

Building Bulletin

DECEMBER 2022



Introducing Geoff Gibson

Geoff has recently joined our Waste Team as the Regional Construction and Demolition Waste Minimisation Advisor for both Hastings District Council and Napier City Council.

This is a newly created regional position where he will be covering both Councils in a joint initiative to reduce the amount of commercial waste being sent to landfill. His primary focus will be the trade sector - focusing on the waste that is generated from both construction and demolition and facilitating as many solutions as possible to how it can be either diverted, recycled or reused as the priority over landfill.

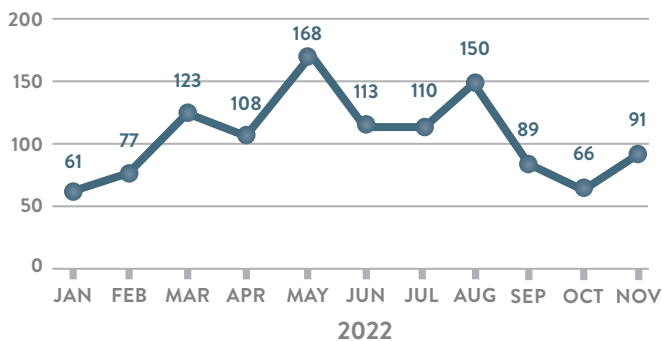
Geoff is keen to engage with any community based organisations and businesses looking to start or expand into the recycling of building products. You can contact him at geoffg@hdc.govt.nz.

Building code changes 2021/22

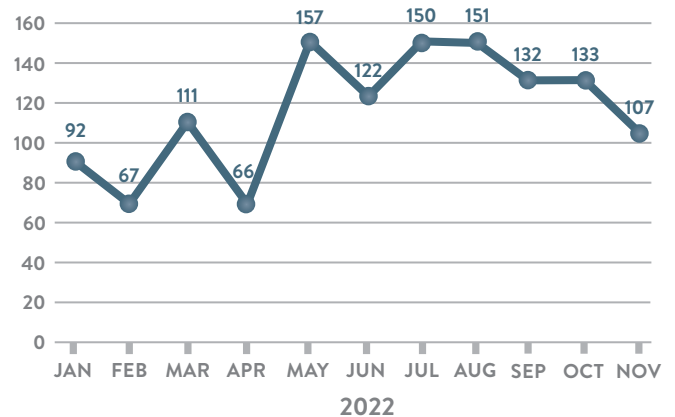
You can find this information on the MBIE website <https://www.mbie.govt.nz/>

Update on building consents

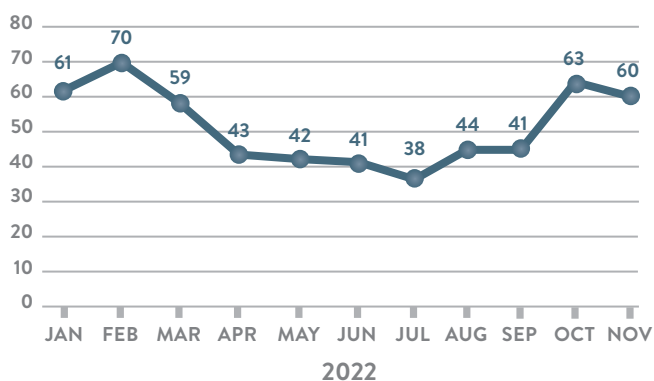
BUILDING CONSENTS GRANTED 2022



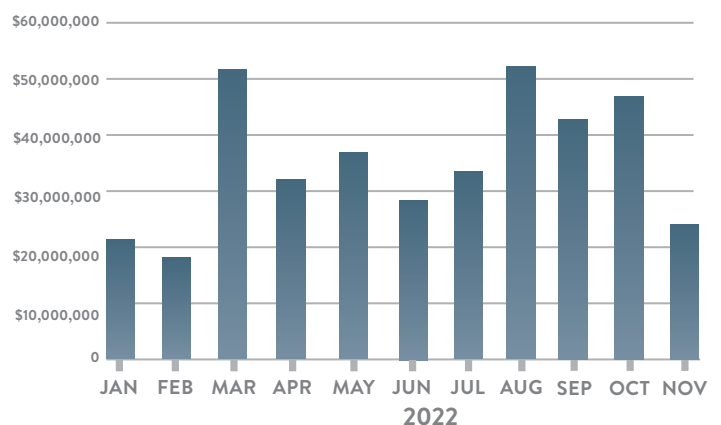
CODE COMPLIANCE CERTIFICATES ISSUED 2022



LAND INFORMATION MEMORANDUMS RECEIVED 2022



ESTIMATED VALUE OF BUILDING WORK 2022





Important dates

- The statutory clock stops from Tuesday 20 December until Tuesday 10 January 2023. This means that no working days are accrued during this time for processing building consents and Land Information Memorandums. The clock restarts Tuesday 10 January 2023.
- The Civic Administration, Warren and Hastings Street buildings will also be closed to the public from Saturday 24 December to Monday 9 January 2023. This is to give our staff a chance to take time off over the Christmas and New Year period.
- The next Building Advisory group meeting date is Thursday 23 February 2023.

Suggestions from the Processing Team

Here are some things that can cause problems throughout the consenting process. Taking these into account will make processing easier for both applicants and Council staff.

Residential	Commercial
<ul style="list-style-type: none"> • Incorrect or non-relevant product information provided. • Lintel selection not provided or not cross-referenced to drawings with similar referencing. • Geotech verse structural engineering – foundation design must match geotechnical requirements. • Plumbing and drainage - placement of vents and pipe sizing and inspection points for maintenance. • Bracing layout on plan needs to match bracing calculations. • Construction monitoring – not clearly defined. • H1 Calculations – R values in calculations not the same as the plans. 	<ul style="list-style-type: none"> • If undertaking alterations and/or change of use to a building then sections 112/115 of Building Act must be considered and appropriately documented. • When construction monitoring is required it must be clearly defined by inspection regime. • Poor coordination of drawings between consultants. • A commonly overlooked requirement is counter accessibility (G5). • Specified systems lack relevant information and coordination between consultants - refer link for example of the type of information required in a compliance schedule: https://www.building.govt.nz/building-officials/guides-for-building-officials/issuing-and-amending-compliance-schedules/exemplar-compliance-schedule/

TAKE NOTE

When building consents are received and vetted by our technician team a very common error is the owners on the application not matching exactly to the owners on the 'Record of Title.' This results in the application being returned causing delays and frustration. This is happening on almost half of applications received!

Auto text information

Our auto texting to builders/clients advising them of their upcoming inspection started last week and we would be pleased if you could provide feedback on its implementation. Please email hayleye@hdc.govt.nz





Shipping Containers

The use of shipping containers has recently been the topic of conversation lately and our position is as follows:

Residential	Commercial
<p>When a shipping container is put onto a site to be used for storage these are then classified as a building, under clause A1 of the building code a container, in its use as a shipping container would be classified as an ancillary building.</p>	<p>As long as the container satisfies the provisions of NZ Building Code clauses C1-6 and the container is sited on a flat site supported directly by the ground, no building works are required or to be undertaken then a building consent is not required.</p>
<p>When multiple shipping containers are put onto a site with the intention of storage for use by the public, this would mean the shipping container are undergoing a change of use from ancillary to commercial and clauses 114 – 115 of the building act would need to be considered.</p>	<p>The change of use assessment would determine if building works are required to achieve compliance with the building code in its new use, if building works are required then building consent required.</p>

Determinations referenced:

[Determination 2017/067.3](#) shipping containers transported to site and joined together for use as a shed.

[Determination 2011/104](#) commercial storage facility.

There are several other determination on this matter to view these [click here](#).



Help from our building technicians

- If you have a general enquiry about building consents, you can book a 30 minute appointment with one of our two duty building technicians during weekdays. Appointments are at our Customer Service Centre on 207 Lyndon Road, from Monday to Friday.
- To book please phone **06 871 5000**.

