

Latest building consent news from Selwyn

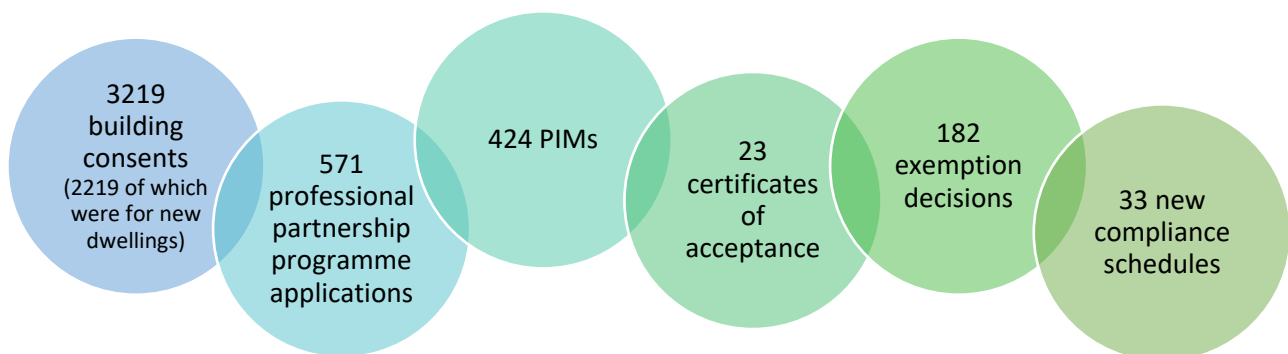
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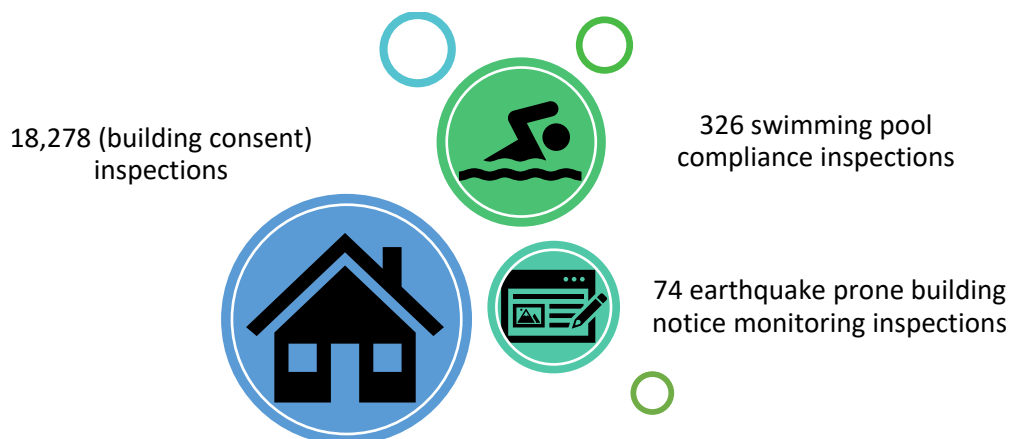
Review of 2022

This is our first newsletter for 2023 and we're well into the workflow after a hectic 2022.

Looking back at last year at our achievements, our team issued:



and completed:



Update on our workload

Inspection timeframes

Our inspections remain busy as the bubble of work consented goes into construction phase. The good news is that we're mostly maintaining our 48 hour timeframe with valuable assistance from our contractors.

Please bear in mind that some days this may change due to inspector and contractor availability.

You can continue to help us by:

- ensuring you have completed the work required for each inspection to eliminate the need for reinspection's,
- submitting required documentation early – you know the drill; you don't have to wait for the inspector to request it, and
- being organised – so if things change on site, let us know so we can cancel your inspection and rebook it for a suitable day.

And thank you for your ongoing patience.

Processing timeframes

At the end of February:

- The average working days for building consents being picked is 17 days (note this is an average)
- 67% of applications were processed within 20 working days, with our team continuing to process more applications than we received, with consents that were already over the 20 working days last year and have an outstanding RFI still having an impact on our current compliance with the 20 day statutory timeframe – we expect this figure to keep improving as a decision is made on these projects and we continue to keep up with the new consents received
- The good news is:
 - New residential consents are being processed within the 20 day statutory timeframe
 - New commercial consents are being processed generally within 25 working days

Note that timeframes depend on the quality of your application.

What are we doing to reduce the timeframes?

- Work actively with our professional partnership partners to fast track applications through this route,

- Return applications that aren't complete, and
- Following up on the applications already over timeframes and on RFI to decide whether to grant or refuse a building consent.

Guide on the building consent process

The Ministry of Business, Innovation and Employment (MBIE) have published a new [step-by-step guide on the building consent process](#).

This new guidance is great resource for your customers.

Information has been presented in a diagram format on one page for easy reference and includes:

- how to determine which building work requires a building consent,
- the building consent process,
- common mistakes in the application process, and
- the role of inspections and the code compliance certificate.

Estimated value of building work

When you provide your value of building work on your application, please ensure you provide an accurate estimated value. We will query value if it looks wrong (ie due to input error) or we feel the value may be underestimated.

Please note the following:

- The value of building work will be rounded to the nearest \$1000 for calculation of levies
- For amendments, additional levies may be charged if the estimated value changes for the amended building work.

Further information on estimated value of building work, and an explanation of the levies is available on our website under [fees and charges](#).

Heads up on improved evacuation schemes system for commercial buildings

Fire and Emergency NZ (FENZ) have been working on a new and improved Evacuation Schemes system that will change the way you do your evacuation schemes.

It will look different and should provide a smoother journey through the scheme application process.

The benefit of the new software includes:

- quicker and more accurate evacuation scheme processing,
- a more stable platform, and
- easier navigation through your schemes.

Your log in won't change, so you will still use your RealMe in the new system once it goes live. Until then keep following the current process in place, and Fire and Emergency New Zealand will confirm when the changes will be implemented.