

Building Inspections

Please ensure stamped consented plans and documents are on site for inspections.

What are Building Inspections?

Building inspections are to check at key stages of the build that the work is being constructed and the materials used are as approved in the consent plans and comply with the Building Code.

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 for the post holes, for other buildings it is a foundation/slab or a pile and ring foundation.

The inspection is done before the concrete is poured so it can be confirmed that the building is going to be sited as planned, and floor height is correct. We also check 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 reinforcing, DPC and control joints.

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 for the correct size, fall, venting and bedding material before they are back-filled. Underfloor waste drains should be checked 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.

Structure

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

Cladding

During the cladding inspection, our inspectors will check that the consented cladding is being installed as per the specific manufacturer's installation.

Mid-height veneer

This is one of the cladding inspections and it 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 mortar and debris.

Please turn over

Preline

This is done before the internal linings are installed and the walls are enclosed. Moisture content of the framing is checked, as well as the insulation, bracing layout, lintels and fixings.

A plumbing inspection will also occur at this stage so that pipework can be seen.



Prestop

This is where bracing panels, wet area fixings 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 has been completed. Here such things as safety barriers, hand rails, smoke alarms, painting and sealing and landscaping to the appropriate ground level can be confirmed.

Commercial work will include fire and safety signage, carpark marking, accessible access and any specified systems are installed and checked.

Heating unit inspections

Two inspections are required for in-builts – one is prior to installation to check the condition of the chimney, to ensure the inbuilt will be safe. The second inspection is after the installation and will ensure that the fire is installed as per the manufacturer's specifications.

A freestanding fire will have one inspection to confirm the manufacturer's specifications are met.

NOTE: The Council recommends the heating unit is not lit until the Inspector has passed the Final Inspection and the Code Compliance Certificate has been issued.

Swimming pool

Pools must comply with The Building (Pools) Amendment Act 2016, which is Subpart 7A of the Building Act 2004 and with New Zealand Building Code clause F9. These incorporate child safety provisions for residential swimming pools.

Barriers must be in place, any doors and windows opening into the pool area will be checked for compliance and a backflow 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.

Application for Code Compliance Certificate

On the completion of the building work the owner must complete a Form 6 Application for Code Compliance Certificate and submit to the Council along with any applicable records of work, electrical certificates, gas certificates, producers statements and warranties.

A copy of the Form 6 Application for Code Compliance Certificate can be downloaded from the Council website waimakariri.govt.nz/building-services/building-services/building-consents/related-content/building-application-forms-and-fact-sheets or a copy can also be collected from a Council service centre.

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 the 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 approved plans and documents on site and available for the inspector.

Find out more at waimakariri.govt.nz or contact Customer Services on 0800 965 468.