

New inspections for INBUILT HEATERS

A pre-installation inspection for solid fuel inbuilt heaters is now required, as of 1 July, to ensure the chimney structure is in sound condition inside and out with no loose mortar.

The chimney must be swept clean and the register sealed.

In the case of zero clearance heating units installed into timber framed chimneys, a pre-lining inspection will be necessary before closing in the unit.

A consent cost for this is \$399.80 which allows for two inspections - the initial pre-installation as described and the final to check the heater is as per approved with correct clearances to combustible materials and ensuring hearth construction to the manufacturer's requirements is achieved.

A requirement of the consent is to fit smoke alarms; these may be battery powered and are not required to be interconnected. In addition, they will provide a hush facility with a minimum duration of 60 seconds. Smoke alarms will have an alarm test facility readily accessible by the building occupants and are to be located on the escape routes on all levels of the house. On levels containing the sleeping spaces, the smoke alarms shall be located either in every sleeping space, or within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

For other consent fees go to www.southlanddc.govt.nz/fees-and-charges.

DESCRIPTION

needs to be CLEAR

When filling out a consent form please ensure the description of work is clear to reflect what the work actually involves.

If it is a heating unit installation then the brand, model and type eg multi fuel should be the listed on the description of work, not just "heating unit".

This allows for quicker reviewing at vetting time of the documentation being supplied for consent and also clearly indicates to the building inspector exactly what is to be inspected on site.

If you are unsure then please call the Building Control staff on 0800 732 732 for any clarification prior to lodging your consent to save any unnecessary delays in your application.

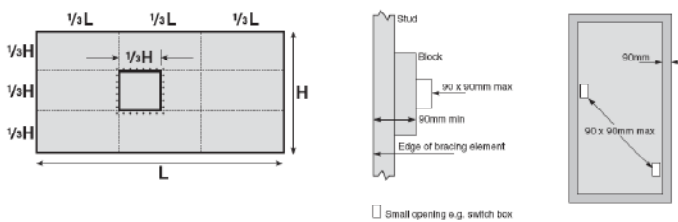
INTRODUCTION

Welcome to the first issue of WORKING2gether, Southland District Council's Environment and Community newsletter incorporating Building Control, Resource Management and Environmental Health. Our aim is to provide you with updates of issues arising during building and resource consent applications and new changes to legislation.



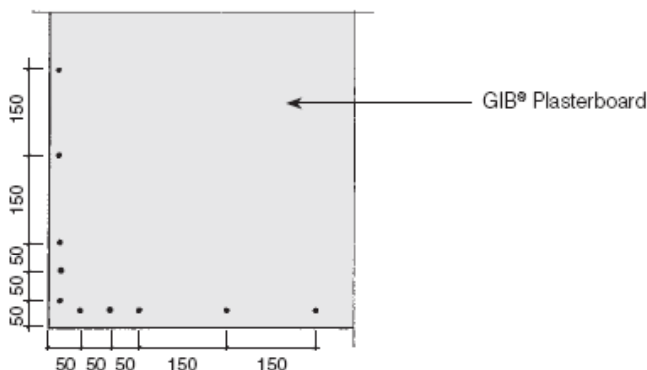
Openings in Bracing Elements

Openings are allowed within the middle third of a wall bracing element's length and height. Neither opening dimension shall be more than one third of the element height. Wall linings are fixed to opening trimmers at 150mm centres. Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element. A block may need to be provided alongside the perimeter stud as shown below.



Corner Fastener Pattern for Bracing Elements

All four corners of a bracing element must be fastened with the fasteners required for that element at 50mm, 100mm, and 150mm from the edge of the sheet. Bracing element perimeter fastening thereafter is at 150mm centres. Fasteners must be placed no closer than 12mm from the paper enclosed factory edge and no closer than 18mm from sheet ends or cut edges of sheets.



Applying to be an LICENSED BUILDING PRACTITIONER >

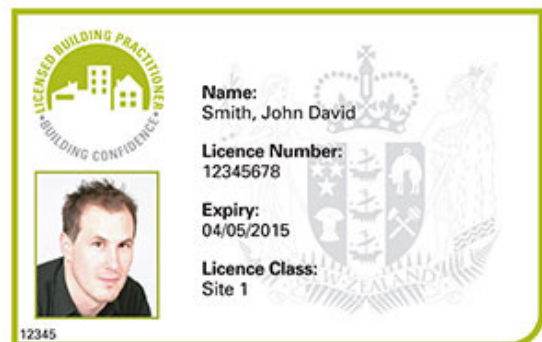
You will need to say whether you are qualified and which licence class you are applying for so that you get the right application pack. You can apply to be assessed for more than one licence class and more than one area of practice (except Site and Design licence classes). You do not need to have a recognized qualification to apply. Applicants without a recognized qualification will need to:

- > provide a work history and information about their recent projects
- > supply details of referees who can confirm recent work experience and technical skills
- > demonstrate current regulatory knowledge.

If you have a recognized qualification, you can apply using the streamlined application process for Site and trade licenses. Applicants with a recognized qualification will need to:

- > provide a certified copy of their recognized qualification
- > supply details of referees who can confirm recent work experience and technical skills
- > demonstrate current regulatory knowledge

It is anticipated that around 20,000 people will be licensed once the scheme is fully implemented. The Department of Building and Housing has worked closely with the building industry to develop the scheme. Some critical work will be restricted to licensed building practitioners from 1 March 2012. For more information go to - <http://www.dbh.govt.nz/lbp-applying>



Building Consent Applications

	Consents 2010	Consents 2009	\$ 2010	New Dwellings
June	155	144	6,210,053	12
July	165	140	6,615,110	18

What is ENVIRONMENTAL HEALTH?

> Environmental health is defined by the World Health Organization (WHO) as being 'the control of all those factors in man's physical environment which exercise, or may exercise, a deleterious effect on his physical development, health or survival', and 'health' in this context is said to mean 'a state of complete physical, mental and social well-being'. Environmental health is a broad concept but is, nevertheless, only one facet of public health which is 'the science and art of preventing disease, prolonging life and promoting health through organized efforts of society.'

The essence of an environmental health organization is the prevention, detection and control of environmental hazards which affect human health and will include the following considerations as an integral part of that process:

1. waste management;
2. food control;
3. housing;
4. epidemiological control;
5. air quality management;
6. occupational health and safety;
7. water resources management;
8. noise control;
9. protection of the recreational environment;
10. radiation health;
11. control of frontiers, air and sea ports and border crossings;
12. educational activities;
13. promotion and enforcement of environmental health quality standards;
14. collaborative efforts to study the effects of environmental hazards;
15. environmental impact assessment.

KEEPING OF CATS

> Council has reviewed the keeping animals, poultry and bees bylaw, and has added a new clause regarding the keeping of cats.

An Environmental Health officer may impose a limit on the number of cats which may be kept on a private land (such limit being not more than five) where:

- (a) the Council has received a complaint about the number of cats kept on the private land; and
- (b) the officer considers that the number of cats is creating a nuisance or is likely to create nuisance; and
- (c) the person keeping those cats fails to comply with any reasonable request of the officer to abate or prevent the nuisance.

While Council has general powers under the Health Act 1956 to abate nuisance conditions,

a bylaw gives cat owners guidance on what the community considers is an acceptable number of cats to keep in residential areas.

Complaints concerning the keeping of cats are rare in the Southland District. In the last 10 years Council has been notified of two severe cases where residential properties keep in excess of 30 cats on each, causing nuisance conditions for neighbours.



NEXT ISSUE

Fixings for timber framed buildings - where do I have to place the straps?
Building Code Clause E3 Internal Moisture – what's in it and how does it affect me?

Introducing Resource Management

The Council's Resource Management Department deals with Council's resource management functions under the Resource Management Act 1991. These include processing of resource consents, preparing and reviewing the District Plan and associated matters, such as checking of all building consents for compliance with District Plan requirements. Each publication, the resource management team will discuss some topical matters where clarification may be useful.

This month the focus is on site plans and large scale livestock housing buildings.

CONSENTS	May 2010	June 2010
Total Notified consents processed	1	3
Total Limited Notified consents processed	0	0
Total Non-Notified consents processed	15	9

Site plans NEEDED

When processing building and resource consent applications, Resource Management staff need an accurate site plan from the applicant to use when assessing whether a development complies with the District Plan.

To minimise any delays, it is important a site plan does the following:

- > Clearly shows the distance of all existing and/or proposed buildings and structures from all site boundaries. Ideally this site plan should be drawn to scale (1:200 scale is commonly used)
- > For building consents for rural dwellings, please include the distances to any surrounding dwellings in the vicinity of the proposed dwelling (particularly those that are within 150 metres of the proposed dwelling)
Show a north point
- > Show the position of any public roads in relation to the site, and show the position of the vehicular access from the public road to the site

If such a plan is not provided, then it will be necessary for Resource Management Department staff to place an application on hold pending the supply of an adequate plan.

Large Scale Stock WINTERING BUILDING

Planning staff have noticed an increasing trend within the District towards the construction of large-scale rural buildings for use in the housing/wintering of livestock.

Under the Southland District Plan, these buildings are generally permitted in the Rural Resource Area (which covers most of the farmland in Southland) without a resource consent, provided that they:

- > Don't exceed 12 metres in height, and
- > Are located a minimum of 6 metres from all boundaries, and
- > Are not located within 18 metres of a road intersection, and
- > Meet the requirements of the District Plan with regard to noise generation and lightspill

Where one or more of these requirements are not met a resource consent will be required.

A recent large scale shed in Western Southland went through this process. Consent was granted, subject to conditions relating to colour scheme, lighting and mitigation plantings.

If the building is proposed outside of the Rural Resource Area, then the District Plan rules differ and a resource consent may also be required.

Please note however that resource consent may also be required from Environment Southland for such buildings, in relation to matters such as discharge of effluent/waste and taking of water.

RESOURCE MANAGEMENT STAFF ARE HAPPY TO DISCUSS FURTHER IF YOU HAVE ANY QUERIES ON EITHER OF THESE ISSUES ON 0800 732 732.

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