**Form B-144**

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Exemption Processing Sheet

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| **DETAILS** | | | | | | | | | | |
| **Project address:** | | 34 Carters Road | | | | | | | | |
| **Application number:** | | BCN/2017/2158 | | | | | | | | |
| **Project description:** | | Remove internal wall | | | | | | | | |
| **PRE-ACCEPTANCE TECHNCAL CHECK DECISION** | | | | | | | | | | |
| **Accepted:** Having completed the pre-acceptance technical check, I am satisfied there is sufficient information for the exemption from building consent application to be accepted  **Not accepted:** Having completed the pre-acceptance technical check, I am not satisfied there is sufficient information for the exemption from building consent application to be accepted | | | | | | | | | | |
| Reason for Not Accepted: | | |  | | | | | | | |
| Building Administration Officer: | | | | | Nikii Sharpe | | | | Date: | 27-03-17 |
| **PROJECT MANAGEMENT** | | | | | | | | | | |
| **Processing officer:** | Amy Doherty | | | | | | | | | |
| PROCESSING NOTES: | | | | | |  | Comments, dates, statements of compliance, reasons for decisions etc: | | | |
| Check that the description of work in Connect is accurate and concise, amend if necessary | | | | | |  | N/A | | | |
| Comments on property history (Smart Map and HPRM checks, building consents, resource consents, site conditions. etc.) | | | | | |  | Site Information  No BC, RC or enforcement applications effecting this application  TC2  LLUR – Clear  Coastal hazards -Clear  Flood zone - Clear  Supporting Documents  Plans  Supporting Documents  Schedule of Inspections  Memorandum from licenced building practitioner – Certificate of design – Paul Van Herpt – NZRAB 2894 – Registered  All work complies with NZ3604. Structural elements used are all within the required parameters. Ran the proposal past Phil Carr who confirmed.  With consideration to the nature of the work, the persons involved and the assurances offered I am satisfied that the work is likely to comply with the building code.  Please ensure all quality assurance procedures offered in the application are followed, including inspections and written sign off via producer statements and documentation provided to council to put on the property file. | | | |
| Processing notes: comments on plans and supporting documents, detail quality assurance processes etc. | | | | | |  | Detailed description of work  Installation of new lintel to allow partial removal of a section of internal wall  Grounds for exemption  Sched 1 2(a) Likely to comply with building code  Means of compliance  NZS 3604  Design Responsibilities  Van Herpt Architects Ltd, Paul van Herpt Registered Architect  NZRAB 2894 – Registered  17 years’ experience as a registered architect  <http://architecturenz.net/Find-an-Architect-Practice-Overview/Van_Herpt_Architects_Ltd-i1ad03c05-0d8c-4d89-88e2-26889bdd0d31-1114.htm>  Construction responsibilities  P C Construction ltd, Peter Chan  Peter Chan – Carpentry – BP106001  PC construction established in 2015 were PC renovations from 2012 however started to do more new builds rather than renovation projects therefore changed name. Peter has been trading for many years with an LBP registration.  Contact number – 3894409  Company registration number - 5776127  Quality Assurance  Architects inspections as per included schedule. PS3 to be supplied to council at job completion by architect from the contractors.  With consideration to the nature of the work, the persons involved and the assurances offered I am satisfied that the work is likely to comply with the building code.  Please ensure all quality assurance procedures offered in the application are followed, including inspections and written sign off via producer statements and documentation provided to council to put on the property file. | | | |
| Requests for information (Record queries and indicate resolution) | | | | | |  | RFI 28/03/2017  Please confirm further details in relation to P C Construction Ltd I’m having trouble locating company website or any other details.  Please confirm at job completion there will be sign off with producer statements from the contractors.  RFI response – Call received from Jane at PC construction to confirm company details. Details saved above in processing notes  RFI sent  Please provide confirmation of PS3 for file at job completion  Confirmation received 20/03/2017  RFI 31/03/2017  Please can you confirm the dimension of the span of the opening where the wall is being removed between the kitchen and laundry.  The dimension is 2200mm. It applies to both the width of the kitchen , ie the span of the existing ceiling joists, and the size of the new opening that requires the lintel.  Attached please find an updated plan with that dimension added in red. | | | |
| **Building code compliance** | | | | | |  |  | | | |
| Detail the specific building code requirements that you have considered (and consequences of failure if relevant) | | | | | |  | B1, B2 | | | |
| **Indicate specialist reviewers consulted** | | | | | |  | Other reviewers name / date / comments: | | | |
| Planner | | | | | |  | Planning compliant | | | |
| Structure (B1 and B2) | | | | | |  |  | | | |
| Fire (C1-6) | | | | | |  |  | | | |
| Other (e.g. Principal Building Official, Senior BCO, Geotechnical Engineer, Stormwater Approvals etc.): | | | | | |  | Phil Carr confirmed all covered within NZ3604 | | | |
| 2(a) the completed building work is likely to comply with the building code | | | | | | | | | | |
| **Relevant factors** | | | | **Comments** | | | | | | |
|  | | | | Design / Design review | | | | Construction / Monitoring | | |
| Proven record of competence in similar work & relevant qualifications | | | | Van Herp Architects is a reputable architect who has gone through the consenting process at ccc previously. He has experience in much larger commercial projects. Paul is filly qualified with a registration in design. | | | | The contractor has many years’ experience in construction recently moving from renovations to more new construction builds therefore this nature of work is well within the ability of the contractor who is fully qualified with an LBP. | | |
| Complexity in relation to experience/ qualifications | | | | Van herp have carried out many larger scale commercial project here in chch therefore this minor internal alteration is well within the ability of the designer. | | | | Both architect and contractor have experience in this nature of simple minor works. | | |
| Independent quality assurance (e.g. peer reviews, monitoring of construction) | | | | N/A | | | | The contractor will sign off with a PS3 at job completion and the architect will carry out inspections of the work against there working drawings throughout the project. | | |
| 2(b) if completed building work does not comply with the building code, it is unlikely to endanger people or any building, whether on the same land or on other property. 2(a) above must also be completed in all cases | | | | | | | | | | |
| **Relevant factors** | | | | | | **Comments** | | | | |
| Location of building | | | | | |  | | | | |
| Proximity to boundaries/other buildings | | | | | |  | | | | |
| Level of risk to life and property (importance level) | | | | | |  | | | | |
| Other issues: | | | | | |  | Comments, dates, etc: | | | |
| Compliance schedule new or changed | | | | | |  | Create draft -compliance schedule via Connect and forward to [BuildingWOF@ccc.govt.nz](mailto:BuildingWOF@ccc.govt.nz) and [onlineservices@ccc.govt.nz](mailto:onlineservices@ccc.govt.nz) | | | |
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| Detailed engineering evaluation (DEE): | | | | | |  | Where applicable, provide details of the pages containing the DEE report for Admin to extract from file and save in HPRM as "*BCN# - DEE report – address*", then send link via email to [DEEs@ccc.govt.nz](mailto:DEEs@ccc.govt.nz) | | | |
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| Notification to Heritage New Zealand? | | | | | |  | Email to [infosouthern@heritage.co.nz](mailto:infosouthern@heritage.co.nz) or phone 363 1880 | | | |
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| Conclusion: | |
| Provide a short summary of the reasons for your decision |  |

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| Decision: | | | |
|  | **BUILDING ACT, Schedule 1 (2); APPROVE Exemption from the requirement to obtain building consent** |  | **BUILDING ACT, SCHEDULE 1 (2); DECLINE EXEMPTION FROM THE REQUIREMENT TO OBTAIN BUILDING CONSENT** |
| **The Council is satisfied that the completed building work is likely to be carried in accordance with the building code, or that if the completed building work does not comply with the building code, it is unlikely to endanger people or any building, whether on the same land or on other property..** | | **The Council has decided that the building work proposed in the application would be more appropriately considered as a building consent application.** | |
| **Select option above (issue or refusal) and sign with CoSign digital signature:** | |  | |