

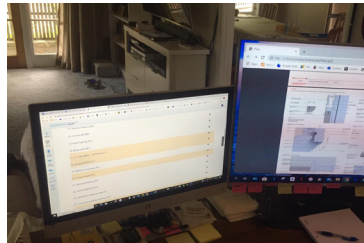
Welcome to our Covid-19 World

Welcome to what I thought would be my first Building Post for March 2020. Little was I aware that when I started preparing the March edition that the whole world as we knew it would change. Covid-19 certainly put a spanner in the works. Starting back this year most of us were back at work on Monday 6 January and, as usual for that time of the year, applications were slow coming in. It was also good to be able to respond to inspection demand pretty quickly. Applications during the first three months started picking up as usual, and then came Covid.

Like the rest of you, Building Control went into Lockdown Level 4 on 26 March, but before doing so we had set up some of the team with laptops, and of course the officers had their iPads already. The IT Team very quickly set up our digital system to provide as many as possible with connectivity with our office based systems to allow work from home to continue.

Officers set up some really good home offices connecting TV screens up to allow multiple screens, others managed to process consents just using their iPads and connecting to the public files via our website. That must have been hard. I know for some it was really slow going but they did it and got consents issued.

As the weeks rolled on the IT Team issued more laptops that allowed increasing numbers of the team to work in our systems. The whole Covid-19 Lockdown event proved how devoted our team is to Council customers. Some even went so far as to purchase computer tools to allow them to work more efficiently. This action wasn't at my bidding; they just did it on their own accord. I am very proud of how the team banded together to look after other team members and our customers.



Home office set up overnight

Facts and Figures for Covid-19

Level 4 - 26 March to 18 April:

We still managed to issue 62 building consents. \$9.3 million of work. This included 14 new dwellings.

Level 3 - 28 April to 13 May:

We issued 58 consents. \$7.45 million of work. This included 8 dwellings.

We also completed 222 inspections and issued 40 Code Compliance Certificates.

Level 2 - 14 May to 8 June:

We are pretty much back at full strength and keen to assist in getting the industry back working in the new normal.

Level 1 - 8 June:

And now its full steam ahead.

Code Mark System

Law Reform Workshop

In late January, and after the first submission round, I attended a two day workshop in Wellington. The workshop was run by the Ministry of Business, Innovation and Employment (MBIE) and its purpose was to discuss Building Law Reforms. The workshop was attended by representatives of most Building Consent Authorities from all around New Zealand. The focus for the first day was “Modern Methods of Construction” and the overview of “Product Certification” using the existing Code Mark System.

Modern Methods of Construction

Discussion around this subject was extremely interesting and it became very clear that this process is not a 5 minute consideration when trying to align Building Act and Building Code requirements for pre-fabricated products/components that are preassembled in New Zealand or overseas. The longer the discussion went on the more considerations were identified. At the end of the day, the more time put in now ironing the issues out the less time will be spent trying to sort things out when they go wrong. MBIE staff are clearly motivated to get the job done right the first time, but as usual they have Government set timeframes to achieve. Good luck MBIE. The second round of submissions are proceeding now.



Code Mark

The discussion here just highlighted how time consuming the process is. I am not making any predictions on where this will go. If you are interested in finding out about the Code Mark System, here is a link: <https://www.building.govt.nz/building-code-compliance/product-assurance-and-multiproof/codemark/>.

The second day continued down the “Building Products” line and once again just showed how bogged down you can become when considering suitability of a product and where the buck (liability) stops. As you can well imagine the Building Consent Authorities want to be sure that there is a clear path to confirm building code compliance for new products and the Building Consent Authority certainly doesn’t want to become the “Last Man Standing” when things go wrong. The leaky homes issue will always be in the back of my mind having experienced life on the tools and life in Council through that period. There were no winners there.

We finally discussed the direction of “Occupational Regulations”. It’s clear that the Licenced Building Practitioners scheme is going to be reviewed with the potential for more licencing classes. MBIE also discussed the direction they were following for engineers and development on the current Chartered Professional Engineers system. Once again, there is a lot to be considered and potentially not a lot of time to do it. I guess the pending elections may be adding pressure on all concerned.



Schedule 1, Exempt Work - Pile Replacement

Exemption 1 - Maintenance and Repairs

I found an interesting piece in the BRANZ (Building Research Association of New Zealand) Guidelines digital newsletter recently. I thought I should share just in case you missed it. The question of how many piles can be replaced before the need for a building consent applies is often a question posed to our Duty Building Officer. BRANZ reports that recent MBIE determinations have provided a guideline, so here it is:

It's considered that up to 20% of piles can be replaced before the need for a building consent is triggered.

In providing guidance MBIE also stated:

- *ground conditions, topography, the size and use of the building and the replacement's contribution to structural integrity of the building need to be taken into account;*
- *to decide whether the replacement foundation was 'comparable' with the original foundation, a number of factors have to be considered including whether:*
 - o *it was located in the same position;*
 - o *it performed the same function;*
 - o *the materials were compatible;*
 - o *the finished assembly had a similar complexity.*

Note: The guidance comes from two determinations that related to earthquake repair work in Christchurch.

And in case you were thinking of a shortcut, it doesn't mean you can do 20% this week, another 20% in another couple of weeks, and so on and so on. It doesn't work that way.

For designers who work in the earthquake-prone buildings arena, here is an update sent to Building Consent Authorities from MBIE:

Changes to the earthquake-prone building (EPB) criteria for substantial alterations came into effect today - 16 December 2019.

A substantial alteration to an EPB is now defined as an alteration (other than seismic strengthening) that needs a building consent (together with other work consented in the past two years), has an estimated value of at least 25 percent of the building's value and is more than \$150,000.

This means building owners can complete modest and progressive renovations to lower-value EPBs without triggering the requirement to carry out seismic strengthening work immediately, for example altering a kitchen or fitting the place out for a tenancy.

Find out more about earthquake-prone buildings go to <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>. Please also keep an eye out for changes to building emergency management later this week, when the Building Amendment Act comes into force.

Kind regards,

MBIE Building Performance

20%
can be
Replaced



Building Act Section 71 to 73 - Building on Land Subject to Natural Hazards

I ran this article in the September 2018 Building Post. Building Control continues to review its policies and procedures for dealing with these sections of the Building Act 2004. When reviewing policies and procedures we not only look at the Building Act, we also consider the results of MBIE's determinations, Court decisions, plus we look for guidance from the metro councils. As a result of this current review we will be, in the very near future, publishing our own guidance document which will go on the Council website. I admit that we have considered a number of other council's public information and have settled on utilising the information provided publicly by the Auckland City Council. I note here that many other council's information is very similar so we will publish ours with the intention to keep consistency with other parts of New Zealand.

Council will be issuing building consents with a Section 73 notation where the hazard remains on the land in close proximity to the built structure. The proximity requirement will be set out in our information document. If you want guidance ahead of our document release, refer to Auckland City Council's document. The notation will not apply where work is undertaken to remove the hazard away from the designated property. This may have occurred at the time of the subdivision, so you will need to clearly identify those actions, proving that the hazard no longer applies. Note: Many hazard areas are identified in the Council plan. This hazard does not immediately get removed from the Plan when a subdivision is approved, hence the hazard map will show the hazard as still in existence. The applicant needs to provide the evidence to Building Control that the hazard no longer affects the specific property that the application applies to. Information is the key.

Building Control understands that registering a notation has an impact on your client's decision making process and, in some cases, there may be properties in a similar area that have not had a notation applied when a consent was issued in the past. That may be true, but Council must address the issue going forward. It is very important to consider this issue very early in the design stage.

What does Section 71, 72 and 73 mean when approving a building consent?

This part of the Building Act addresses proposed structures that are to be built in areas that are subject to natural hazard or hazards. So what's a natural hazard? Some would argue it's the Council, but we won't go there. The Act describes hazards as any of the following:

1. Erosion (including coastal erosion, *example*: the beach at Hokitika), bank erosion and sheet erosion).
2. Falling debris (including soil, rock, snow and ice). A good example is the new hazards on existing properties south of Ward resulting from the 2016 earthquake.
3. Inundation (including flooding, overland flow, storm surge, tidal effects and ponding). The Marlborough region has its fair share of these types of hazards. Areas like Hardings Road and the lower land of Renwick are prime examples. In most cases these areas have consent notices on the property title that have already assessed the hazard and directed a means of avoiding the hazard. *Example*: minimum floor levels stated on the consent notice identified on the title.
4. And lastly, slippage. There are a number of areas in the Sounds that have this hazard.

The Building Act allows for the hazard to be assessed and for appropriate decisions to be made by the consenting authority. If a hazard or hazards are identified in the consent process the Building Act provides the Territorial Authority with a process when considering whether or not to issue the building consent. The processes are described as Section 71, Section 72 and Section 73.



Section 71

- (1) This section states that a Building Consent Authority must refuse to grant a building consent for a new build or an alteration if:
 - (a) the land on which the building work is to be carried out is subject or is likely to be subjected to 1 or more hazards; or
 - (b) the building work is likely to accelerate, worsen or result in a natural hazard on that land or any other property.

Comment: This is a no build situation.

Sections 71, 72 & 73

Building Act Section 71 to 73 - Building on Land Subject to Natural Hazards *continued...*

But (2) Subsection (1) as written above does not apply if the Building Consent Authority is satisfied that adequate provision has been or will be made to:

- (a) protect the land, building work or other property referred to in that subsection from a natural hazard or hazards; or
- (b) restore any damage to that land or other property as a result of the building work.

Comment: Simply raising the floor level may not remove the hazard, especially if by raising the floor level you cause an effect to another property. If the Building Consent Authority is not happy that the building cannot be built in a manner where the hazard is addressed, then it will simply refuse to issue the consent.

Section 72

Despite Section 71 a Building Consent Authority that is a Territorial Authority must grant a building consent if the Building Consent Authority considers that:

- (a) the building work to which an application for a building consent relates will not accelerate, worsen or result in a natural hazard on the land on which the building work is to be carried out or any other property; and
- (b) the land is subject or is likely to be subject to 1 or more natural hazards; and
- (c) it is reasonable to grant a waiver or modification of the Building Code in respect of the natural hazard concerned.

This means that the applicant has assessed the hazard and designed the structure in a manner that will not make the hazard worse. It also means that the building will at all times continue to comply with the Building Code and therefore the building consent can be issued. *Example:* Not get flooded.

Section 73

This part of the Act allows the consent to be issued, but with certain conditions:

Part (1) A Building Consent Authority that is a Territorial Authority that grants a building consent under Section 72 must include, as a condition of the consent, that the Building Consent Authority will, on issuing the consent, notify the consent to:

- (a) in the case of an application made by, or on behalf of, the Crown, the appropriate Minister and the Surveyor-General; and
- (b) in the case of an application made by, or on behalf of, the owners of Māori land, the Registrar of the Māori Land Court; and
- (c) in any other case, the Registrar-General of Land.

Part (2) The notification under subsection (1)(a) or (b) must be accompanied by a copy of any Project Information Memorandum that has been issued and that relates to the building consent in question.

Part (3) The notification under subsection (1)(c) must identify the natural hazard concerned.

Comment: The hazard still exists, but the design will prevent the building from being affected by the hazard and the building will not have a negative effect on the existing hazard, the surrounding land and/or the neighbouring land, however all interested parties will be advised of the conditions via the condition on the property title. In other words, to issue the consent Council will place a notation of the property title. Of course there is a charge for this to recover the cost of doing so. Refer to our fees page on the website.

As councils learn more about rising sea levels and climate change they are becoming more aware that some properties that did not have a hazard criteria, now do. This is a subject that needs to be considered very early in the design stages to avoid frustrations and expense for the property owner.



*Certain
Conditions*

Zone Rule Standards

The Plan Change

You all need to be aware of the changes, some of you more so than others. The changes could also affect actions that you are considering at your own property.

This information has been provided by Pere Hawes, Manager Environmental Policy.

Proposed Marlborough Environment Plan (PMEP)

The PMEPE Hearings Panel publicly notified their decision on the PMEPE on 21 February 2020. The tracked change version of the PMEPE, incorporating decisions to delete or add text, was posted on the Council website on 3 March 2020.

All rules and standards in the PMEPE now have legal effect. Until the rules and standards are beyond challenge, the status of any activity will be determined by the more stringent rule in the operative plan or PMEPE.

Appeals on the decisions closed on 16 April 2020.

In terms of building, the zone rules contain standards for constructing or placing new buildings and structures. The Council encourages you to consider these standards as part of the design process.

These standards include:

- Setbacks from property boundaries;
- Setbacks from waterbodies, drainage channels, the sea and stopbanks;
- Setbacks from the rail corridor of the Main North Line;
- Site coverage and density in residential zones;
- The number of dwellings per Record of Title in other zones;
- Access requirements;
- Amenity standards, including outdoor amenity areas in residential zones;
- Height;
- Restrictions on building in flood hazard areas;
- Water supply and access for firefighting;
- In some zones, fire safety setbacks;
- In significant landscapes, landscape mitigation measures.

Each zone has standards with respect to the above (i.e. they are not always the same). Non-compliance with the standard triggers a requirement for resource consent. Any queries with respect to the application of these standards can be directed to Council's Duty Planner.

Council staff have commenced using these standards on receipt of building consent applications.

You can access the tracked changes version of the PMEPE here: <https://www.marlborough.govt.nz/your-council/resource-management-policy-and-plans/proposed-marlborough-environment-plan/decisions-on-the-pmep/pmep-tracked-changes-version>. Click on the relevant zone for the rules and standards.

You can access zoning and overlay information here: <https://www.marlborough.govt.nz/your-council/resource-management-policy-and-plans/proposed-marlborough-environment-plan/decisions-on-the-pmep/pmep-tracked-changes-version/volume-4-maps>.



Passive Fire Protections

Recent events in Blenheim have once again highlighted the very real need to consider passive fire protection at all times. Not just when you are designing a new building or altering an existing building, but also when you are approached by a builder, owner or the lessee to carry out work that you may consider exempt of requiring a building consent.

Passive fire protection is an extremely important part of the Building Code. It is a major part of the defence system for a building when dealing with **spread of fire**. Builders, plumbers, electricians and other sub trades must all consider the effect on the existing passive systems in relation to the work they are planning to do.

During the original process, fire walls and other passive fire systems are set up to prevent the spread of fire from one area to the other. They also provide prescribed amounts of time to allow for the evacuation of a building before the fire spreads. Systems also provide structural stability to allow firefighting to occur. These systems are not always installed properly, but that's a whole separate issue. The issue for this article is to address alterations made to these systems once the Code Compliance Certificate has been issued or working on buildings that may have been constructed long before the introduction of the Building Act.

Often communication and other wiring work or small plumbing alterations take place that pass through fire rated walls, floors or ceilings. **Any penetration** through a fire rated component has to be carried out in a way that does not affect the performance of that component. There are fire sealants, fire collars, fire dampeners and all sorts of fire systems available on the market to deal with penetrations. These systems must be fitted as per the technical literature provided with the system; these systems will restore the fire rating to the fire rated component. They must be installed exactly as per the specifications. You would be amazed the number of times Council has seen fire collars installed the wrong way around.

Any alteration to a passive fire system requires a building consent. This fact seems to be really and truly ignored by a lot of trades. Independently Qualified Persons (IQP) and Council Compliance Officers have had the misfortune to find that out. Once a penetration is created it can be extremely expensive to repair. Sometimes, depending on location, its near impossible to fix properly without a lot of destructive work.

Fire reports submitted at the time of the building consent should identify the location of these passive systems. Check the documents before rushing ahead and creating a penetration when preparing drawings please. If you can, provide a designated plan just for the passive fire location plan and state what is there. This information, for you, may not be that important, but this information provides the building owner, the IQPs and Council with important information that will serve to benefit the building and those using the building for many years in the future.

A big hint to recognising a fire rated wall is the colour of the wall cladding. The pink colour of fire rated Gib Board is a real clue to something you shouldn't go penetrating. Any queries please contact the Duty Building Officer before starting work. We can help if we have the information on file.

Unfortunately, the photo below shows they didn't even use a fire rated product for a fire rated wall system, let alone fit a fire collar.



*Spread
of
Fire*

International Accreditation New Zealand (IANZ) Re-accreditation - Audit for the Building Consent Authority (BCA)

*Audit
Pass*

During May we also had our biannual BCA audit. Normally an IANZ auditor and a technical expert (TE) would come to Council and over four to five days they would work through our systems and procedures checking the group against the BCA 2006 Regulations and guidance material provided by MBIE. This year because of Covid-19 the audit was all carried out via a digital link video system. Because we have everything digitally stored and accessible, the whole process went very well. I am extremely pleased with the result of the audit; we have a few things to tidy up but nothing serious. In fact at our exit meeting the auditor and TE made some really complimentary comments about our systems and procedures. Once again it confirms to me what a great team I have.



“Sub-Floor” (S/F) and “Floor Framing” (F/F) Inspections

*S/F and F/F
Inspections*

These are important inspections so please don't just carry on work and think “the officer can check this at the pre wrap” or “the engineer is doing that”.

Not that often, but often enough, we get to site and the sub-floor insulation is in, the floor is down, and there are joint nogs missing or structural bracing missing. From my own experience I know that its damn hard work trying to rectify these issues when the floor is down (yes, for many, many years I swung a hammer). When we carry out S/F and F/F inspections we are checking items such as moisture content, nog placement, timber sizes and centres, and the treatment level. In most cases if there is an engineer's inspection for the S/F, the engineer is only checking B1 (structure) and usually just the sub-floor, not everything else. I accept that the “one rule fits all” doesn't always apply in the building industry, so if you have any doubt or believe there is good reason not to require the inspection, please check with the Duty Building Officer before carrying on placing the flooring material.



Exempt Work

On Monday 25 May 2020 the Minister for Building and Construction, Hon Jenny Salesa, announced additional exemptions and increased sizes of certain buildings to the current list of works that can be carried without building consent. At the moment it appears that the changes and new exemptions will be introduced around the end of August 2020, not immediately as some people understood it.

For a full breakdown of the proposed exemptions go to: <https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/new-building-consent-exemptions/>.

In brief the changes are:

1. Single storey detached buildings: Size increase from 10 square metres to 30 square metres. Be careful with this exemption, there are a number of conditions that you need to consider first. You can see those conditions by visiting the link above.
2. Ground mounted solar array panels: Conditions apply.
3. Carports up to 40 square metres: Conditions apply.
4. Ground floor awnings up to 30 square metres: Conditions apply.
5. Ground floor verandas and porches up to 30 square metres: Conditions apply.
6. Outdoor fireplaces or ovens: Conditions apply. And don't forget our fire ban season.
7. Flexible water storage bladders: Up to 200,000 litres.
8. Small pipe supporting structures: Water only and on private land.
9. Short span (small bridges): Conditions apply.
10. Single storey pole sheds and hay barns in **rural zones**: Conditions apply.

Before jumping in and undertaking exempt work, remember the following important points:

1. The change won't come in until at least the end of August 2020 as advised by MBIE.

All exempt work must continue to comply with the Building Code. The only waiving of that requirement is under the existing Schedule 1, Exemption 2 "Territorial and Regional authority discretionary exemptions". If you don't know what that is go to the link: <https://www.building.govt.nz/assets/Uploads/projects-and-consents/building-work-consent-not-required-guidance.pdf>.

2. You must ensure you consider the Resource Management Act 1991 and the Proposed Marlborough Environment Plan before undertaking exempt work.
3. Avoid building over easements (Private or Council). These are identified on the Record of Title. There are often sewer and stormwater easements on properties. Building over these could see you or the property owner having to remove the structure when access to those easements is required for maintenance work or replacement work.
4. Daylight recession planes are also often breached.
5. Consent Notices - These are also identified on the title. These notices may enforce minimum floor levels, no build areas on a property, flood plains and a host of other specific requirements when placing a built structure on the property.



*Changes
to
Exemptions
-
But Wait
Until
August 2020*

Building Control Fees

Once again I have had to review our Building Flat Fee System and our Miscellaneous Building Fees. Apart from a few tweaks and corrections, the result is an across the board 2% increase. A submission paper went out on our website, emailed out and advertised as required. Submissions closed on 30 March 2020 and no submissions were received.

Fees will go up on 1 July 2020 and are attached for your information below:

2020-2021 Flat Fee Table Proposed				2020-2021 - 2% increase				
Band	Consent Category	Value (\$)	Range	Zone 1 (\$)	Zone 2 (\$)	Zone 3 (\$)	Zone 4A (\$)	Zone 4B (\$)
Band A	Commercial, Industrial, Communal residential, Communal non-residential, New dwelling.	Up to \$200,000	Single storey	4,580.00	5,466.00	6,944.00	8,982.00	10,987.00
			With any part more than single storey	4,825.00	5,710.00	7,188.00	9,226.00	11,232.00
		\$200,001 - \$400,000	Single storey	4,957.00	5,843.00	7,322.00	9,359.00	11,365.00
			With any part more than single storey	5,712.00	6,598.00	8,076.00	10,114.00	12,120.00
		\$400,001 - \$800,000	Single storey	5,834.00	6,720.00	8,199.00	10,236.00	12,242.00
			With any part more than single storey	6,202.00	7,087.00	8,566.00	10,603.00	12,609.00
		\$800,001 - \$1,500,000	Single storey	6,905.00	7,890.00	9,532.00	11,796.00	14,025.00
			With any part more than single storey	7,517.00	8,502.00	10,144.00	12,408.00	14,637.00
\$1,500,001 - \$4,000,000	N/A	11,026.00	12,207.00	14,178.00	16,895.00	19,570.00		
\$4,000,001 - \$10,000,000.00	N/A	13,586.00	14,768.00	16,738.00	19,455.00	22,130.00		
<\$10,000,001.00				Negotiable				
Note: Consents with multiple structures will incur additional inspection fees as required. Refer inspection fee costs.								
Band	Consent Category	Value (\$)	Range	Zone 1 (\$)	Zone 2 (\$)	Zone 3 (\$)	Zone 4A (\$)	Zone 4B (\$)
Band B	Significant projects will be charged as new work with Band A fees. Dwelling additions, Commercial additions, Industrial additions, Communal additions non-residential, Outbuildings	Minor works < \$7,500.00	N/A	520.00	717.00	1,046.00	1,498.00	2,189.00
		\$7,500.01 - \$25,000		1,142.00	1,438.00	1,930.00	2,610.00	3,768.00
		\$25,001 - \$50,000		1,887.00	2,182.00	2,675.00	3,354.00	4,410.00
		\$50,001 - \$100,000		3,091.00	3,583.00	4,404.00	5,536.00	6,946.00
		\$100,001 - \$400,000		4,151.00	5,037.00	6,515.00	8,553.00	10,855.00
		\$400,001 - \$800,000		5,834.00	6,720.00	7,342.00	10,236.00	12,242.00
		\$800,001 - Upward		Charged as Band A work	Charged as Band A work	Charged as Band A work	Charged as Band A work	Charged as Band A work
Note: Consents with multiple structures will incur additional inspection fees as required. Refer inspection fee costs.								
Band	Consent Category	Value (\$)	Range	Zone 1 (\$)	Zone 2 (\$)	Zone 3 (\$)	Zone 4A (\$)	Zone 4B (\$)
Band C	Solid fuel heaters, solar water heaters, plumbing, drainage and wastewater systems	Minor works > \$10,000	N/A	393.00	426.00	449.00	797.00	797.00
		Minor works < \$10,000		413.00	512.00	649.00	902.00	1,113.00
		\$10,000 - \$50,000		561.00	659.00	797.00	1,050.00	1,291.00
		> \$50,000 refer Band F		Charged as Band F work	Charged as Band F work	Charged as Band F work	Charged as Band F work	Charged as Band F work
Note: Consents with multiple structures will incur additional inspection fees as required. Refer inspection fee costs.								
Band	Consent Category	Value (\$)	Range	Zone 1 (\$)	Zone 2 (\$)	Zone 3 (\$)	Zone 4A (\$)	Zone 4B (\$)
Band D	Marquees.	Any	Standard Marquees	265.00	364.00	617.00	754.00	907.00
Note: Consents with multiple structures will incur additional inspection fees as required. Refer inspection fee costs.								
Band	Consent Category	Value (\$)	Range	Zone 1 (\$)	Zone 2 (\$)	Zone 3 (\$)	Zone 4A (\$)	Zone 4B (\$)
Band E	Multi use approval applications	Up to \$7,500.00	N/A	125.00	224.00	388.00	615.00	768.00
		\$7,501 - \$20,000		240.00	437.00	792.00	1,218.00	1,524.00
		\$20,001 - \$100,000		375.00	868.00	1,795.00	2,821.00	3,586.00
		\$100,001 - \$500,000		552.00	1,438.00	2,916.00	4,954.00	6,331.00
		\$500,001 and above		840.00	1,825.00	3,467.00	5,731.00	7,261.00
Note: Consents with multiple structures will incur additional inspection fees as required. Refer inspection fee costs.								
Band	Consent Category	Value (\$)	Range	Zone 1 (\$)	Zone 2 (\$)	Zone 3 (\$)	Zone 4A (\$)	Zone 4B (\$)
Band F	Jetties, swimming pools/fencing, retaining walls, any other SED design with engineer inspections (not dams or reservoirs), SED conservatory	Up to \$7,500.00	N/A	413.00	512.00	676.00	902.00	1,055.00
		\$7,501 - \$20,000		707.00	805.00	970.00	1,196.00	1,349.00
		\$20,001 - \$100,000		1,501.00	1,600.00	1,764.00	1,991.00	2,144.00
		\$100,001 - \$500,000		1,885.00	2,180.00	2,673.00	3,352.00	3,811.00
		> \$500,001 refer Band A		Charged as Band A work	Charged as Band A work	Charged as Band A work	Charged as Band A work	Charged as Band A work

Building Control Fees continued ...

Publish 2020 - 2021		
Miscellaneous Building Consent Fees (inclusive of GST unless stated)		
Consultany fees (if applicable)		
Structural component - consultants review fee		Consultants fee plus 15%
Specialist advice - consultants review fee		Consultants fee plus 15%
Recovery of charges by New Zealand Fire Service		As charged plus 15%
Other Agency Charges		
Levies (calculated exclusive (net) of GST)		
BRANZ Levy - collected on behalf by MDC	Less than \$20,000	No Charge
	\$20,000 and greater	\$1.00 per \$1,000
MBIE Levy - collected on behalf by MDC	Less than \$20,444	No Charge
	\$20,444 and greater	\$1.75 per \$1,000
Related Matters (if applicable)		
S71 Building Act Title Notations		\$1,530.00
S75 Building Act Title Notations		\$1,530.00
Lapsing of Building Consent		\$77.00
Receiving hard copy applications		\$77.00
Processing of full private BCA applications		\$163.00
Refusing of building consent (officer time is charged in addition)		\$163.00
Extension to time to commence building work under a building consent		\$77.00
Notices to Fix/Serving Notices		\$196.00
Charge Out Rate (if applicable)		
Officer charge out rate for work not covered by the Fee Schedule (per hour)		\$140.00
Inspection Fees (charged additionally as applicable)		
Building Consent Inspection - Additional Inspection fees		\$163.00
Pool Inspection - Additional Inspection fees		\$82.00
CS & BWof Inspection - Additional Inspection fees		
- 1st hour		\$163.00
- Over 1st hour (Charged in 1/2 hour increments)		\$82.00
Certificate for Public Use (CPU)		
Application fee		\$175.00
Additional inspection for CPU		\$163.00
Travel fees per zone (charged additionally if applicable)		
Inspection travel fees when not part of a consent application - Zone 1		\$97.00
Inspection travel fees when not part of a consent application - Zone 2		\$125.00
Inspection travel fees when not part of a consent application - Zone 3		\$291.00
Inspection travel fees when not part of a consent application - Zone 4A (boat)		\$516.00
Inspection travel fees when not part of a consent application - Zone 4B (boat)		\$738.00
Building Warrants of Fitness & Compliance Schedules		
New Compliance Schedule administration fee		\$49.00
New Compliance Schedule generation fee (chargeable on each Specified System added)		\$87.00
Amendment to Compliance Schedule (chargeable on each Specified System being added/amended/removed)		\$87.00
Annual charge for Building Warrant of Fitness		\$49.00

Building Control Fees continued ...

Full Certificate of Acceptance , see COA brochure		
	Application fee (paid on application)	\$510.00
Plus	Processing fee \$1,000.00	\$1,020.00
Plus	Processing cont' - % of value of work	1.50%
Plus	Inspections and travel costs - evidence	
Plus	Equivalent building consent fee for project	
Plus	Levies, MBIE and BRANZ as per normal building consent	
Plus	Services fees	
Plus	Development levies	
Minor Certificate of Acceptance, see COA brochure		
	Application fee (paid on application)	\$510.00
Plus	Processing cont' - % of value of work	1.50%
Plus	Inspections and travel costs - evidence	
Plus	Equivalent building consent fee for project	
Plus	Levies, MBIE and BRANZ as per normal building consent	
Plus	Services fees	
Plus	Development levies	
	Minor Amendments (Minimum of 1 hour charged out as 0.5 increments of hourly rate thereafter)	\$140.00
Full Amendments (made up from processing, inspection)		
	Application and administration	\$389.00
	Processing @ hourly rate	\$140.00
	Additional inspections required	\$163.00
	BRANZ and MBIE levies apply to increased value as per "Other Agency Charges"	
Schedule 1 Exemption 2 (calculated on average application)		
	Minor Works up to \$25,000	\$563.00
	Minor Works \$25,001 - \$50,000	\$765.00
	Major Works \$50,001 - \$200,000	\$1,235.00
	Major Works \$200,001 - \$400,000	\$1,906.00
	Major Works \$400,001 - \$1,000,000	\$2,713.00
	Major Works > \$1,000,000.00	Negotiation considering value, type of work and risk
Project Information Memorandum (PIM)		
	Application charge - Standard fee	\$418.00

When you need to check on fees, go to the Building Fees page on Council's website:

<https://www.marlborough.govt.nz/services/building-consents/building-fees>



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