



Purpose

The purpose of this document is to describe Section 40 of the Building Act 2004. It states that a person must not carry out any building work except in accordance with a building consent. The underlying intent of this clause is that at the end of the building work:

- The council held documentation will reflect what has actually been built
- That at the time the building consent is issued, the proposed building work will comply with the building code, and
- That any changes during the course of construction that potentially changes the initial assessment of building code compliance will be reassessed before they are implemented, and
- That any changes during the course of construction that do not potentially change the initial assessment of building code compliance can proceed without undue delay, but that these changes are also reflected in the final council held documentation.

All amendment applications will be identified by the original building consent number and be increased by a subsequent number, eg. 20060734101 becomes 20060734102. If another amendment is required this number then becomes 20060734103. Every amendment to the building consent will have a code compliance certificate issued (refer to BLD-31.2-PROC).

References

- BLD-4.2-PROC, Applying for a building consent
- BLD-31.2-PROC, Code compliance certificate (CCC)
- Building Act 2004 (the current Act)
- Practice Note No. 31, Amendments to Building Consents.

©Auckland City Environments, ACE, 2007 controlled document. This document has been prepared solely for the use of ACE. Any unauthorised use or disclosure or copying is strictly prohibited.

	Name	Title		Date
Author	Peter King	Senior Specialist – Building Regulatory Services		
Approved by				
Issued by				
Version	Draft 1	Date issued		Expiry date