



User Guide for New and Altered Commercial Buildings

Please complete this user guide, your building consent application and compile all the necessary documentation. When you are ready to lodge your application, please phone 4400056 [Alexandra] or 4450211 [Cromwell] and make a PAC appointment.

A Building Control Officer and a Planning Officer will be allocated to review your application for completeness and compliance.

The application will be accepted only if it appears complete and compliant. If there is further information required after the application is accepted you will be contacted requesting this detail. **Complete and technically correct building consent applications are processed FASTER than incorrect ones.**

PROPERTY VALUATION NUMBER:

Application

Application	Applicant to complete		Office use only
	Yes	N/A	
Have you provided two copies of:			
Plans <i>Number of sheets each set</i> _____	<input type="checkbox"/>		<input type="checkbox"/>
Specifications <i>Number of sheets each set</i> _____	<input type="checkbox"/>		<input type="checkbox"/>
Specific design <i>Number of sheets each set</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bracing schedule <i>Number of sheets each set</i> _____	<input type="checkbox"/>		<input type="checkbox"/>
Are the plans done in black lines on a white background?	<input type="checkbox"/>		<input type="checkbox"/>
Legal description and location address	<input type="checkbox"/>		<input type="checkbox"/>
Has the application form been completed correctly signed and dated?	<input type="checkbox"/>		<input type="checkbox"/>
Has the compliance schedule section of the building consent application been completed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the correct total value of building work been shown?	<input type="checkbox"/>		<input type="checkbox"/>
Is a copy of the Certificate of Title provided?	<input type="checkbox"/>		<input type="checkbox"/>
Has the total floor area, number of levels, and year of construction (for alternations only) of the building been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other Council Services

Has your proposal been checked by a member of the Planning Dept?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you applied for Planning Consent?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water connection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waste water connection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm water connection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trade waste licence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site Plan - Scale 1:200

Note: A location plan is needed for rural blocks.

	Applicant to complete		Office use only
	Yes	N/A	
Have the locations of all buildings from the legal boundaries been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the distance measured from the extremities of the building line (not the foot print) to the boundaries been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the location of foul drains been shown, including:			
Gully Traps	<input type="checkbox"/>		<input type="checkbox"/>
Inspection openings	<input type="checkbox"/>		<input type="checkbox"/>
Vents	<input type="checkbox"/>		<input type="checkbox"/>
Connection to sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Invert level of sewer connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the location of foul water drains been shown on the proposed plan including inspection openings, gully traps and vents etc?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater - downpipe locations and sizes, drain pipe size and fall, size of soak pit and cross section of soak pit design provided (or alternative method)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have any easements, water courses or hazards been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the potable water supply been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have any backflow prevention devices been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Floor Plan – Scale 1:100

Has the existing and proposed floor layout been shown?	<input type="checkbox"/>		<input type="checkbox"/>
Have all external and internal dimensions been shown?	<input type="checkbox"/>		<input type="checkbox"/>
Has the position of structural beams been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the cross reference to construction details been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the cross reference to cross section been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the plumbing/drainage layout been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Foundation Plan – Scale 1:100

Pile Foundation			
Have the location of all ordinary, bracing and anchor piles been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the bearer to pile fixings been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the position, treatment and sizes of all bearers and joists been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Foundation and Slab			
Have the concrete shrinkage crack control joints been shown or alternative shrinkage control system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the reinforcing been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Roof Plan – Scale 1:100	Applicant to complete		Office use only
	Yes	N/A	
Has a truss layout plan and certificate been provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have all ridges, valleys, hips and position of down pipes been shown.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Elevations – Scale 1:100

Have the proposed cladding materials been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the natural ground contours shown prior to excavations and in relation to finished floor levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the ground line drawn reflect the true nature of the ground i.e. any slopes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the window and door openings been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cross Section – Scale 1:100 or 1:50

Has depth and width of foundations been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the reinforcing been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the damp proof membrane been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the substrate and sand blinding layer been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the insulation and R value been specified?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the exterior wall cladding been specified?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has type of wall building wrap been specified?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the timber treatments been shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reference to window head, sill and jamb details?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reference to roof and wall flashing details?	<input type="checkbox"/>		<input type="checkbox"/>

Construction Details – Scale 1:50 (minimum)**Note:** It may be necessary to provide some detail at 1:10 or 1:20

Foundation details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pile fixing details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have all flashing details been included?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window head, sill, jamb details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Details of internal/external gutters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Details of where roof intersects with walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Post and beam fixing details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Details of water proofing in wet areas such as bathrooms, showers, etc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wall Bracing – Scale 1:100Note: **Bracing plan can be marked on the floor plan**

	Applicant to complete		Office use only
	Yes	N/A	
Has a wall bracing calculation sheet and bracing plan been provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Specific Design

Has an Engineer's Producer Statement been provided for structural elements outside the scope of NZS 3604:1999?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the Engineer's structural drawings been provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have the design calculations been provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a Structural Engineers report been supplied for any filled ground or ground that does not have a bearing capacity of 100kpa?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is this building on the Earthquake Prone Building register? If yes, has a structural assessment been done by a CPENG engineer? If required, has the structural strengthening been included as part of this application?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a fire report detailing compliance with the Building Code "C" documents been supplied? Please note that if the fire design uses an alternative solution the plans may have to be sent to the NZ Fire Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Specifications

Have project specifications been provided showing make/type, grade, dimensions and fixing instructions of all materials and systems used in the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Accessibility

Footpath Ramps Ramp slope, non-slip surface, handrails, upstands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrance Signage, threshold, width, floor surfaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Reception Counter(s) – including height for disabled persons	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lift Sizes, controls, handrails, lobby width, smoke control lobbies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stairs Width, handrails, landings, risers, treads, nosings, complying with building code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors/Doorways Clear width, glazing, colour contrasted, lever action handles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilets>Showers Layout, size, doors, WHB, taps, non-slip floors, pan height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundering Size and turning circle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessible Route Carparks close to entrance; Identifiable route from street to and through building. Surface finishes – stable, firm, non-slip.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Septic Tanks	Applicant to complete		Office use only
	Yes	N/A	
Has the position of septic tank and effluent field been shown including future reserve field if required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have site specific ground/soil evaluation test results been provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the effluent disposal system been designed to AS/NZS 1547 using the evaluation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Window Schedule

Has a window/door schedule been provided showing the following:			
Door opening dimensions?	<input type="checkbox"/>		<input type="checkbox"/>
Overall window dimensions?	<input type="checkbox"/>		<input type="checkbox"/>
Height of windows in relation to finished floor level?	<input type="checkbox"/>		<input type="checkbox"/>
Window and door opening direction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type/thickness of glass?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heating

Has the type of heating been included in the plans/specifications?	<input type="checkbox"/>		<input type="checkbox"/>
If solid fuel, gas or diesel, has the position of the appliance and fuel source been shown on the floor plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a full copy of the manufacturers specification and installation instructions been provided ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Use of building

Please provide details of the building's use and the maximum number of people which will be in the building at any one time. [E.g. warehouse with 4 internal offices 20 people max.]
Is a Certificate of Public Use required ? If the public will continue to have access to a building where alterations are taking place this may be a requirement. Please discuss this matter with the Building Control Officer.

Recording, Reporting and Maintenance Procedure Checklist

Recording, Reporting and Maintenance Procedures (RRMP's) are the instructions of how the specified systems in the building and on the Compliance Schedule are to be routinely inspected and maintained. They are required to be part of the Compliance Schedule for the building and part of the documentation for a building consent. See Building Act 2004 Sec 7, 51 and 103.

This sheet is designed to help collate information for the RRMP's for the specified systems in the building making the issue of Compliance Schedule easier and avoiding future cost overruns for building owners.

These RRMP's will form the basis of the Compliance Schedule and the building warrant of witness regime with the purpose of giving guidance to an Independently Qualified Person/Licensed Building Practitioner who will be carrying out inspections on the systems.

Pick tick the appropriate box to indicate what standard is going to be used to install the Specified System. If a standard has not been used for the installation, for example if an alternative solution is proposed, a specifically designed solution will be needed to satisfy the RRMP requirement.

For some systems where a standard is not applicable you can nominate the RRMP's as shown in the Compliance Schedule Handbook.

More information can be found at www.dbh.govt.nz, www.consumerbuild.org.nz,
<http://www.dbh.govt.nz/building-code-compliance-documents#free-download>

Specified System Covered by Compliance Schedule		Performance Standard	✓	Maintenance Schedule
1	Automatic Systems for Fire Suppression	To NZS 4541:2007		
		To NZS 4515:2009		
		To AS 1851:2005		
		Or a specifically designed solution		
2	Automatic or Manual Warning Systems for Fire or Other Dangers	To NZS 4512:2003		
		To NZS 4541:2007		
		To AS 1851:2005		
		Or a specifically designed solution		
3/1	Automatic Doors	To NZS 4239:1993		
		To AS 4085:1992		
		To AS 4290:2000		
		Or a specifically designed solution		
3/2	Access Control Doors	To NZS 4239:1993		
		To AS 4085:1992		
		To AS 4290:2000		
		Compliance Schedule Handbook Or a specifically designed solution		
3/3	Interfaced Fire or Smoke Doors or Windows	TO AS 4178:1994		
		Or a specifically designed solution		
4	Emergency Lighting Systems	To AS/NZS 2293 Parts 1[1998] 2 and 3 [1995]		
		To NZS 6742:1971		
		Or a specifically designed solution		
5	Escape Route Pressurisation Systems	To AS 1851:2005		
		Or a specifically designed solution		
6	Riser Mains for Use by Fire Service	To NZS 4510:2008		
		Or a specifically designed solution		
7	Automatic Backflow Preventers Connected to Potable Water Supply	To AS/NZS 2845.1:1998 Section 4, 9, 10, 11		
		Or a specifically designed solution		

Specified System Covered by Compliance Schedule		Performance Standard	✓	Maintenance Schedule
8/1	Passenger Lifts	TO NZS 4332:1997		
		To EN 81:1998		
		Or a specifically designed solution		
8/2	Service Lifts	Compliance Schedule Handbook		
		To En 81:1998		
		Or a specifically designed solution		
8/3	Escalators	Compliance Schedule Handbook		
		Or a specifically designed solution		
9	Mechanical Ventilation or Air Conditioning	To NZS 4303:1990		
		To AS 1668.2:2002		
		To AS 1851:2005		
		To NZS 3666:2002 Parts 1 and 2		
		Or a specifically designed solution		
10	Building Maintenance Units	To BS 6037.1:2007		
		To BS 6037.2:2007		
		Or a specifically designed solution		
11	Laboratory Fume Cupboards	Compliance Schedule Handbook		
		Or a specifically designed solution		
12/1	Audio Loops	Compliance Schedule Handbook		
		Or a specifically designed solution		
12/2	FM Radio Frequency Systems and Infrared Beam Transmitters	Compliance Schedule Handbook		
		Or a specifically designed solution		
13/1	Mechanical Smoke Control	Compliance Schedule Handbook		
		To AS/NZS 1668.2:2002 Part 1		
		Or a specifically designed solution		
13/2	Natural Smoke Control	Compliance Schedule Handbook		
		Or a specifically designed solution		
13/3	Smoke Curtains	Compliance Schedule Handbook		
		Or a specifically designed solution		
14/1	Emergency Power Systems for 1-13 above	To NZS 6104:1981		
		Or a specifically designed solution		
14/2	Signs also 14/4	Compliance Schedule Handbook		
		Or a specifically designed solution		
15/1	Systems for Spoken Information for Evacuation	To NZS 4541:2007		
		To AS 1851:2005		
		Or a specifically designed solution		
15/2	Final Exits	Compliance Schedule Handbook		
		Or a specifically designed solution		
15/3	Fire Separations	Compliance Schedule Handbook		
		Or a specifically designed solution		
15/4	Signs for Evacuation also 14/2	Compliance Schedule Handbook		
		Or a specifically designed solution		
15/5	Smoke Separations	Compliance Schedule Handbook		
		Or a specifically designed solution		
16	Cable Cars	NZS 5270:2005		
		Or a specifically designed solution		