

*Source Reference: The Business of Building Issue 1:09 ([www.thebusinessofbuilding.co.nz](http://www.thebusinessofbuilding.co.nz))*

## **Building Consent Levies**

The following levies are applicable where the value of the building project exceeds \$20,000 in total:

- Building Research Association of New Zealand (BRANZ) levy assessed at \$1.00 per \$1,000.
- Department of building and Housing levy assessed at \$1.97 per \$1,000.

## **Issuing a Building Consent**

There is a 20 working day timeframe in which to process your building consent application. However processing time will stop if Council officers need to seek additional information. When your building consent is issued it will contain:

- The building consent
- The addendum to the building consent which lists any special conditions relating to the approval,
- Advice on when to call for inspections,
- Copies of the approved plans and specifications.

It may also contain copies of other approvals relating to the project.

## **When can you start work?**

You may commence work immediately upon receipt of your consent as long as all other authorisations that are required have been obtained. The issue of a building consent does not relieve the owner of obligations under the other Acts.

Note: A building consent will lapse and become invalid if:

- The work it authorises is not commenced within twelve calendar months from the date of consent issue; or
- Within such further period of time Council in its discretion allows

## **Inspections and Code Compliance Certificate**

Your building consent documentation will list the stages at which you need to call for inspections of the work. It is very important that all inspections are called for. If inspections are missed the Council may not be able to issue a Code Compliance Certificate (CCC) when it is completed. If you are in doubt about whether or not an inspection is needed please contact the Council.

A Code Compliance Certificate (CCC) is issued when a building project is finished and the council is satisfied on reasonable grounds that the building work if under the building consent complies with:

- The New Zealand Building Code at the time of issue of the building consent (for consents issued prior to 31 March 2005).
- The building consent, for consents issued from 31 March 2005.

Whether or not CCC's have been issued for building consents is recorded in any Land Information Memorandum (LIM) and building status report for your property. A CCC cannot be issued for work carried out without a building consent and other compliance matters may also have to be addressed in order for a BCA to issue a code compliance certificate, such as failure to provide the BCA with energy works certificate and/or any developments contribution, etc....

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## Obtaining your Certificate

When all the work under a building consent is completed, contact the Council to arrange a time for a final inspection. You must provide a completed Code Compliance Certificate Application form before a Code Compliance Certificate can be issued.

For building consents issued from 31 March 2005, projects must be completed within two years of the granting of the building consent.

If the work has been carried out in accordance with your consent and in compliance with the Building Code, the Council will issue a Code Compliance Certificate. If the work does not comply, the Council will issue a Notice to Fix identifying areas of non-compliance that you will need to address and then you request a second inspection once the items are done.

## Certificate of Acceptance

As building consents cannot be issued retrospectively, the Act provides for a certificate of acceptance to be applied in situations where:

- Work has been done as a matter of urgency,
- Work that needed a building consent as been undertaken without one,
- Where building work started or consented before 31 March 2005 affects public premises.

The certificate of acceptance is a statement from Council that it believes that the building work that can be inspected complies with the building code.