

Guide to Building Inspections



B-306
LU: 08.06.18, LR: 08.06.18, V5

go ahead...

Guide to Building Inspections

General

What information do you need to gather before booking an inspection?

1. Name, phone number of person onsite during inspections
2. Email address to send the Inspection Site Notice to
3. Building consent reference number
4. Correct site address
5. LBP registration number (for residential only)
6. Chosen date and time (AM or PM)
7. Type of inspections – select from the list below:
 - Foundation or slab
 - Blockwork
 - Subfloor framing
 - Pre roof
 - Pre cladding
 - Half high masonry
 - Pre plaster exterior
 - Pre line
 - Pre stop
 - Concrete construction
 - Steel construction
 - Fire resistant lining
 - Interior tanking
 - Shelf angles
 - Drainage
 - Heating unit
 - Final
 - Certificate for public use

Further details with regards to what each inspection entails can be found below.

Making changes after your building consent has been issued

If you wish to make changes to your building consent, you can apply for a minor variation or an amendment. A minor variation or amendment must be granted before the building work is carried out.

Examples of on-site minor variation may include but are not limited to:

- as-built plans for the drains that do not change the system type
- roof truss as-built layout by an accredited fabricator
- product substitution of a building wrap, roof underlay or tanking membrane
- change of location of a sanitary fixture, bracing element, meter board, gas bottles or smoke alarms
- change to a flashing detail within the scope of an acceptable solution for Clause E
- an increase in specification such as using a higher grade of timber treatment, higher concrete strength, glue-laminated timber instead of sawn timber, additional surface water sump, increased dimension of framing member or framing members at closer centres.

Some examples of amendments include, but are not limited to:

- any alteration that increases or decreases the floor area of the building
- relocating or removing internal load-bearing supports
- substantive changes to ground levels, resulting in changes to foundations or retaining structures
- changes to fire safety aspects.

For further information including applicable fees please refer to our webpage at ccc.govt.nz/change-your-building-consent/

continued overleaf

Ready for Final inspection

A final inspection is carried out when all other listed inspections have been completed and passed, and all detail on approved consent documentation has been completed.

Sometimes, other than the final inspection, there will be inspections (including effluent field, heating unit and solar hot water system) which need to also be completed. Please ensure that these inspections are also booked in so additional time has been allocated. This assists us in distributing all of the inspection bookings.

This is the last opportunity the Council has to inspect the completed building and it is therefore important that all aspects of the building are complete.

In order for the Council to carry out this inspection, the building must be completed to a standard where it has a good chance of passing. It is not designed to provide a list of items to fix for the contractor to complete.

Once the building work and inspections are completed you will then need to apply for a code compliance certificate, including supplying all remaining construction documentation*.

The construction documentation (as listed on the Building Consent Construction Documentation and Advice Notes provided with the building consent) may include:

- LBP [Records of Work \(Download the Certificate of Work from LBP website\)](#) for Restricted Building Work
- Building Location Certificate
- As-Built Drainage Plan
- As-Built Truss Design (ABTD)
- Engineer's producer statement (PS4)
- Producer statements (PS3)
- Energy Work Certificates (electrical or gas)
- Specified Systems Performance Statement.

* Note that the status of the construction documents will be displayed on your Inspection Site Notices.

Important: ensure documents are fully completed with correct building consent number, property address ; all required names, addresses and contact details, accurate description of the work carried out, signed and dated by the person who carried out or supervised the work, the author's relevant qualifications, registration number(s) or experience.

To submit your application for code compliance certificate please refer to details on our webpage at ccc.govt.nz/code-compliance-certificate/

Certificate for public use

A certificate for public use is issued by the Council where it is satisfied the premises are safe for members of the public to use, before a code compliance certificate is issued. It specifically applies to ongoing construction work.

For commercial buildings, if your building work is not quite finished and you wish to open part of your premise to the public you will have to apply for a certificate for public use if you're not ready to apply for a code compliance certificate.

Before applying, please refer to our webpage for further details at ccc.govt.nz/certificate-for-public-use/

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Foundation or Slab (includes pre pour foundation, Subfloor drainage and pre pour floor)

Minimum requirements	
Dimensions	<p>Check the building dimensions against the consented documents. Ensure that all boundaries are defined:</p> <ul style="list-style-type: none">• check that the building complies with the consent documents for set backs• if a Building Location Certificate is required ensure that it is available for the inspector to review <p>The inspector has the right to request a Building Location Certificate if not satisfied about the location of the building.</p> <p>Where dimensions differ from the consented documents, check with the Council to see if amended plans will be required for the inspection.</p>
Ground conditions	<p>If weak or liquefiable ground or fill is identified, or it is a condition of the consent, a registered geotechnical engineer must confirm that the ground conditions are suitable for the proposed building work. The written confirmation from a registered geotechnical engineer must be available for the inspector to review.</p>
Surface water	<p>Check that the building is not sited in a position where surface water will cause a nuisance.</p>
Minimum floor level	<p>If there is a minimum floor level restriction, a registered surveyor must inspect and confirm by a Building Location Certificate that the proposed building will comply with the minimum floor level restriction.</p>
Maximum building height	<p>If there is a maximum building height restriction, a registered surveyor must inspect and confirm by a Building Location Certificate that the proposed building will comply with the maximum height restriction.</p>
Slab on ground	<p><i>This inspection must be conducted before the concrete is poured</i></p> <p>Check:</p> <ul style="list-style-type: none">• damp proof membranes are in place, lapped and taped correctly• reinforcing is in place, steel placement is correct, all steel is tied, mesh is supported adequately on chairs and shrinkage control joints are formed• 30mm or specified cover is maintained from the mesh to the top of the slab• 75mm or specified cover to steel at the edge of the slab (where not in contact with ground). Specific engineered design slabs may differ.• slab thickenings and point loads are in place (and that plumbing pipes do not penetrate load bearing pads without specific engineered design)• waste, drain and soil pipes have not been displaced and that their dimensions and the gradient do not vary from the consented requirements• that pipe work embedded in concrete is protected <p>Note: If the hard fill below the slab exceeds 600mm in height, the engineer is to provide a producer statement construction review (compaction certificate) to verify compaction.</p>

continued overleaf

Raft slab

This inspection must be conducted before the concrete is poured

Check:

- and determine if the raft floor includes any piles
- damp proof membranes are in place, lapped and taped correctly
- reinforcing is in place, steel placement is correct, all steel is tied, mesh is supported in chairs and shrinkage control joints are formed
- correct concrete cover to top of slab is maintained
- correct concrete cover to slab edge is maintained
- slab thickenings and point loads are in place
- waste, drain and soil pipes have not been displaced and that the gradient has not been altered

Note: All raft floors are subject to an engineer's check. The engineer is to provide a producer statement construction review on completion of the work.

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Subfloor Framing (Subfloor)

Minimum requirements	
Subfloor	<div>Check:</div> <ul style="list-style-type: none">• subfloor connections, joist sizing and required blocking• suspended plumbing pipe work has been completed• subfloor insulation is in place• adequate subfloor ventilation is provided. <p><i>Relocated buildings require a subfloor framing inspection prior to the base boards being fitted.</i></p>



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Pre Roof

Minimum requirements	
Framing	<p><i>This inspection must occur before any building wrap/paper is fixed and the roof cladding is installed.</i></p> <p><i>Unless stated otherwise all checks are to ensure that the building work complies with the building consent.</i></p> <p>Check:</p> <p>Roof</p> <ul style="list-style-type: none">• that all previous site instructions have been completed/resolved• roof framing is complete including member location, size, span, support, and fixing• truss installation is as per the as-built plan• all fixings to the truss and frame match the as-built plan• roof bracing and bottom chord restraint• gable end bracing over roof section of end walls• purlin size and fixing• outrigger length and connections• plywood substrate for membrane roofing and/or internal gutters <p>Wall</p> <ul style="list-style-type: none">• window layout and lintel sizes• framing size, timber species, treatment and stress grade confirming compliance with NZS 3604:2011 Timber-framed buildings• bottom plate, lintel and stud to top plate fixings• bottom / top plate size and position• stud sizes and centres• the fixings associated with external and internal bracing elements. This includes checking bracing layout, type and hold downs that are required• fire wall connections at bottom plate• fire wall solid blocking at the roof/soffit <p>Floor</p> <ul style="list-style-type: none">• joist sizes and centres• steel beam locations and fixings <p>Post to beam connections</p> <ul style="list-style-type: none">• any other specific engineered design (SED) structure and materials are in accordance with the consented design

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Pre Cladding (includes Flashings & Building Sill & Wrap or Cavity Batten)

Minimum requirements	
Wrap and cavity battens	<p><i>This inspection must occur before any exterior cladding is fixed.</i></p> <p>Check:</p> <ul style="list-style-type: none">• all previous site instructions have been completed/resolved• that the wrap type is as stated in the consented plans• that the wrap is fixed as stated in the manufacturer's installation instructions• that strapping is installed where required, studs over 450mm on centres• that cavity battens are in place and fixed as per the manufacturer's specifications for the type of product being installed• that window/door fixings and flashings are installed with the necessary detailing such as falls, up stands, etc.• that sill and jamb flashings are installed to the manufacturer's installation instructions or specific design• that penetrations are fixed and sealed as per the product manufacturer's specifications and the consented design• that all windows over 600 mm wide are supported• that any required support for control joints are in place• that the brick veneer rebate is waterproofed• that all cladding flashings are completed if this element is not covered by a separate pre cladding inspection.
Flashings	<p>Check:</p> <p>Roof</p> <ul style="list-style-type: none">• Confirm installation of roofing material and associated flashings to all elements of the roof including skylights and chimneys. <p>Wall</p> <ul style="list-style-type: none">• Installation of all flashings associated with claddings including junctions with roofs and balconies, decks. <p>Doors & Windows</p> <ul style="list-style-type: none">• Installation of all flashings associated with door and window openings including support of windows. <p>Balconies & Decks</p> <ul style="list-style-type: none">• Installation of all flashings associated with balcony and decks not covered by the above.

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Half High Masonry (Half High Brick)

Minimum requirements	
External wall claddings – brick	<p><i>This inspection must occur when the brick veneer reaches half height</i></p> <p>Check:</p> <ul style="list-style-type: none">• all previous site instructions have been completed/resolved• cavities are clean and free from obstructions• the brickwork dimensions are as per the consented system or in the engineer's solution in the site report (size of brick, bed, perpends, type, etc.)• brick ties are as per the design specifications• weep holes are installed at no more than 800mm centres• lintels and flashings are installed as required• there are no services installed in the cavity• the brick overhang does not exceed the maximum allowable tolerance• control joints for concrete bricks are installed at no more than 8.0 m centres or as specified by manufacturer• the width of the cavity wall is not less than 40mm or more than 70mm

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Pre Plaster Exterior (Monolithic Cladding)

Minimum requirements

External wall claddings – monolithic

Check:

- all previous site instructions have been completed/resolved
- cladding is installed to the manufacturer's instruction and as required in the consented documentation
- the sheet layout and fixing of cladding is correct
- control joints are as per manufacturer's system
- the overlaps/ground/roof clearances are correct
- flashings around openings/penetrations are installed
- flashings to other claddings are installed
- all sheet edges are primed/sealed
- vermin proofing has been installed and that all penetrations have been sealed
- control joints and sills have adequate slope, i.e. minimum 18 degree slope for sills

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Pre Line (Pre Line including Plumbing)

Minimum requirements	
Pre line - building	<p><i>All claddings and services must be installed and complete before this inspection can take place.</i></p> <p>Check:</p> <ul style="list-style-type: none">• 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)• services are complete• 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.• 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>
Pre line - service fit-outs	Electrical, security, data/communications, heating and cooling, ducting, vacuum, and plumbing fit-outs must be completed before approval to line building can be given. This is because the work involved with these trades may impact on the structural integrity or weathertightness of the building.
Pre line - fire and smoke	If the building has fire or smoke resistant ratings, check all pipe and wire penetrations, roof spaces, etc. Check that adequate provision has been made (e.g. smoke seals, collars and dampers) to ensure that the required rating will perform as intended.
Pre line - airborne and impact sound	Check that the specified system such as framing and additional linings, or insulation for lining solutions, are installed as per the consented documentation.

continued overleaf

Insulation	Check all walls containing insulation to ensure that the insulation is fitted properly and is as stated in the consented plans	
Plumbing	Waste and soil pipes: Check <ul style="list-style-type: none"> • are as per the consented design • in place and supported adequately • have appropriate fall • are of adequate size as specified in the consented plans, and • are durable • pipes have been installed by a licensed plumber 	Water supply pipes: Check <ul style="list-style-type: none"> • these are fitted and on pressure test • are adequately supported • are lagged/protected suitably from frost damage and heat loss • they are durable • are of sufficient size, and • have an accessible isolation valve fitted to the incoming supply • pipes have been installed by a licensed plumber

NZS 3602:2003 - Table 4 – Allowable moisture content (%)⁽¹⁾ at time of installation or in the case of framing timber at time of enclosure

Use category level of finish	Air-conditioned or centrally heated buildings	Intermittently heated buildings ⁽²⁾	Unheated buildings
Timber to which linings are attached to achieve a “level of finish” 4 to 5	8 - 18	12 - 18	12 - 18
Enclosed framing (including roof trusses) to achieve a “level of finish” 0 to 3	12 - 18	12 - 24	12 - 24
Load-bearing lintels and beams	8 - 18	12 - 20	12 - 20
Weatherboards, exterior joinery and finishing timbers	14 - 18	14 - 18	14 - 18
Flooring exposed to ground atmosphere	10 - 14	12 - 16	14 - 18
Interior joinery and finish, furniture, corestock	8 - 12	10 - 14	12 - 16
Flooring not exposed to ground atmosphere	8 - 12	10 - 14	12 - 16

NOTE –

(1) Allowable ranges of moisture content are specified on the basis that 90% of pieces shall be within the specified range, the remainder shall be within a further 2% moisture content above or below. The moisture content of individual boards shall be normally distributed within the range allowed. In special circumstances, e.g. flooring exposed in rooms with large window area, the upper limits may be reduced.

(2) Buildings periodically heated by open fires, electric heaters, etc., such as most domestic buildings

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Pre Stop (Pre Stopping)

Minimum requirements	
Pre stop – fire resistant lining	<p><i>This inspection occurs before any stopping is carried out.</i></p> <p>Check:</p> <ul style="list-style-type: none">• all fire and smoke elements and linings are complete and fastened correctly• all electrical flush boxes are fire rated (only metal flush boxes are permissible)• there are no back-to-back installations, particularly with electrical flush boxes• all penetrations are sealed with suitably rated approved product• solid fixings are in place to secure fire collars• where fire ratings extend into roof space, these areas are fixed correctly before being enclosed (It may be prudent to request a further inspection to check stopping after ceiling linings are installed if the ceiling is fire rated).

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Concrete Construction

Minimum requirements

Concrete Construction

Check:

- reinforcing placement
- tilt panels and connections.

Generally carried out under engineer's construction monitoring.

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Steel Construction

Minimum requirements	
Steel Construction	<p>Check:</p> <ul style="list-style-type: none">• beam sizes• steel placement• connections. <p><i>Generally carried out under engineer's construction monitoring.</i></p>

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Fire Resistant Lining

Minimum requirements	
Fire Resistant Lining	<p><i>This inspection must occur before plaster stopping or installation of skirting or scotia</i></p> <p>Check:</p> <ul style="list-style-type: none">• building elements are constructed in ways that stop the spread of smoke/heat/fire• all fire and smoke elements and linings are complete and correctly fixed• fire resistant filler and sealant is in place• suitable fire resistant electrical fittings and fire collars are in place for penetration through fire walls.

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Interior Tanking (Pre Tile Tanking)

Minimum requirements

Interior Tanking - wet floors	Check: <ul style="list-style-type: none">• a suitable substrate is in place as per the manufacturer's specifications• all substrates are clean, dry and fit for purpose• the substrate is covered adequately and the recommended thickness of film applied as per the manufacturer's specifications (such as bandaging etc.)• the entire substrate of the wet area is covered with the tanking product specified in the building consent• to ensure that the membrane is turned down into floor plumbing waste outlets.
Interior Tanking - wet walls	Check: <ul style="list-style-type: none">• the substrate is clean and dry and fit for purpose• the waterproofing membrane extends 1.5m out from the shower and 300mm above the rose• the membrane extends to any wall or surface within 150mm of the bath• to ensure that the substrate is covered.

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Blockwork (Block Work Construction)

Minimum requirements

Blockwork Construction

Check:

- block sizes
- block work is completed, reinforcing in place
- wash-out/clean-outs open to allow inspection of reinforcing.

May be carried out under engineer's construction monitoring.

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Shelf Angles

Minimum requirements

Shelf Angles

This inspection must occur prior to laying of the brick veneer.

Check:

- all flashings, shelf angles, slip joints and associated fixings
- lintels over windows and doors.

Generally carried out for two-storey buildings or specific design brick work.

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Drainage (includes retaining wall drainage)

Minimum requirements	
Drainage Stormwater Foulwater	<p><i>This inspection must occur before pipe work is enclosed.</i></p> <p>Check:</p> <ul style="list-style-type: none">• that all previous site instructions have been completed/resolved• that the pipework is installed as per the consented system or seek a variation• pipework under test ready for the inspector• the grade/fall, pipe sizing and venting• the location of pipe runs• the jointing and venting• the bends/gullies/inspection points etc. <p><i>Work may be carried out in stages requiring partial inspections.</i></p>
Retaining Wall Drainage and Tanking	<p><i>This inspection must occur before pipe work is enclosed.</i></p> <p>Check:</p> <ul style="list-style-type: none">• the grade/fall, pipe sizing and type• the location of pipe runs• the bedding/dished drain and jointing• the rodding points• the filter cloth• the tanking and protections <p><i>Work may be carried out in stages requiring partial inspections.</i></p>

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Heating Unit - Final (Sld/Liq Fuel Heater)

Minimum requirements	
Heating Unit - Final	<p><i>This inspection must occur before the use of any heating unit</i></p> <p>Check:</p> <ul style="list-style-type: none">• heater installed is as stated in the consent• the installation is in accordance with the manufacturer's instructions, the consented design, and NZS2918• seismic restraints are installed• clearances from combustible surfaces are correct• smoke alarms are installed as per the consent• penetrations and flashings are in place• hearth type (ash or insulated) measurements are correct to protect combustible surfaces below the heater• to ensure that access is provided for viewing the flue system.

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Final Inspection

Minimum requirements	
Final - Overall	Check that all: <ul style="list-style-type: none">• work described in the building consent has been completed• painting and decorating has been completed, including floor coverings• landscaping, paved areas and storm water control has been completed• conditions of the consent have been met• amendments have been approved and uplifted (if required).
Final - electrical, oil and or gas systems	Check: <ul style="list-style-type: none">• the energy works certificates have been received on completion of work• bottles holding more than 9kg of gas are located outside• all gas bottles are a minimum of 1.0m away from opening windows or drains• oil heating systems are installed as per the consented design and the manufacturer's instructions and that the installer's documentation is completed and on site• smoke alarms are in place and operational.
Final - building interior	Check: <ul style="list-style-type: none">• any interior changes have been addressed by minor variation or the amendment process• the main internal entrance is slip resistant• the linings in the bathrooms/ensuites have been installed as stated in the consented plans• to ensure there are no possible cross connections with the water supply• the water seal of toilets• the junction of floor and wall linings in the laundry room.
Final - sanitary plumbing & drainage	Check: <ul style="list-style-type: none">• the gully traps and overflow relief gullies are positioned so that surcharge cannot enter the building• plumbing fixtures are vented correctly for each type of fitting.
Final - vehicle crossing	Check that all work has been completed, that the crossing has been re-instated, and that there is no damage to the footpath or berm.

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Notice to Fix Inspection

Minimum requirements

Notice to Fix

Check:

- whether or not the contravention(s) recorded in the Notice to Fix (Form 13) have been rectified.
- If specified, building work must cease until the Notice to Fix has been lifted.



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Audit Inspection

Minimum requirements

Audit Inspection

Check:

- non-specific inspection types
- historic building work
- problematic jobs.

This can be used as a final type inspection.



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Certificate for Public Use

Minimum requirements	
Certificate for public use	<p>This inspection is to confirm a certificate for public use can be issued.</p> <p>Check:</p> <ul style="list-style-type: none">• safety management plan has been adhered to• measures in place to protect public where they may be affected by building work• that members of the public can use the premises safely• considered as a final type inspection. <p>Generally for commercial buildings.</p> <p>A certificate for public use is issued by the Council where it is satisfied the premises are safe for members of the public to use, before a code compliance certificate is issued.</p> <p><i>(subject to application)</i></p>

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11 Month Inspection

Minimum requirements	
11 Month Inspection	<p>Check:</p> <ul style="list-style-type: none">• if consented building work has commenced. <p><i>Building consents are valid for 12 months from the date of issue. Work must have commenced within the 12 months or the building consent shall lapse.</i></p>

Guide to Building Inspections

Typical Construction Documents and Advice Notes	Verification Documentation required	Document can be provided at the following inspection type														
		Pre Roof	Final	Drainage	Pre Line	Foundation or Slab	Interior Tanking	Heating Unit	Fire Resistant Linings	Pre Stop	Subfloor Framing	Blockwork	Half High Masonry	Steel Construction	Concrete Construction	Certificate for Public Use (if applicable)
Roof truss layout	As-built truss layout: Provide as-built truss plan and layout at time of pre-roof inspection	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water reticulation - pipework testing	Water reticulation - pipework testing: Provide completed form B-o84	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-
Potable water test certificate (not NUO)	Test certificate for potable water: Provide certificate of analysis from your nominated consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
Foulwater and stormwater drains layouts	Foulwater and stormwater drains layouts: Provide as-laid drainage plan at time of drainage inspection	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-
On-site disposal systems	On-site disposal systems: Provide a PS3 from your nominated contractor	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-
Pressure sewer system	Pressure Sewer System: Provide completed form B-o82	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-
Verification of G6	Verification of G6 - Airborne and impact sound: Provide field test verification from a suitably qualified acoustic engineer for all the building elements required to meet a Sound Transmission Class performance and floors required to meet an Impact Insulation Class performance. The performances shall be verified as per field test methods referenced in G6/VM1	-	Y	-	Y	-	-	-	Y	Y	-	-	-	-	-	-

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Building Location Certificate	Building location certificate: Provide a B-o81 certificate from a registered surveyor	Y	-	-	-	Y	-	-	-	-	-	-	-	-	-	-
CS under tile shower or deck tanking/membrane	Under tile shower or deck tanking/waterproof membrane: Provide a PS3 from your nominated contractor	-	Y	-	-	-	Y	-	-	-	-	-	-	-	-	-
CS Membrane roofs and decks	Membrane roofs and decks: Provide a PS3 from your nominated contractor	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
CS solid/liquid fuel appliance	Solid/liquid fuel appliance: Provide a B-o83 statement from your nominated contractor.	-	Y	-	-	-	-	Y	-	-	-	-	-	-	-	-
CS exterior wall cladding system	Exterior wall cladding system: Provide a PS3 from your nominated contractor	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
CS retaining wall tanking/membrane	Under retaining wall tanking/waterproof membrane: Provide a PS3 (B-o85) from your nominated contractor	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-
Energy work certificate - electrical	Electrical: Provide an electrical safety certificate	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
Energy work certificate - gas	Gas: Provide a gas safety certificate.	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
Façade inspections	Construction Monitoring: Provide all site inspections records and a PS4 from your nominated façade consultant stating the building work has been completed in accordance with the relevant requirements of the building consent.	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-

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Complete fire safety system	<p>Construction monitoring: Provide all site inspection records and a PS4 from your nominated fire consultant stating that all the necessary fire safety systems required by their fire design have been incorporated into the building,</p> <p>This could include the following:</p> <ul style="list-style-type: none"> Fire rated windows Emergency lighting Mechanical smoke control Escape route pressurisation systems Smoke control in the air handling system Minor alterations to the fire alarm Minor alterations to the sprinkler system Automatic sliding doors Fire and smoke curtains Penetrations through fire separations Fire protection to steel members Access controlled door systems Fire or smoke door interfaces Signs related to fire safety 	-	Y	-	Y	-	-	-	Y	Y	-	-	-	-	-	Y

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Fire sprinkler systems	Residential Fire sprinkler systems to NZS4517: Provide a 'Domestic Sprinkler System Declaration' as required by NZS4517:2010	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
Smoke alarm system	Residential Hard-wired Smoke alarm system: Provide certification from a registered electrician as required by NZS4514:2009	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted building work – Foundation	Restricted Building Work: Provide Record(s) of Work on regulated form 6A	-	-	-	-	Y	-	-	-	-	Y	-	-	-	-	-
Restricted building work – Carpentry	Restricted Building Work: Provide Record(s) of Work on regulated form 6A	Y	Y	-	-	Y	-	-	-	-	Y	-	-	-	-	-
Restricted building work - External Plastering	Restricted Building Work: Provide Record(s) of Work on regulated form 6A	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted building work - Brick and block laying	Restricted Building Work: Provide Record(s) of Work on regulated form 6A	-	Y	-	-	-	-	-	-	-	-	Y	Y	-	-	-
Restricted building work – Roofing	Restricted Building Work: Provide Record(s) of Work on regulated form 6A	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-	-

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Structure - inspections	<p>Construction Monitoring: Provide all site inspection records and a PS4 from your nominated structural consultant stating that all the necessary aspects of their design has been incorporated into the Building.</p> <p>This may include the following: Excavation of foundations, footings, post holes, retaining walls Placement of reinforcing steel Pile driving/screwing Precast floor units Block work construction Pre-line inspection of structural elements.</p>	Y	Y	-	-	Y	-	-	-	-	-	Y	-	Y	Y	-

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Sprinkler system to NZS 4541	<p>Sprinkler system to NZS 4541:</p> <p>Provide a NZS4541:2013 ‘Certificate of Compliance’ from the sprinkler system certifier. Include a test report from a suitably qualified IQP for the back-flow prevention device upstream of the main stop valve</p> <p>For alterations to an existing sprinkler system; an inspection letter from an IANZ accredited sprinkler system inspection body along with any certification required by this inspection letter</p>	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Residential sprinkler system to NZS 4515	<p>Provide a NZS4515:2009 ‘Certificate of Compliance’ from the sprinkler system certifier. Include a test report from a suitably qualified IQP for the back-flow prevention device upstream of the main stop valve</p> <p>For minor alterations to an existing sprinkler system; provide a producer statement for construction (PS3) from the installer.</p>	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y

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Gaseous fire extinguishing system to AS ISO 14520	Completion Certificate as required by ISO14520:2015	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Ansul foam suppression system to NFPA 17A	Provide a producer statement for construction (PS3) from the installer. The statement to include: The system has been installed and inspected in accordance with the manufacturer's listed instruction manual	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Household sprinkler system to NZS 4517	Provide a Domestic Sprinkler System Declaration as required by NZS4517:2010. Include a test report from a suitably qualified IQP for the backflow prevention device upstream of the main stop valve For minor alterations to an existing sprinkler system; provide a producer statement for construction (PS3) from the Installer	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y

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Fire alarm system to NZS 4512 Type 2 manual fire alarm system	Provide a NZS4512:2010 'Certificate of Completion' from the accredited inspection body	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Type 3 automatic fire alarm system	For extensions to systems where additional zones are added and/or the zone control unit is upgraded or replaced; a 'Certificate of Completion' from the accredited inspection body															
Type 4 automatic fire alarm system activated by smoke detectors and manual call points																
Type 5 automatic fire alarm system with modified smoke detection and manual call points																
	For minor alterations to the fire alarm system; a producer statement for construction (PS3) to be covered by a producer statement for construction review (PS4) from your nominated fire consultant															
Security system for fire or other dangers providing an evacuation warning in the building	Provide a producer statement for construction (PS3) from the installer	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Automatic doors	Provide a producer statement for construction (PS3) from the installer. The statement to include confirmation the doors have a fail-safe operation	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y

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Access controlled doors	Provide a producer statement for construction (PS ₃) from the installer. The statement to include: Confirmation the doors have a fail-safe operation and has an unlocking device adjacent to the door with adequate signage	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Interfaced fire or smoke doors or windows	Provide a producer statement for construction (PS ₃) from the installer.	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Emergency lighting system to AS 2293	Provide a producer statement for construction review (PS ₄) from your nominated emergency lighting design consultant. For minor works: Provide a producer Statement for construction (PS ₃) from the installer	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Escape route pressurisation system	Provide a producer statement for construction (PS ₃) from the installer To be included: Review of PS ₃ with producer statement for construction review (PS ₄) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Fire hydrant system to NZS 4510	Provide NZS4510:2008 'Certificate of Compliance' from the hydrant system certifier	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y

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Automatic backflow preventer to AS/NZS 2845.1 connected to potable water supply	Provide a test report from a suitably qualified IQP. To include details of all installed devices and their locations	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Passenger and goods lifts	Provide As-built drawings and installation test certificate from your nominated contractor	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Platform lifts and low-speed lifts	Provide As-built drawings and installation test certificate from your nominated contractor	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Escalators and moving walks	Provide As-built drawings and installation test certificate from your nominated contractor	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Mechanical ventilation or air conditioning system includes fire and smoke control interfaced with fire alarm	Provide As-built drawings and a producer statement for construction review (PS4) from your nominated consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Cooling tower connected to HVAC plant	Provide As-built drawings and a producer statement for construction review (PS4) from your nominated consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
CO detection and extraction systems in enclosures used by vehicles	Provide a producer statement for construction (PS3) from the installer.	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Spray painting booths extraction systems	Provide a producer statement for construction (PS3) from the installer	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y

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Building maintenance units	Provide a producer statement for construction (PS ₃) from the installer	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Laboratory fume cupboards	Provide a producer statement for construction (PS ₃) from the installer	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Audio loops or other assistive listening systems: FM radio frequency systems or infrared beam transmission systems	Provide a producer statement for construction (PS ₃) from the installer	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Mechanical smoke control	Provide a producer statement for construction (PS ₃) from the installer To be included: Review of PS ₃ with producer statement for construction review (PS ₄) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Natural smoke control	Provide a producer statement for construction (PS ₃) from the installer To be included: Review of PS ₃ with producer statement for construction review (PS ₄) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Smoke curtains	Provide a producer statement for construction (PS ₃) from the installer To be included: Review of PS ₃ with producer statement for construction review (PS ₄) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y

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Emergency power systems required for any specified system listed on this compliance schedule	Provide a producer statement for construction (PS3) from the installer To be included: Review of PS3 with producer statement for construction review (PS4) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Signs relating to a system or feature listed on this compliance schedule	Provide a producer statement for construction (PS3) from the installer To be included: Review of PS3 with producer statement for construction review (PS4) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Emergency warning intercommunications system as part of emergency warning systems for fire or other emergencies	Provide a producer statement for construction (PS3) from the installer To be included: Review of PS3 with producer statement for construction review (PS4) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Final exits	Provide a producer statement for construction (PS3) from the installer To be included: Review of PS3 with producer statement for construction review (PS4) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y

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Fire separations protecting a means of escape	Provide a producer statement for construction (PS3) from the installer To be included: Review of PS3 with producer statement for construction review (PS4) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Exit and other signs for communicating information intended to facilitate evacuation	Provide a producer statement for construction (PS3) from the installer To be included: Review of PS3 with producer statement for construction review (PS4) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Photo luminescent signs and escape path marking	Provide a producer statement for construction (PS3) from the installer To be included: Review of PS3 with producer statement for construction review (PS4) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y
Smoke separations that form part of the means of escape from fire	Provide a producer statement for construction (PS3) from the installer To be included: Review of PS3 with producer statement for construction review (PS4) from your nominated fire consultant	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	Y