

Inspection workload

We're currently receiving a very high volume of bookings for inspections.

This means you may see some days over the coming weeks where we have no choice but to limit inspection numbers to the number of inspectors (including contractors) available each day.

We are doing our best to keep up with what is a very busy period for everyone and want to work with you to minimise the impact on your business. Please do contact us if you have major concerns or want to discuss ways that we can work together better to achieve good outcomes for everyone.

Christmas close down

Office closedown

- Office closes – midday Thursday 24 December 2020
- Office reopens – 8.30am Tuesday 5 January 2021

Inspection closedown

- Last full day of inspections – Tuesday 22 December 2020
- Limited inspections on a first come, first served basis – Wednesday 23 December 2020
- Inspections resume – Tuesday 5 January 2021

Supply chain delays impacting completion of buildings

We are starting to see an increasing number of product and appliance supply issues occurring within the building sector.

Our aim is to work with the sector to keep projects moving and issue code compliance certificates (CCC) where we can. There are however limits on what we can sign off on reasonable ground versus what we must see completed and in place to meet the minimum requirements of the New Zealand building code.

To help you understand whether we can issue a code compliance certificate we have outlined in the table below details of how we will deal with different situations and what you will need to do so that your projects can be completed and signed off.

Please be aware that this information is shared as guidance – there will always be situations that may differ for specific reasons.

NZBC clause	Item	What we are seeing	What you'll need to do
B – Stability B1 & B2	Product substitutions	Change in materials relating to cost saving or supply chain issues	<p>You must</p> <ul style="list-style-type: none"> - complete all work as approved on the building consent - obtain an approved formal amendment or minor variation before substituting a product due to supply issues <p>To check whether you need a formal amendment or the substitution can be handled via a minor variation contact the office or discuss your proposed changes with the inspector onsite</p> <p>Some examples – change in:</p> <ul style="list-style-type: none"> • Product used for bracing – formal amendment required • Exterior cladding type – formal amendment required • Interior lining material, not contributing to lateral bracing – minor variation required • Waterproofing membrane – minor variation required
C – Protection from fire	Heating appliance	Solid fuel heater not installed	<p>You must complete all work associated with fire rated construction as approved on the building consent</p> <p>Note – the final inspection result will be a 'Fail' until the appliance installation is completed and code compliance can be issued</p>
D – Access E – Moisture	Driveway and paving	Incomplete driveway and paving areas	<p>Ensure areas included on the approved building consent are based up and boxed to verify</p> <ul style="list-style-type: none"> - finished heights against cladding is compliant and - stormwater drainage works are completed
F – Safety of users			

NZBC clause	Item	What we are seeing	What you'll need to do
F2 Hazardous building materials	Custom made glass shower screens	Not on site or installed at final inspection	<p>You will need to ensure</p> <ul style="list-style-type: none"> - all other aspects of the wet area meet the requirements and - provide compliance paperwork to the owner on completion <p>Note – the final inspection notice will identify that the installation is to be completed when the product is available</p>
G – Services & facilities			
G1 – Personal hygiene	Showers, toilets, baths, basins	Fixtures not fully installed at time of inspection	Install and check that all fixtures are working
G2 – Laundering	Laundry tub	Tub not installed or no tub on site	Install and check that the laundry tub and electrical and plumbing outlets are installed and working to meet the minimum code requirements
G3 – Food preparation	Kitchen bench tops, sink, cook tops, ovens	One or more fittings or fixtures not available	<p>Complete the kitchen bench tops (surface preparation areas) and sink</p> <p>Where a cooktop is installed, but not the oven</p> <ul style="list-style-type: none"> - you must have a completed and compliant oven electrical connection that meets the requirement for provision for cooking
G4 – Ventilation G7 – Natural light	-	-	You must complete all work approved on the building consent, including mechanical extraction units
G8 – Artificial light	-	-	You must complete all work approved on the building consent
G9 – Electricity	Heat pumps	Buildings piped and wired for heat pumps, but units not installed	<p>You will need a minor variation to remove heat pump units from the building consent to enable code compliance to be issued</p> <p>Note – the Inspector adds notes to the consent file that the building has been piped and wired</p> <p>Fitting of heat pump units at a later date must be carried out by suitably qualified person and an energy works certificate provided to the building owner</p>
G10 – Piped services	-	-	You must complete all work approved on the building consent

NZBC clause	Item	What we are seeing	What you'll need to do
G11 – Gas G12 – Water supplies G13 – Foul water			
H1 – Energy efficiency	-	-	You must complete all work approved on the building consent
Other situations	-	Various	These will be considered on a case by case basis – to discuss talk with <ul style="list-style-type: none"> - the inspector on site, or - contact the office

For information on the process to submit formal amendments or minor variations please see council's website at:

<https://www.selwyn.govt.nz/property-And-building/building/building-consent-granted/variatiions-and-amendments>