

CLUTHA DISTRICT COUNCIL

Building
Consent No:

REQUIRED INSPECTIONS

Note: Two working days notice is required of the intended commencement of Construction. One working days notice is required for all other inspections. Inspections relating to this consent are those highlighted in the following list. Inspections must be booked by phoning Council's Regulatory Services Clerk (Ph 419 0232). Approved Building Consent documents must be on site, and it is expected that the owner, agent or tradesperson, will also be on site. If the owner does not have a representative on site, then it is the owner's responsibility to contact Council and confirm the inspection was satisfactory before work proceeds. If the building consent documents are not on site, or the work is not ready for inspection, an additional inspection may occur at additional cost.

<u>Inspections Required</u>	<u>Nature of Inspection</u>	<u>Building Officer Approving Inspection</u>	<u>Date</u>
Land Stability	Consider slope, drainage, vegetation, evidence of land stability problems.		
Siting	Ensure boundaries are adequately defined (string lines, building profiles).		
Foundations (Concrete)	Suitable ground bearing. Excavation level and clean, reinforcement in place, tied, with correct clearances and laps.		
Foundations (Piles)	Suitable ground bearing, pile hole depth, width & layout.		
Pre-Slab	Damp proofing and/or reinforcement placed correctly. Services in place and protected.		
Framing	Timber grade, treatment and species. Sub floor framing, insulation & bracing, bracing connectors, hold down bolts to exterior walls, lintel straps, top plate to stud fixing, truss / top plate, purlin fixing, roof plane and dragon tie bracing, valley framing. Flashings and cladding cavities.		
Pre-line	At the stage where exterior cladding in place, but prior to the erection or fixing of internal linings, includes services in walls plumbing under test, framing, bracing, moisture content, insulation, fixings to subfloor, ceiling battens.		
Post-line	Sheet bracing firewalls construction waterproof membrane in wet areas.		
Sanitary Drainage	Test on lines, bedding, gradients, junctions, septic tank & effluent field installations prior to backfilling.		
Stormwater Drainage	All drains, connection to SW system, prior backfilling.		
Exterior Cladding	- Brick veneer at half height - Weatherboard up to first flashing - solid plaster – when backing in place.		
Blockwork	Bond beams, reinforcement laps, starters tied, ports clean, services in place.		
Demolition Work	Cap sewer lateral. Disconnect water supply. Site cleared.		
Solid Fuel Heaters	Separation distances from combustibles, hearth size, flue clearances, earthquake restraints.		
Smoke Alarms	Check location and type of smoke alarms		
Completion	All work completed and ready for final inspection.		

NOTE: DEPENDING ON THE FORM OF CONSTRUCTION SOME OF THESE INSPECTIONS COULD BE INCORPORATED INTO ONE INSPECTION