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Thank you to everyone for your patience and understanding with the changes we had to put in place during Covid-19.

It's been a bit of a ride as everything was shut down on site while everyone moved into lockdown, to quickly ramp back up to continue with building projects.

We have all had to adapt to operating under a new way of doing business. We introduced waitlists for inspections to give everyone a fair chance at getting inspections as soon as practical, along with virtual inspections. And we took your constructive feedback on board to find ways to smooth out processes in the background.

Some of these changes we are keeping, while others will revert back to what was in place before the lockdown. Please read on...

Inspection bookings back to (mostly) normal

Some good news on the inspection front now that inspection demand has levelled out to a more manageable level. From Tuesday 2 June:

- No more waitlisting of bookings
- You can book your inspection 2 working days before you need it
- The Builders App will be available again to allow you to make your own bookings

The usual rules still applies when making your booking – so to save delays and disappointment please check:

- There are not outstanding resource consents, amendments or blocks on your project
- All work to be inspected is ready for inspection by 7.30am on the day of your inspection
- All required documents related to the inspection are uploaded to the required documents area of the AlphaOne portal the day before the inspection.

Note that some inspections may still be carried out remotely. We will let you know beforehand if that is the case.

Processing timeframes

We are doing our best to keep up with the consent applications coming through, however you may see some slippage in consent timeframes at present due to the volume.

March 2020 saw us receive a record 290 building consent applications, while April applications were steady and May on track with last year. So right throughout lockdown the work never stopped and has continued to be processed.

This level of workload also places our planning team under pressure to assess district plan compliance and respond to your enquiries as people contemplate new business ventures and activities.

A number of Napier City Council staff and contractors are currently processing consents for us to help us reduce the timeframes.

While the level of work is stretching us now, it will also have an ongoing effect as the projects move through the various stages of construction and inspection. So please bear with us as we do our best to work with the industry to meet the demand.

Let's be kind to each other and thankful that we are fortunate to have such a pipeline of work in front of us.

Building consent and code compliance certificate timeframes

Let us know if the lockdown has, or is likely to impact your building consent or application for your code compliance certificate within the timeframes under the Building Act.

Building consent

If you get to a situation whereby your building work hasn't started within 12 months from the date your building consent was granted then your building consent will automatically lapse and be of no effect. If you decide after this time that you build project work will go ahead you'd need to reapply for a new building consent.

You can apply for an extension of time in writing before the due date of your consent lapsing.

Code compliance certificate

All consented building work should be completed within 24 months from the date that the building consent was granted.

If your project has been delayed and you can't meet this timeframe then you can apply in writing for an extension to this time. You will need to provide:

- a reason for requesting an extension, and
- the time frame you require to complete the work.

After reviewing your request we'll advise you in writing of our decision.

Building warrants of fitness

If you own a building with building warrant of fitness commitments during this unprecedented time – there is information available on the [Ministry of Business, Innovation and Employment \(MBIE\) website](#) that you may find helpful.