



TS-34 Alternative Solutions

ROLES AND RESPONSIBILITIES

BCA

Responsible for ensuring the building consent authority has the appropriate quality systems in place and that these systems are being followed. Responsible for measuring the ongoing effectiveness of the quality systems.

Building Manager

Responsible for ensuring the BCA has the appropriate systems in place for processing Alternative Solutions.

Responsible for ensuring building officers follow this procedure when processing Alternative Solutions

Building Officer

Responsible for assessing applications which include alternative solutions.

BACKGROUND

1. An alternative solution is a means of complying with the mandatory requirements (performance standards) of the Building Code that is not in accordance with the acceptable solutions or verification methods provided in the compliance documents to the Building Code.
2. If a proposed alternative solution does not comply with the performance standards of the Building Code, then it must be considered as a waiver or modification.

PROCEDURE

1 BUILDING OFFICER ASSESSES COMPLIANCE

- 1.1 The Building Officer will assess the plans and specifications to ensure Building Code compliance is properly demonstrated. Care should be taken to ensure the dates of issue of compliance documents that may be referenced as methods of achieving compliance are current. Particular care is required to ensure manufacturer details or products that are nominated and proposed for use comply with the Building Code.
- 1.2 The Building Officer should use the Alternative Solution Checklist TS34.1 to process and record the decision

2 RECORD DECISIONS AND DOCUMENT PROCESSES

- 2.1 On completion of Alternative Solution processing, the Building Officer will determine whether compliance has been achieved.
- 2.2 If compliance has not been achieved, the Building Officer will refuse the building consent and advise the applicant of the reasons for refusal in writing.
- 2.3 If compliance has been achieved, building consent processing will continue.

NOTES

Checksheet Alternative Solution TS-34.1