

Customer & Designer Guide

SEPTIC TANKS RETAINED

Building consent is required by the Building Act 2004 to carry out the building work described in this application. It is issued for building work that Council considers will comply with the New Zealand Building Code (NZBC). **Note:** It is an offence to carry out building work without a building consent

The NZBC is prescribed under the Building Act ensures that:

- people who use buildings can do so safely and without endangering their health
- buildings have attributes that contribute appropriately to the health, physical independence, and well-being of the people who use them;
- people who use a building can escape from the building in the case of a fire
- Buildings are designed, constructed and able to be used in ways that promote sustainable development.

ESTABLISHING COMPLIANCE

All drainage work for waste water must meet the requirements of NZ Building Code. The compliance document for Separation of Services is NZBC Clause G13; it provides two acceptable solutions for the design and construction of drainage work.

- G13 Acceptable Solution 2 (G13/AS2).
- G13 Acceptable Solution 3 (G13/AS3) - AS/NZS 3500.2 is an acceptable method of compliance.

Please talk to your registered drainlayer to discuss the best option.

Please state your chosen method of compliance on your application documentation.

Note: All stormwater drainage work must meet the requirements of NZBC clause E1 Surface Water.

APPLICATION REQUIREMENTS

Council requires the following information to be submitted with your application:

- 1 copy of the application form (BAM 002-S).
- 1 copy of the Certificate of Title for the property including the deposited plan. This should be no more than 6 months old.
- 3 copies of a site plan showing the following:
 - Site boundaries
 - Locations of all buildings (clearly named i.e. house, garage, shed)
 - Pipe layout including size and gradient
 - Location of the laterals
 - Location of Septic tank

If you propose to undertake any work outside your property's boundaries on the road reserve you will require a road works consent and approval from Assets Management and Engineering Department of Council before you start work. If the drain needs to cross another person's property to reach the new lateral a legal easement is required.

SUBMISSION

These are some of the conditions that would be placed on such a proposal

1. The **natural ventilation** must be maintained at all times to the existing septic tank.
2. The septic tank must be **cleaned out after it's decommissioned**.
3. The Owner is to arrange for a **condition survey** to be undertaken by a competent Drainlayer / Plumber of the existing septic tank at the time it's decommissioned, and the results lodged with Council.
4. There is a high probability that any (old) existing **earthenware drains** from a septic tank may be damaged in an earthquake. These would need to be either **repaired or replaced** before connecting the foul water drain to the septic tank.
5. The septic tank could be used in the event of an emergency as a **holding or collection tank** with the outlet point capped off. The tank will need to be emptied at regular intervals once in use.
6. If used solely as a septic tank, including dripper line or soak hole on the outlet side, the building Owner will need to ensure the **effluent disposal is appropriate and not likely to contaminate any water courses**.
7. It would be possible to form a **temporary 'long drop'** directly above the septic tank.
8. We would be happy to accept the idea of allowing part of the **surface water drainage** (e.g. a downpipe from the roof) to flow into the septic tank to keep it 'in use'.
9. There will need to be an **inspection chamber** (or similar item) installed (if one doesn't already exist) at the connection point between the new and existing drainage so either may be capped off depending on whether the septic tank is going to be used again, OR the foul water is being taken to the Council reticulated service.
10. Once the Council reticulated services are reinstated you will be **required to reconnect**.

INSPECTION PROCESS

When you receive your granted building consent it will be accompanied by a pink sheet indicating the required inspections. In the case of this type of building work only 1 inspection is normally required. This inspection is to take place when the drainage work has been completed prior to it being covered over. Please call Council on 769 8608 when you are ready to arrange an inspection. Notice of at least 2 working days is required prior to an inspection date.

Grey District Council - Building Team – 105 Tainui Street, Greymouth – 03 769 8608