

Identifying Relevant Code Clauses on Building Consent Applications

Building Control staff will assist applicants with consents lodged at the Alexandra and Cromwell offices. The following is intended as a guide to assist those lodging applications at area offices or by post.

If further clarification is needed, please contact the Building Control Officer responsible for your area of the District on 03 440 0056.

BUILDING CONTROL CLAUSES

THE BUILDING WORK WILL COMPLY WITH THE FOLLOWING BUILDING CODE CLAUSES

✓ Indicate the means of compliance included with the plans and specification below:					KEY: AC – Acceptable Solution AL – Alternative Solution WM – Waiver/Modification is sought				
✓	Building Code clauses relevant to project	AC	AL	WM	✓	Building Code clauses relevant to project	AC	AL	WM
	B1 Structure					F8 Signs			
	B2 Durability					G1 Personal hygiene			
	C1-7 Prevention of fire occurring					G2 Laundering			
	Means of escape					G3 Food preparation			
	Spread of fire					G4 Ventilation			
	Structural stability during fire					G5 Interior environment			
	Risk groups SH, SM, SI, CA, WB, WS, VP								
	D2 Mechanical installations for access					G7 Natural light			
	E1 Surface water					G8 Artificial light			
	E2 External moisture					G9 Electricity			
	E3 Internal moisture					G10 Piped services			
	F1 Hazardous agents on site					G11 Gas as an energy source			
	F2 Hazardous building materials					G12 Water supplies			
	F3 Hazardous substances and process					G13 Foul water			
	F4 Safety from falling					G14 Industrial liquid waste			
	F5 Construction and demolition hazards					G15 Solid waste			
	F6 Lighting for emergency					H1 Energy efficiency			
	F7 Warning systems								

CONSENT APPLICATION FORM - COMPLIANCE

The following is a summary of the three methods listed on the consent application form for demonstrating compliance with the building code clauses

The acceptable solution option is generally the least onerous means of demonstrating compliance for the applicant

1	Acceptable Solution	<p>These are prescriptive methods of construction detailed under the AS (acceptable solution) or standards such as NZS 3604 or 4229 etc referenced off under the building code clauses B1 – H1.</p> <p>Where acceptable solutions are detailed as methods of construction in the consent documents, they must be acceptable by Council as meeting the Building Code and any liability for failure rests with the Department of Building and Housing</p>
2	Alternative Solution	<p>These are construction methods put forward to council for consideration that do not fit within the acceptable solutions or standards referenced under the relevant Code Clauses B1 to H1.</p> <p>It is the responsibility of the applicant to provide verification that the product, system or construction method satisfies the provisions of the relevant code clauses. Examples of alternative solutions are cladding systems outside those in E2 “External Moisture” or imported heated units not tested to NZS 2918 or AS 1691.</p> <p>The level of verification necessary can be quite high, particularly in regard to E2 “External Moisture” as the liability for any failure resulting from an approved alternative solution rests with Council.</p>

3	Waiver/Modification	<p>This is a request for a waiver or modification from the provisions of a building code clause.</p> <p>An example would be a request to waive the fire rating requirements adjacent to a property boundary where there is a right of way to a rear property along the boundary.</p> <p>Again, it is the applicant's responsibility to provide Council with supporting information for approval of a request. Council is unable to grant waivers or modifications relating to access and facilities for people with disabilities.</p>
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BUILDING CODE CLAUSES – FUNCTIONAL REQUIREMENTS

The following is a summary of the Building Code clauses and the functional requirements

For minor works such as heating units, only clauses (C1, E2 and F7) might apply. Likewise for remote farm buildings, only clauses (B1, B2, E1 and E2) might apply, however for new dwellings a considerable number of the code clauses such as (B1, B2, C/AS1-7, D1, E1, E2, E3, F2, F4, F7, G1, G2, G4, G5, G7, G9, G12, G13 and H1) could apply

STABILITY		FUNCTIONAL REQUIREMENT
B1	Structure	Buildings, building elements and site works shall withstand the loadings they are likely to be subjected to.
B2	Durability	Building materials, components and construction methods shall be sufficiently durable to ensure that the building without reconstruction or major renovation satisfied the other functional requirements of this Code.
FIRE SAFETY		FUNCTIONAL REQUIREMENT
C	Prevention of fire occurring	Buildings fixtures and appliances using controlled combustion of solid, liquid or gas fuel shall be installed in a way which reduces the likelihood of fire.
C	Means of escape	Buildings shall be provided with a means of escape from fire which gives people adequate time to reach a safe place without being overcome by the effects of fire and give fire service personnel adequate time to undertake rescue operations.
C	Spread of fire	Buildings shall be provided with safeguards against fire spread so that occupants have time to escape to a safe place without being overcome by the effects of fire and enable firefighters to undertake rescue operations and protect property. Adjacent households and property shall be protected by damage and hazardous substances are not released into the environment.
C	Structural stability during fire	Buildings shall be constructed to maintain structural stability during fire to: (a) Allow people adequate time to evacuate safely (b) Allow fire service personnel adequate time to undertake rescue and firefighting operations (c) Avoid collapse and consequential damage to adjacent household units or other property
ACCESS		FUNCTIONAL REQUIREMENT
D1	Access routes	Buildings shall be provided with reasonable and adequate access to enable safe and easy movement of people.
D2	Mechanical installations for access	Mechanical installations for access into, within and out of buildings shall provide for the safe and easy movement of people, and for the safety of maintenance personnel.
MOISTURE		FUNCTIONAL REQUIREMENT
E1	Surface water	Buildings and site work shall be constructed in a way that protects people and other property from the adverse effects of surface water.

E2	External moisture	Buildings must be constructed to provide adequate resistance to penetration by, and the accumulation of, moisture from the outside.
E3	Internal moisture	Buildings must be constructed to avoid the likelihood of: (a) Fungal growth or the accumulation of contaminants on linings and other building elements; and (b) Free water overflow penetrating to an adjoining household unit; and (c) Damage to building elements being caused by the presence of moisture
SAFETY OF USERS		FUNCTIONAL REQUIREMENT
F1	Hazardous agents on site	Buildings shall be constructed to avoid the likelihood of people within the building being adversely affected by hazardous agents or contaminants on the site.
F2	Hazardous building materials	Building materials, which are potentially hazardous, shall be used in ways that avoid undue risk to people.
F3	Hazardous substances / processes	Buildings, where hazardous substances are stored and hazardous processes undertaken, shall be constructed to provide adequate protection to people and to other property.
F4	Safety from falling	Buildings shall be constructed to reduce the likelihood of accidental fall.
F5	Construction and demolition hazards	Construction and demolition work on buildings shall be performed in a manner that avoids the likelihood of: (a) Objects falling onto people on or off the site (b) Objects falling on property (c) Other hazardous arising on the site affecting people off the site and other property (d) Unauthorised entry of children to hazards on the site
F6	Lighting for emergency	To safeguard people from injury in escape routes during failure of the main lighting.
F7	Warning systems	Buildings shall be provided with appropriate means of warning people to escape to a safe place in an

		emergency.
F8	Signs	Signs shall be provided in and about buildings to identify: <ul style="list-style-type: none"> (a) Escape routes (b) Emergency related safety features (c) Potential hazards, and (d) Accessible routes and facilities for people with disabilities
SERVICE AND FACILITIES		FUNCTIONAL REQUIREMENT
G1	Personal hygiene	Buildings shall be provided with appropriate spaces and facilities for personal hygiene.
G2	Laundering	Buildings shall be provided with adequate space and facilities for laundering.
G3	Food preparation	Buildings shall be provided with space and facilities for the hygienic storage, preparation and cooking of food, that are adequate for the intended use of the building.
G4	Ventilation	Spaces within buildings shall be provided with adequate ventilation consistent with their maximum occupancy and their intended use.
G5	Interior environment	Buildings shall be constructed to provide: <ul style="list-style-type: none"> (a) An adequate, controlled interior temperature (b) Adequate activity space for the intended use, and (c) Accessible spaces and facilities
G6	Airborne and impact sound	Building elements, which are common between occupancies, shall be constructed to prevent undue noise transmission from other occupancies or common spaces, to the habitable spaces of household units.
G7	Natural light	Habitable spaces shall provide adequate openings for natural light and for a visual awareness of the outside environment.
G8	Artificial light	Spaces with buildings used by people shall be provided with artificial lighting which, when activated in the absence of sufficient natural light, will enable safe movement.
G9	Electricity	Where provided in a building, electrical installations shall be safe for their intended use.
G10	Piped services	In buildings provided with potentially hazardous services containing hot, cold, flammable, corrosive or toxic fluids, the installations shall be constructed to provide adequate safety for people.
G11	Gas as an energy source	In buildings where gas is used as an energy source, the supply system shall be safe and adequate for its intended use.
G12	Water supply	Buildings provided with water outlets, sanitary fixtures or sanitary appliances must have safe and adequate water supplies.
G13	Foul water	Buildings in which sanitary fixtures and sanitary appliances using water-borne waste disposal are installed must be provided with: <ul style="list-style-type: none"> (a) An adequate plumbing and draining system to carry foul water to appropriate outfalls; and (b) If no sewer is available, an adequate system for the storage, treatment, and disposal of foul water
G14	Industrial liquid waste	Buildings in which industrial liquid waste or foul water is generated shall be provided with adequate spaces and facilities for the safe and hygienic collection, holding, treatment and disposal of the waste.
G15	Solid energy	Buildings shall be provided with space and facilities for the collection, and safe hygienic holding prior to disposal, of solid waste arising from the intended use of the buildings.
ENERGY EFFICIENCY		FUNCTIONAL REQUIREMENT
H1	Energy efficiency	Buildings must be constructed to achieve an adequate degree of energy efficiency when that energy is used for: <ul style="list-style-type: none"> (a) Modifying temperature or humidity, or both; or (b) Providing hot water to sanitary fixtures or sanitary appliances, or both; or (c) Providing artificial lighting