



New Zealand  
Institute of Architects  
Incorporated



Building Code Clause(s) B1

## PRODUCER STATEMENT – PS1 – DESIGN

(Guidance on use of Producer Statements (formerly page 2) is available at [www.engineeringnz.org](http://www.engineeringnz.org))

ISSUED BY: Lumen Limited  
(Design Firm)

TO: Aaron McGuinness  
(Owner/Developer)

TO BE SUPPLIED TO: Christchurch City Council  
(Building Consent Authority)

IN RESPECT OF: House Repairs  
(Description of Building Work)

AT: 12A Forth St, Richmond  
(Address)

Town/City: Christchurch (Address) **LOT** 2 **DP** 83150 **SO**

We have been engaged by the owner/developer referred to above to provide:

Relevelling the dwelling by pouring floor levelling compound.

(Extent of Engagement)

services in respect of the requirements of Clause(s) B1 of the Building Code for:

All or  Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment B1/VM1 or  
(verification method/acceptable solution)

Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled:

EQ Repairs for Aaron McGuinness at 12A Forth Street Richmond and numbered S100, S200; together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions as per attached sheet
- (ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

CM1  CM2  CM3  CM4  CM5 (Engineering Categories) or  as per agreement with owner/developer (Architectural)

I, Mitchell Hira Leaman am:  CPEng 1008319 #  Reg Arch #  
(Name of Design Professional)

I am a member of:  Engineering New Zealand  NZIA and hold the following qualifications: BE (Hons)

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance for less than \$200,000\*.

The Design Firm is a member of ACENZ:

SIGNED BY: Mitchell Hira Leaman (Signature)  
(Name of Design Professional)

ON BEHALF OF Lumen Limited Date 20/12/2019  
(Design Firm)

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000\*.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.  
**THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA**



## GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

|                                |   |
|--------------------------------|---|
| <b>PS1 Design</b>              | Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;   |
| <b>PS2 Design Review</b>       | Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;  |
| <b>PS3 Construction</b>        | Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 <sup>1</sup> or Schedules E1/E2 of NZIA's SCC 2007 <sup>2</sup>   |
| <b>PS4 Construction Review</b> | Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.<br><br>This must be accompanied by a statement of completion of building work (Schedule 6). |

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

### Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

### \* Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

### Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-CM5)<sup>3</sup> (OL1-OL4)<sup>2</sup>. The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

### Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

### Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

### Refer Also:

- <sup>1</sup> Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003
- <sup>2</sup> NZIA Standard Conditions of Contract SCC 2007 (1st edition)
- <sup>3</sup> Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)

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[www.nzia.co.nz](http://www.nzia.co.nz)

