



Identifying Relevant Code Clauses on Building Consent Applications

The Southland District Council has recently been re-accredited to operate as a Building Consent Authority for a further two years.

As part of the assessment process, the accreditation assessment body (IANZ) noted that Council was not requiring the table on the inside back page of the building consent application form to be completed.

The standard consent application form in the Building Regulations has an area where the consent applicant is required to identify the means of compliance they are going to use to satisfy relevant building code clauses.

Council developed the table on the application form to help make the process easier, but the reality is most applicants do not understand the code clauses and so skip completing this area of the form. Council does not typically need to reference the code clause table as part of processing the building consent so we have not been pushing that it be completed.

Despite this, IANZ has required that Council produce some educational material on the building code clauses, as well as implement a cut-off date whereby Council will reject applications not having this section completed.

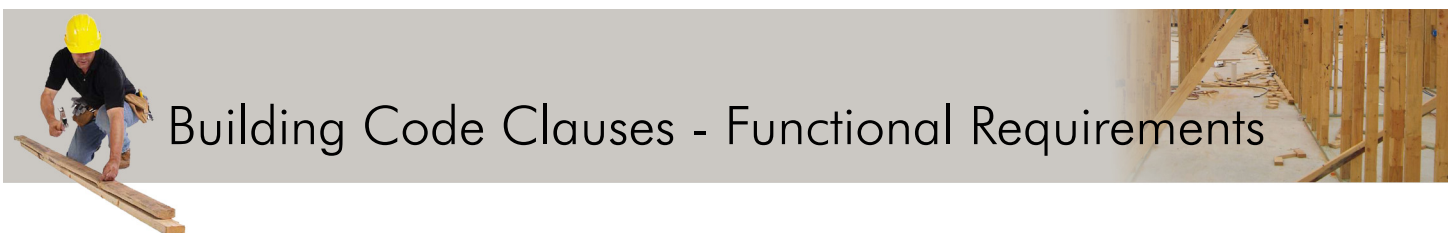
Building Control staff will assist applicants with consents lodged at the Invercargill office. The following is intended as a guide to assist those lodging applications at area offices or by post.

If further clarification is needed, please contact the Building Control Officer responsible for your area of the District on 0800 732732.

1 October 2009 is seen as a reasonable timeframe whereby we would expect to see all consent applications lodged to have the code clause table on the inside back page completed.

Thanking you for your cooperation.

Manager Building Control



Building Code Clauses - Functional Requirements

The following is a summary of the Building Code clauses and the functional requirements.

For minor works such as heating units, only clauses (C1, E2 and F7) might apply.

Likewise for remote farm buildings, only clauses (B1, B2, C2, E1 and E2) might apply, however for new dwellings a considerable number of the code clauses such as (B1, B2, C1, C2, C3, D1, E1, E2, E3, F2, F4, F7, G1, G2, G4, G5, G7, G9, G12, G13 and H1) could apply.

STABILITY		FUNCTIONAL REQUIREMENT
B1	Structure	Buildings, building elements and siteworks shall withstand the loadings they are likely to be subjected to.
B2	Durability	Building materials, components and construction methods shall be sufficiently durable to ensure that the building without reconstruction or major renovation satisfies the other functional requirements of this Code.

FIRE SAFETY		FUNCTIONAL REQUIREMENT
C1	Outbreak of fire	Buildings fixtures and appliances using controlled combustion of solid, liquid or gas fuel shall be installed in a way which reduces the likelihood of fire.
C2	Means of escape	Buildings shall be provided with a means of escape from fire which gives people adequate time to reach a safe place without being overcome by the effects of fire and give fire service personnel adequate time to undertake rescue operations.
C3	Spread of fire	Buildings shall be provided with safeguards against fire spread so that occupants have time to escape to a safe place without being overcome by the effects of fire and enable firefighters to undertake rescue operations and protect property. Adjacent households and property shall be protected by damage and hazardous substances are not released into the environment.
C4	Structural stability during fire	<i>Buildings shall be constructed to maintain structural stability during fire to:</i> (a) Allow people adequate time to evacuate safely, (b) Allow fire service personnel adequate time to undertake rescue and firefighting operations. (c) Avoid collapse and consequential damage to adjacent household units or other property.

ACCESS		FUNCTIONAL REQUIREMENT
D1	Access routes	Buildings shall be provided with reasonable and adequate access to enable safe and easy movement of people.
D2	Mechanical installations for access	Mechanical installations for access into, within and out of buildings shall provide for the safe and easy movement of people, and for the safety of maintenance personnel.

MOISTURE		FUNCTIONAL REQUIREMENT
E1	Surface water	Buildings and site work shall be constructed in a way that protects people and other property from the adverse effects of surface water.
E2	External moisture	Buildings must be constructed to provide adequate resistance to penetration by, and the accumulation of, moisture from the outside.
E3	Internal moisture	<i>Buildings must be constructed to avoid the likelihood of:</i> (a) Fungal growth or the accumulation of contaminants on linings and other building elements; and (b) Free water overflow penetrating to an adjoining household unit; and (c) Damage to building elements being caused by the presence of moisture.

ENERGY EFFICIENCY		FUNCTIONAL REQUIREMENT
H1	Energy efficiency	<i>Buildings must be constructed to achieve an adequate degree of energy efficiency when that energy is used for:</i> (a) modifying temperature or humidity, or both; or (b) providing hot water to sanitary fixtures or sanitary appliances, or both; or (c) providing artificial lighting.



Building Code Clauses - Functional Requirements

SAFETY OF USERS		FUNCTIONAL REQUIREMENT
F1	Hazardous agents on site	Buildings shall be constructed to avoid the likelihood of people within the building being adversely affected by hazardous agents or contaminants on the site.
F2	Hazardous building materials	Building materials, which are potentially hazardous, shall be used in ways that avoid undue risk to people.
F3	Hazardous substances/processes	Buildings, where hazardous substances are stored and hazardous processes undertaken, shall be constructed to provide adequate protection to people and to other property.
F4	Safety from falling	Buildings shall be constructed to reduce the likelihood of accidental fall.
F5	Construction and demolition hazards	<i>Construction and demolition work on buildings shall be performed in a manner that avoids the likelihood of:</i> (a) Objects falling onto people on or off the site, (b) Objects falling on property off the site, (c) Other hazards arising on the site affecting people off the site and other property. (d) Unauthorised entry of children to hazards on the site.
F6	Lighting for emergency	To safeguard people from injury in escape routes during failure of the main lighting.
F7	Warning systems	Buildings shall be provided with appropriate means of warning people to escape to a safe place in an emergency.
F8	Signs	Signs shall be provided in and about buildings to identify: (a) Escape routes, (b) Emergency related safety features, (c) Potential hazards, and (d) Accessible routes and facilities for people with disabilities.

SERVICE AND FACILITIES		FUNCTIONAL REQUIREMENT
G1	Personal hygiene	Buildings shall be provided with appropriate spaces and facilities for personal hygiene.
G2	Laundrying	Buildings shall be provided with adequate space and facilities for laundrying.
G3	Food preparation	Buildings shall be provided with space and facilities for the hygienic storage, preparation and cooking of food, that are adequate for the intended use of the building.
G4	Ventilation	Spaces within buildings shall be provided with adequate ventilation consistent with their maximum occupancy and their intended use.
G5	Interior environment	<i>Buildings shall be constructed to provide:</i> (a) An adequate, controlled interior temperature, (b) Adequate activity space for the intended use, and (c) Accessible spaces and facilities.
G6	Airborne and impact sound	Building elements, which are common between occupancies, shall be constructed to prevent undue noise transmission from other occupancies or common spaces, to the habitable spaces of household units.
G7	Natural light	Habitable spaces shall provide adequate openings for natural light and for a visual awareness of the outside environment.
G8	Artificial light	Spaces with buildings used by people shall be provided with adequate artificial lighting which, when activated in the absence of sufficient natural light, will enable safe movement.
G9	Electricity	Where provided in a building, electrical installations shall be safe for their intended use.
G10	Piped services	In buildings provided with potentially hazardous services containing hot, cold, flammable, corrosive or toxic fluids, the installations shall be constructed to provide adequate safety for people.
G11	Gas as an energy source	In buildings where gas is used as an energy source, the supply system shall be safe and adequate for its intended use.
G12	Water supply	Buildings provided with water outlets, sanitary fixtures or sanitary appliances must have safe and adequate water supplies.
G13	Foul water	<i>Buildings in which sanitary fixtures and sanitary appliances using water-borne waste disposal are installed must be provided with:</i> (a) an adequate plumbing and draining system to carry foul water to appropriate outfalls; and (b) if no sewer is available, an adequate system for the storage, treatment, and disposal of foul water.
G14	Industrial liquid waste	Buildings in which industrial liquid waste or foul water is generated shall be provided with adequate spaces and facilities for the safe and hygienic collection, holding, treatment and disposal of the waste.
G15	Solid energy	Buildings shall be provided with space and facilities for the collection, and safe hygienic holding prior to disposal, of solid waste arising from the intended use of the buildings.