

BCSI01 - SITING / FOUNDATIONS: Building location is in accordance with approved plans (where difficult to confirm a survey certificate may be required). Profiles are in place with foundations excavated (piles and trenches etc.) with adequate ground bearing, layout, and depth. Reinforcing is correct (location, size, support, cover). NOTE: No concrete placement before inspection.

Use for inspection of foundations where separate to slab and timber piles to check the location, excavations and reinforcing are correct.

BCSI02 - TIMBER PILE FOUNDATIONS: Building location is in accordance with approved plans (where difficult to confirm a survey certificate may be required). Profiles are in place with holes bored, clean of debris, adequate ground bearing, size, and location. Piles are temporarily braced in holes, with cut ends up or sealed with proprietary treatment.

Use for timber piles to identify the location, excavation and piles are correct.

BCSI03 - UNDERSLAB PLUMBING & DRAINAGE: Drains exposed, water test on if AS/NZS 3500 systems, pipe work sleeved where it passes through concrete (floor/foundations), overflow relief gully heights correct, bedding hard fill correctly placed & compacted. If any changes from consented plans an 'as built plan' may be required showing the new layout and signed by the registered drain layer who has carried out or supervised the work.

BCSI04 - PILE SUB FLOOR CONNECTIONS: Check pile & subfloor framing grade, treatment, sizes, spans, and fixings. Other items that may be installed including insulation, DPM and sub-floor ventilation.

Use for inspection of timber sub-floor members before flooring is fixed down

BCSI05 – SLAB: Building location and site levels are in accordance with approved plans (where difficult to confirm a survey certificate may be required). Items checked include bearing, hard fill and bindings, slab type, DPM, excavations, reinforcing and insulation. NOTE: No concrete placement before inspection.

Use for Inspection of slab to confirm siting and slab requirements are correct before concrete is placed (raft slabs do not need an additional siting / foundation inspection)

BCSI06 - WALLS - CONCRETE/BLOCK/BOND BEAM: Bond Beams (Prior to filling blocks) - Ensure location/cover/size/dimension/laps of starter bars, reinforcing is correct & tied. Ensure block cavity is clean & services are in place. Check control joints are correctly formed. Check proposed strength of block fill.

BCSI07 - WATERPRF MEMBRANE EXT WALL: Prior to backfill and sealing water-proofing membrane protection, and drainage. Check that product is as specified and approved. Check fixing in accordance with manufacturer's instructions and within product limitations. Sealing water-proof membrane protection back fill and drainage.

BCSI08 - FRAMING & BRACING – PREWRAP: Wall and roof framing complete. No wrap to walls or roof. Check framing grade, treatment, sizes, spacing, spans, fixings, and support. Ensure all bracing, lintel, roof truss/rafter/purlin fixings and straps are installed.

BCSI09 - PRE-CLADDING/FLASHING/WRAP/BATTEN: Before installing external cladding or enclosing cavity battens) - Ensure wrap is correctly installed, flashing tapes are in place (windows/doors) & can be inspected. Check installation/treatment/fixing of cavity batten & ventilated/vermin base cavity closer.

BCSI10 - PLUMBING PRE-LINE: Ensure all wastes, vents, hot & cold water pipes are correctly installed, insulated, and supported. Pressure test (1500 kPa) is required to be on during inspection. A pressure test Producer Statement may be requested (Note: plumber to ensure that pressure gauge has current calibration certificate.)

BCSI11 - BUILDING PRELINE/INSULATION: Ensure all bracing/connections are correctly installed, bracing is correctly located, check moisture content level of timber & ensure insulation is correctly fitted. Check air pressure seals to openings (doors & windows).

BCSI12 - HALF HIGH VENEER/STONE: Check work at 1/2 high to ensure spacing, fixing & durability of ties are correct. Check cavity size, location of weep holes/ventilation. Ensure cavity is clean, lintels properly supported. Check panel sizes and placement of control joints.

BCSI13 - POST LINING - PRE-STOP: (prior to installation of scotia/skirting/stopping) - Check that bracing/fire/sound rated elements have been correctly installed/fixed.

BCSI14 - WET AREA MEMBRANE: (Prior to tiling/finish) Products as specified and approved. Check application in accordance with manufactures instructions and within limitations.

BCSI15 – DECK / ROOF MEMBRANE: (Prior to application of membrane) Fall substrate fixing, flashing, gutters supports, material thickness, treatment, floor height.

BCSI16 - EXTERNAL DRAINAGE: Bedding complete prior to backfill. Ensure all drains are laid to correct falls and test is on. Check bedding/backfilling media, pipe sizing, connections and installation, sumps etc. Provide copy of as-built layout showing location of inspection and cleaning points. Ensure all drains are laid to correct falls and test is on. Check bedding/backfilling media, pipe sizing, connections and installation, sumps & soak holes. If any changes from consented plans an 'as built plan' may be required showing the new layout and signed by the registered drain layer who has carried out or supervised the work.

BCSI17 - EFFLUENT DISPOSAL: Effluent lines exposed, ground conditions as per design, length siting tank size checked. Producer Statements to be provided by designer/installer before Code Compliance Certificate issued.

BCSI018 - HEATING UNIT – INSERT: Front cover off (if installed checked at final), zero clearance surround in place, ventilation to manufacturers specification, access provided to ceiling space (chimney). Installed to manufactures instructions, seismic restraint installed (if installed). Ensure clearance to combustible materials: walls, floor, ceiling, beams drapes doors, window battens rafters, purlins roof insulation and underlay. Flashing watertight, smoke alarms installed and operating.

Required on all consents with an inbuilt fire (this requires a final sign-off also with a final heater)

BCSI019 - FINAL HEATER: Ceiling plate down for inspection, access provided to ceiling space. Installed to manufactures instructions, seismic restraint installed. Ensure clearance to combustible materials: walls, floor, ceiling, beams drapes doors, window battens rafters, purlins roof insulation and underlay. Flashing watertight, smoke alarms installed and operating. (possibly support)

Use where applications contain a solid fuel heater

BCSI020 - SWIMMING POOL FENCE: Check fencing as per Building (Pools) Amendment Act 2016, backflow prevention, window restrictors, child resistant door set, lockable cover, barriers (other than fencing), gates & fittings, disposal system of pool water, immediate pool area & clearances from climbable objects.

Use where there is a swimming pool fence

BCSI022 – FINAL RESIDENTIAL: All building work on the approved documentation completed and on site, including any minor variations and amendments.

INSPECTIONS COMPLETED: Inspections listed on the building consent have been completed and passed. Any previous inspection requirements completed, and evidence of completion is available on site (e.g. as-built drainage plans, flashings completed, seismic restraint to HWC)

INTERIOR: Interior building work completed including impervious surfaces completed (including painting and sealing), mechanical extracts operational (e.g. kitchen and bathroom). Stairs completed and balustrades installed. Safety glazing (not previously inspected). Smoke alarms installed and operating.

ENERGY WORK: Electrical and Gas work commissioned.

EXTERIOR & SITE WORK: Exterior building work completed including Subfloor access / ventilation and ground clearances. Wall / roof claddings finished and sealed (including penetrations). Access routes, stairs, retaining walls, barriers, and decks.

3 WATERS: Potable water, Storm water and foul water completed including Sanitary fixtures operational. Surface water from roof, hardstanding and site works connected (e.g. downpipes, soak pits, strip drains and sumps). Sewer vents to fixtures and drains installed, and system is connected to network / effluent field.

APPLICATION FOR CODE COMPLIANCE CERTIFICATE (CCC): The Building Act (section 92(a)) requires applications for CCC to be made as soon as practicable after the building work is completed. QLDC require a 'passed' final inspection to establish the building work is completed for the purposes of starting the 20 working days referred to in section 93(1)(a).

Use for all building consents with Res 1 – Res 3 complexity assigned

BCSI023 – FINAL COMMERCIAL: All building work on the approved documentation completed and on site, including any minor variations and amendments.

INSPECTIONS COMPLETED: Inspections listed on the building consent have been completed and passed. Any previous inspection requirements completed, and evidence of completion is available on site.

SPECIFIED SYSTEMS: All specified systems installed and commissioned.

INTERIOR: Interior building work completed including accessible facilities, impervious surfaces. Stairs and balustrades. Safety glazing.

ENERGY WORK: Electrical and Gas work commissioned.

EXTERIOR & SITE WORK: Exterior building work completed including Wall / roof claddings finished and sealed (including penetrations). Access routes, stairs, retaining walls, barriers, and decks.

3 WATERS: Potable water, Storm water and foul water completed including Sanitary fixtures operational. Surface water from roof, hardstanding and site works connected (e.g. downpipes, soak pits, strip drains and sumps). Sewer vents to fixtures and drains installed, and system is connected to network / effluent field.

APPLICATION FOR CODE COMPLIANCE CERTIFICATE (CCC): The Building Act (section 92(a)) requires applications for CCC to be made as soon as practicable after the building work is completed. QLDC require a 'passed' final inspection to establish the building work is completed for the purposes of starting the 20 working days referred to in section 93(1)(a).

Use for all building consents with Com 1 – Com 3 complexity assigned

BCSI026- FINAL GARAGE, CARPORT & PERGOLA: The check will be against the approved building consent documents. Any variations have been applied for and approved by Queenstown Lakes District Council prior to the final inspection. This includes drainage as built plans, where the approved design has been modified.

NOTE: This is not an inspection designed to provide a list of items to be finished. The work should be completed, and all documents provided.

BCSI027 - INSPECTION PASSIVE FIRE PROTECTION: Provide evidence that the proprietary fire protection system, product or components and assembly meet the specified fire resistance ratings as stated in the approved building consent documentation.

BCSI028 - SOLAR WATER HEATER: Plumber to be onsite for inspection, panels in place, all penetrations made weather tight, pipe work lagged, structural load transferred adequately all work completed as per the building consent documentation.

BCSI029 – CERTIFICATE FOR PUBLIC USE: Undertake inspection as per requirements and information supplied with Form 15 Application for CPU and attached plans.