



Purpose

The purpose of this document is to outline the policy the building consent authority (BCA) has when processing an alternative solution for approval yet, complies with the building codes.

Scope

This document is used when establishing acceptance of alternative solution applications.

References

Building Act 2004 – Section 17

New Zealand Building Code – Compliance documents

Practice Note Number 16 – Alternative solutions

Policy

Section 17 of the Building Act 2004 requires all building work to comply with the building code to the extent required by the Building Act, whether or not a building consent is required in respect of the building work. An applicant for a building consent must demonstrate to the BCA that if their building work was built in accordance with their submitted documents, that building work would comply with the building code. This is shown by offering a solution from the compliance documents or offering an alternative solution that complies with the performance provisions of the respective building code clauses. Alternative solutions are, alternative solutions to those described in the Department of building and housing (DBH) compliance documents.

Establishing compliance with the building code

Council must accept the following documents as establishing compliance with the building code:

- Regulations specifying that there is only one means of complying with the building code
- Compliance documents
- Determinations
- Product certificates and
- Certificates under the Electricity Act 1992 or the Gas Act 1992.

To issue a building consent, BCA must establish on reasonable grounds that the performance provisions of the building code would be met if the building work was built in accordance with the building consent. An applicant may present for assessment alternative means of compliance with the building code. In doing so the applicant is required to supply to the BCA all information that the BCA reasonably requires in order to assess the solution offered. Having followed due process, as described in this policy, council will decide if the solution offered complies with the building code.

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The information needed by the BCA for review will need to include:

- Technical manual giving typical installation details
- Statement from a third independent party approved testing laboratory.

Furthermore, there may be a requirement to provide documentation for specific onsite control of the installation and the training of the installer to establishing their competency when installing these products. The scope and limitation, and conditions of use must be provided along with the maintenance requirements that must be adopted. For the assessing alternative solutions, refer to Practice Note Number 16 – Alternative solutions.