

# Go ahead

Your heads up to Building and Planning

July 2015

## New information about exemptions



David Hutt reading new building consent documents



The question of what type of work needs a building consent has been a common one over the past couple of years.

Dealing with the inquiries, providing information about the type of work that is exempted and processing applications certainly keeps us busy.

We have made some improvements to the way we do things and have also updated information on our website to help people understand about exemptions and how to apply.

For details on the new information sheets, go to the Council website, [www.ccc.govt.nz](http://www.ccc.govt.nz) or keep reading.

### Tip of the Month:

*Follow the manufacturer's instructions*

*Many designers and architects specify in plans that building work will be carried out "as per manufacturer's instructions".*

*The technical instructions used must be current. In the event that the instructions are not followed, it will create doubt over compliance and can result in costly re-inspections and time delays.*



## In this issue:

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## New exemptions information sheets:

**Building work that does not require a building consent information sheet (B-390) [PDF 153KB].**

This has been refreshed and provides more information and examples of the types of work that are suitable for the process. It also gives examples of work that may not be suitable and the reasons for this.

The examples cover the most common applications but are not intended to cover every situation that we will consider for exemption.

**Guidance on presenting high quality applications for exemption information sheet (B-391) [PDF 153KB].**

This new document will help anyone considering making an application. The fee for an exemption application is the same whether we approve or decline it, so it is important for applications to be well presented and give us good reasons to approve them.

*We want to keep our published information as up to date and relevant as possible, so any feedback is welcomed and will be considered with future updates.*

## Routine accreditation assessment due

As an accredited Building Consent Authority, Christchurch City Council must undergo regular assessments.

These make sure the Council's systems and processes comply with the Building (Accreditation of Building Consent Authorities) Regulations 2006. Representatives from International Accreditation New Zealand will visit the Council from Monday 10 August to do a standard assessment.

It is likely that IANZ will make recommendations to the Council to address some issues. These are unlikely to be significant and are not expected to pose a risk to the Council's accreditation status.

## Fewer failures good news for inspections customers

There is more good news for customers wanting inspections: wait times are down to 1-2 days for most residential inspections and are just a day for commercial.

There are several reasons for this, including the removal of the pre-stopping inspection for simple single storey residential properties and the development of residential guidelines. These, and other improvements have led to the reduced wait times.

What that does is give you greater certainty that you can book an inspection knowing the work is ready, something that was a problem in the past and added to the failure rate.

The reduced failure rate also relieves pressure by cutting the number of inspections that need to be repeated. With more than 5,000 inspections a month, we are keen to avoid any duplication of effort that may affect our service to you.

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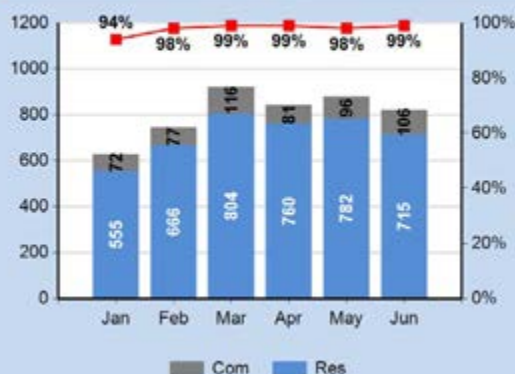
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1.2 # All CCCs and % within statutory timeframe

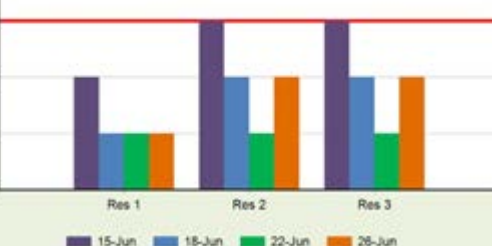


### BC Processing decision

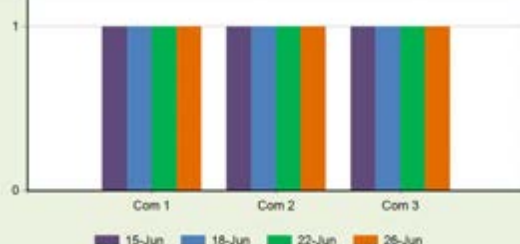
2.5 # All processed and % within statutory timeframe



7.1 Inspection waiting times (days) residential (3 day KPI)



7.2 Inspection waiting times (days) commercial (3 day KPI)



7.3 Inspection waiting times (days) plumbing and drainage (3 day KPI)



## Consistency evident in processing data

The Building Control Group finished the financial year on a high with some of the best performance data recorded.

Behind the numbers is a team performing at consistently high levels, says Building Control and City Rebuild Director Peter Sparrow.

“Our consents processing remains very solid with 99 per cent of the 821 consents processed done within 20 days. Of those, the vast majority are done within the first two weeks. What we are also seeing is the result of other improvements flowing through, for example, 95 per cent of code compliance certificates are issued within 20 days.

“We are still experiencing huge demand so to be able to consistently perform at these levels, and improve, should give the industry confidence that we can deliver.

“As with everything there is always room for improvement, and now we really want to focus on the end-to-end timeframe, not just our statutory requirements, as this is what the customer experiences”.

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