

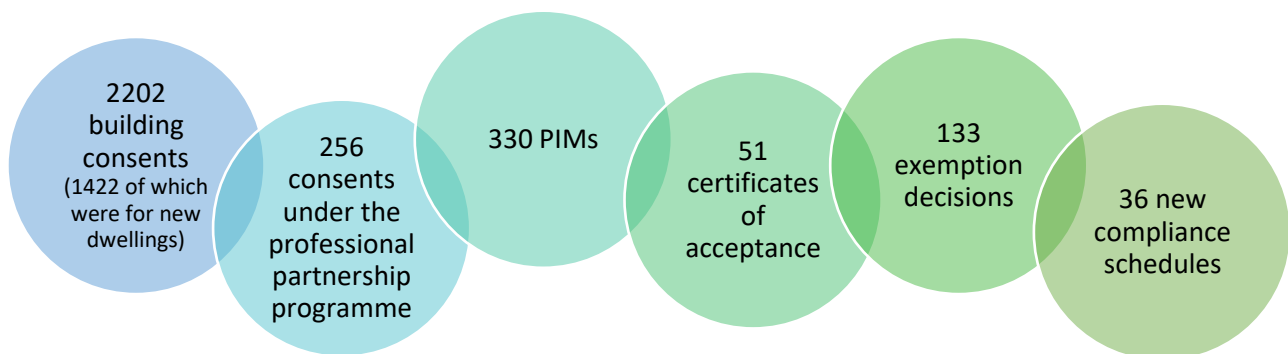
Latest building consent news from Selwyn

In this newsletter

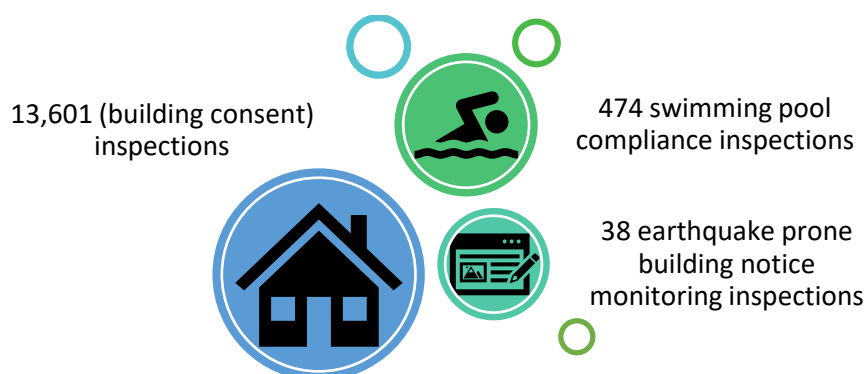
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2024-25 financial year in review

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



and completed:



Update on our workload

Inspection timeframes

Our inspections are currently 5 working days from booking due a high level of sickness within the team. We are actively working to reduce this as quickly as possible.

Please consider your scheduling of work and inspection requirements during periods of school and public holidays as this effects our capacity and may impact our booking timeframe.

Keep an eye on [our website for regular updates on our performance levels](#).

Processing timeframes

At the end of August:

- The average working days for building consents being issued was 9 days (note this is an average).
- 98.9% of applications were processed within 20 working days.
- New commercial consents are generally being processed within 20 working days.

Note that the timeframes above depend on the quality of your application.

Importing timeframes

- Applications are currently being imported within 120hrs (5 working days).
- We are experiencing delays in importing applications due to a change in staff in the Building Advisory team.
- Due to the varying levels of capability in the team, some more complicated applications are taking longer to import and vet.
- To avoid issuing VRFIs we send an email requesting missing information where possible, meaning that once the application is past vetting it retains the day count going into processing.

To help speed up the process please ensure you provide all information required when submitting applications.

Our most common reasons for returning applications include:

- Record of title is older than 6 months.
- Owner on application doesn't match the record of title.

- The following is required but not included:
 - the sales and purchase and/or LT plan for the subdivision where the project is being applied for on an underlying title.
 - Flood assessment certificate.
 - Engineering acceptance.

You can email supporting documents you may have forgotten to include with your application to building.technical@selwyn.govt.nz if your application is yet to be imported.

We hope to have reduced the import day back to 48 hours (2 days) by the end of September, and will continue to provide [updates via our website](#).

Thank you for your patience.

Reminders

Supplying your amended documents to us

Please ensure that when you submit an amendment that you provide the application documents in the required document order – see [how to supply your supporting documents](#) on our website.

A reminder to provide with your application:

- A clear detailed description of the amendment.
- The change in value of the building work (if any).
- All supporting documentation relevant to your amendment – these must include:
 - the most recent amended plans with a cloud around the specific changes and a clear description of what has changed,
 - only the relevant pages of installation/construction details specific to the amendment to allow the BCA to be satisfied that the changes comply with the building code,
 - any updates to the design memorandum if required, and
 - all revised supporting documentation.

Minor variations form

When you apply for a minor variation, please:

- complete the [minor variations form](#), and
- upload it and your revised document(s) to AlphaOne as a minor variation under required documents.

If you need help with AlphaOne see our [guide on using AlphaOne \[PDF, 1028 KB\]](#).

Missing approvals can delay your building consent

Please be aware that we are likely place your consent on hold until we have all connection information.

This is because we need to be satisfied on reasonable grounds that your proposed building work meets the following building code requirements:

- E1 – stormwater disposal (E1.3.3)
- G12 – drinking water supply and backflow protection (G12.3.1 and G12.3.2)
- G13 – wastewater disposal (G13.3.3).

If you're facing delays with connections that are impacting your timeframes, please reach out to us to see how we can help keep your project move along.

Plasterboard recycling

You can now drop off your new plasterboard offcuts at a lower cost of \$130/tonne than general waste (\$395/tonne) at the Pines Resource Recovery Park (183 Burnham School Road).

- This is only for separated **new clean** offcuts of plasterboard.
- Old plasterboard, with paint, wallpaper, screws, and fixings etc, or coving is not accepted.

Previous trials have shown that average house builds can generate 500-1100kg of plasterboard offcuts.

That's a lot of general waste that can be diverted from general waste!

The plasterboard is processed into gypsum soil conditioner for farms, and the paper backing is composted.

This makes it a win-win for everyone.



Legislation and building code change reminders/updates

Schedule method to be removed from H1 insulation requirements

The schedule method as a way to demonstrate compliance with the building code H1 insulation requirements is being removed from the H1 acceptable solutions and verification methods for energy efficiency by the end of 2025. This is because the method does not consider what insulation levels are most appropriate and cost-effective for a particular building.

Designers will have 12 months from then to adjust to the changes.

This is the first of several simple changes aimed at optimising H1 to:

- better balance upfront building costs and longer-term benefits, and
- improve consistency and certainty of compliance and consenting.

[Read more about the removal of the schedule method.](#)

Building product specifications published

The first version of the Building Product Specifications and new editions of 16 acceptable solution and verification method documents has been published by MBIE.

This first edition of the building product specifications contains specifications and standards for building products that are already known and used in the industry (eg windows, timber and cladding).

The purpose of the building product specifications are to:

- provide more choice of building products for use in building code compliant work,

- incorporate a wider range of New Zealand and international standards into building compliance pathways (acceptable solutions and verification methods), and
- make it easier and faster to add, update and modify building product standards in the building code system.

[Read more about the published building product specifications.](#)

Building code system review

The building code system reviews will change to every three years, with the next review due in 2028.

This should give the sector more certainty and helps with planning for, especially when changes may increase costs.

- More regular updates will be made to the Building Product Specifications to provide a greater choice of building products rather than changing requirements.
- Out-of-cycle changes will be made when needed (eg to respond to safety issues).

Building code changes already under way will continue as planned, and includes:

- improvements to the H1 Energy efficiency settings,
- reviewing fire safety requirements, and
- improving access to overseas building products.

Dates to keep in mind

- **25 September 2025** – electricians with current practising licences intending to work on grid-tied PV systems must have additional endorsement for mains parallel generation systems. This requirement extends to electrical inspectors.
- **1 May 2026** – the new lead in plumbing product provisions in Acceptable Solution G12/AS1 become effective.