

## Site scrape inspections

Our inspection team have noticed that many building sites are not ensuring all of the vegetation has been removed during the site scrape process. This becomes an issue on projects where a single pour floor or ribraft floor system is used and it is not possible to establish whether an effective site scrape has been completed.

For this reason we have introduced a site scrape inspection for single pour floors.

As an interim measure we are using an inspection heading called 'Pre construction meeting' to schedule an inspection earlier in the build process.

For consents issued from 1 December you can expect to see an additional inspection added for single pour floors and ribraft floor systems with the inspection heading:

**'Pre-construction/site scrape/siting'**

This inspection will check the items noted below.

Not booking this inspection at the appropriate time is likely to cause undue delays to your project.

## What do we want to inspect?

During the site scrape inspection our inspectors want to check:

- That the site has been scraped adequately with all vegetation and organic matter removed
- Ground bearing.

## What if an engineer is doing inspections?

If you have an engineer undertaking construction monitoring for your project their site inspection report will need to clearly note that they have inspected the site scrape and confirm that all vegetation and organic matter has been removed.

## Other news

### Reminders

#### **Marquees building consent/exemption application guidance**

We are experiencing an increase in marquee consent and exemption applications that aren't meeting requirements.

As a reminder, an evacuation procedure **must** be approved by Fire and Emergency New Zealand in accordance with section 75 of the Fire and Emergency Act 2017 for buildings where:

1. 100 or more people can gather together
2. 10 or more people work.

This legislation applies to marquees. We have been receiving many applications where this information is not provided.

Application must be made to Fire and Emergency New Zealand (FENZ) thirty days prior to the event or date of use of the marquee. This can be made through an [online application form](#) on their website. If this approval is not included in applications your exemption may be refused.

Further information on requirements for marquees can be viewed on our website under Property & Building, [Marquee Information](#).

### **PIM – do you really need one?**

A project information memorandum (PIM) provides information about land and the requirements of other Acts that might be relevant to the proposed building work.

PIMs have been voluntary under the legislation since 1 February 2010.

We have seen an increase recently in applications for both a PIM and a building consent for domestic dwellings. A PIM is not likely to provide information that you do not already know or haven't already carried out your due diligence on in most instances where the project is a straightforward dwelling in a standard subdivision where ground conditions, planning requirements and location of services etc are known. In these instances there is no value in applying for a PIM at the same time as your Building Consent, therefore you can save time and \$250 by applying for a building consent only.

It is appropriate to apply for a PIM only during the design phase of complex projects or where a development contribution may be triggered.

## **Updates**

### **Wind and snow loads – updated guidance document**

The information in the recently released wind and snow load guidance on high country township design information has been reviewed and amended to provide further clarity as a result of queries relating to the information within the document.

An updated version of this document is now available on our website under Property & Building, [Public Information](#).

### **Changes to procedures**

There will be some enhancements and new functions introduced in 2019 to AlphaOne which should provide better functionality for all users. These include the following:

- A builders app will be available for mobile phones enabling electronic booking of inspections

- Code compliance certificates will be granted only after full payment has been received for any additional costs incurred during the construction phase.

Look out for more information in the New Year.