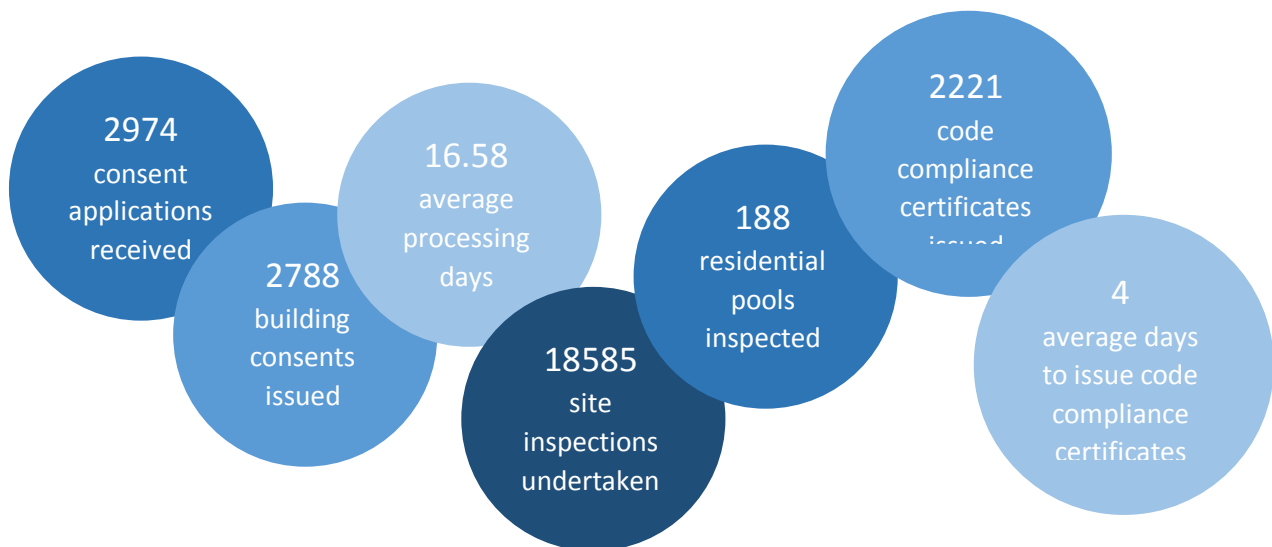
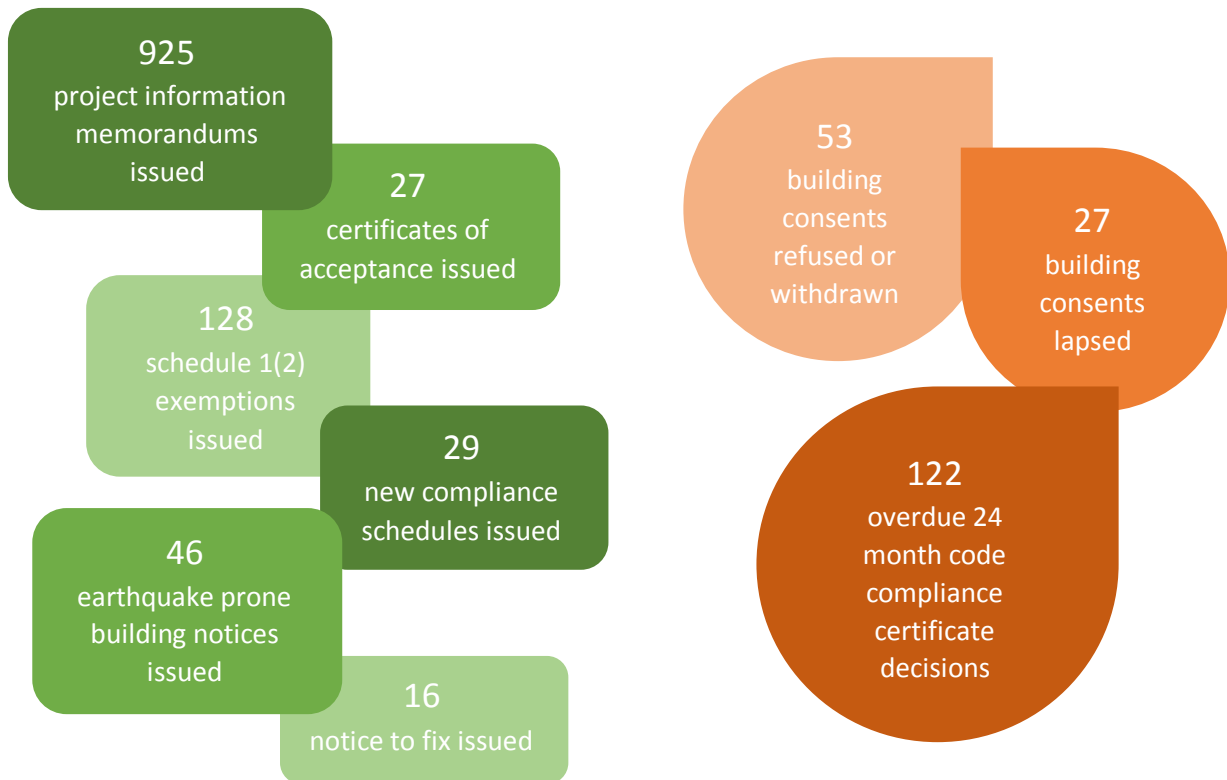


Latest on building consents in Selwyn

- [Results for 2020](#)
- [Dealing with valley capacity on metal roofs?](#)
- [Closeness of drainage trenches to foundations](#)
- [Beware jumping the gun on consented building work](#)
- [Reminders](#)
 - Code compliance certificate applications
 - Who is doing the site scrape inspection?
 - Floor pours

Results for 2020

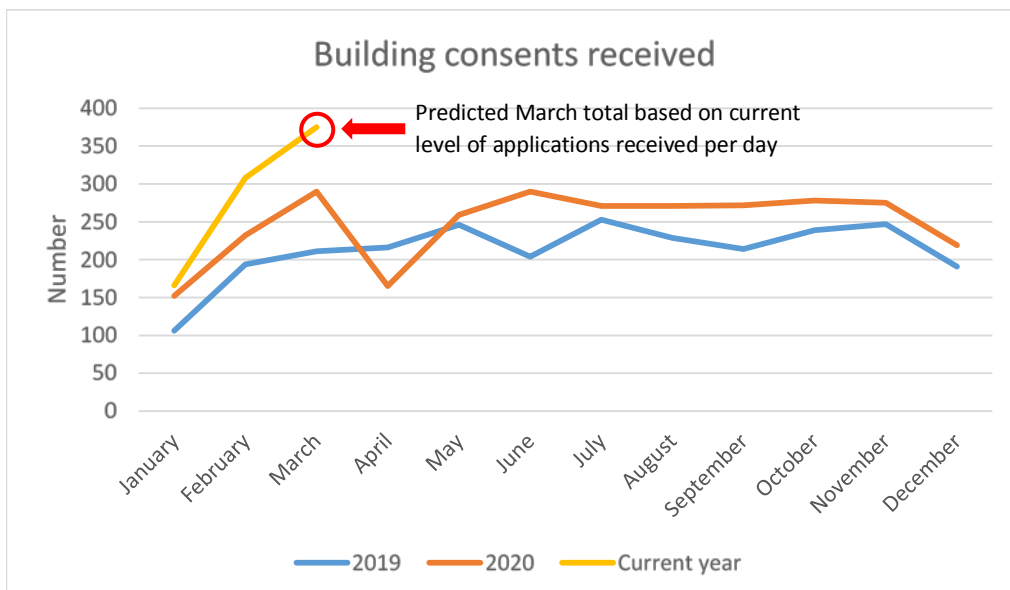




And our figures for 2021 already show we're even busier this year.

What's the current situation?

- The high volumes continue over and above our predictions
- We continue to try to recruit new staff and contractors to help with the level of applications and inspections in the district
- At the moment we're still able to deliver inspections within 48 hours of booking



What does this mean for me?

- Please stay patient and plan ahead
- Your application may go over the 20 working day processing timeframe
- Please be assured that we will get to your consent – calling us to check on current status of your application takes us away from processing it
- Be mindful of and plan for the workload flowing through to inspections – you may need to allow more time than normal to complete your build
- Plan for the Easter public holidays – like you team, ours need time off as well to recharge their batteries
- This means that we may need to limit our inspections on some days, particularly the days around public holidays, depending on demand and availability of our inspectors.

Dealing with valley capacity on metal roofs?

Help is at hand.

You may find the [Valley Capacity Calculator](#) helpful. This is found under 5.4.7 of the Code of Practice V3.0 from the New Zealand Metal Roofing Manufacturers Association (NZMRM).

Proximity of drainage trenches to foundations

With the gradual reduction in section sizes in new subdivisions, having enough room to put drainage trenches in can be problematic at times.

The key issues we're identifying onsite are:

- Non-compliance with the trenching clearance distances allowed in G13/AS2 section 5 and figure 8
- Inaccessibility for trenching machinery
- Problems for builders who have to deal with any undermining of the perimeter foundation, damage to concrete work and subsequent remediation.

Generally boundary set backs need to be at least 1.4m for NZS3604 type foundations.

For a raft foundation consideration needs to be given to the platform that extends past the foundation. You may not be able to achieve the needed clearances for drainage as raft slabs often require the platform to extend 0.5m to 1.0m beyond the slab footprint.

If room on-site is tight, you may well receive an RFI during consent processing asking you to re-route the drain or consider another drainage layout/system.

Where an inspector identifies undermining of a foundation you will be asked to get design input from a Structural Engineer with accompanying inspection report(s) and PS4.

Inspection of transported or relocated buildings

Your building's pile foundations need to be prepared before your building is transported to the site. This allows for checking the following:

- an accurate pile set out to match the building coming in and the approved building consent
- a pre-pour inspection before the foundations are poured and the building arrives on site that allows us to check everything is correct before the building is placed in position.

After the building has arrived and been secured to the foundations you will need to contact us for a subfloor framing inspection ideally before installing any baseboards or subfloor cladding which will:

- allow clear visibility of all joist to bearer, bearer to pile and all bracing fixings for inspection, and
- make it easier to fix if any additional work is identified at the inspection.

More information on transportable or relocated buildings can be found in our guide on [relocated buildings - an overview for owners](#).

Beware jumping the gun on consented building work

We know it's busy out there, and there are sometimes delays that impact your ability to deliver on your timeframes. But please be patient until your building consent has been issued.

Starting building work that needs consent before the building consent is issued is illegal.

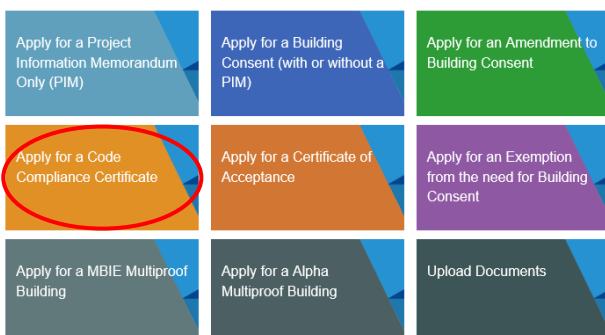
Don't ask your engineer to sign off the work with a PS4 to cover the work. This puts them under undue pressure, and holds them liable for breaching the Building Act. You too can face fines and potential prosecution for starting work before the building consent is issued.

Find out more on [inspecting unconsented work](#) from the Engineering New Zealand website.

Reminders

Code compliance certificate applications

Please load your code compliance certificate application via the AlphaOne portal using the **apply for a code compliance certificate** button:



We are still receiving a number of code compliance applications via upload documents. Loading them there means that:

- the code compliance certificate time clock is not activated
- we don't see them in a timely manner
- your document will be rejected.

Who is doing the site scrape inspection?

We're seeing too many instances at the moment where a last minute decision has been made to have the engineer inspect the site scrape.

We get that "they're on site already for the foundations" or whatever else may be the case. BUT your building consent has been issued based on the information provided with your application.

If your application did not clearly nominate an engineer to carry out certain inspections at the time of consent application then your inspections need to be carried out by a council inspector.

Where it is agreed for an engineer to do the inspection this will be clearly noted under Construction Monitoring on the Form 5 building consent, their site inspection report clearly needs to state

- that that they have inspected the site scrape, and
- confirm that all vegetation and organic matter has been removed.

Floor pours

Please remember that if you change your floor pour from a two pour to a single after the building consent has been issued then you will need to apply for a formal amendment to the building consent.

Your inspection will fail if there is no approved amendment and need a re-inspection that will allow a section of the cut to be seen and passed or failed.

Please contact our team via [email](#) or call 0800 SELWYN (735 996) if you have any questions or need clarification on any of the above.