Things you need to know about

Building Inspections

Building Inspections

What are they?

Building Inspections are used to check at key stages that the work is being constructed and materials used are as approved in the consent plans and comply with the building code or agreed alternative.

Building Inspections are not a substitute for building quality control or a clerk of works. The building code is the minimum requirement set by regulation and the Council and inspector cannot enforce a higher standard.

The different types of Inspection

Foundations

A foundation inspection – for a farm building is likely a post hole, for other buildings it is a slab or a pile and ring foundation. The inspection should be done before the concrete is poured so it can be confirmed that the building is going to be sited as planned, steel reinforcing, polythene or DPC and punch pads are in place and the trenches and holes are clear of debris.

Slab inspection and structural concrete

These generally follow the foundation inspection and check similar things as the foundation - steel, DPC and control joints - as the slab is poured or structural concrete work built.

Retaining walls

The inspection is required before the wall is back-filled so that waterproof membranes and subsoil drainage can be seen.

Drainage

All drains should be inspected before they are back-filled. Underfloor waste drains should be checked for bedding material, and fall before the slab is poured over the top. Obviously it is very important not to miss this inspection.

Note the Council will require an as-built drainage plan.

Framing

Framing inspections are where a check is made that the timber is to the specified grade and treatment, sizes, spans and fixing of studs, beams, joists and purlins are checked – before any building wrap is installed. This is where bracing straps and rafter fixings can be seen.

Cladding

Depending on the cladding system this inspection checks building wrap, the cavity battens and that the system is that which has been approved in the consent.

Half Height Brick

This is one of the cladding inspections and is done when the bricks are partially laid. The brick ties, fixings and weep holes are checked and the cavity is confirmed to be as designed and clear of plaster and debris.

Preline

This is done before internal lining is installed and the walls are enclosed. Moisture content of the framing is checked, insulation, bracing layout, lintels and fixings can be checked.

A plumbing inspection will also occur at this stage so that pipework, joints and lagging can be seen. Sometimes these inspections may be carried out separately by a plumbing and drainage inspector.

Postline

This is where bracing panels and fire lining fixings can be checked. It is important as otherwise later inspection may require the removal of plaster or paint work to confirm that correct components are in the building.

Final Inspection

This is the last inspection and should be done when all work specified in the consent is complete. Here such things as safety barriers, hand rails, smoke alarms, painting and sealing of interior surfaces and landscaping to the appropriate ground level can be confirmed. Commercial work will include fire and safety signage, carpark marking for disabled access and any specified systems are installed and checked.

Application for Code Compliance Certificates

Consent holders will have this application form and we can send a replacement form out to you. It must be filled in and forwarded to the Council with a copy of all producer statements, warranties and certificates for electrical and gas fitting work.

Fire Inspections

These are for the in-built and free-standing fires. Two inspections are usual – one is prior to installation into a chimney to check the condition of the chimney and ensure there are no gaps that could lead to a fire hazard in the roof space.

The second inspection is after installation and before the fire is used to ensure that the consent documents and manufacturers specifications have been met.

Swimming Pool

Pools must comply with the Fencing of Swimming Pools Act 1897. Fencing to that standard must be in place, any doors or windows opening onto the pool will be checked and a back-flow preventer must be installed so that pool water cannot flow back into the water supply and contaminate it.

Specialist Inspections

These are carried out by specialists such as engineers, and will usually be covered by producer statements. See the specialist inspection fact sheet.

Things you need to know

Inspections are critical to your consent. It is important to read your consent and know what inspections are needed. A missed inspection can make it difficult to gain that code compliance certificate.

Check with the Council to ensure you know the work required for the inspection – before you book the inspection so that you are not having to pay for a failed inspection because the work was not ready.

Always have the appropriate plans and documents on site and available for the inspector.

For additional information please contact the Waimakariri District Council on 03 311 8900