



Exemption under Schedule 1 part 1 clause 2
Building Act 2004

<i>Project Location</i>	<i>PHONE WDC FOR ANY QUESTIONS ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:</i>	<i>Exmpt16/0006</i>
86 Anzac Pde WHANGANUI		
<i>Applicant</i>	<i>Description of Work</i>	
Shane Stone Builders Limited	Emergency Repair after Flood Damage to Property in June 2015	
<i>Exemption Assessment</i>	Whanganui District Council believe that the work noted above, if carried out in accordance with the Building Code or if carried out otherwise than in accordance with the Building Code, is unlikely to endanger people or any building, whether on the same land or on another property.	

Summary of Conditions

Exemption ID Exmpt16/0006

Conditions

Code	Condition
	Even if building work does not require a Building Consent, it is still a requirement of the Building Act that all building work must comply with the New Zealand Building Code

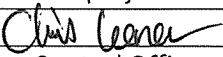
Signed for and on behalf of the Whanganui District Council

Greg Hoobin
Building Control Team Leader

Building Consent

Schedule 1 Part 1 (2) Exemption - Checklist



Assessment Item	Evidence Provided for Decision Making	BCO comment
In determining the likelihood of endangerment are the following satisfactory: a) The location of the building work (e.g. high density versus remote rural) b) The proximity of the building work to the property boundary and/or other buildings	The location of the building work is to an interior of a flood damaged house (86 Anzac Pde). The work the applicant is wanting to get an exemption under schedule 1 part 1 clause 2, is to install insulation to the exterior walls of the dwelling that had been flood damaged.	There is no likelihood of any endangerment due to those factors. The walls are to have building paper installed and all the building works have to comply with the New Zealand building code. (See note included in file of discussions with BL)
Demonstration of prior competence in undertaking similar work	No demonstration of prior competence supplied. The applicant has shown prior competence in this type of work many times.	Low Risk.
Complexity of the work relative to competence of the people undertaking the work	The install of insulation is at the lower end of complexity. The high standards of installs of insulation on previous jobs indicate to me installation instructions would be followed.	Low Risk.
Any independent quality assurance systems or other checks and balances that will be applied in the course of the work.	The builder contractor has systems/checks to maintain the quality of works.	Low Risk.
I confirm that I have evaluated the proposed project against all items on this checklist for exemption under the NZ Building Act 2004 schedule 1 Part 1(2).	I can confirm that in my opinion this project is unlikely to endanger people or the property and complies with the NZ building code and all items on this checklist for exemption.	Low Risk.
Based on the information supplied by the applicant, I consider the project is:	NOT appropriate for exemption Appropriate for exemption	(Strike out non-applicable option)
		
Building Control Officer: Chris Keenan		Date:19-1-2016

Building Consent

Schedule 1 Part 1 (2) Exemption - Checklist



Assessment Item	Evidence Provided for Decision Making	BCO comment
In determining the likelihood of endangerment are the following satisfactory: a) The location of the building work (e.g. high density versus remote rural) b) The proximity of the building work to the property boundary and/or other buildings	The location of the building work is to an interior of a flood damaged house (86 Anzac Pde). The work the applicant is wanting to get an exemption under schedule 1 part 1 clause 2, is to install insulation to the exterior walls of the dwelling that had been flood damaged.	There is no likelihood of any endangerment due to those factors. The walls are to have building paper installed and all the building works have to comply with the New Zealand building code. (See note included in file of discussions with BL)
Demonstration of prior competence in undertaking similar work	No demonstration of prior competence supplied. The applicant has shown prior competence in this type of work many times.	Low Risk.
Complexity of the work relative to competence of the people undertaking the work	The install of insulation is at the lower end of complexity. The high standards of installs of insulation on previous jobs indicate to me installation instructions would be followed.	Low Risk.
Any independent quality assurance systems or other checks and balances that will be applied in the course of the work.	The builder contractor has systems/checks to maintain the quality of works.	Low Risk.
I confirm that I have evaluated the proposed project against all items on this checklist for exemption under the NZ Building Act 2004 schedule 1 Part 1(2).	I can confirm that in my opinion this project is unlikely to endanger people or the property and complies with the NZ building code and all items on this checklist for exemption.	Low Risk.
Based on the information supplied by the applicant, I consider the project is:	NOT appropriate for exemption Appropriate for exemption	(Strike out non-applicable option)
Building Control Officer: Chris Keenan		Date:19-1-2016

Application for
Exemption under Part 1
clause 2
Building Act 2004



Wanganui
District Council

Wanganui District Council

22 SEP 2015

RECEIVED

What work requires a building consent?

Schedule 1 of the Building Act lists the few types of building work that do not require a building consent. Such works tend to be of a small scale, being within certain dimensional or volume limitations. Building works exempt from building consent requirements must still comply with the New Zealand Code.

Exemption 2 allows a discretionary decision to be made by Wanganui District Council to exempt proposed building work from the requirement to obtain a building consent in circumstances specified.

1. Details of property to which this registration applies

1a. Site address

86 Anzac Parade

1b. Legal description

Lot

32 Blk 11

DP

2490

1c. Council property no.

12951

1d. Building name (if applicable)

1e. Current use

Private Residence

16/0006

1f. Level/unit number

Consent No.

2. The owner

2. Name

Karen Gadsby

Postal address

86 Anzac Parade
Wanganui

Contact numbers

Phone

Mobile

Fax

Email

3. Applicant's details (if not the owner)

3. Name

Shane Stone Builders Ltd

Postal address

PO Box 462
Wanganui

Contact numbers

3477007

0212420099

3477008

Phone

Mobile

Fax

Email

info@shanestonebuilders.co.nz

First point of contact

☐

Property Owner

☒

Agent

4. Description of building work

4a. Description of work, e.g.
garage, deck, dwelling, shop,
plumbing and drainage.

Property half battled but we ~~put~~ want to put
batts in the other half of exterior
walls. Property was flood damaged
& linings were required to be removed
to dry property out

OFFICE USE ONLY

Date received

Application #

Document #

Project #

Property ID

Legal ID

Receipt #

Amount Paid

4. Description of building work—continued

4b. Will the building work result in a change of use of the building?

☐ Yes

☒ No

4c. If yes, please provide details of the new use

4d. Intended life of the building if less than 50 years

--

4e. Type of work

☐ New building

☐ Relocation

☒ Alteration

☐ Addition

☐ Demolition/Removal

☐ Plumbing and drainage only.

4f. Category of work

☐ Residential

☐ Outbuilding/Ancillary

☐ Milking shed

☐ Commercial/Industrial/
Community

☐ Replacement or upgrade of on-site
waste disposal (septic tank)

4g. Total floor area affected by building work

N/A m²

4h. Reason(s) why clause (2) applies

Emergency repair needing to be done after substantial flood damage to property during June 2015 floods

4i. The trades people employed were:

Registration No:

Builders/LBPs Name & Registration No.

Cameron Shore Bruce Shore BP 101163

Plumbers Name & Registration No.

--

Drainlayers Name & Registration No.

--

Other Trade Persons & Registration No.

--

5. Attachments

5a. Type of work

☐ Existing floor Plan

☐ Drainage Plan

☐ As built floor Plan

☐ Plumbing Plan

☐ Elevations

☐ Site Plan

☒ Other (provide details):

Batts to external walls

5b. Provide two sets of information & plans with this application

☐ Site/floor plan showing location of exempt building work, including measurements to boundaries of new external structures.

☐ Plans showing overall dimensions of structure/building work

Please do not provide construction specifications. The registration is not a check for compliance with the New Zealand Building Code. It is simply confirmation that this project is exempt work under Schedule 1 of the Building Act 2004.

6. Applicant's declaration

PRIVACY STATEMENT: Information on this form is required to process your application. This information has to be made available to members of the public, including business organisations. In appropriate circumstances, it may also be made available to other council teams, approved contractors and other government agencies. Under the Privacy Act 1993, you have the right to access the personal information held about you by the council, and you can also request that the council corrects any personal information held about you by the council, and you can also request that the council corrects any personal information it holds about you.

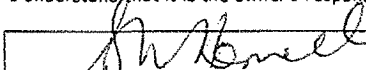
I understand that as the applicant, the council will send all invoices and refunds for fees to me, and all correspondence related to the application will be made to me.

I confirm that I have read and understood the Privacy Statement above and that the information provided on the application form is true and correct.

I understand that the Council may put a copy of this application and any attachments on the Council property file for viewing by any prospective purchaser. **This is a declaration** that I, as owner, am making and is a record of exempt work carried out on the property.

I further understand Council will have no liability as the building work is exempt and has not been inspected by Council.

I understand that it is the owner's responsibility that all work is to comply with the NZ Building Code.

 16/9/15

Signature of Owner/Agent

Date

pp Shore Shore Builders Ltd

Name (print clearly)

In 139324



PREPAID - TAX INVOICE

GST Number 51-668-324

Payers Name:

Shane Stone Builders

For Building Consent: **EXMPT**

APPROVED

16/0006

Reference No:

Consent No.

Date:

22/9/2015

YOUR APPLICATION WILL NOT BE PROCESSED UNLESS THE FEE IS PAID

Location of project 70, 86, 133 Anzac Pde

Description of project Ex part1 Clause 2.
 Batts in external walls.

1 Nile St, 2 Willis St, 184 Ikitara Rd

Reference	Details	Amount (Incl GST)
1.	Building Consent Project Type – application fee (refer to 'Fees and Charges' Form)	\$ 95 x 6 houses
2.	Resource Consent - deposit	
	• Land use - Non-Notified	\$
	• Subdivision - Notified	\$
3.	Infrastructure Bond	
	• Non-Refundable Charge	\$
4.	Other - Aerial photographs	\$
	- Plan pack Searches	\$
	- Rural Rapid Numbers (New)	\$
	- Large Plan photocopying A2	\$
	- A0 – A1	\$
5.	Certificate of Title	\$

570.00

Account Details:

Total Payable \$

ANZ 010-790-0157888-02

WHEN PAID THIS FORM WILL BE PART OF YOUR CONSENT APPLICATION AND MUST BE ATTACHED TO THE CONSENT APPLICATION BEFORE IT WILL BE PROCESSED.

PLEASE RETURN TO CUSTOMER SERVICES



Exemption under Schedule 1 part 1 clause 2 Building Act 2004

<i>Project Location</i>	<i>PHONE WDC FOR ANY QUESTIONS ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:</i>	<i>Exmpt16/0006</i>
86 Anzac Pde WHANGANUI		
<i>Applicant</i>	<i>Description of Work</i>	
Shane Stone Builders Limited	Emergency Repair after Flood Damage to Property in June 2015	
<i>Exemption Assessment</i>	Whanganui District Council believe that the work noted above, if carried out in accordance with the Building Code or if carried out otherwise than in accordance with the Building Code, is unlikely to endanger people or any building, whether on the same land or on another property.	

Summary of Conditions

Exemption ID Exmpt16/0006

Conditions

Code	Condition
	Even if building work does not require a Building Consent, it is still a requirement of the Building Act that all building work must comply with the New Zealand Building Code

Signed for and on behalf of the Whanganui District Council

Greg Hoobin
Building Control Team Leader

This clause 2 exemption was given to Shane Stone Builders to install insulation into outside walls of these separate residential addresses in order to speed up the completion of the work from the June flood event.

Normally fitting insulation into exterior walls is Building Consentable work, but given the urgency and the situation of owners after this event it was decided Shane Stone Builders have a good enough track record with us to allow this work to proceed without inspection.

A discussion with them confirms they understand the need for building paper on exterior walls or the retro fitting of such by pocketing building wrap between studs if not included.

Bill Leslie

A handwritten signature in black ink, appearing to be 'Bill Leslie', written in a cursive style.

Senior Building Control Officer