

Building Consent Application

Technical Assessment and Peer Review – Residential

Applicant _____ BC no _____
 Site address _____
 Description/use _____ Date _____

Key ✓ **Compliance with Building Code / District Plan and/or WDC requirements**

 ✘ **Non-compliance with Building Code / District Plan and/or WDC requirements**

| **Not applicable**

Entire checklist to be completed and marked accordingly

Peer review to be marked in red pen on photocopy of original assessment sheet to be placed on individual competency assessment file

Technical Assessment - General

Reasons for decisions

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| <input type="checkbox"/> | Classified use of building – Project description & intended use <ul style="list-style-type: none"> Sec 115 (<i>Change of use</i>) applies? | |
| <input type="checkbox"/> | Restricted Building Work <i>Does the project involve Restricted Building Work?</i> <ul style="list-style-type: none"> Is the RBW Homeowner Exemption Design Memoranda enclosed in application Designer(s) currently listed on LBP /Architects / Engineers register Restricted Building Works (RBW) identified on memoranda Descriptions of RBW included in memoranda | |
| <input type="checkbox"/> | Waivers and Modifications Waivers and Modifications requested and identified Waivers and Modifications accepted by BCA? <input type="checkbox"/> Yes (<i>If yes, DBH notified – see BCA procedure</i>) <input type="checkbox"/> No (<i>If no, revised design and memo requested</i>) | |
| | Waivers and Modifications reviewed Tech. Leader Name _____ Tech. Leader Signature _____ Date _____ | |

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| <input type="checkbox"/> | Section 112 (<i>Alterations to existing buildings</i>) applies? | |
| <input type="checkbox"/> | Section 113 Specified intended life Intended life _____ years <i>If applies, is it recorded on conditions page?</i> | |
| | Section 72 (<i>Natural Hazards</i>) notice required? <input type="checkbox"/> Yes (<i>If yes, is it recorded on conditions page?</i>) <input type="checkbox"/> No <i>(Note: decision must be countersigned by technical leader)</i> | |
| | <i>Section 72 decision reviewed</i> Tech. Leader Name _____ Tech. Leader Signature _____ Date _____ | |
| | Sec 75 (<i>Building on two or more allotments</i>) notice required? <input type="checkbox"/> Yes (<i>If yes, is it recorded on conditions page?</i>) <input type="checkbox"/> No <i>(Note: decision must be countersigned by technical leader)</i> | |
| | <i>Section 75 decision reviewed</i> Tech. Leader Name _____ Tech. Leader Signature _____ Date _____ | |
| <input type="checkbox"/> | Land Use Consent (Resource Consent) conditions | |

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| <input type="checkbox"/> | <p>Consent Notice(s) contained in PIM/PA</p> <ul style="list-style-type: none"> All Consent Notice conditions have been assessed by either BCO or PPAT officer (<i>Refer PIM/PA checksheet - see WDC BCA Practice Note 11/001</i>) | |
| <input type="checkbox"/> | <p>Site Requirements</p> <ul style="list-style-type: none"> Driveway access – (<i>existing / new</i>) Supporting ground (<i>Good Ground / Other</i>) Geotechnical reports Cut and filled ground (<i>PS4 provided / requested</i>) Corrosion zone – Zone C / Zone D (<i>Seaspray</i>) Wind Zone – L – M – H – VH – EH – SED Existing private drainage Utility service connection points (<i>Stormwater / Sewer</i>) | |

Technical Assessment – Structure: B1, B2

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| <input type="checkbox"/> | <p>Foundations</p> <ul style="list-style-type: none"> Engineer Design (<i>PS1/ PS2 supplied</i>) Engineer detail shown on plans PS3 / PS4 required (<i>add condition</i>) Footing size for loaded dimensions Durability | |
| <input type="checkbox"/> | <p>Floors - Concrete</p> <ul style="list-style-type: none"> Engineer Design (<i>PS1/ PS2 supplied</i>) Engineer detail shown on plans PS3 / PS4 required (<i>add condition</i>) Slab systems detailed on plans Slab thickenings / pads to support point / roof loads Shrinkage / Control joints Reinforcing (<i>size, type, placement</i>) Durability | |

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| <input type="checkbox"/> | <p>Floors - Timber</p> <ul style="list-style-type: none"> • Floor loadings (<i>1.5 kPa, 2.0 kPa, Other</i>) • Subfloor Bearers, joists, size & spans • Flooring material specified • Deck joists size, spacing & span • Sub floor ventilation (<i>must cross vent</i>) • Subfloor fixings • Subfloor bracing calculations and plan • Durability (<i>Timber grade & treatment</i>) | |
| <input type="checkbox"/> | <p>Retaining Walls</p> <ul style="list-style-type: none"> • Engineer Design (<i>PS1/ PS2 supplied</i>) • Foundation detail / retaining wall details • Durability • Safety from falling – barriers (<i>NZBC: F4</i>) | |
| <input type="checkbox"/> | <p>External and internal walls</p> <ul style="list-style-type: none"> • Engineer Design (<i>PS1/ PS2 supplied</i>) • Engineer detail shown on plans • Construction systems detailed • Wall framings (<i>studs / dwangs / sizes / centres</i>) for height / load / wind zone • Bracing systems detailed / calculations supplied • Lintel sizes & specifications (<i>NZS3604 / other</i>) • Uplift fixings (<i>lintel / stud to top plate / bottom plate</i>) • Durability (<i>external bracing / other</i>) | |

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| <input type="checkbox"/> | <p>Roof Structure</p> <ul style="list-style-type: none"> • Engineer Design (<i>PS1/ PS2 supplied</i>) • Engineer detail shown on plans • Construction systems detailed including all beams and posts • Roof framing (<i>rafter / purlin size, spacing & span</i>) • Truss manufacturer's design certificate, layout & fixings • Roof bracing detailed • Ceiling diaphragms detailed • Durability • Uplift fixings (<i>Rafter / Truss to top plate, purlin, beam</i>) | |
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Technical Assessment – Fire Safety: C1 – C4, F6, F7, F8

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| <input type="checkbox"/> | <p>C/AS1</p> <ul style="list-style-type: none"> • Purpose group (<i>SH</i>) • Length of escape routes (<i><24m</i>) • Wall and ceiling linings | |
| <input type="checkbox"/> | <p>Fire rated partitions</p> <ul style="list-style-type: none"> • Walls within 1m of boundary • Carports • Proposals fully detailed • Durability | |
| <input type="checkbox"/> | <p>F7 – Warning Systems</p> <ul style="list-style-type: none"> • Smoke detection requirements | |
| <input type="checkbox"/> | <p>Heating Appliances</p> <ul style="list-style-type: none"> • Solid Fuel Heater / Gas / Diesel specification – appliance and flue clearances – venting • Roof penetration flashings • Wetback installation (<i>details supplied, open vented, tempered water supply</i>) • MFE Clean air regulations (<i>less than 2ha</i>) | |

Technical Assessment – Access: D1, D2, F8, F4

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| <input type="checkbox"/> | <p>Access Routes</p> <ul style="list-style-type: none"> • External internal routes • Residential lifts • Stairs – type (<i>common, main private, secondary, etc.</i>) • Ramps • Barriers and handrails (<i>F4, D1</i>) • Subfloor access • Ceiling access • Durability | |
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Technical Assessment – Moisture: E1, E2, E3

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| <input type="checkbox"/> | <p>Surface Water</p> <ul style="list-style-type: none"> • Driveway / Hardstand drainage • Floor heights – above finished ground / road / datum • Calculations for gutter and downpipe sizing | |
| <input type="checkbox"/> | <p>Tanking</p> <ul style="list-style-type: none"> • Retaining walls and under floor waterproofing, protection, drainage, damp proof membrane • Tanking PS3 / Inspection requested (<i>section 90</i>) • Durability | |

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| <input type="checkbox"/> | <p>Wall Claddings</p> <ul style="list-style-type: none"> • E2 risk matrix assessment • Cladding compliance path – <i>E2/AS1, E2/MM1, BRANZ appraisal, other?</i> • Cladding systems (<i>detailed, correct installation</i>) • Cavity system details (<i>batten size, treatment, cavity drain/closure, int./ext. corners</i>) • Building wrap / Rigid air barriers (<i>EH wind zone</i>) • Risk factors vs. cladding system, detailing adequate, junctions and connections, special installation requirements • Windows & doors flashings (<i>head, jamb & sill flashing details</i>) • Flashing and junction details • Parapets (<i>caps, walls, intersections, etc.</i>) • Meter boxes • Penetrations • Fixing points • Cladding PS3 / Inspection requested (<i>section 90</i>) • Downpipe spreaders • Durability (<i>claddings, fixings, flashings</i>) • Maintenance requirements • Cladding PS3 / Inspection requested (<i>sec. 90</i>) | |
| <input type="checkbox"/> | <p>Decks</p> <ul style="list-style-type: none"> • Connection to building details • Saddle flashings • Deck to floor level separation • Membrane deck (<i>product, substrate, fall, drainage, overflows, barrier fixings</i>) • Membrane PS3 / Inspection requested (<i>sec. 90</i>) • Safety from falling barriers (<i>F4</i>) | |

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| <input type="checkbox"/> | <p>Roof Claddings</p> <ul style="list-style-type: none"> • Roofing material / profile / pitch • Membrane roofing substrate thickness and framing centres (<i>B1</i>) • Roofing PS3 / Inspection requested (<i>sec. 90</i>) • External gutters (<i>capacity, downpipe spreaders</i>) • Internal gutters (<i>material, falls, outlets, overflows, capacity</i>) • Flashing systems detailed (<i>stop ends, penetrations, eaves flashings, apron flashings</i>) | |
| <input type="checkbox"/> | <p>Internal Moisture</p> <ul style="list-style-type: none"> • Waterproofing (<i>showers, floors, wet areas</i>) • Membrane PS3 / Inspection requested (<i>sec. 90</i>) • Service rooms sealed • Ventilation (<i>G4</i>) • Thermal resistance | |

Technical Assessment – Safety of Users: F1, F2, F3, F4, F5

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| <input type="checkbox"/> | <p>F1: Hazardous agents on site</p> <ul style="list-style-type: none"> • Hazardous agents identified - Council records • Hazards mitigated as required • Consultants reports (<i>ERMA</i>) | |
| <input type="checkbox"/> | <p>F2: Hazardous building materials</p> <ul style="list-style-type: none"> • Hazardous materials identified • Compliance with performance requirements of F2 - Safety glazing, balustrades etc. | |
| <input type="checkbox"/> | <p>F3: Hazardous substances and processes</p> <p>Identified and addressed</p> <ul style="list-style-type: none"> • Existing asbestos | |
| <input type="checkbox"/> | <p>F4: Safety from Falling / Swimming Pools</p> <ul style="list-style-type: none"> • Opening windows • Swimming Pools (<i>fencing height, construction, gates, doors, windows to pool area</i>) | |

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| <input type="checkbox"/> | F5: Construction and demolition hazards Identified for public safety <ul style="list-style-type: none"> • Advisory note required to form • Suitable hoardings and barriers detailed. Public safety | |
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Technical Assessment – Services and Facilities: G1, G2, G3, G15

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| <input type="checkbox"/> | Facilities <ul style="list-style-type: none"> • Toilet, Bathroom, Laundry, Kitchen (<i>numbers and locations</i>) | |
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Technical Assessment – Interior Environment and Ventilation: G4, G5, G6, G7, G8

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| <input type="checkbox"/> | G4: Ventilation <ul style="list-style-type: none"> • Ventilation – Natural, Mechanical or Alternative solution • Cooking moisture / odours | |
| <input type="checkbox"/> | G5: Interior Environment <ul style="list-style-type: none"> • <i>***Check limits on application in the functional and performance requirements of the NZBC***</i> | |
| <input type="checkbox"/> | G6: Airborne and impact sound <ul style="list-style-type: none"> • <i>***Check functional requirements with limits on application within the NZBC***</i> • Performance requirements met: Sound protection – 55 STC Impact sound protection – 55 IIC • Means of compliance: PS1, Acceptable Solution | |
| <input type="checkbox"/> | G7 and G8 Natural and artificial lighting <ul style="list-style-type: none"> • <i>***Check limits on application in the functional and performance requirements of the NZBC***</i> • Light & visual awareness • External awareness for habitable spaces | |

Technical Assessment – Energy Works: G9, G10, G11

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| <input type="checkbox"/> | Electricity energy works certificate requested <i>(Section 90)</i> | |
| <input type="checkbox"/> | Gas energy works certificate requested <i>(Section 90)</i> | |

Technical Assessment – Plumbing and Drainage: G12, G13, G14, E1

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| <input type="checkbox"/> | <p>Plumbing System</p> <ul style="list-style-type: none"> • Means of compliance: G12 or AS/NZS 3500 or Alt solution • Water supply to building • Non-potable supply • Protection of potable supply (<i>swimming pools, dual water sources</i>) • Testing requirements • Materials specified • Water heating system • Tempering to personal hygiene fixtures | |
| <input type="checkbox"/> | <p>Foul Water Drainage Systems</p> <ul style="list-style-type: none"> • Means of disposal identified (off site or onsite) and detailed • PS1/PS2 design required • Means of compliance: G13 or AS/NZS 3500 or Alt solution • Sewer layout - Plan / schematic layout provided, pipe sizes, gradients, venting • Trade waste by-laws requirements | |
| <input type="checkbox"/> | <p>Surface water</p> <ul style="list-style-type: none"> • Stormwater attenuation required? • Attenuation design details supplied • PS1 design for disposal system • Means of disposal identified (off site or onsite) and detailed • Calculations for sump sizing and hard standing disposal | |

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| | <p>On-site Effluent Disposal</p> <ul style="list-style-type: none"> • On site waste water assessment completed • NRC Resource Consent • Effluent disposal design & calculations, site plan & reserve area • Existing system – extra loading <p>Notes</p> <p><input type="checkbox"/> <i>Disposal fields must not be located within:</i></p> <ul style="list-style-type: none"> <i>i. 20m of any surface water body (including any stormwater open drain or roadside drain) or</i> <i>ii. 20m of the coastal marine area or</i> <i>iii. 20m of any bore drawing groundwater from an unconfined aquifer into which any contaminant may enter as a result of the discharge</i> | |
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Technical Assessment – Energy Efficiency: H1

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| <input type="checkbox"/> | <p>Insulation</p> <ul style="list-style-type: none"> • Method of compliance – Modelling, Schedule, Calculation • R-values noted on plans • Single / double glazed • Skylights | |
| <input type="checkbox"/> | <p>Hot Water</p> <ul style="list-style-type: none"> • Pipe run lengths to Kitchen bench | |

Technical Assessment – Miscellaneous

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| <input type="checkbox"/> | <p>Other</p> <ul style="list-style-type: none"> • Producer Statements – check sheets completed • Specifications – relevant to job, complete • Supplementary information / product information – current and complete • Other – phone conversations, meetings, research (make notes of discussions, findings) | |
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|---|--|---------------------------------|--|-------------|
| 1 I have undertaken the technical assessment of this application and have suspended it requesting further information as detailed in correspondence to the applicant / agent. All other aspects of the application demonstrate compliance with the New Zealand Building Code and/or WDC requirements. | | | | |
| Building assessment officer | | Supervisor (if required) | | Date |
| Name of | | | | |
| Signature of | | | | |
| Details of supervision undertaken (<i>e.g. code clauses</i>) if whole application state 'whole' <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> | | | | |
| 2 The technical assessment of this application has been completed and I have granted the application because the plans and specifications supplied have been confirmed by myself and/or the BCA's Contractor to demonstrate compliance with the New Zealand Building Code and/or WDC requirements. | | | | |
| Building assessment officer | | Supervisor (if required) | | Date |
| Name of | | | | |
| Signature of | | | | |
| Details of supervision undertaken (<i>e.g. code clauses</i>) if whole application state 'whole' <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> | | | | |
| 3 I, and/or the BCA's Contractor has viewed the information supplied in response to the request for further information and I have granted the application, because the plans and specifications supplied demonstrate compliance with the New Zealand Building Code and/or WDC requirements. The remainder of the application has been assessed by the Building Assessment officer named in 1 above, or the Contractors recommendation sheet. | | | | |
| Building assessment officer | | Supervisor (if required) | | Date |
| Name of | | | | |
| Signature of | | | | |
| Details of supervision undertaken (<i>e.g. code clauses</i>) if whole application state 'whole' <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> | | | | |
| 4 I, and/or the BCA's Contractor has viewed the information supplied in the application and have refused the application, because the plans and specifications supplied have been confirmed by myself and/or the BCA's Contractor do not comply with the New Zealand Building Code and/or WDC requirements. | | | | |
| Building assessment officer | | Supervisor (if required) | | Date |
| Name of | | | | |
| Signature of | | | | |
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Conditions

Details

s67 Building Act 2004 _____

s72/7
 3 Building Act 2004 _____

s75 Building Act 2004 _____

s90 Building Act 2004 _____

s113 Building Act 2004 _____

Additional information

