

BUILDING TALK.



Christmas is in the rearview and January is gone! 2022 was a good year, we consented to \$59.4M worth of building work, up from \$53.2M in 2021. However, we have had a slow start to the year. We received only 13 new consent applications in January. Perhaps people have taken longer breaks over the holidays this year. Crystal Ball Gazers are predicting a potential downturn in construction in NZ this year, citing mainly increasing interest rates. With what I am seeing, I take a more optimistic view.

Locally, we have several commercial projects in progress and have had some promising pre-application meetings which indicates things are forging ahead in Grey. Also, there still seems to be a nationwide housing shortage which will need to be addressed. Either way, come rain or sunshine, we'll keep striving to make consenting smooth for you.

The Building Team worked hard last year to gain formal competencies to carry out building consent processing and inspections without supervision. I'm pleased to say that all team members have now achieved this, and we will continue to develop our competencies to higher levels.

We plan to have a New Building Consent Portal up and running in the first half of this year, which should be easier to use and result in efficiencies for people applying for building consents. It should also give you better visibility and management of your consented projects. More on that on page 4.

Adrian Perrin-Smith-Kahl
Building Control Manager

A handwritten signature in black ink, appearing to read 'A Perrin-Smith-Kahl'.

Heart of the West Coast

New Building Control Team Members

Introducing Jade De Goldi, Building Control Officer.

I'm a 5th generation West Coaster, born in Greymouth. I'm a qualified builder and worked in the building industry for 15 years before joining the Building Team at the Grey District Council in May last year.

My current role includes processing building consents and inspecting building work. I also assess buildings in dangerous or insanitary conditions. I'm keen to play a part in keeping buildings in our area safe and healthy for people to use.



Quiz Questions

Question One

Under the Building Forms Regulations 2004, what are the names of these Building Consent Forms?

Form 2 -

Form 5 -

Form 6A -

Form 7 -

Question Two

Under Section 26 of the Building Act 2004 MBIE can issue Warnings and Bans on building products and methods. What are the 2 currently active Warnings/Bans?

Question Three

What do these building related acronyms stand for?

BCA -

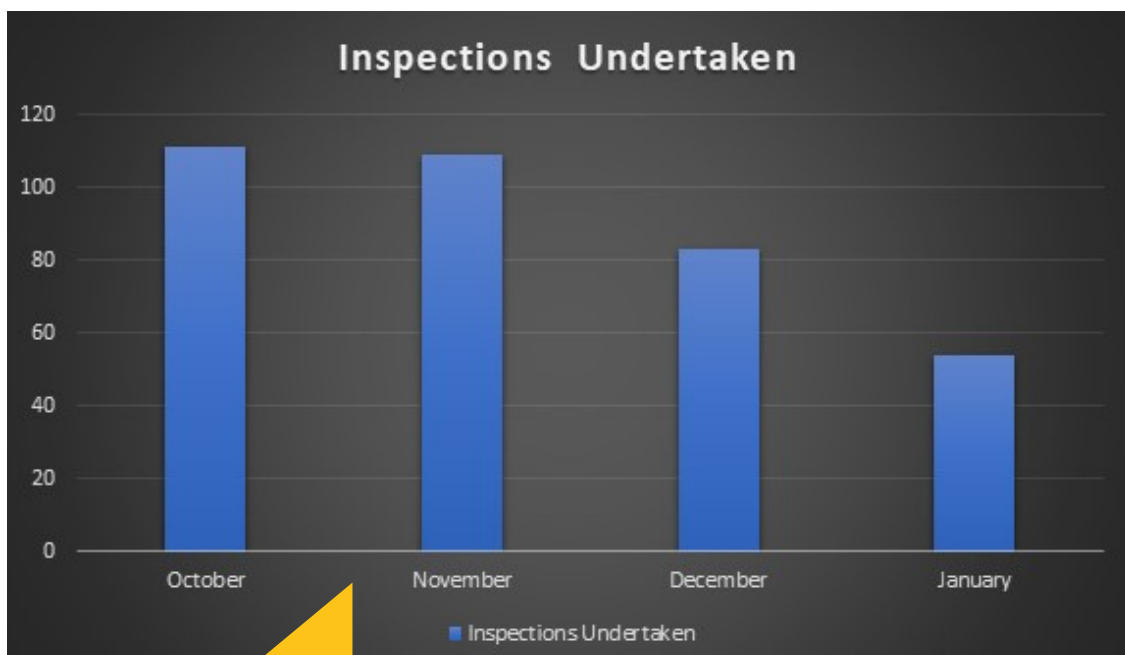
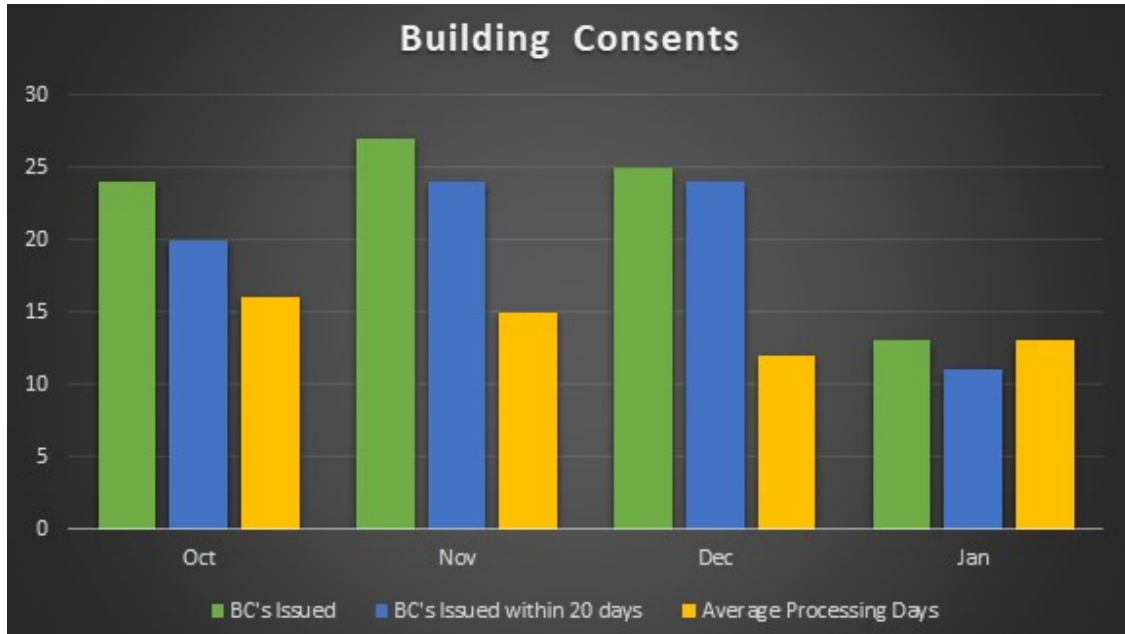
LBP -

MBIE -

ANARP -

CPEng-

Building Statistics for the Last Quarter



Please remember to allow at least 48hrs when booking inspections wherever possible. We strive to maintain this service for your convenience as best we can. When you book well in advance it helps us to schedule our inspectors. Keep in mind that what may seem to be a "5 minute inspection" actually takes our inspectors longer by the time they complete an inspection checklist, create an inspection report and travel to and from the site where required.

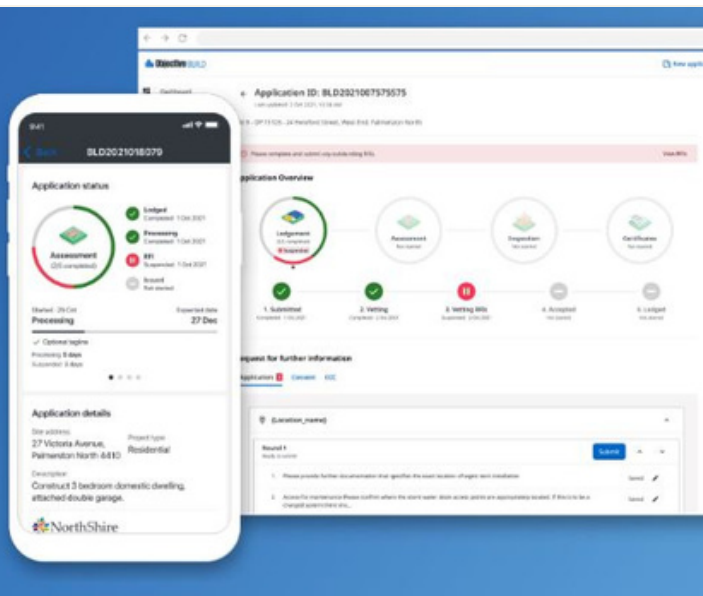
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New Online Building Consent Portal

From April 2023, customers will be able to apply for a building consent through Objective Build. Objective Build is a new service designed to make applying for consents easier and increase consistency and efficiency.

Objective Build lets you manage a consent from start to finish. You will be able to clearly see the status of an application, action required updates, and reuse information across applications.

Objective Build makes applying for consents consistent across councils. All your applications made with Build will be visible through a single logon. This means one logon for your applications with Grey, Buller, and Westland Councils.



Transition

Your applications will be available in Objective Build at a date to be confirmed in April 2023. We will work toward migrating all active consents (CCC not yet issued) into the new system.

Once this has been completed, you will receive an email asking you to register for Objective Build.

Until then, please continue to submit consents via our current method.

Information sessions

Council and Objective will hold information sessions prior to the platform going live.

The sessions will be an opportunity to see a demonstration of the portal and ask questions.

Session dates

Greymouth: Monday 27 March

Online: Friday 31 March

If you would like to be notified when RSVPs for these sessions open please email GDC_communications@greydc.govt.nz.

Other resources

The Objective website has webinars and online training videos to make the transition easy. Click on the links below.

- [User tutorials](#)
- [Webinar engagement sessions](#)

Keep an eye on Council's website and Facebook page for further information.

Property Boundaries

Locating property boundaries is a crucial part of a building project that is often overlooked until the Building Inspector turns up for the first inspection and asks to see building siting in relation to the boundaries.

Careful consideration needs to be given to the separation distance between structures to ensure that in the event of a fire, the fire doesn't transfer from one building or property to another. The Building Code (through the Acceptable Solutions and Verification Methods) specifies that building be separated either by distance or firewalls. The legal property boundary is a constant from which that separation can be measured.

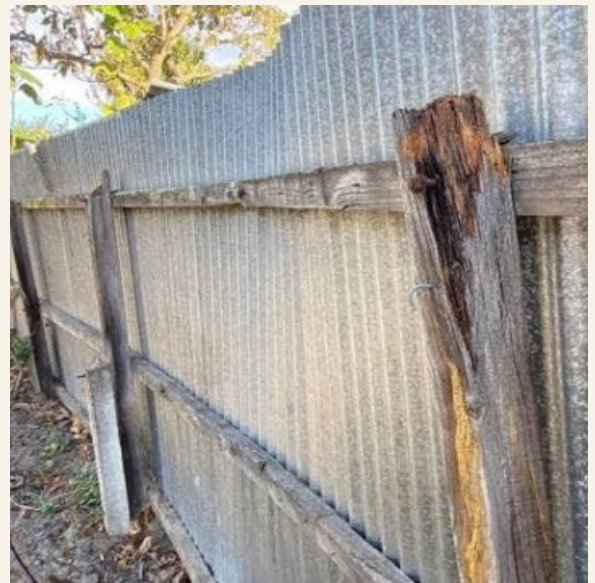
The Building Inspector must assess whether the building work is in accordance with the approved/stamped documents. So, if the plan says the building foundation is 3m from the boundary, the building should be 3m +/- 15mm (NZS 3604:2011 allows a 15mm tolerance in Table 2.1). Changes to the siting need to be assessed in amendments to the Building Consent, and could have implications with District Plan Setbacks also.

Incorrect siting can be costly to rectify. Usually, considerable amounts of time and materials are already in place when the Building Inspector arrives.

"Can we just measure off the fence? It's been there forever!"

Even though some fences do get constructed neatly along the legal property boundary, not all are, and therefore are not reliable. This means we cannot utilise existing fences (or other structures) to establish correct siting of buildings.

There is another way! Council can rely on a Building Location Certificate from a Registered Cadastral Surveyor to establish the siting is correct. Involvement of a Surveyor is critical where siting is close to limits and less critical when buildings are sited well away from boundaries.



Disaster Response Readiness

Last November the Building Team attended a 2-day Rapid Building Assessment (RBA) training course in Christchurch. The training was designed to prepare our staff to be able to assess buildings in a post-disaster situation and was a step toward becoming Tier 2 Building Assessors.

Tier 2 Building Assessors are sought after following earthquake, flooding, and other environmental events to determine whether buildings are safe to be used or not. The training had theoretical and practical elements, including visits to buildings in Canterbury damaged in the 2011 earthquake.

The team also continues to attend Civil Defence (CIMS) Training, to enable them to work in an Emergency Operations Centre (EOC) in preparation to aid the community when the need arises.

CAN BE USED
NO RESTRICTIONS ON ACCESS

There has been a quick visual inspection of this building:

- No obvious structural problems were observed, but:
- This does not mean that the building is completely safe
- This does not mean that the building is not damaged
- Future events may cause more damage that may change this assessment

The following items have generally not been inspected:

- Utilities (electrical, gas, water, sanitary facilities, etc)
- Secondary elements (ceilings, windows, fittings, etc)

Building owners and tenants have an important role in regard to the future safety of occupants and the public:

- The owner should organise for someone to look at the building more thoroughly
- Tell the issuing authority if you find anything that could be dangerous

Building Name and Address: _____

This building has been subject to a rapid assessment:

Exterior Only
 Exterior and Interior

Assessor ID: _____
 Date: _____ Time: _____

This placard has been placed on behalf of the CDEM Controller or other Responsible Person under the authority of s138BT of the Building Act 2004 or the Civil Defence Emergency Management Act 2002 (cross out as applicable).

For further information:

- <https://www.building.govt.nz/managing-buildings/managing-buildings-in-an-emergency/>
- For enquiries about this building: _____

DO NOT REMOVE THIS NOTICE

GDC has assisted neighbouring Councils with flood event responses in the past, of note we provided assistance to:

Westland – Rapid Building Assessments following Ex-Tropical Cyclone Fehi – 2018

Buller/Westport - Rapid Building Assessments following flooding event – July 2021

Auckland – Emergency operations support for flood relief efforts, just this month. Richard has been involved in Rapid Building Assessment in Auckland and spend some time in the EOC assisting with Civil Defence operations.

Learn more about this topic here

RESTRICTED ACCESS

TO PART(S) OF THE BUILDING ONLY
 SHORT TERM ENTRY ONLY

Access to be supervised by a person authorised by the issuing authority

There has been a quick visual inspection of this building:

- This building has been damaged and its structural safety is questionable
- Enter only at own risk
- Future events may cause more damage that may change this assessment

Description of hazard observed: _____

Restricted areas are: _____

Restrictions on use:

- Removal of essential documents/values only
- Removal of property
- Other: _____

Diagram attached showing restricted areas

Building Name and Address: _____

This building has been subject to a rapid assessment:

Exterior Only
 Exterior and Interior

Assessor ID: _____
 Date: _____ Time: _____

This placard has been placed on behalf of the CDEM Controller or other Responsible Person under the authority of s138BT of the Building Act 2004 or the Civil Defence Emergency Management Act 2002 (cross out as applicable).

For further information:

- <https://www.building.govt.nz/managing-buildings/managing-buildings-in-an-emergency/>
- For enquiries about this building: _____

DO NOT REMOVE THIS NOTICE



ENTRY PROHIBITED
(THIS IS NOT A DEMOLITION ORDER)

There has been a quick visual inspection of this building:

- This building is at risk from an extreme hazard
- This building has been severely damaged

Description of hazard observed: _____

Reasons for prohibitions required: _____

Diagram attached showing restricted areas

Access is not permitted without written authorisation from the Civil Defence Emergency Management Controller or other Responsible Person.

Building Name and Address: _____

This building has been subject to a rapid assessment:

Exterior Only
 Exterior and Interior

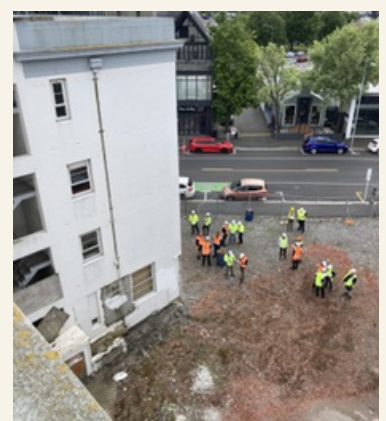
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- For enquiries about this building: _____

DO NOT REMOVE THIS NOTICE



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It's great to have you here!

Let's keep in touch

Book an inspection: [\(03\) 769 8600](tel:(03)7698600)
Call council: [\(03\) 769 8600](tel:(03)7698600)
Email us: GDC_building@greydc.govt.nz

To receive future editions of our newsletter subscribe by emailing
GDC_communications@greydc.govt.nz

Or follow our social media channels below



Quiz Answers

Question 1

Form 2 – Application for project information memorandum and/or building consent
Form 5 – Building consent
Form 6A – Memorandum from licensed building practitioner (record of building work)
Form 7 – Code compliance certificate

Question 2

Foil Insulation Ban and Loop Bar Warning (read more [here](#))

Question 3

What do these acronyms stand for?
BCA – Building Consent Authority
LBP – Licenced Building Practitioner
MBIE – Ministry of Business, Innovation and Employment
ANARP – As Near As Reasonably Practicable
CPEng- Chartered Professional Engineer

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