

06 June 2007

PRODUCER STATEMENTS FOR BUILDING CONSENTS AND THE PROVIDING OF SPECIALIST SERVICES TO THE DISTRICT COUNCIL'S BUILDING CONSENT AUTHORITY FUNCTIONS

The building consents department is currently working towards becoming accredited by the Department of Building and Housing (DBH) as a Building Consent Authority. As a Territorial Authority (TA), we are required by statute, to implement an approved quality assurance program and to achieve and provide BCA functions with an unlimited scope within our district.

Like many medium sized TAs, we do not have the resources in-house to cover all aspects of the New Zealand Building Code (NZBC) and in the past have accepted producer statements from specialists as demonstrating compliance with various sections of the NZBC. Under the Building Act 2004 (BA 2004) we see no reason to change from our policy of accepting producer statements, however as part of our quality assurance processes we require a higher level of scrutiny of the authors of producer statements and a system of peer review.

Based on the proposed standards and criteria for accreditation as a BCA produced by the DBH, we are proposing to amend the way we accept producer statements by only accepting producer statements from approved authors and there will be a system of peer reviewing statements received. In order to become registered as an approved author of producer statements a person must complete an application form(s) for the area(s) which they wish to be registered. These areas are design, design review, construction and construction review. If approved, the Council will register each author in its register of approved authors and will confirm the approval by way of letter which will identify any limitations (if any) which may apply.

Each individual wishing to register with the Council will need to fill out a form for each category. Please note that we will only register individuals, not companies or businesses as authors of producer statements.

In addition to this register of approved authors of producer statements the Council is seeking to engage the services of building professionals to provide specialist professional services for the following sections of the New Zealand Building Code where it does not hold the required expertise in house;

- B1 – Structure
- C1 – C4 Fire Safety
- D2 – Mechanical Installations for Access
- G4 – Ventilation
- G6 – Airborne and Impact Sound
- G8 – Artificial light

- G12 – Water Supplies
- G13 – Foul Water
- G14 – Industrial Liquid Waste
- F3 – Hazardous Substances and Processes
- H1 – Energy Efficiency

It is proposed that these specialists will assess consent applications for compliance with the NZBC where the Council does not hold the required level of expertise in-house and undertake provide peer reviews of producer statements as required. These specialists will need to be linked to the Council by way of some formal agreement and as with all the in-house staff, demonstrate that they have the appropriate level of expertise and experience.

It is proposed that these specialists be assessed not as individuals, but as an entire organisation and once approved recorded on a register of approved consultants with details of the services provided and limitations (if any). It is proposed that they be linked to the Council by way of a short form agreement based on the IPENZ standard short form agreement. A copy of the proposed agreement is attached for your reference. This format is the format the Council presently has used successfully for some time for engaging planning consultants for the processing of resource consents.

Your business has been identified as being one that may provide producer statements for clients to be used with building consents to demonstrate compliance with sections of the NZBC and potentially being able to provide specialist services to the Council for the assessment of building consent applications against the requirements of the NZBC. Should you wish to register as an approved author of producer statements or as a building consultant with the Council copies of the relevant application forms are provided for your use. These forms can be copied as required and there is no charge for applying for registration.

Yours faithfully

James Dale

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