

## Things you need to know about

# Specialist Inspections and Producer Statements

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### When do you need these?

Sometimes it is necessary to have parts of your building project reviewed by a specialist such as an engineer. This is usually required where your designer has included building features or construction details that need to be verified as a specialist inspection by a person qualified to make that assessment. Examples include an engineer assessing the design for an excavation and retaining wall, or where an IQP (independent qualified person) is installing, testing or commissioning specified systems.

On completion of the specialist inspection the Council will require documentation to be forwarded to confirm compliance. This document is known as a producer statement.

### Producer Statements

Producer statements are formal statements supplied by or on behalf of:

- an applicant for building consent, or
- a person who has carried out building work.

These statements confirm that certain work will be, or has been carried out, in accordance with nominated performance requirements of the building code or conditions of consent. A producer statement will usually be in the form of a certificate or written statement, signed by a design professional or constructor.

Producer statements are useful methods for the applicant and Council as they may provide reasonable grounds for issuing a consent or

code compliance certificate without having to duplicate design or construction checking. Producer statements may also reduce time and costs for processing the consent. Competence in the industry is widespread and the producer statement system enables that competence to be put to good use.

It is also important to note that an engineer or other specialist inspection does not relieve the owner of their responsibility to ensure that all the required inspections set out on the consent are done by Council.

### Why is a producer statement necessary?

The Council can choose to accept producer statements for critical building activities that they may not have the in-house competence to assess.

These activities may include:

- geotechnical
- structural
- mechanical
- hydraulic
- fire design
- acoustic
- heating, ventilation and air-conditioning, and
- hazardous substances and processes.

Council may also at its discretion accept producer statements for other building work or related activities which may not have been

observed by a Council Inspector, such as the installation of specified systems – see the fact sheet on compliance schedules.

**What sort of Producer Statements are required?**

***PS1 - Producer Statement Design***

This is intended to be used by the designer. Designers must include what clauses of the building code are covered and clearly show on the plans where the PS1 applies.

The PS1 must be signed by the author and be specific to the building project site and products used.

***PS2 - Producer Statement Design Review***

This is a review of the design submitted for the building consent. It is carried out by an independent design professional with the qualifications and experience for that work.

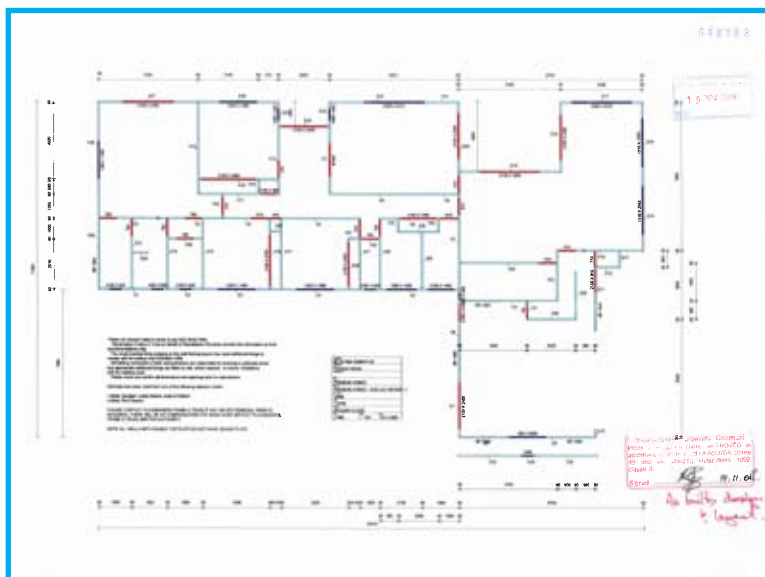
***PS3 Producer Statement Construction***

This is intended to be supplied by a designer or installer of systems and confirms that the construction or installation is complete and is in accordance with consent documents.

***PS4 Producer Statement Construction Review***

This is intended for use by the person required by the consent to undertake construction monitoring. It should verify that any required inspections have been completed and meet the terms of the consent. The PS4 is usually linked to the PS1 and PS3.

The Council reserves the right to accept or reject producer statements without prejudice.



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