

Residential Inspection Guidelines

The Christchurch City Council Building Control Group has prepared guidelines to assist builders to be ready for residential inspections. The guidelines include the minimum requirements of each inspection. They are not an exhaustive list of all the residential inspection requirements. If any of the minimum requirements are not satisfied then the inspection will fail.

These guidelines are based on the schedule of construction.

205 Pre-Line including Plumbing

Minimum requirements	
Documentation	<p>Before this inspection can take place the following documents must be on site and in good condition:</p> <ul style="list-style-type: none">• Issued Building Consent (section 51), Advice Notes, Schedule of Inspections and Supporting Documents and Specifications• Consented/Amended Plans with the consent stamp• Copies of site inspection reports conducted by an engineer, where required• Restricted Building Work - Provide all Records of Work on regulated form 6A.• Membrane roof and decks - Producer statement construction (PS3) - B-085 form• Water reticulation - Pipework testing - B-084 form
Pre-line - building	<p><i>All claddings and services must be installed and complete before this inspection can take place.</i></p> <ul style="list-style-type: none">• check that all previous site instructions have been completed/resolved• building must be weather tight, including garage door openings• no interior linings fitted in place (this is not always possible around garage door openings)• check services are complete• check cabling is in place• moisture content for timber framing to be in accordance with Table 4 NZS3602:2003 (see overleaf). Note: consult manufacturers' guidelines as these may vary.• check all walls containing insulation to ensure that all insulation is as per the consented plans, is fitted properly and does not encroach into the cavity wall• ensure that metal corners are fitted to framing for tiled showers
Pre-line - windows and joinery	<p><i>All windows should carry labels verifying compliance with NZS 4211:2008.</i></p> <p>Check:</p> <ul style="list-style-type: none">• safety glass or restrictor stays have been fitted to windows and doors where required• glazing in wet areas, overhead glazing, low windows in stairwells, barriers, areas with large sheets / panes of glass has been fitted with safety glass• safety glass is etched permanently for identification• window/door fixings are as per the specific consented design• window/door, air seal are in place <p>All openings fitted within 760mm of the floor where there is a danger of a fall of more than 1.0m to the exterior, must be protected by restrictor stays.</p>

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