

TS-29 Energy Work

ROLES AND RESPONSIBILITIES

BCA

- Provide a procedure for assessment of energy work certificates.

Building Officer

- To issue the building consent when satisfied that if a building consent includes energy work, provision of an energy work certificate is noted as a condition of consent.
- To vet and approve building consent applications that include energy work. To ensure an energy work certificate is received prior to issue of the code compliance certificate.

Administration Officer

- To receive and record the receipt of energy work certificates.

BACKGROUND

- Section 43(1) states that energy work does not require a building consent, except if it involves:
 - new work that affects an existing compliance schedule
 - new work that will require a compliance schedule, or
 - work that does not comply with the Building Code, but for which a modification or waiver is required.
- Energy work means (section 7):
 - (a) Gasfitting
 - (b) Electrical.
- Building work means (section 8(a)) a temporary or permanent moveable or immoveable structure including a structure intended for occupation by people, animals, machinery or chattels and includes a mechanical, electrical or other system.
- Section 94(3) advises that failure to provide an energy work certificate is sufficient reason for a code compliance certificate to be refused.


PROCEDURE

1 EXPLAIN PROCESS TO CUSTOMER

- 1.1 Provide documentation to the customer explaining what energy work entails and noting the requirement to obtain an energy work certificate from the tradespeople on completion of the work, and prior to the issue of CCC

2 ESTABLISHING THE SCOPE OF WORK

- 2.1 Identify what energy work is involved in the consent – electrical or gas:
 - any new work that affects an existing compliance schedule
 - new work for which a compliance schedule is required
 - any work that does not comply with the Building Code and that has been granted a waiver or modification
- 2.2 Plans and specifications should clearly demonstrate the energy work and energy source(s).

	<p style="text-align: center;">Clutha District Council</p> <p style="text-align: center;">Building Consent Authority Manual</p>	Doc Ref	TS-29 Energy Work-NV
		Date	27/05/2008

3 ESTABLISH WHETHER ENERGY WORK WILL AMEND OR RESULT IN A COMPLIANCE SCHEDULE

3.1 If the building is commercial, the building work will generally involve or affect the issue of a compliance schedule. The proposed building work needs to be assessed in case energy work affects an existing compliance schedule or requires a compliance schedule. These details need to be collated and a compliance schedule issued or amended as the case may be.

4 CONDITIONS OF CONSENT

- 4.1 The BCA formally advises the customer that an energy work certificate is required as an advice notice on the Building Consent.
- 4.2 Failure to provide an energy work certificate is sufficient reason for the building consent authority to refuse to issue a code compliance certificate.

NOTES

Energy Works Certificate User Guide.