

Latest building consent news from Selwyn

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Update on our workload

Inspection timeframes

Our inspections are currently around 96 hours (4 days) timeframe from booking.

Processing timeframes

At the end of May:

- The average working days for building consents being issued was 11 days (note this is an average)
- 97% of applications were processed within 20 working days.
- New commercial consents are generally being processed within 25 working days.

Note that timeframes depend on the quality of your application.

Accreditation update - changes to expectations

Every two years our building consent authority (BCA) accreditation review is carried out by International Accreditation New Zealand (IANZ). Our last one was in October 2023.

As BCAs continue to improve their processes and policies, the focus has turned more to the detail and implementation of our processes and the requirements of the Building Act 2004. This time the assessors were very thorough and found a number of non-compliances we needed to fix. These have been fixed with our BCA accreditation status reconfirmed in April.

What's been the impact of the assessment?

An example implementing the requirements of the Building Act is (as advised in our last newsletter in February) that we will no longer wait on other departments within Council to make a decision to grant or refuse a building consent.

Once we have completed your regulatory review and are satisfied on reasonable grounds to make a decision, a decision will be made on whether to grant or refuse your building consent. This decision will be made irrespective of whether there are other requirements that you need to meet.

The onus is therefore on you to check that you can actually start work already once we've granted your consent. So this means you will need to check the granted building consent for notices and other requirements not covered – eg section 37 for the Resource Management Act, and other regulatory or bylaws.

Although we will be applying the requirements of the Building Act more strictly than previously, our intent is to continue being as customer centric as possible.

A copy of our final IANZ assessment report will be made available on our website soon.

Thank you to all our customers for your continued support and feedback; your help makes our processes and systems better.

Given the medium risk outcome IANZ will conduct their next assessment in October 2024.

What to show on your site plan – surveyed site levels

All site plans must:

- include surveyed site levels carried out by a Licensed Cadastral Surveyor, and
- be shown in NZDV2016, and
- include the location of an on-site datum/benchmark outside the excavation zone for construction reference purposes; and
- set proposed finished floor level in relation to these levels also taking into account the minimum level required by the current Flood Assessment Certificate issued for the site.

Note: if the site already has a Flood Assessment Certificate issued that references the minimum floor height in relation to the LVD37, then all site levels and onsite datum/benchmark shall be provided in LVD37 format.

In addition, refer [flood assessment certificates](#) information.

For further information on [what to show on your site plan](#) refer to our website information on this.

Requirements for responding to RFIs

When responding to an RFI your response should:

- clearly identify and reference changes on documents (eg revision clouds and document version numbering),
- include a document transmittal or updated cover page detailing documentation names, sheet numbers and current version references, and
- have attachments saved as a PDF and printable at the correct scale (maximum A3 size).

If your response doesn't follow the above we will deem the RFI response as incomplete.

All information should be supplied within 20 working days or we may refuse your application. If you need additional time, please let us know in advance what reasonable additional time you require to get the requested information through to us.

Code compliance certificate requirements

A reminder that the owner is responsible for applying for a code compliance certificate (CCC) as soon as the building work is completed.

Applications must include:

- any records of work provided by licensed building practitioners
- a current manufacturer's certificate for modular component (if applicable)
- energy work certificate that relates to the energy work (if applicable).

If this information is not provided:

- your application will be rejected, and
- you will need to resubmit your application when you can provide complete information.

Where a complete CCC application is received, the statutory is started, and cannot be stopped if a final inspection has not been completed. So our team will be in touch to book this.

Do not submit your CCC application if the work is not ready for inspection, because we are required to make a decision to issue or refuse it within 20 working days. This means if you're not ready your CCC is likely to be refused at this time.

Reducing construction waste – complimentary online event

5 ways to building out construction waste and connect with construction professions in your area

When: Wednesday 12 June

Time: 12.00pm – 1.00pm

Register: [Online here](#)

Hear from these nationally available solutions that can help you reduce waste from your projects now:

- Reduce polystyrene waste in flooring via Cleva Pod
- Reduce PVC plastic waste via Marley PVC take-back scheme
- Reduce flooring waste via Jacobsens ReForm take-back scheme
- Reduce fitout waste via SpaceBar modular kitchens and cabinets

Then connect, share experiences and collaborate with other local stakeholders in your region (this will be done via selecting a regional virtual 'breakout' room to attend).

Organised by the Construction Sector Accord and Sustainable Business Network.

Fees and charges are increasing

Our fees and charges are increasing from 1 July 2024. Our [updated fees and charges](#) will available on our website from this date.

There were no submissions received on the proposed changes to the building fees during the Long Term Plan consultation processes. We expect that Council will ratify the proposed rates via a Council meeting in June.

What are the changes?

- The Building Levy rate will apply to work valued at \$65,000 (versus previously \$20,444)
- A new fee for file lodgement for BCAs supplying records to the TA under section 238 of the Building Act 2004
- Increase for issuing certificate of compliance (alcohol) – Building Act and RMA under the Sale and Supply of – Alcohol Act 2012 (s100f)
- New fee for inspections for certificate of compliance – Building Act and RMA (if required)
- Increase in Infrastructure hourly rates.