

Latest building consent news from Selwyn

We hope everyone is keeping safe out there under Alert Level 2. There is certainly plenty of construction activity going on!

In this newsletter

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Selwyn leads the country for new house growth

It's official – we (Selwyn) have the highest rate of new houses consented for any region in the country.

Our team has been processing between 150 and 250 building consents a month since March 2021, reaching over 300 in July this year. All this activity also increases demand for building inspections, with an increase over 20% this year.

What are we doing to help manage this?

We're aware what impact all this activity is having on our customers.

The pressure on processing times due to record building consent applications is challenging. A national shortage of trained building control officers doesn't help.

We have however put a number of proactive measures in place which have seen the average consent processing time falling from an average of 34 working days in July down to 29 days in August.

Our measures have included:

- Developing an innovative partnership programme that allows industry partners to fast-track parts of the consent process where it is safe to do so
- Hiring additional staff
- Started an on the job training programme with six trainees joining the programme in July
- Working proactively with the industry to manage emerging issues such as supply chain product delays
- Working with other councils and the Ministry of Business Innovation and Employment to find nationwide solutions – the whole country is facing challenges

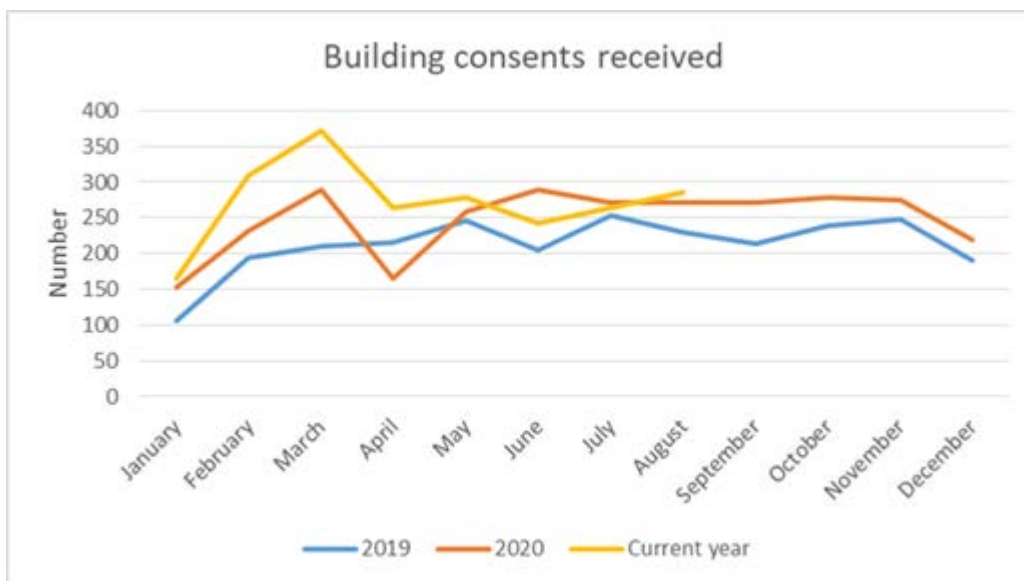
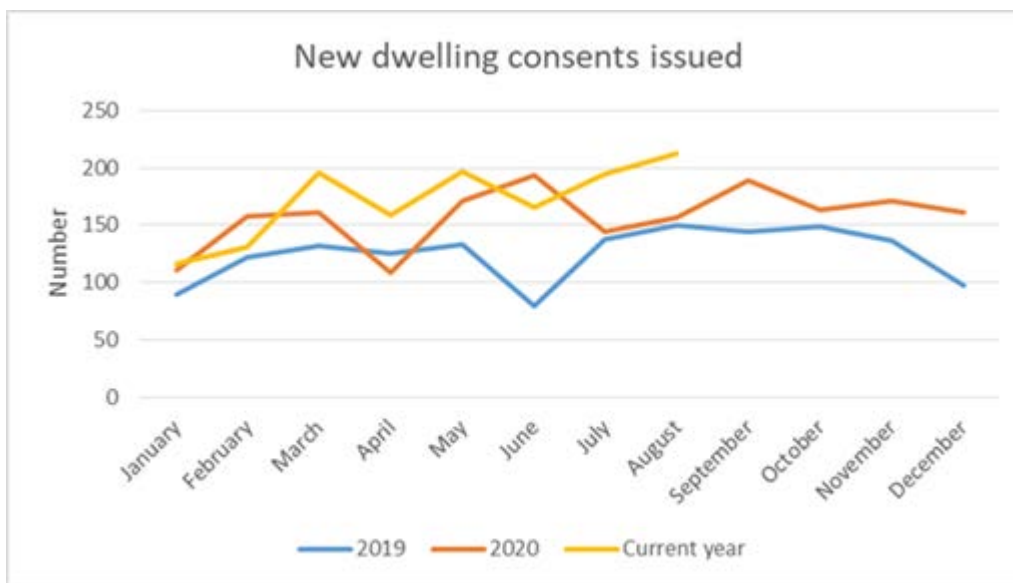
If we keep working together and proactively as we have done, we can manage those challenges together.

The data

Selwyn issued new house consents at three and half times the rate of the rest of Aotearoa over the past year according to Statistics New Zealand figures. That means we're issuing at a staggering rate of 26.1 new residential dwellings per 1,000 people, versus the national average of 8.8.

To put it into perspective...

- Auckland's rate was 9.1, and Christchurch 7.9 new homes per 1,000 people
- That's a 16% increase from the year ended July 2020.





PIM information – how relevant to your project?

Are you getting the value you or your customer needs from these? In many cases we don't think so.

We're continuing to see a rise in requests for PIMS even though they are voluntary and may not be needed for your project.

It is also adding to our overall workload. Time spent working on PIMs is time taken away from working your building consent.

So what information do you want from your PIM?

- Planning check? We have you covered!

All building consents, whether with a PIM or without, go through our Planning team anyway to check you are meeting District Plan requirements.

This happens early on in the process, and you will be advised of any resource consent requirements as soon as they are known.

- Information on where services or fill is located?

There won't be anything of benefit to you on the PIM if the subdivision development doesn't have s223 or s224 yet.

Because they are still developing the sites, we won't have information on where services are located, or site fill.

This means your PIM content is based on information council holds on the underlying allotment – which is information that will change as the subdivision is being developed.

- Other general information on the land, wind zone etc?

This doesn't vary much across a subdivision in a township. The information in a PIM is likely to have very little to no information that you don't already know – it's the same as next door or down the road in most cases and will generally be covered by the developer's geotechnical report.

A slight different story if you're building up on the hills or mountains however.

When should I apply?

PIMs can be helpful when you're:

- at the design phase of complex project,
- outside of main town areas,
- building on a hill, in the mountains or a more complex site, or
- the land has some history (eg historic location, wahi tapu or wahi tapu area, potential contamination).

In those instances the best time to apply for one is **before** you start the developed design process. Waiting for a PIM until you submit your building consent could lead to more cost and delays if the PIM shows items you have not considered in your design.

Geotechnical reports from the developer will also provide valuable information for the planning phase.

More information on PIMs is available on our website [here](#).

Records of work – your responsibilities

A reminder that as a [licensed building practitioner \(LBP\)](#) you must provide a copy of the record of work (ROW) for all restricted building work that you have carried out on the project.

For ease for everyone it's best to provide this to us before the customer applies for their code compliance certificate (CCC).

By providing it up front you're helping

- your customer by them not having to follow up with you or you holding up the application for CCC, and
- our inspectors by them not having to follow up with you later, meaning they have more time to be out there carrying out inspections for everyone.

Providing a record of work

- ensures that the property has a record of who carried out or supervised the restricted building work, and
- helps avoid potential grounds for discipline by the LBP Board for not providing a record of work.

Reminder about records of work

New building consents with restricted building work involved will have an Advice Note outlining what is needed for LBP records of work and advising owners that:

- a code compliance certificate application is required within 24 months of the building consent issued date, and
- that they must provide copies of all LBPs records of work for restricted building work completed with their code compliance certificate application.

Reminder – supply chain delays impacting completion of builds

The industry is continuing to experience delays with a number of products and appliances – partly due to volume of builds, but not helped by shipping issues and Covid impacts around the world.

We want to continue working you as much as we can to keep projects moving and issue code compliance certificates. 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.

The table below will help you

- understand whether we can issue a code compliance certificate under 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.

If you need to submit a formal amendment or minor variation please follow our [guidance on our website](#).

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

NZBC clause	Item	What we are seeing	What you'll need to do
			<ul style="list-style-type: none"> - Waterproofing membrane – minor variation required
C – Protection from fire			
C	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			
D & E	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			
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

NZBC clause	Item	What we are seeing	What you'll need to do
G9 – Electricity	Heat pumps	Buildings piped and wired for heat pumps, but units not installed	You will need a minor variation to remove heat pump units from the building consent to enable code compliance to be issued Note – the Inspector adds notes to the consent file that the building has been piped and wired 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
G10 – Piped services G11 – Gas G12 – Water supplies G13 – Foul water	-	-	You must complete all work approved on the building consent
H – Energy efficiency			
H1	-	-	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