

South Waikato District Council

ON THE LEVEL

Haratua | May 2020

Kia ora! Greetings!

As you will all be aware of, the construction industry has come to a grinding halt with the recent Covid-19 events putting everybody into lockdown

However, we have been fortunate to be able to continue processing Building Consent applications in the background through our online Building Consent system, AlphaOne. Now as we head into level 3 and inspections resume it is a timely reminder to provide a minimum of 24 hours' notice when making any booking as this will be a busy period ahead.

With this, there have been strict guidance measures put in place that must be enforced across the industry. We reiterate the government's message, it is not only about safety for our own personal bubble but the safety of the people around you and site visitors also.

Lockdown Level 3 Requirements;

- Ensure there are site protocols in place, with a minimum of site sign in and a means of wash down and sanitation for all visitors.
- Keep in mind different sites and visitors may also have protocols to follow so patience is key through this period.

We have been advised as a Building Consent Authority that if site protocols are not put in place, we may be in a position to refuse to carry out the inspection.

TINY HOMES

With the housing shortage and price of housing skyrocketing across the country, "Tiny Homes" are a hot topic for everybody looking at an alternative method for affordable housing.

Whilst some of these "Tiny Homes" may look beautiful, warm and compliant, it is important to ensure you have been provided with the correct guidance before purchasing these as in most cases they have not been designed or built to the New Zealand Building Act 2004, which results in compliance issues when Building Consent is needed for the relocation.

There is a recent article about a tiny home that went through the determination process only to have the determination reversed through the Christchurch District Court *(https://www.rnz.co.nz/news/national/396197/tiny-house-court-case-a-landmark-for-future-of-owners-in-new-zealand).*

What's New

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Building enquiries:
P: (07) 985 3894

Building inspections:
P: (07) 985 3209



The court ruling determined the "Tiny Home" to be a motor vehicle, as it was constructed on wheels, provided and dealt with its own services and sewerage and could easily be moved if and when required.

It is important to note through the article above, that the "Tiny Home" is indeed self-sufficient and easily moveable at a moment's notice, if these vehicles/buildings are connecting to services or foundations which require a Building Consent, they will be deemed a building and compliance with the New Zealand Building Act 2004 will need to be demonstrated/proven for the entire building before we issue the Building Consent.

Another situation is 10m2 buildings, they have been deemed exempt from the requirement of obtaining Building Consent when they do not exceed 10m2, do not contain any services and are kept at a distance which coincides with their own height from the boundary, although, they must still be built in accordance with the New Zealand Building Act 2004.

DEVELOPMENT CONTRIBUTIONS

This is a new cost of development due to South Waikato District experiencing steady population and economic growth recently, especially in Putāruru. With population and business growth it creates the need for new subdivisions and developments, and these place increasing demands on the assets and services provided by Council.

Council intends to recover a fair, equitable, and proportionate portion of the capital costs of the infrastructure needed to support these developments through:

- Development contributions under the Local Government Act 2002 (LGA) for roading, reserves, water, and wastewater infrastructure, and financial contributions under the Resource Management Act 1991 for car parking, in Putāruru; and
- Financial contributions under the Resource management Act 1991 (RMA) for: – Water, wastewater, reserves, roading and car parking infrastructure in other urban areas; and – Reserve and roading infrastructure in rural areas.

Once you apply for a Resource Consent, Building Consent, Certificate of Acceptance, or service connection, the normal steps for assessing and requiring payment of development contributions are.



As the development contribution policy is currently in draft at this stage, there will be further information to come on our website as it is finalised.

SOLID FUEL BURNER INSTALLS

It's that time of year, where the air is starting to get a nippy chill on it throughout New Zealand and the South Waikato BCA encounters a lot of solid fuel burner installations through the community groups wood burner / heat pump upgrade schemes.

It is important to note that when applying for a Building Consent you have provided all of the relevant information to support the install of your product.

Minimum information for these Building Consents;

- Floor Plan – this should show the location of sleeping spaces/ proposed burner location / smoke alarm locations and if applicable the Hot Water Cylinder location if connecting to a wetback.
- Solid Fuel Burner manufacturer specifications – This should include minimum hearth details along with the distance to combustibles for the installation.
- Flue details – As there are a range of different flues out there, it is important to recognise if the solid fuel burner you are proposing is compatible with the flue you are wanting to install.
- Flue penetration details – This is a cross section of the roof space which gives us an indication of the type of ceiling plate and flue install which will be carried out.
- Flashing detail – The flashing detail is a crucial part of information to ensure durability provisions will be complied with, there is common details through the Acceptable Solution of Building Code Clause E2 (Weather Tightness) for flue / roof cladding penetration but if you are proposing to install an inbuilt burner the flashing will need to be specifically made up and drawings of this provided through your application.

Please remember, if installing a second hand burner, it must be no older than 5 years, a condition report from an independent professional must be provided along with the details above.

Upgrading an existing burner requires a Building Consent but replacing the flashing only, is exempt from building consent requirement, provided it has outlived its durability requirement of 15 years.

