relevant page(s) of the manufacturers' document only.

- However, if a product(s) specified is an Alternative Solution, i.e. not commonly used or new to the market then please provide manufacturers literature and background information to support your application – e.g. asphalt shingles, underfloor heating, alternative claddings, heat pump hot water, etc.
- Add references such as BRANZ appraisals and numbers, manufacturer technical manual versions, etc to your specification documentation for clarity.
- Specific Engineering Design – please provide verifiable evidence of Building Code compliance – e.g. Producer Statement Design (PS1), calculations, sketches/drawings or a combination thereof.
- Items covered in the PIM/Building Consent Application Checklist – e.g. bracing calculations, truss design should continue to be supplied. We encourage you to go through this and check off that you have covered all relevant information in your application. Refer:
 - Residential checklist - http://www.selwyn.govt.nz/_data/assets/pdf_file/0016/140218/Form-2-R-Residential-checklist-V2-Copy.pdf; or
 - Commercial checklist - http://www.selwyn.govt.nz/_data/assets/pdf_file/0003/2298/Form-2-C-Comm-Ind-checklist-V2.pdf.

Please note that the information above is intended as a guide only, and you need to ensure you are referring to the relevant legislation to confirm that your build project meets requirements and you are submitting the relevant information supporting your consent application.

Addendum of Specification

(COMPLETED EXAMPLE FOR INFORMATION)

Date Printed

CLIENT NAME:

SITE ADDRESS:

Job #:

Current Address:

Phone / Home:

Work:

Mobile:

Email:

BUILDING ELEMENT	DESCRIPTION	MANUFACTURER/ APPRAISAL DETAILS /DATE/VERSION	SITE SELECTIONS
FOUNDATION	CONCRETE 20.0 MPA 2X D16 BARS TO FOUNDATION		
FLOOR	CONCRETE 20 MPA 500E DUCTILE MESH TO TOTAL FLOOR SLAB		
WALL FRAMING & TRUSSES	<u>EXTERIOR FRAMING</u> 90 X 45 NEW ZEALAND OREGON <u>INTERIOR FRAMING</u> 90 X 45 NEW ZEALAND OREGON H1.2 TREATED ALL LOAD BEARING STUDS & LINTELS MINIMUM SSG8 TIMBER		
EXTERIOR CLADDING	70 SERIES CLAY BRICK MIDLAND 70 SERIES STANDARD SIZE LINEA WEATHERBOARDS ON A CAVITY		BRICK COLOUR/TYPE, 70 SERIES MORTAR COLOUR:
ROOF	CORRUGATED LONGRUN COLOURSTEEL		COLOUR:
FASCIA & GUTTER DOWNPIPES	COLOURSTEEL WITH EXTERNAL CLASSIC D SPOUTING & COLOURSTEEL DOWNPIPES		COLOUR:

	SNOWSTRAPS ADVISABLE BUT ARE AN OPTIONAL EXTRA		
WINDOWS	ALUMINIUM, DOUBLE GLAZED, INCLUDES COLOUR MATCHED HARDWARE		COLOUR:
WINDOW JAMBS	PAINT GRADE H3 TREATED PINE		
GLASS	OBSURE TO BATHROOM, ENSUITE, WC		
EXTERIOR DOORS	FRONT – MANHATTAN V-GROOVED ENTRANCE DOOR, HUNG IN ALUMINIUM FRAME BACK-GLAZED ALUMINIUM		
GARAGE DOOR	SECTIONAL CONQUEROR INSULATED WITH AUTO DOOR OPENER		COLOUR:
INSULATION	CEILING – R3.6 PINK BATTS – ULTRA WALLS – R2.6 PINK BATTS – ULTRA EXCLUDING GARAGE CEILING & GARAGE EXTERNAL WALLS		
CEILINGS & WALLS	10MM GIB BOARD WITH LEVEL 4 FINISH FOR PAINT, TO ALL SURFACES		WET AREAS – CEILINGS AND WALLS SEALER & 2 COATS DULUX AQUANAMEL AS PER E3/AS1 – 3.1.2 – WALLS – CLAUSE F
INTERIOR DOORS	MANHATTAN, PAINTED, DOUBLE DOORS TOP GLAZED		COLOUR:
JAMBS	GROOVED CUSTOMWOOD		COLOUR:
EXTERIOR DOOR HANDLES	EZ SET / HAWTHORN		FINISH COLOUR
INTERIOR DOOR HANDLES	EZ SET / HAWTHORN		FINISH COLOUR

WARDROBE DOORS & SHELVING	ALUMINIUM FRAMED SLIDING DOORS, GIB BOARD PAINTED INFILL CLAIRSON PLASTIC COATED SHELVING 18.40 L.M ALLOWED		PANEL COLOUR: FRAME COLOUR:
KITCHEN	QUALITY FORMICA/WILSONART BENCHTOP PARMCO S/STEEL CANOPY RANGEHOOD INSTALLATION & VENTING TO EXTERIOR 1 ¼ " STAINLESS STEEL SINK AND DRAINER TRAY WITH PROVISION FOR WASTEMASTER KITCHEN INCLUDED ALLOWANCE \$12,000 INSTALLED INCL GST CLIENTS TO SELECT FROM XXXX. CONTACT XXXX ON XXXX		
TAPS KITCHEN	METHVEN WAIPORI		CHROME
LAUNDRY	AQUATICA LAUNDRY TUB/PREFINISHED WHITE CABINET WITH INTEGRATED TUB AND WASHING MACHINE TAPS		
BATHROOM VANITY	1 X PINTO VANITY 900MM X 500MM (PORCELAIN)		TOP COLOUR: CABINET COLOUR:
BATH	ENGLEFIELD SORRENTO WITH HEAD REST MIXER & SPOUT		COLOUR: WHITE COLOUR: CHROME
BATHROOM AND ENSUITE FITTINGS	LADDER HEATED TOWEL RAIL X2 TOILET ROLL HOLDER X2 FULL LENGTH MIRRORS OVER VANITIES WALL HEATER AND 150MM INLINE EXTRACTOR FAN TO ENSUITE & BATHROOM		COLOUR: CHROME COLOUR: WHITE/CHROME
BATHROOM SHOWER	CLEAR SAFETY GLASS DOOR, ACRYLIC TRAY AND WALL LININGS, MIXER VALVE, EZY CLEAN WASTE		SHOWER COLOUR: WHITE WALLS CHROME GLAZING
TOILET	STYLUS – ALTO I WALL FACED SUITE		COLOUR: WHITE
VANITY TAPS	METHVEN WAIPORI – SINGLE LEVER		COLOUR: CHROME

SHOWER TAPS	METHVEN WAIPORI SHOWER MIXERS & WAIPORI SHOWER SLIDE WITH SPRAY HEAD		COLOUR: CHROME
ENSUITE VANITY	1 X PINTO VANITY 900,, X 500MM (PORCELAIN)		
ENSUITE TOILET	STYLUS – ALTO I WALL FACED SUITE		COLOUR: WHITE
ENSUITE SHOWER	CLEAR SAFETY GLASS DOOR, ACRYLIC TRAY AND WALL LININGS, MIXER VALVE, EZY CLEAN WASTE		SHOWER COLOUR: WHITE WALLS CHROME GLAZING
HOT WATER CYLINDER	300 LITRE HIGH PRESSURE ELECTRIC CYLINDER		
APPLIANCES / WHITEWARE	<u>FISHER & PAYKEL APPLIANCES</u> ELECTRIC HOB CE604CBX1 SS ELECTRIC WALL OVEN B60SCEX3 SS DISHWASHER DW60DOX1 SS WASTE DISPOSER GD75IA1		
ELECTRICAL ELECTRICAL HEATING	PC SUM ALLOWANCE DAIKIN FTXS50J HI-WALL HEATPUMP		
SECURITY SYSTEM	INCLUDED		
TELEPHONE	4 TELEPHONE POINTS		
HOSE TAPS	TWO HOSE TAPS		MARK FLOOR PLAN
INTERIOR DECORATING	WALLS, CEILINGS, DOORS AND TRIM, PAINT FINISH, 4 PAINT COLOURS ALLOWED		
FLOOR COVERINGS	NORMAN ELLISON STANDARD CARPET RANGES, UNDERLAY & LAYING INCLUDED FLOOR TILES TO WET AREAS, OTHER AREAS AS NOTED ON PLAN FLOOR TILE LAYING FOR FLOORS INCLUDED IN CONTRACT PRICE LAYING FOR CERAMIC OR PORCELAIN TILES ONLY, SLATE ADDITIONAL COST		
CURTAINS & DRAPES	NOT INCLUDED CLIENTS CARE		
SERVICES	SANITARY SEWER, STORM WATER, SINGLE PHASE POWER SUPPLY, WATER SUPPLY INCLUDED		

PATIOS & PATHS	UN-REINFORCED CHARCOAL COLOURED CONC PATIO INCLUDED PLAIN CONCRETE CONCRETE PATH TO CLOTHESLINE. 26 ALLOWED (UN-REINFORCED CONCRETE MAY BE SUBJECT TO UN-CONTROLLED CRACKING)
DRIVE, VEHICLE CROSSING	UN-REINFORCED CHARCOAL COLOURED CONCRETE VEHICLE CROSSING INCLUDED (UN-REINFORCED CONCRETE MAY BE SUBJECT TO UN-CONTROLLED CRACKING)
TV AERIAL	STANDARD TV AERIAL ALLOWED TO SUIT STANDARD EQUIPMENT AND UP TO 4 TV OUTLETS
BUILDING CONSENT APPLICATION & FEES	INCLUDED / EXCLUDING ANY RESOURCE CONSENT APPLICATIONS & FEES
FENCING (1.80 HIGH PALING)	HALF SHARE COST INCLUDED (CLIENTS CARE TO RECOVER NEIGHBOURS CONTRIBUTION) NO ALLOWANCE FOR INTERNAL FENCING
LANDSCAPING	NOT INCLUDED, CLIENTS CARE
CLOTHESLINE	HIDE A LINE INCLUDED
LETTERBOX	STANDARD BRICK LETTERBOX .320 X .320 INCLUDED
ADDITIONAL ITEMS (INCLUDED IN QUOTATION)	<ol style="list-style-type: none"> 10 YEAR CERTIFIED BUILDERS HOME FIRST BUILDERS GUARANTEE PLEASE NOTE: ALL INCLUDED & P.C. SUMS INCLUDE GST LOGBURNER – WOODSMAN TASMAN MKII
ITEMS (NOT INCLUDED IN QUOTATION)	ENGINEERS GROUND CONDITIONS REPORT, AND ANY ASSOCIATED COSTS FOR EXTRA FOUNDATION WORKS NOT COVERED BY CONTRACT PLANS & SPECIFICATION DEVELOPMENT CONTRIBUTION FEES.

NOTE: ALL ITEMS MENTIONED HEREIN, UNLESS STATED OTHERWISE ON THIS DOCUMENT, ARE FROM THE XXX STANDARD RANGE.

CLIENT:

DATE: