

BUILDING CONSENT - SHED



SUE & DAMIEN

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Form 5
Building Consent - BC2400156

Section 51, Building Act 2004

Rust Avenue, Whangarei
Private Bag 9023, Te Mai,
Whangarei 0143, New Zealand
P +64 9 430 4200
E mailroom@wdc.govt.nz
www.wdc.govt.nz/ContactUs

The Building

Street address of building:	136 Karanui Road Kamo 0185
Legal description of land where building is located:	LOT 71 DP 496877
Building name:	N/A
Location of building within site/block number:	N/A
Level/unit number:	N/A

The Owner

Name of owner:	Andrew James Ivey and Georgina Maria Ivey
Contact person:	Andrew James Ivey
Mailing address:	136 Karanui Road RD 1 Kamo 0185
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0211913149
Daytime:	N/A
After hours:	N/A
Facsimile number:	N/A
Email address:	andrew@ivey.kiwi.nz
Website:	N/A

First point of contact for communications with the building consent authority:
Daniel Andrewes (House Design Northland Limited); Mailing Address: 3 Millview Place
Port Whangarei
Whangarei 0110; Mobile: 0211648057; Email: daniel@housedesignnorthland.co.nz

Building Work

The following building work is authorised by this building consent:
New Shed

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act

relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Inspections

The following inspections are required:

- Garage Slab
- Post Wrap / Cavity
- Drainage
- Framing / Pre-wrap
- Post Line
- Garage Final

Documents Required

Framing / Pre-wrap

- B1: Truss Certification

Final

- E1: Stormwater Drain Leakage Test And As-built Plans
- Energy Works Certificate For Electrical Installation

Compliance Schedule

A compliance schedule is not required for this building.

Attachments

Copies of the following documents are attached to this building consent:

Information page: Now you have your Building Consent

- Advice notes

A handwritten signature in blue ink, appearing to read 'Bryant Sia', with a stylized flourish at the end.

Signature: Bryant Sia (WDC)

Position: Building Control Officer

On behalf of: Whangarei District Council

Issue Date: 02 April 2024

Advice Notes

Inspection Charges: We have estimated the number of inspections at consent processing. Some inspections may be able to be combined or additional inspections may be required as the project progresses. These will be considered prior to issuing of code compliance certificate and extra charges or refunds calculated.

Energy Works Certificate - Electrical: The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

Now you have your Building Consent

To assist you further in the Building Consent process, the following points should be noted:

Building Consent conditions

It is important you understand the conditions of the consent and seek any additional information required before you start building (e.g. you may require the help of other professional services such as an engineer). If you do not understand the conditions, have your consent number handy and contact the building team for assistance.

Inspections cannot be booked if the following applies: (check this consent)

- A Resource Consent, Discharge Consent or Outline Plan is required. The applicable consent must be issued before the inspection booked.
- A Licensed Building Practitioner (LBP) to carry out restricted building works has not been nominated. The name(s) of the LBPs to work on your project must be supplied in writing.

Building inspections

Please do not contact the building inspector directly. All inspections must be booked with the Booking Office team on 09 4304224.

Note some of your inspections may need to be completed by an engineer or a similarly qualified professional. If this is the case, you or your builder will need to ensure that these inspections are completed and appropriate records supplied to council otherwise the issue of a Code Compliance Certificate may be refused – please check your building consent for detail.

Building Consent pack

The approved Plans and Documentation must be kept **on site at all times**. If the pack is not on site when a building inspection is due, the inspection will not proceed and the inspection will be **“failed”**.

Additional building inspections or processing time

If further processing or additional inspections are required to complete the assessment process, an invoice will be issued. Extra fees may also apply if any on-site inspections fail.

Timeframes

Building work should start within 12 months of the Building Consent being issued if not your consent will be lapsed and another consent will be required.

If you have not applied for a Code Compliance Certificate within two years of your building consent being issued (granted) then we have to make a decision whether to issue the certificate or refuse to issue. If we refuse, you can apply for your CCC when ready. You should contact the Council if you think this may be an issue.

Final inspection

When all the nominated inspections have successfully been completed, you may then book a final inspection.

Please make sure your approved Building Consent plans and documentation are ready and all LBP Record of Works, certificates and statements are available and have been completed in full.

Code Compliance Certificate

All inspections must have successfully been completed. The owner must apply for the Code Compliance Certificate (CCC) when all building work is complete, the best time to do this is when the final inspection has been signed off or “passed”. While the CCC completes the Building Consent process, it would be advisable to have an ongoing maintenance program in place. Please apply for your CCC via the AlphaOne portal.