

Certificate of Acceptance Report

BCN/2026/459

Additional Sanitary Fixtures – Additional Shower and Vanity

**33 Nancy Avenue St Albans
Christchurch**



Inspected by: Edward Moore, Building Control Officer

Report compiled by: Edward Moore

Date report prepared: 16/02/2026

Executive Summary

In 2024 alterations were carried out at the above property. An additional shower and vanity were installed in an existing laundry space to create a second bathroom in the dwelling. Also, the vanity in the existing bathroom was replaced with a double vanity.

The installation of additional sanitary fixtures requires building approval, as this was not obtained prior to works commencing a Certificate of Acceptance is now required.

Works were not dangerous or insanitary. A Certificate of Acceptance can be issued.

Application & Site Details:

Application Number: BCN/2026/459

Application Date: 12/02/2026

Project Address: 33 Nancy Avenue St Albans

Legal Description: Lot 50 DP 15961

Date of Site Inspection: 16/02/2026

Weather on day of Visit: Overcast, Drizzle

Land Category: TC2

Site Details: Flat residential site

Building/use: Dwelling

Previous History and other details: No resource consents, building consents or enforcement applications affecting this application.

Value of Work: \$2000

Description of Work:

- Additional Shower & Vanity

Details of work carried out:

- Existing WC relocated within existing laundry room – Exempt under Schedule 1
- New partition wall installed to divide laundry space into laundry and bathroom – Exempt under Schedule 1
- New shower and vanity installed
- Sanitary fixtures in existing bathroom relocated – Exempt under Schedule 1
- Existing vanity swapped for double vanity
- Installation of plumbing pipework, out falling to existing gully trap
- Installation of extractor fan
- Any other miscellaneous works in association of the above

Building Code clauses considered applicable:

- **B1 - Structure**
- **D1 - Access Routes**
- **E3 - Internal Moisture**
- **F2 - Hazardous Building Materials**
- **F7 - Warning Systems**
- **G1 - Personal Hygiene**
- **G4 - Ventilation**
- **G12 - Water Supplies**
- **G13 - Foul Water**

Documents provided:

The following documentation is provided as supporting evidence of compliance with the Building Code:

- Floor plans
- Photographs
- Construction Statement – Pipework Testing Certificate – Tane Hubert-Bassett – Certifying Plumber 28876 – Registered as of 28/01/2026
- Producer Statement Construction (PS3) – Drainage – Callum Beckingsale – Certifying Drainlayer – 24126 – Registered as of 12/02/2026
- Producer statement Construction (PS3) - Tane Hubert-Bassett – Certifying Plumber 28876 – Registered as of 28/01/2026

Findings:

General:

The scope of work this Certificate of Acceptance application relates to is the installation of an additional shower and vanity and associated plumbing and drainage in an existing laundry space, as well as replacing the vanity in an existing bathroom with a double vanity. No other parts of this property have been considered as part of this application.

A visual inspection was carried out on Monday 16th February by Edward Moore, Building Control Officer of Christchurch City Council with the homeowner in attendance. At time of the inspection the property was on the market.

Inspection verified the work carried out on site to match those presented in the application documentation.

Christchurch City Council did not inspect the work as it was undertaken and have not viewed elements now hidden behind linings such as plumbing and drainage.

Nothing was observed to give cause to believe that the work may not comply with the building code or would be deemed dangerous or insanitary.

Building Code Clause B2 - Durability applies from the date of issue of a code compliance certificate. As the work in question was carried out without a building consent, and consequently a code compliance certificate has not been issued, compliance with B2 - Durability is not considered with this work.

Electrical Work is required by other legislation to be carried out by registered electricians in compliance with applicable standards and thereby comply with the building code. While evidence of this has not been provided, Council has no reason to believe that this was not the case. Compliance with G9 – Electricity is therefore accepted on this understanding and is not considered any further.

Code Compliance:

Clause B1 - Structure - Compliance with B1.3.1, B1.3.2

- Nothing has been identified to suggest that the building elements are not fit for purpose or will not comply with the requirements of B1.3.1 and B1.3.2.

Compliance with B1 - Structure can be accepted.

Clause D1 - Access Routes - Compliance with D1.1 (a - b), D1.2.1

- Inspection by Edward Moore verified access to and within the bathroom to be adequate.

Compliance with D1 - Access Routes can be accepted.

Clause E3 - Internal Moisture - Compliance with E3.1 (a), E3.2 (a - c), E3.3.1, E3.3.2, E3.3.3, E3.3.4, E3.3.5, E3.3.6

- Inspection by Edward Moore verified the wall and floor coverings within the bathroom to be impervious and easily cleaned.
- Inspection by Edward Moore, verified appropriate silicone seals between fixtures and wall linings.
- Inspection by Edward Moore, verified an acrylic shower base to have been installed with acrylic walls.
- Inspection by Edward Moore, confirmed there is an appropriate combination of heat and ventilation to this space avoiding the accumulation of moisture laden air.

Compliance with E3 - Internal Moisture can be accepted.

Clause F2 - Hazardous Building Materials - Compliance with F2.1, F2.2, F2.3.3 (a - c)

- Inspection by Edward Moore, verified the shower screen to be toughened safety glass complying with AS/NZS: 2208 safety glazing in materials. A stamp on the shower screen was sited confirming this.

Compliance with F2 - Hazardous Building Materials can be accepted.

Clause F7 - Warning Systems - Compliance with F7.1, F7.2, F7.3.1, F7.3.2, F7.3.3

- Inspection by Edward Moore, verified smoke detectors to be installed in appropriate locations, if maintained, they will provide adequate warning to occupants to escape in the event of an emergency.
- Smoke detectors were not tested at the time of inspection.

Compliance with F7 - Warning Systems can be accepted.

Clause G1 - Personal Hygiene - Compliance with G1.1 (a - b), G1.2, G1.3.1, G1.3.2 (a - h), G1.3.3

- Inspection by Edward Moore, verified the bathroom provides adequate spaces and facilities for personal hygiene tasks to be undertaken.

Compliance with G1 - Personal Hygiene can be accepted.

Clause G4 - Ventilation - Compliance with G4.1, G4.2, G4.3.1, G4.3.2, G4.3.3 (a - i), G4.3.4, G4.3.5

- Inspection by Edward Moore, verified mechanical ventilation was present in both bathrooms ducted to the exterior. The mechanical ventilation was tested and working at time of inspection.
- Inspection by Edward Moore, verified the new bathroom to have an openable window providing adequate ventilation to this space.

- Air changes were not measured at the time of inspection.

Compliance with G4 - Ventilation can be accepted.

Clause G12 - Water Supplies - Compliance with G12.1 (a - c), G12.2, G12.3.1, G12.3.2 (a - c), G12.3.3, G12.3.5 (a & b), G12.3.6, G12.3.7 (a - d), G12.3.9

- Producer Statement Construction (PS3) & Pipework Testing Certificate (B-084) supplied by certifying plumber Tane Hubert-Bassett – 28876 – of The Water Wizard Plumbing Ltd is accepted as verification that the completed works comply with G12.
- Nothing was identified at the time of inspection to indicate that all fixtures were not supplied with adequate water supplies.

Compliance with G12 - Water Supplies can be accepted.

Clause G13 - Foul Water - Compliance with G13.1 (a & b), G13.2 (a), G13.3.1 (a - d), G13.3.2 (a - f), G13.3.3

- Producer Statement Construction (PS3) supplied by certifying plumber Tane Hubert-Bassett – 28876 – of The Water Wizard Plumbing Ltd is accepted as verification that the completed works comply with G13.
- Producer Statement Construction (PS3) supplied by certifying drainlayer Callum Beckingsale – 24126 – of Alderson Drainage Ltd is accepted as verification that the completed works comply with G13.
- Inspection confirmed that all fixtures discharged freely.

Compliance with G13 - Foul Water can be accepted.

Work/building code clauses to be excluded:

- Elements that could not be sighted or otherwise verified for compliance with the Building Code are to be excluded from the Certificate of Acceptance.

Outcome:

- There is no evidence to indicate that the work does not comply with the building code or is dangerous or insanitary.
- Council can be satisfied on reasonable grounds that the work complies with the building code in as far as can be ascertained.
- Decision is to approve and issue the Certificate of Acceptance.

Additional Information/ Photographs



Photo 1. View of bathroom space



Photo 2. View of new vanity



Photo 3. View of shower enclosure

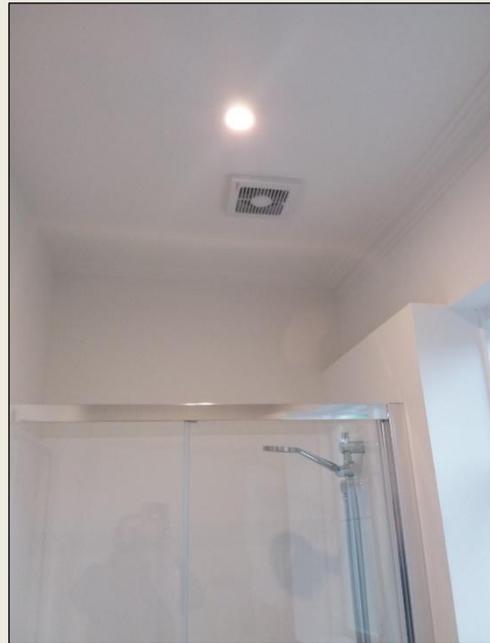


Photo 4. Mechanical ventilation present in bathroom



Photo 5. Openable window present in bathroom



Photo 6. Safety glazing shower screen



Photo 7. Proprietary acrylic shower system used

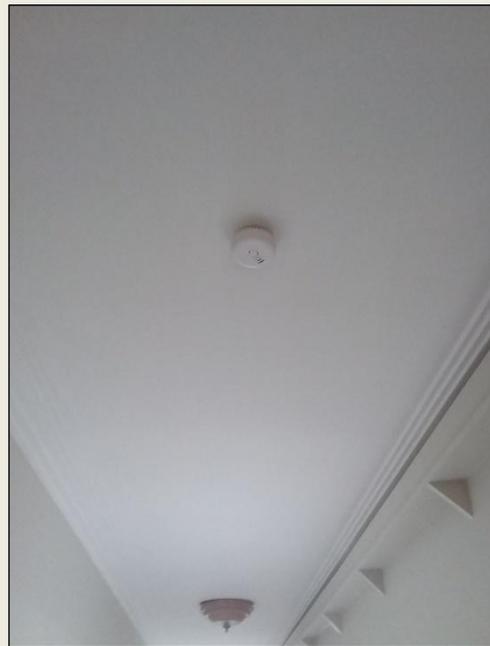


Photo 8. Smoke alarms present in dwelling



Photo 9. New double vanity



Photo 10. Mechanical ventilation vented to exterior via soffit



Photo 11. New fixtures out falling to existing gully trap