

## General Guidance:

1. *Building Consent Conditions should reflect the outcomes of the CS7.2 Agreement to provide Producer Statement & Certification during Construction Form process.*
2. *Any other conditions identified as appropriate during BC processing not identified in the initial CS7.2 discussion must be agreed to by owner/agent and added to the CS7.2 prior to BC issue.*
3. *Advice Notes are not BC Conditions, and are only issued together with the BC for assistance & clarification where relevant.*
4. *BC Condition & Advice Note numbering shown in brackets ie (142 - BCAN033) indicate a historical NCS or current TechOne Condition Code. Number in bold ie **33** is the current Condition/Advice note code to be used when completing Form CS19.1*

## **Building Consent Conditions**

**1** (101 – BCAN001): **TRUSS DESIGN:** ‘Producer Statement – PS1 – Design, Fabricator/Design Statement and As-Built Plans’ shall be available at Framing & Bracing - Prewrap inspection, and provided in pdf format at CCC application.

*Use this condition whenever a Producer Statement - PS1- Design is received from a truss manufacturer. Note: A usual expectation would be for a PS3, however, it is recognised in this condition that a second PS1 is the industry practice.*

**2** (104 – BCAN002): **GASWORK:** Gas installations are to be compliant with the New Zealand Building Code clause G11 “Gas as an Energy Source” and a Gasfitting Certification Certificate provided to QLDC on completion of the work.

*Use this condition whenever a Gas Cert. will be required prior to CCC issue.*

**3** (108 – BCAN003): **SERVICES DEMOLITION:** Water, Foul water and Stormwater drains are to be exposed on the boundary and capped off. A plan showing the location of the capped off services and drainlayer registration number shall be sent to QLDC to be placed on the property file for this site.

*Use this condition where there is no clear indication that a ‘construction’ stage will follow, that will utilise the same services connections. Note: BC Application for Demolition and construction in a single BC, or Stage 1 of 2 (or more) for demo & construction with no delay between) will not require this condition.*

**4** (111 – BCAN004): **SETOUT, FLOOR LEVEL:** A registered surveyor shall provide verification, certifying the building is sited in accordance with, and that the minimum floor level will be achieved as set out in, the approved plans, before foundation inspection.

*Use this condition where specific minimum floor levels are required to be achieved to mitigate potential for flooding.*

**5** (112 – BCAN005): **NATURAL HAZARD – CROWN:** This building consent is granted under Section 72 of the Building Act 2004, in that, on issue, QLDC Limited will notify the consent to the Minister and the Surveyor General.

**6** (113 – BCAN006): **NATURAL HAZARD – MAORI LAND:** This building consent is granted under Section 72 of the Building Act 2004, in that, on issue, QLDC Limited will notify the consent to the Registrar of the Maori Land Court

**7** <sup>(114 – BCAN007):</sup> **NATURAL HAZARD – ALL OTHER CASES:** This building consent is granted under Section 72 of the Building Act 2004, in that, on issue, QLDC will notify the consent to the Registrar – General of Land for an entry to be made on the certificate of title to the land.

**8** <sup>(115 – BCAN008):</sup> **COMPACTION:** ‘Producer Statement – PS4 – Construction Review’ shall be provided from a chartered professional engineer, to certify the compaction and bearing capacity of the underlying soils where any fill material greater than 600mm in depth.

*Use this condition where NZS3604: 2011 Clause 7.5.3.1 requires SED and Commentary Note C7.5.3.1 is applicable.*

**9** <sup>(116 – BCAN009):</sup> **GEOTECHNICAL:** ‘Producer Statement – PS4 – Construction Review’ and ground bearing test results, from the geotechnical engineer is to be provided certifying design assumptions have been satisfied on-site.

*Use this condition where site specific geotechnical engineering requirement identified on the PIM/PIC or consent documentation.*

**10** <sup>(117 – BCAN010):</sup> **DRIVEN PILES:** ‘Producer Statement – PS4 – Construction Review’ and the driven pile sets from a chartered professional engineer certifying driven piles are in accordance the approved building consent documentation.

*Use this condition when identified through the CS7.2 process*

**11** <sup>(118 – BCAN011):</sup> **MASONRY:** ‘Producer Statement – PS4 – Construction Review’ from a chartered professional engineer certifying Grade A and/or B Masonry is constructed in accordance the approved building consent documentation.

*Use this condition where not Type C and engineer engaged to carry out inspections and identified through the CS7.2 process and the engineer is not covering masonry under Condition 26*

**12** <sup>(119 – BCAN012):</sup> **PRECAST:** ‘Producer Statement – PS4 – Construction Review’ shall be provided from a chartered professional engineer certifying all pre-cast items have been constructed in accordance with the approved building consent documentation, and the NZBC

*Use this condition when identified through the CS7.2 process and the engineer is not covering pre-cast panels under Condition 26*

**13** <sup>(121 – BCAN013):</sup> **INTUMESCENT COATING:** ‘Producer Statement – PS3(s) – Construction’ and supporting documentation shall be provided from the intumescent coating applicator to certify that the coating system applied complies with the approved building consent documentation.

*Use this condition when identified through the CS7.2 process*

**14** <sup>(122 – BCAN014):</sup> **MEMBRANE:** ‘Producer Statement – PS3(s) – Construction’ shall be provided from the membrane installer and manufacturer certifying that the membrane and substrate material has been installed in accordance with the approved building consent documentation.

*Use this condition where membrane applied to internal wet area and/or externally to a retaining wall. Ref to Condition 16 for Roof Membrane Condition.*

**15** <sup>(123 – BCAN015):</sup> **CLADDING:** ‘Producer Statement – PS3 – Construction’ and the manufacturer’s warranty certifying that the cladding material has been installed in accordance with the approved building consent documentation.

*Use this condition where plaster cladding systems consented.*

**16** (124 – BCAN016): **ROOF CLADDING:** ‘Producer Statement – PS3 – Construction’ and a copy of the manufacturer’s warranty certifying that the roofing material has been installed in accordance with the approved building consent documentation.

*Use this condition where membrane (roof or deck), slate, shakes or similar roofing system consented.*

**17** (126 – BCAN017): **EFFLUENT DISPOSAL:** ‘Producer Statement – PS3(s) Construction’ from the installer and manufacturer certifying the effluent disposal system has been installed in accordance with the approved building consent documentation.

*Use this condition where on-site wastewater management system proposed, or a step tank (ie Jacks Pt.) is to be installed prior to connection into a private scheme.*

**18** (127 – BCAN018): **MECHANICAL VENTILATION:** ‘Producer Statement – PS3 – Construction’ and all commissioning test data certifying the ventilation system has been installed in accordance with the approved building consent documentation.

*Use this condition where the ventilation system is a specified system type SS9*

**19** (128 – BCAN019): **FIRE ALARM:** ‘Producer Statement – PS3 – Construction’ from the fire detection and alarm system installer, certifying the designed, installed and commissioned is in accordance with the approved building consent documentation.

*Use this condition where Type 2 – 7 Alarms System (ref F7/AS1) consented*

**20** (129 – BCAN020): **FIRE SAFETY SYSTEMS CERTIFICATE- NEW:** The Certificate of Completion for the fire safety systems within the building shall be provided by an accredited body on completion of the work,

*Use this condition where Type 2 – 7 Alarms System (ref F7/AS1) consented and the system is new.*

**43** (BCAN43) **FIRE SAFETY SYSTEMS CERTIFICATE - ALTERED OR EXTENDED:** The Certificate of Completion for the fire safety systems within the building shall be provided by an accredited body on completion of the work, where required by NZS 4512: 2010 Part 5, 506.

*Use this condition where Type 2 – 7 Alarms System (ref F7/AS1) consented and the system is to be altered or extended.*

**21** (131 – BCAN021): **SPRINKLER SYSTEM - NEW:** The Certificate of Compliance for the sprinkler systems within the building shall be provided by an accredited Sprinkler System Certifier (SSC) on completion of the work.

*Use this condition where Type 6 or 7 Alarms System (ref F7/AS1) consented and the system is new.*

**44** (BCAN44) **SPRINKLER SYSTEM - ALTERED OR EXTENDED:** The Certificate of Compliance for the sprinkler systems within the building shall be provided by an accredited Sprinkler System Certifier (SSC) on completion of the work, where certification was not exempt under NZS 4541:2013 Part 1, 112.7

*Use this condition where Type 6 or 7 Alarms System (ref F7/AS1) existing, and the system is to be altered or extended.*

**22** (NEW – BCAN022): **SPRINKLER SYSTEM:** ‘Producer Statement – PS3 – Construction’ and all commissioning test data from the installer, certifying the designed, installed and commissioned is in accordance with the approved building consent documentation.

*Use this condition where Type 2 – 7 Alarms System (ref F7/AS1) consented*

**23** (130 – BCAN023): **FIRE DOORS:** A copy of all fire door certificates shall be provided in pdf format at CCC application.

*Use this condition where fire doors are included anywhere within the new building/building work.*

**24** (132 – BCAN024): **ILLUMINATED EXIT SIGNS:** ‘Producer Statement – PS3 – Construction’ and all commissioning test data from the installer certifying the illuminated exit signage has been installed in accordance with the approved building consent documentation.

*Use this condition where emergency lighting specified system SS4 is included anywhere within the new building/building work.*

**25** (134 – BCAN025): **PRINCIPLE CONTRACTOR:** shall provide a ‘Producer Statement – PS3 – Construction’ certifying all construction has been built in accordance with the approved building consent documentation.

*Use this condition when identified through the CS7.2 process*

**26** (135 – BCAN026): **ENGINEER:** shall provide a ‘Producer Statement – PS4 – Construction Review’ and copies of associated inspection reports from a chartered professional engineer, certifying all, or part, of the building works as identified by the ‘Producer Statement PS1 – Design’ has been built in accordance with the approved building consent documentation.

*Use this condition when identified through the CS7.2 process*

**27** (136 – BCAN027): **ACOUSTIC:** The Acoustic engineer shall provide documentation certifying the building as-built construction complies with the acoustic design report and the approved building consent documentation.

*Use this condition when identified through the CS7.2 process*

**28** (137 – BCAN028): **LISTENING SYSTEM FOR THE HEARING IMPAIRED:** ‘Producer Statement – PS3 – Construction’ and all commissioning test data from installer certifying the system has been installed in accordance with the approved building consent documentation.

*Use this condition when specified system SS12 to be installed or modified*

**29** (138 – BCAN029): **LIFT/PEOPLE MOVER (MECHANICAL FIXED):** ‘Producer Statement – PS3 – Construction, and all commissioning test data from the installer certifying the system has been installed in accordance with the approved building consent documentation.

*Use this condition whenever a lift/people mover, specified system SS8 to be installed or modified*

**30** (139 – BCAN030): **BARRIERS:** ‘Producer Statement – PS3(s) – Construction’ from the installer and manufacturer certifying the barrier has been installed in accordance with the approved building consent documentation.

*Use this condition when identified through the CS7.2 process*

**31** (140 – BCAN031): **AMENDED CONSENTS:** The condition(s) and/or inspections of the previously issued consent(s) for this building work will also apply to this amendment.

*Use this condition together with any new conditions and/or inspections that may be required as a result of a proposed amendment.*

**32** (141 – BCAN032): **SETOUT:** A registered surveyor shall provide verification certifying the building is sited in accordance with the approved plans before foundation inspection.

*Use this condition when compliance with external fire spread is achieved by distance, and site constraints make it important to ensure the distance(s) from relevant boundaries is achieved.*

**34** (133 – BCAN034): **EMERGENCY LIGHTING:** ‘Producer Statement – PS3 – Construction’ and all commissioning test data from the installer certifying the emergency lighting has been installed in accordance the approved building consent documentation.

*Use this condition whenever a specified system SS4 to be installed or modified.*

**35** <sup>(35 – 143):</sup> **SPECIFIED INTENDED LIFE:** The building must be altered, removed or demolished on or before the end of [ insert number ] years from the date of issue of this consent (being the specified intended life of the building).

Advice Note: The owner of the building must give written notice to the territorial authority if the owner proposes to extend the life of the building that has a specified intended life.

**36** <sup>(BCAN036):</sup> **PASSIVE FIRE PROTECTION:** ‘Producer Statement – PS3(s) – Construction’ from the installer of passive fire protection systems. The Producer Statement is to be provided by a passive fire protection specialist.

*Use this condition when identified through the CS7.2 process*

*Note: If under QLDC current Passive Fire Protection requirements, a PS3 is required for the work, and that will not be provided by a passive fire protection ‘specialist’, then a PS3 will be required from the Main Contractor, therefore Condition 25 is to be used in such instances.*

**37** <sup>(BCAN037):</sup> **PASSIVE FIRE PROTECTION:** ‘Producer Statement – PS4(s) – Construction Review’ from a chartered professional engineer – fire, certifying the passive fire protection systems have been installed/constructed in accordance with the approved building consent documentation.

*Use this condition when identified through the CS7.2 process*

**39** <sup>(BCAN039):</sup> **ELECTRICAL:** Electrical installations are to be compliant with the New Zealand Building Code Clause G9 “Electricity” and a Certificate of Compliance (COC) and Electrical Safety Certificate provided to QLDC on completion of the work.

*Use this condition when identified through the CS7.2 process*

**42** <sup>(BCAN042):</sup> **SECTION 75:** This building consent has been granted for building work to which Section 75 of the Building Act 2004 applies. The Consent is issued together with a certificate issued by the Territorial Authority (TA) imposing the condition referred to in Section 75(2), that 1 or more of those allotments specified by the TA (the specified allotments) must not be transferred or leased except in conjunction with any specified other or others of those allotments.

**45** <sup>(BCAN045):</sup> **NEW RELOCATABLE BUILDING:** Code Compliance Certificate (CCC) issued by the certifying Building Consent Authority to be provided for the new relocatable building, prior to CCC being issued by QLDC for this building consent.

## Advice Notes

**33** <sup>(142 - BCAN033):</sup> **DOMESTIC HEATING APPLIANCES** – Plan Change 2 Regional Plan: Air for Otago. Rules and Air Zone Areas under the ORC Air Plan provide for controls on emission rates permissible throughout the region for domestic heating appliances. Contact ORC Ph 0800 474082 or email [www.orc.govt.nz](http://www.orc.govt.nz).

**38** <sup>(BCAN038):</sup> **HISTORIC PLACES TRUST** – This site may contain archaeological material. Under the Historic Places Act 1993, the permission of the NZ Historic Places Trust must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a Resource Consent or Building Consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the NZ Historic Places Trust must be contacted. (Dunedin office Phone 03 477 9871).

**40**                    **CERTIFICATE FOR PUBLIC USE (CPU):** An Application for CPU has been received. Prior to issue of the CPU you will require an inspection of the site & building to review the appropriateness of the proposals to mitigate any issues potentially affecting the safe use of the building by the public. This inspection should be booked at a suitable time through the Building Inspections Booking phone line.

*Use this Advice Note when an Application for CPU Form 15 has been received at BC Processing/Issue stage.*

**41**                    **CERTIFICATE FOR PUBLIC USE (CPU):** Public use of premises may be allowed before issue of a code compliance certificate (CCC) in some circumstances. A person, who owns, occupies, or controls premises to which Building Act 2004 Section 362W applies, who wishes to allow the public to use the building prior to CCC issue must make application to QLDC using Form 15 and appends all relevant documentation.

*Use this Advice Note when an Application for CPU Form 15 has NOT been received at BC Processing/Issue stage, but a CPU may be required through the course of the project. I.e Alteration to an existing public building or new multi-stage public building.*