

Form 5

Building consent - BC231907.A1

Section 51, Building Act 2004

The building

Street address of building: 2 Branthwaite Drive
Rolleston

Legal description of land where building is located: LOT 12 DP 583646

Building name:

Location of building within site/block number: 2 Branthwaite Drive
Rolleston

Level/unit number: 0

The owner

Name of owner: LM Alves & JW Lamb & Kainga Ora Homes & Communities

Contact person: Lara Alves

Mailing address: 6 Emily Place
Rolleston 7615

Street address/registered office:

Phone number: Landline: Mobile: 0277200041

Daytime: No information provided

After hours: No information provided

Facsimile number: No information provided

Email address: lara.alves20@windowslive.com

Website: No information provided

First point of contact for communications with the building consent authority:
Michelle Broome (JNF Construction Limited); Mailing Address: 3/1 Edmonton Road
Hornby
Christchurch 8149; Mobile: 0272536069; Email: michelle.broome@gjgardner.co.nz

Building work

The following building work is authorised by this building consent:

Construction of detached dwelling - single storey with 3 bedrooms and attached garage

Amendment 1: Add window to living room

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

- Section 90 - Inspections by Building Consent Authorities:** (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-
- (a) land on which building work is being or is proposed to be carried out; and
 - (b) building work that has been or is being carried out on or off the building site; and
 - (c) any building.
- (2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.
- (3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records. Please ensure the required documents listed on the Building Consent Form 5 are uploaded to the consent record via the customer portal (<https://consents-sdc.abcs.co.nz/>).

Inspections

The following inspections are required:

Inspections generated from Main Building

- Preconstruction meeting / Inspection
- Wastepipes
- Framing / Pre-wrap
- Half High Brick
- Drainage
- Siting and Site Scrape Inspection
- Floor Slab
- Post Wrap / Cavity
- Preline
- Final

Inspections generated from Amendment 1

No additional inspections have been generated.

Documents required

MAIN BUILDING

Floor Slab

- Concrete Batch Certificate

Framing / Pre-wrap

- B1: Truss certification

Post Wrap / Cavity

- H1 Statement Of Thermal Performance For Windows And Doors

Drainage

- E1VM1: Soak Pit Percolation Test
- E1: Stormwater drain leakage test and as-built plans
- G13: As-builts, drainlayer details, pipework test

Final

- G9: Energy works certificate

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Advice notes

Signature: Helen Fowler
Position: Building Surveyor Residential Processing
On behalf of: Selwyn District Council
Issue Date: 12 July 2024

Advice notes

Section 92 - Application for Code Compliance Certificate: Section 92 – Application for Code Compliance Certificate

An owner must apply for a Code Compliance Certificate as soon as practicable after the building work is completed. Please complete the application within the AlphaOne system and upload the relevant documentation to ensure a code compliance decision can be made by the BCA.

Section 92 (2A) – Restricted Building Work

Where the building work involves restricted building work, the owner must include records of work provided by all licensed building practitioners who carried out or supervised restricted building work under this consent. Records of work must be in the prescribed form (Form 6A), detailing what restricted building work has been carried out or supervised. The records of building work must be submitted via the customer portal against the relevant consent.

Section 92 (3 and/or 3A) – Modular Components

Where the building work involves the manufacture of and/or use of a modular component the code compliance certificate application must be accompanied by a current manufacturers certificate for that component.

Section 92 (4) – Energy Work (Electricity and/or Gas)

Where the building work involves energy work in relation to the granted building consent the owner must include any energy works certificates relating to the energy work.

If no application for a Code Compliance Certificate is made within 24 months of the date on which the building consent was granted, the BCA will make a Code Compliance Certificate decision in accordance with Section 93.

Onsite requirements: Please note for an inspection to proceed:

- Ensure that there is suitable signage in place to help our inspectors find your site, particularly in rural or remote areas.
- The Building Inspector must have full and safe access to inspect all the required elements of the building work (eg; scaffolding, fall restraint, scissor lift, etc) such as flat roofs, chimney back flashings, internal gutters, etc.
- You must have the approved building consent documents available on site that are clearly legible for the inspector to reference (ie; hard copy in good condition or on a device minimum A4 paper size).
- Someone must be onsite if your building is occupied or where a site induction is required by the contactor.

Building Location Certificate - May be Required: Council reserves the right to request a building location certificate to confirm that the building has been placed / set-out in accordance with the approved building consent documents and district plan.

Required Documents: It is essential that required documents are provided as work proceeds as this information is relied on to confirm compliance of the building work.

Throughout the construction phase of the building work approved under this building consent, the Building Inspector may place a BLOCK on Inspections until outstanding required documents are received and reviewed by Council. Please ensure that required documents are uploaded within AlphaOne promptly when available to avoid any delays in resolving issues. No further inspections will be able to be booked until the BLOCK is removed.

Siting and Site Scrape - Single Pour: Siting and site scrape

A site scrape inspection must be undertaken for single pour floor and raft floor systems prior to the laying of any hard fill/pods, as council will be unable to establish whether an effective site scrape has been completed at the waste pipe or pre-pour inspection. Failure to do so will result in an inspection fail, the possible removal of material/work done, and/or a notice to fix, and may lead to an infringement notice.

Fibre Reinforced Foundations : The batching certificate for the fibre reinforced foundations shall be supplied to the council inspector at the time of the first inspection.

Waterproofing System Verification: The Building Consent Authority will not undertake inspection of this waterproofing membrane application, as it involves minor work. However, verification will be required from the installer of the internal tanking systems to certify that the system has been installed in accordance with the building consent and manufacturer specifications.

Soakpit: Please provide confirmation from a registered drainlayer that adequate soakage and catchment calculation testing is achieved prior to the installation of the soakpit.

This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent.