

## New booklet on TIMBER TREATMENT

The Department of Building and Housing has published changes to the acceptable solution B2/AS1 Durability to include recent changes to the timber treatment hazard class H1.2,

This includes additional requirements for radiata pine and Douglas fir timbers in buildings.

The pink book is available through [www.dbh.govt.nz](http://www.dbh.govt.nz) and outlines guidance for the assessment of timber treatment levels for buildings.

It is recommended as guidance and the acceptable solution should always be referred to for clarification. The booklet has conditions for low-risk housing considerations; if you meet all of these requirements then untreated framing can be installed.

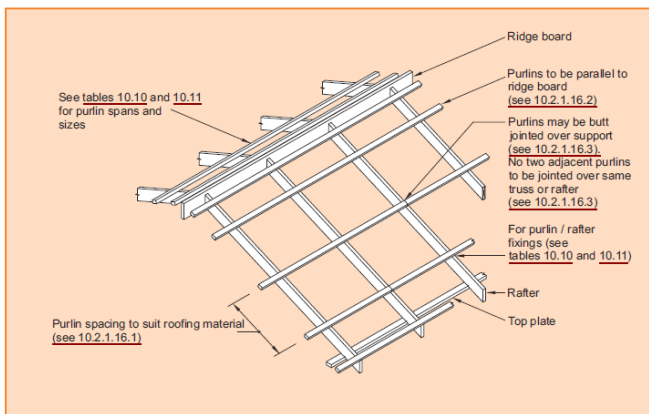


## Purlins joined over RAFTERS/TRUSSES

Our building inspectors have noticed there have been several instances where more than two adjacent butt joints of purlins have been fitted on the same truss.

NZS3604 10.2.1.16.3 covers this and states: Purlins on their flat and

tile battens shall be continuous over at least two spans, and may be butt joined over supports provided that no more than two adjacent purlins or tile battens shall be joined over the same truss or rafter.



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**INTRODUCTION** Welcome to the fourth 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. We need you to subscribe to this newsletter and you can do so by either emailing [lyndon.paul@southlanddc.govt.nz](mailto:lyndon.paul@southlanddc.govt.nz), going online to [www.southlanddc.govt.nz](http://www.southlanddc.govt.nz) and subscribing to Working2gether, which is found under Building Control in What Council Does, or by phoning 0800 732 732 and asking to subscribe.



# Land Information Memoranda (LIM Reports) explained

> A Land Information Memorandum (commonly known as a LIM Report) is a document produced by Southland District Council when a customer applies for one.

LIMs are becoming increasingly popular, with Council now producing about 500 a year. They are particularly useful for people contemplating purchasing a property who want to ensure they have obtained relevant Council information on matters such as the history of the property, previous resource consents and building consents approved, whether reticulated water and sewerage are available, and what the property can be used for.

LIMs are produced under the provisions of the Local Government Official Information and Meetings Act, and Section 44A of that Act specifies information which **MUST** be included on LIM reports and information which **MAY** be provided at the Council's discretion, as outlined below.

Council has recently reviewed its LIM format, in conjunction with its insurer, to make it more readily understandable and user friendly for our customers.

A LIM contains information drawn from Council records relating to a specific property.

## What is included in a LIM?

The Local Government Official Information and Meetings Act Section 44A states the following:

**Mandatory Information:** The matters which shall be included in the LIM are:

(a) Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of

hazardous contaminants, being a feature or characteristic that: (i) Is known to the territorial authority; but (ii) Is not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991.

- (b) Information on private and public stormwater and sewerage drains as shown in the territorial authority's records:
- (c) any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956: (bb) information on - (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier: (ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply: (iii) If the land is supplied with water by the owner of the land, any information the territorial authority has about the supply.
- (d) Information relating to any rates owing in relation to the land:
- (3) Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act):
- (f) Information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004:
- (g) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act 2006:
- (h) Information relating to the use to which that land may be put and conditions attached to that use:

- (i) Information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
- (j) Any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

**Discretionary Information:** In addition to the information provided above, a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant. For instance, Council LIMs include information on any resource consents granted on adjacent sites to the LIM site itself, and information on waste management services such as wheelie bin routes, where wheelie bin service is provided

## Information NOT included in a LIM:

**Council can only provide you with information which it holds.** If we have no record of a particular matter (e.g. if there had been fill deposited on a property but Council was never advised of this); then we cannot provide you with information

**A LIM report is NOT a building report on the state of any buildings on the property.** If you wanted such a report, you would need to engage a separate party to undertake this for you. Please note that the Council does NOT undertake any physical inspection of the property when producing a LIM.

## Why should I bother with a LIM?:

Property purchases can be some of the biggest decisions we will ever make. Hence, it pays to gather as much information as you can, so you can make an informed decision.

*An example of how a LIM could help you would be :*

You are looking at a house to purchase. There is a new solid fuel heater in the house. You obtain a LIM from Council but there is no record of a building consent for the solid fuel heater. This could then flag to you a potentially very significant safety issue; as an incorrectly installed solid fuel heater could set fire to the dwelling thereby potentially destroying or significantly damaging your asset. If there was no consent for it then this could also raise insurance issues. For a small cost, a major potential issue can be brought to your attention.

## Land Information Memorandum Fee and timeframes:

Council's fee for a LIM is \$230 GST inclusive and the LIM will be processed within 10 working days from receipt of application

## How do I apply?:

You can download a LIM application form from our website or you can contact our Customer Service team to get one sent to you on 0800 732 732. The form must be fully completed and the processing fee paid before Council will commence processing.

## Building Consent Applications

	Consents 2010	Consents 2009	\$ 2010	New Dwellings
May	159	324	12,367,256	20
June	138	155	9,163,211	16

## DISTRICT SURVEY - Potentially Earthquake-prone Buildings

If you do not own an un-reinforced masonry commercial or industrial building, then there is no need for you to read this notice any further. If, on the other hand, you do then you may be affected by recent changes to the Southland District Council's Earthquake-prone, Dangerous and Insanitary Building Policy.

Recent events in Christchurch have influenced a more active stance being taken in the five yearly review of the Policy whereby a District survey of building stocks will be undertaken to identify those falling within the definition of potentially earthquake-prone. Buildings falling within that category typically include un-reinforced masonry buildings. Un-reinforced masonry could be described as multiple interlocking thicknesses of brickwork forming structural supporting walls, which rely on the brickwork mortar bond for structural integrity.

The major Policy change is the introduction of strengthening timeframes ranging from 15 to 30

years, dependent on the building's use for buildings identified as "potentially earthquake-prone" from 1 July 2012. Prior to that, Building Control staff will be surveying the District to identify un-reinforced masonry buildings falling within the definition of potentially earthquake-prone and documenting to the relevant property record.

This notice is simply to advise of the Policy change and the survey commencing from

1 July 2011 extending through to 30 June 2012. Most un-reinforced masonry buildings will be able to be identified from the exterior, however, a limited number may need an internal visit to confirm. If affected, you may have a Building Control Officer call over the next 12 months.

The Southland District Council's Earthquake-prone, Dangerous and Insanitary Building Policy can be viewed at [www.southlanddc.govt.nz](http://www.southlanddc.govt.nz)

## Liquor licensing accord adopted

Southland District Council has adopted the Southland District Liquor Licensing Accord concerning the hours of trading for hotels and taverns.

The proposed accord stems from an agreement made between Council, the Police, Public Health South and the industry representative, the Hospitality Association of New Zealand, to establish widely agreed hours of trading that apply consistently and fairly to all hotels and taverns in the District.

Hours of trading later than 1am for across the bar off-sales and after 3am for consumption on premises are controlled by the accord, Licensees are required to give the police at least 24 hours notice if they intend to operate beyond these hours.

In reality, most licensed premises in Southland do not operate past this time in any case but the notification system will enable greater control if a licensee chooses to serve alcohol past 3am on a specific date.

"There is an increasing pressure for closer scrutiny on trading hours," Group Manager Environment and Community Bruce Halligan said.

The current Southland District Licensing Agency Liquor Policy permits 24-hour licensing provided the District Plan is complied with. However, the Alcohol Reform Bill as currently drafted will prohibit 24-hour licensing.

The accord took effect from 15 June 2011, and will control the hours of trading alcohol and satisfy industry demand before the Alcohol Reform Bill becomes law.

"The progress on the accord to date has been greatly assisted by a positive response from the Hospitality Association of New Zealand and their local representatives," Mr Halligan said.

Council chief executive David Adamson said the accord was "a very good compromise for addressing police concerns, public concerns and hoteliers' concerns".

### Disclaimer:

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