

Building consent application

Technical assessment and peer review – residential

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

Assessment allocation

Building Category	Level	Description	Staff/contractor	Supervision required Act/Code
1 Ancillary/ outbuildings & simple residential	1.1	Ancillary buildings (pergolas/garden sheds). Out buildings (carports, garages), farm buildings, conservatories, retaining walls (not retaining surcharge), fences > 2m & any alterations relating to these. Swimming pools & solid fuel heating appliances		
	1.2	Single storey brick veneer or weatherboard clad detached residential dwellings with 600mm soffits & any alterations relating to these. E2= <7		
2 residential, light commercial & industrial	2.1	Simple single or two storey residential dwellings with <600mm soffits other than brick veneer or weather-board cladding & any alterations relating to these E2 = 7-12		
	2.2	Light industrial or small commercial buildings up to 2 storeys & with <100 people (CS or WL). e.g. schools, colleges, workshops, warehouse, factory, retail shops, hairdressers, office(s) & any alterations to these buildings		
3 Complex residential & commercial & industrial	3.1	Complex single or two storey solid plaster, monolithic, profiled metal &/or 2-board clad residential dwellings with enclosed decks & <600mm soffits & any alterations relating to these. E2 = >12		
	3.2	Public/group assembly building up to 2 storey with > 100 people, e.g. school, college, university, bank, halls, stadiums, restaurants, nightclubs/bars, shopping complex & any alterations to these		
	3.3	Buildings containing sleeping purpose groups other than SR and SH, building ≤4 storeys, or building with occupant load ≥100 people e.g. hotels, motels, boarding houses, rest homes, flats, apartments, commune/marae, hospitals etc		
4 Complex commercial & Industrial	4	E.g. large public bridges, buildings >4 storeys, large hospitals, commercial & industrial buildings outside the scope of previous levels		

Inspection allocation

Enter any special requirements for inspections

Level of inspection _____

Assessment check sheet

Keys	<input checked="" type="checkbox"/> Compliance with building code and/or WDC requirements <input checked="" type="checkbox"/> Non-compliance with building code and/or WDC requirements	- or 	<input type="checkbox"/> Not applicable <input type="checkbox"/> Required autotext clause
Complete the entire checklist mark accordingly			
Peer review to be marked in red pen			

		Peer review																	
Application																			
<input type="checkbox"/> Description & intended use	<input type="checkbox"/>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left;">Reference clauses</th> </tr> </thead> <tbody> <tr> <td style="width: 5%; text-align: center;">1</td> <td>Specific engineer's design</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Manufacturer's design</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Manufacturer's flashing system acceptable</td> </tr> <tr> <td style="text-align: center;">4</td> <td>BRANZ appraisals</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Specific engineer's design</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Past history</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Discussed with other processors and come to approval</td> </tr> </tbody> </table>	Reference clauses		1	Specific engineer's design	2	Manufacturer's design	3	Manufacturer's flashing system acceptable	4	BRANZ appraisals	5	Specific engineer's design	6	Past history	7	Discussed with other processors and come to approval
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<input type="checkbox"/> Value	<input type="checkbox"/>																		
<input type="checkbox"/> Signed	<input type="checkbox"/>																		
PIM																			
<input type="checkbox"/> Consent notice	<input type="checkbox"/>																		
<input type="checkbox"/> Sec 75 Building Act - information provided	<input type="checkbox"/>																		
<input type="checkbox"/> Building clear utility service lines	<input type="checkbox"/>																		
<input type="checkbox"/> Natural hazard type	<input type="checkbox"/>																		
Type of hazard																			
_____	<input type="checkbox"/>																		
_____	<input type="checkbox"/>																		
Sec 72,71 <input type="checkbox"/> Yes <input type="checkbox"/> No																			
<input type="checkbox"/> Deficient plans	<input type="checkbox"/>																		
Site plan																			
<input type="checkbox"/> Drawn to scale	<input type="checkbox"/>																		
<input type="checkbox"/> Distance to boundary	<input type="checkbox"/>																		
<input type="checkbox"/> Building within boundary	<input type="checkbox"/>																		
<input type="checkbox"/> Retaining walls	<input type="checkbox"/>																		
3 <input type="checkbox"/> Ground soils check effluent design bore logs & footing in expansive soils	<input type="checkbox"/>																		
3a <input type="checkbox"/> Cut and fill	<input type="checkbox"/>																		
3b <input type="checkbox"/> Contours	<input type="checkbox"/>																		

CI No	B1 - structure	Peer review	Comments
7 or 6	<input type="checkbox"/> Specific design	<input type="checkbox"/>	_____
	<input type="checkbox"/> Ground condition	<input type="checkbox"/>	_____
	<input type="checkbox"/> Footings	<input type="checkbox"/>	_____
	<input type="checkbox"/> Walls	<input type="checkbox"/>	_____
	<input type="checkbox"/> Bracing	<input type="checkbox"/>	_____
	<input type="checkbox"/> Beams	<input type="checkbox"/>	_____
	<input type="checkbox"/> Lintels	<input type="checkbox"/>	_____
	<input type="checkbox"/> Roof structure	<input type="checkbox"/>	_____
	<input type="checkbox"/> Fill over 600	<input type="checkbox"/>	_____
	<input type="checkbox"/> Effluent	<input type="checkbox"/>	_____
4	<input type="checkbox"/> Plans endorsed	<input type="checkbox"/>	_____
5	<input type="checkbox"/> Producer statement	<input type="checkbox"/>	_____
8	<input type="checkbox"/> Specification relative to plan	<input type="checkbox"/>	_____
	<input type="checkbox"/> Pile foundation size & depth	<input type="checkbox"/>	_____
	<input type="checkbox"/> Pile spacing	<input type="checkbox"/>	_____
	<input type="checkbox"/> Anchor piles	<input type="checkbox"/>	_____
	<input type="checkbox"/> Brace piles	<input type="checkbox"/>	_____
	<input type="checkbox"/> Ordinary piles	<input type="checkbox"/>	_____
9	<input type="checkbox"/> Sub-floor bracing, fixing & calculations	<input type="checkbox"/>	_____
	<input type="checkbox"/> Bearer size	<input type="checkbox"/>	_____
	<input type="checkbox"/> Joist size	<input type="checkbox"/>	_____
9a	<input type="checkbox"/> Joist blocking and strutting	<input type="checkbox"/>	_____
10	<input type="checkbox"/> Clad base	<input type="checkbox"/>	_____
	<input type="checkbox"/> Boundary/double joists	<input type="checkbox"/>	_____
	<input type="checkbox"/> Foundation walls	<input type="checkbox"/>	_____
	<input type="checkbox"/> Designed retaining walls	<input type="checkbox"/>	_____
11a	<input type="checkbox"/> Hard fill specification	<input type="checkbox"/>	_____
12a	<input type="checkbox"/> Fill depth > 600mm (engineered)	<input type="checkbox"/>	_____
	<input type="checkbox"/> Slab reinforcing	<input type="checkbox"/>	_____
	<input type="checkbox"/> Slab thickness	<input type="checkbox"/>	_____
13	<input type="checkbox"/> Slab thickenings	<input type="checkbox"/>	_____
11	<input type="checkbox"/> Slab control joints over 24m	<input type="checkbox"/>	_____
12	<input type="checkbox"/> Shrinkage control	<input type="checkbox"/>	_____
14	<input type="checkbox"/> Plate hold down	<input type="checkbox"/>	_____
	<input type="checkbox"/> Suspended concrete flooring system	<input type="checkbox"/>	_____
14a	<input type="checkbox"/> Pod floor system design	<input type="checkbox"/>	_____
15	<input type="checkbox"/> Wind zone L – M - H – VH – SD	<input type="checkbox"/>	_____
15a	<input type="checkbox"/> Stud size & spacing	<input type="checkbox"/>	_____
15b	<input type="checkbox"/> Truss specification and layout	<input type="checkbox"/>	_____

CI No		Peer Review	Comments
B1 - structure (continued)			
15c	<input type="checkbox"/> Lintel sizes & fixings	<input type="checkbox"/>	_____
	<input type="checkbox"/> Light or heavy roof type	<input type="checkbox"/>	_____
21	<input type="checkbox"/> Rafter size/centres/ridge fixing	<input type="checkbox"/>	_____
17	<input type="checkbox"/> Rafter/truss tie down	<input type="checkbox"/>	_____
19	<input type="checkbox"/> Top plate tie downs to studs	<input type="checkbox"/>	_____
20 or 18	<input type="checkbox"/> Purlin size & spacing & fixings	<input type="checkbox"/>	_____
29	<input type="checkbox"/> Clear floor plan showing fixings	<input type="checkbox"/>	_____
	<input type="checkbox"/> Ceiling diaphragm/dragon tie	<input type="checkbox"/>	_____
22	<input type="checkbox"/> Wall bracing calculations	<input type="checkbox"/>	_____
	<input type="checkbox"/> Wall bracing	<input type="checkbox"/>	_____
23	<input type="checkbox"/> Roof bracing	<input type="checkbox"/>	_____
	<input type="checkbox"/> Beam sizes	<input type="checkbox"/>	_____
	<input type="checkbox"/> Posts	<input type="checkbox"/>	_____
24	<input type="checkbox"/> Post to beam fixings	<input type="checkbox"/>	_____
B2 - durability			
25	<input type="checkbox"/> External claddings/coatings	<input type="checkbox"/>	_____
30	<input type="checkbox"/> Brick cavity width with bracing	<input type="checkbox"/>	_____
26	<input type="checkbox"/> Fixings within 600 of ground	<input type="checkbox"/>	_____
26a	<input type="checkbox"/> Exposed fixings	<input type="checkbox"/>	_____
	<input type="checkbox"/> External brace sheets	<input type="checkbox"/>	_____
25	<input type="checkbox"/> External brace sheets ply painted	<input type="checkbox"/>	_____
	<input type="checkbox"/> Hidden services 50 years	<input type="checkbox"/>	_____
27	<input type="checkbox"/> Coastal (500m)	<input type="checkbox"/>	_____
28	<input type="checkbox"/> Timber treatment walls, roof, decks, parapets	<input type="checkbox"/>	_____
C1 - outbreak of fire			
16	<input type="checkbox"/> Free standing fire place	<input type="checkbox"/>	_____
16	<input type="checkbox"/> Manufacturer's instructions and compliance with standards	<input type="checkbox"/>	_____
	<input type="checkbox"/> Insert fire place/zero clearance in timber framed chimneys	<input type="checkbox"/>	_____
	<input type="checkbox"/> Gas or solid fuel	<input type="checkbox"/>	_____
	<input type="checkbox"/> Under 2ha efficiency OK	<input type="checkbox"/>	_____
C2 - means of escape			
31	<input type="checkbox"/> Smoke alarms	<input type="checkbox"/>	_____
	<input type="checkbox"/> Escape route 24m	<input type="checkbox"/>	_____
C3 - spread of fire			
	<input type="checkbox"/> 1m or < from relevant boundary	<input type="checkbox"/>	_____
32	<input type="checkbox"/> Fire rated walls	<input type="checkbox"/>	_____

CI No		Peer Review	Comments
D1 - access			
33	<input type="checkbox"/> Stairs rise/going/handrails	<input type="checkbox"/>	_____
	<input type="checkbox"/> Landings	<input type="checkbox"/>	_____
33b	<input type="checkbox"/> Sub floor	<input type="checkbox"/>	_____
E1 - surface water			
34	<input type="checkbox"/> Storm water disposal	<input type="checkbox"/>	_____
58	<input type="checkbox"/> Suitable s/w outfall	<input type="checkbox"/>	_____
35	<input type="checkbox"/> Floor height above finished ground	<input type="checkbox"/>	_____
E2 - external moisture			
36	<input type="checkbox"/> Matrix E2/ASI	<input type="checkbox"/>	_____
	<input type="checkbox"/> E2/ASI or alternative	<input type="checkbox"/>	_____
44	<input type="checkbox"/> Cavities required with flashing details	<input type="checkbox"/>	_____
	<input type="checkbox"/> Specific design/approval certificate for alternative to E2/AS1	<input type="checkbox"/>	_____
	<input type="checkbox"/> Exterior cladding type	<input type="checkbox"/>	_____
	<input type="checkbox"/> Manufacturer's flashings details	<input type="checkbox"/>	_____
	<input type="checkbox"/> Roof pitch	<input type="checkbox"/>	_____
37	<input type="checkbox"/> Joinery flashings, head, sill jamb	<input type="checkbox"/>	_____
38	<input type="checkbox"/> Solid barriers behind weather boards	<input type="checkbox"/>	_____
46	<input type="checkbox"/> Sheathing under deck connection details	<input type="checkbox"/>	_____
39	<input type="checkbox"/> Block work water proofing system	<input type="checkbox"/>	_____
40	<input type="checkbox"/> Drainage / filters behind walls to cesspits	<input type="checkbox"/>	_____
43	(41) <input type="checkbox"/> Building wrap - roof	<input type="checkbox"/>	_____
	(42) <input type="checkbox"/> Building wrap - walls	<input type="checkbox"/>	_____
45	<input type="checkbox"/> Roof wall junctions flashings	<input type="checkbox"/>	_____
48	<input type="checkbox"/> Wall parapet junctions flashings	<input type="checkbox"/>	_____
48a	<input type="checkbox"/> Gutter flashing VHWZ or <10°	<input type="checkbox"/>	_____
	<input type="checkbox"/> Thermal break	<input type="checkbox"/>	_____
	<input type="checkbox"/> Floor DPC type	<input type="checkbox"/>	_____
46	<input type="checkbox"/> Deck wall step down detail	<input type="checkbox"/>	_____
47	<input type="checkbox"/> Deck membrane system	<input type="checkbox"/>	_____
47a	<input type="checkbox"/> Flashings to floor to full height joinery	<input type="checkbox"/>	_____
	<input type="checkbox"/> Treatment window reveals – H3.1	<input type="checkbox"/>	_____
E3 Internal moisture			
	<input type="checkbox"/> Service rooms sealed	<input type="checkbox"/>	_____
49	<input type="checkbox"/> Wet area showers/specifications	<input type="checkbox"/>	_____
29	<input type="checkbox"/> Floor treatment	<input type="checkbox"/>	_____
49	<input type="checkbox"/> Shower over bath specifications & details	<input type="checkbox"/>	_____

CI No		Peer Review	Comments
	F2 - hazardous building materials		
50	<input type="checkbox"/> Glazing, wet area, stairwell	<input type="checkbox"/>	_____
	F4 - safety from falling		
51	<input type="checkbox"/> Deck barriers	<input type="checkbox"/>	_____
52	<input type="checkbox"/> Stair & internal landings riser gaps	<input type="checkbox"/>	_____
	<input type="checkbox"/> Swimming pool fencing	<input type="checkbox"/>	_____
	<input type="checkbox"/> Unprotected banks	<input type="checkbox"/>	_____
	<input type="checkbox"/> Window restrictors <760 with fall >1m	<input type="checkbox"/>	_____
	G1 - personal hygiene		
	<input type="checkbox"/> Location of sanitary fixture	<input type="checkbox"/>	_____
	<input type="checkbox"/> Accessible facilities	<input type="checkbox"/>	_____
52a	<input type="checkbox"/> Basin for WC	<input type="checkbox"/>	_____
	G2 - laundering		
	<input type="checkbox"/> Location & provision of facilities	<input type="checkbox"/>	_____
	G3 - food preparation		
	<input type="checkbox"/> Appliances & facilities	<input type="checkbox"/>	_____
	<input type="checkbox"/> Doors to WC area	<input type="checkbox"/>	_____
	G4 - ventilation		
53	<input type="checkbox"/> Natural ventilation – (room)	<input type="checkbox"/>	_____
	<input type="checkbox"/> Mechanical ventilation	<input type="checkbox"/>	_____
54	<input type="checkbox"/> Range hoods	<input type="checkbox"/>	_____
	<input type="checkbox"/> Sub floor	<input type="checkbox"/>	_____
	G6- airborne & impact sound		
	<input type="checkbox"/> STC rating – walls	<input type="checkbox"/>	_____
	<input type="checkbox"/> STC rating – floor/ceiling	<input type="checkbox"/>	_____
	G7 - natural light		
	<input type="checkbox"/> Windows in external walls	<input type="checkbox"/>	_____
	<input type="checkbox"/> Outside environment awareness	<input type="checkbox"/>	_____
	G12 – water supplies		
55	<input type="checkbox"/> Supply system	<input type="checkbox"/>	_____
	<input type="checkbox"/> Back flow prevention	<input type="checkbox"/>	_____
61	<input type="checkbox"/> Utility service connection/meter installed, sewer, stormwater (state 1 or all)	<input type="checkbox"/>	_____
	G13 - foul water		
	<input type="checkbox"/> Outfall	<input type="checkbox"/>	_____
	<input type="checkbox"/> AS/NZ 3500	<input type="checkbox"/>	_____
	<input type="checkbox"/> Acceptable solution G13	<input type="checkbox"/>	_____

CI No	G13 - foul water <i>(continued)</i>	Peer Review	Comments
	<input type="checkbox"/> Pipe size	<input type="checkbox"/>	_____
	<input type="checkbox"/> Vents	<input type="checkbox"/>	_____
	<input type="checkbox"/> Gully trap/ORG	<input type="checkbox"/>	_____
	<input type="checkbox"/> Drains under building inspection	<input type="checkbox"/>	_____
	<input type="checkbox"/> General layout	<input type="checkbox"/>	_____
	<input type="checkbox"/> Utility service drains under building	<input type="checkbox"/>	_____
60	<input type="checkbox"/> Existing drains	<input type="checkbox"/>	_____
59	<input type="checkbox"/> Utility service connection waste water	<input type="checkbox"/>	_____
67	<input type="checkbox"/> Show pipe work in conjunction with joists and beams	<input type="checkbox"/>	_____
	- effluent disposal		
57	<input type="checkbox"/> Bore log	<input type="checkbox"/>	_____
	<input type="checkbox"/> Design guide	<input type="checkbox"/>	_____
	<input type="checkbox"/> Loadings	<input type="checkbox"/>	_____
	<input type="checkbox"/> Outfall design – long term acceptance rate	<input type="checkbox"/>	_____
	<input type="checkbox"/> Water table clearance	<input type="checkbox"/>	_____
	<input type="checkbox"/> Building clearance	<input type="checkbox"/>	_____
	<input type="checkbox"/> Boundary clearance	<input type="checkbox"/>	_____
	<input type="checkbox"/> Outfall clearance to bores/springs	<input type="checkbox"/>	_____
	<input type="checkbox"/> Waterway clearance	<input type="checkbox"/>	_____
56	<input type="checkbox"/> Existing system extra loading	<input type="checkbox"/>	_____
CI No	H1 Energy efficiency		
62	<input type="checkbox"/> Ceiling insulation	<input type="checkbox"/>	_____
63	<input type="checkbox"/> Wall insulation	<input type="checkbox"/>	_____
64	<input type="checkbox"/> Under floor insulation	<input type="checkbox"/>	_____

Peer reviewer's comments

For reporting purposes:

- A = No issues identified _____
- B = Minor individual issues identified _____
- C = Minor systems issues identified _____
- D = Major individual issues identified _____
- E = Major systems issues identified _____

 Name printed

 Date

 Signature

Team leader's comments _____

 Name printed

 Date

 Signature

Building compliance manager's comments _____

 Name printed

 Date

 Signature

Post review discussion undertaken by _____ on (date) _____

Action identified _____

Target date _____

Signature of reviewee

 Name printed

 Date

 Signature

1 I have undertaken the technical assessment of this application and have suspended it requesting further information as detailed in the suspension letter on page 10. All other aspects of the application comply with 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 states 'whole'				
<hr/>				
<hr/>				
2 I have undertaken the technical assessment of this application and have granted the Building Consent because the plans and specifications supplied comply with 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 states 'whole'				
<hr/>				
<hr/>				
3 I have viewed the information supplied in the suspension letter dated and have granted the Building Consent, because the plans and specifications supplied comply with building code and/or WDC requirements and the remainder of the application has been signed by the Building Assessment officer named in 1 above				
Building assessment officer		Supervisor (if required)		Date
Name of				
Signature of				
Details of supervision undertaken (<i>e.g. code clauses</i>) if whole application states 'whole'				
<hr/>				
<hr/>				
4 I have viewed the information supplied in the suspension letter dated and have refused the Building Consent, because the plans and specifications supplied do not comply with building code and/or WDC requirements				
Building assessment officer		Supervisor (if required)		Date
Name of				
Signature of				
<hr/>				

Application for building consent

Assessment time/charge sheet

(✓ as appropriate)

Conditions		
		Details
s67	Building Act 2004	<input type="checkbox"/> _____ _____ _____ _____
s72/73	Building Act 2004	<input type="checkbox"/> _____ _____ _____ _____
s75	Building Act 2004	<input type="checkbox"/> _____ _____ _____ _____
s90	Building Act 2004	<input type="checkbox"/> _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____
s113	Building Act 2004	<input type="checkbox"/> _____ _____

