

Editorial



Welcome to our last issue of Offcuts for 2014. You may have noticed that this issue is a shorter version of our previous publications. As a part of our push towards digital formats in the way we do things we are proposing to move Offcuts to a fully digital publication that can be accessed via our website in the New Year. We will publish a contents page only in the newspaper and supply comprehensive information and links to appropriate websites for further information.

It's been a busy year for the building team with the district experiencing increased activity, especially in the commercial sector. To the month ending October 2014 there is an increase in value of approximately \$25.6M for building projects compared with the same period last year!

Another pleasing note is that our recent accreditation review went extremely well with IANZ commenting "The BCA staff are to be commended for their application to their work and their motivation to implement improvements to processes as required". Our accreditation status has been renewed so all of the teams should be congratulated for their efforts.

On behalf of the whole team we wish you and your families a merry Christmas and a happy new year and we look forward to working with everyone next year to ensure that our wonderful district continues to progress and prosper.

- Greg Hoobin, Building Control Team Leader

Building consents - Christmas deadlines

If you're planning a building project through the Christmas holidays and need a building consent, please ensure that you have your complete documentation into Wanganui District Council ASAP.

The official '20-days-to-process' deadline has passed but we may be able to squeeze it through if you have fully compliant documentation. Remember the statutory clock days are suspended from Monday, 22 December 2014, to Monday, 12 January 2015. The Council's offices will be closed between Christmas and New Year, reopening on Monday, 5 January 2015.

Swimming pools and fencing

The impending longer days and warmer weather bring thoughts of getting existing swimming pools ready for plenty of summer use. Now is the time to spray the pool fence and gate latching mechanism with a good release agent (CRC or similar) and to carry out any necessary repairs to achieve compliance with the Fencing of Swimming Pools Act 1987. Remember, it is the property owner's responsibility to maintain pool fencing in good working order at all times.

What is the Fencing of Swimming Pools Act 1987?

This legislation is designed to protect young children from the danger of drowning in unfenced swimming pools. It does this by requiring owners to fence their pools. If your pool has the capability of water depth greater than 400mm (16 inches) then it is required to be fenced in accordance with the Fencing of Swimming Pools Act. Note: This includes blow-up and temporary pools. All pools, no matter when they are installed, must comply with the Act. This includes pools bought from chain stores and warehouses.

Do pools require a building consent?

Pool fencing, including that around spa pools, requires a building consent and pools require consent for the construction of the pool itself. Contact us if you have any questions about the information needed for a pool-related building consent.

Where must the fence be situated?

The fence must only surround the area immediately around the pool.

This area can only include things that are associated with the pool e.g. changing sheds. It must not include things that do not relate to the pool e.g. clothesline, vege gardens and children's play equipment. Buildings may form part of the pool fence, provided they comply with the Act, and any doors opening to the pool must comply. Boundary fences may form part of the pool fence provided they meet the requirement of the Act.

We have a good information pamphlet available at our front counter or online at www.wanganui.govt.nz/building



A little housekeeping

Over time, most practices get a little familiar. Such may be the case for our receipt of responses to requests for further information (RFIs) to building consent applications and alteration to existing building consent applications.

We require a completed covering letter to accompany all RFIs, listing each page number and explaining the changes made to each page. All changes should be revision-clouded for easy reference. This wee feature is huge risk mitigation, reducing the chance of anyone down the line missing the proposed change and using up assessment time having to almost reprocess a job.

Two copies of each amended page and specifi-

cation should be supplied. Amendments and RFIs can be emailed directly to Chris (chris.keenan@wanganui.govt.nz) but there is a printing cost of \$0.40c per A4 and \$1.00 per A3 added to the consent fees (with two printed copies required of each page). It is preferred that amendments and RFIs are not emailed directly to the Building Consent Officer; instead, please forward to Chris for printing and processing. Only provide the amended pages, not the entire set of plans. Ensure all documents are readable, especially handwritten calculations and details which may fade with copying. Always ensure there is reference to the BC number and the site address.



WANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

Quarterly newsletter for the
Building Industry

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