

## Tanking inspections reintroduced & new construction statement templates

### Internal membrane inspections

As of 1 September 2018 Selwyn District Council (SDC) will be reinstating the internal waterproofing (tanking) inspection. The inspection will be listed in the inspection schedule for all relevant building consents issued from this date.

SDC has not carried out routine tanking inspections since 2012, relying on installer statements to be satisfied on reasonable grounds that the work complies. A recent review of this position has highlighted the increased trend towards wet shower installations, and the high risk this area of work poses given it is an unlicensed and unregistered trade.

One of the purposes of the Building Act is about consumer confidence. This, along with the high costs associated with membrane failures, has led to the decision to reinstate internal membrane (tanking) inspections.

#### What will be inspected?

A tanking membrane inspection will not be required for bath and vanity splashbacks, but may be viewed if there is other significant tanking to be inspected.

Tanking membrane inspection will be required (but not limited to) for the following:

- Bath plinths
- Tiled showers
- Wet floor showers
- Any tiled floor with a floor waste

It is our intention is to align our inspections with what neighbouring Councils inspect. Below is a guideline to assist builders and tradespeople.

**Please note** this is not an exhaustive list of all inspection requirements.

Documentation	<p>The following documents must be onsite and in good condition before the tanking inspection:</p> <ul style="list-style-type: none"> <li>• Issued building consent including advice notes, schedule of inspections</li> <li>• Consented/amended plans, supporting documents and specifications with the SDC approved stamp</li> <li>• Copies of site inspection reports conducted by an engineer, where required</li> <li>• Completed 'Construction statement - Waterproofing' – download a copy of the template from our <a href="#">website</a></li> </ul>
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Tanking membrane inspection	<p>Check:</p> <ul style="list-style-type: none"> <li>• The membrane is dry and trafficable at the time of the inspection</li> <li>• A suitable substrate is in place as per the manufacturers specifications</li> <li>• All substrates are clean, dry and fit for purpose</li> <li>• Bandage is applied to junctions where required</li> <li>• Junction/bandage has support for tanking the shower base dry</li> <li>• The shower base is dry</li> <li>• The substrate is covered adequately and the recommended thickness of film applied as per the manufacturers specifications</li> <li>• The entire substrate of the wet area is covered with the tanking product specified in the building consent</li> <li>• That the membrane is turned down into floor plumbing waste outlets to ensure Secondary flow path is clear</li> <li>• Bath plinths have water stop edge installed</li> <li>• Wall niche junctions have been appropriately dressed</li> <li>• Penetrations are sealed</li> <li>• Water proofing membrane extends 1.5m out from the shower and 300mm above the shower rose</li> <li>• Membrane extends to any wall or surface within 150mm of the bath</li> <li>• That the substrate is fully covered by the membrane</li> <li>• Products and fittings (waste) as per approved building consent</li> </ul>
Final inspection	<p>Check:</p> <ul style="list-style-type: none"> <li>• Ensure secondary flow path is clear at floor plumbing waste outlets</li> <li>• Look for voids in grout and silicone lines</li> <li>• Trim grout line adequate thickness</li> <li>• No ponding on tiles</li> <li>• Documentation completed</li> </ul>

Inspections will **FAIL** in the following circumstances:

1. If the product is still wet - re-inspection required
2. If there is no evidence of which product has been used - re-inspection required
3. If there is no completed construction statement provided at the time of inspection – no further inspections until construction statement provided
4. If tanking inspection is missed – inspections stopped, with no further inspections until verification provided and accepted.

Flood tests are optional and at the discretion of the installer. This will need to be identified on the construction statement if carried out or not.

You will be reminded of your tanking inspection on the prior inspection notices. Inspectors will note a tanking inspection is required on the inspection notice prior or on the pre line inspection notice, whichever occurs first.

## New construction templates available

A range of new construction statement templates have been introduced for trades to use to support their code compliance documentation on completion of building work. They are available on our [website](#) and cover:

- General
- Drainage
- Emergency Lighting
- Onsite wastewater disposal
- Plumbing pressure test
- Waterproofing

We encourage you to start using these templates for submitting your supporting documents.

## Save time and money - submit all your documents via the AlphaOne portal

Did you know that AlphaOne is more than just a portal for submitting your building consent application, amendment or certificate of acceptance?

You can apply for a code compliance certificate and upload documents relating to any of these functions. Now that all our documents are electronic – submitting them via the upload documents tab will save both time and money.



ATTENTION: We will automatically archive projects with CCC completed status more than 2 weeks ago. You can still access these projects using the Archived Applications filter.



There a number of benefits of submitting documents through the portal:

- Avoids double handling and duplication
- No need to send a copy via email
- Inspectors can more readily review of documents
- No need to leave documents onsite that are not required for inspection (e.g. site cut, ground bearing and engineer site reports, truss as-built, construction statements)
- Saves time and money
- All parties can see what documents have been uploaded to the job.