

Office use only

Building Details

Wall cladding

Condition: _____

Joinery

Condition: _____

Roof

Type: _____

Condition: _____

Sub-floor

Bearers condition: _____

Joists condition: _____

Flooring condition: _____

Inside

Wall lining: _____

Ceiling lining: _____

Room layout: _____

General condition: _____

Relocation of Second-hand Buildings

Standard Conditions of Acceptance Compliance

The following conditions are applicable to any application for the relocation of second-hand dwellings in the City.

1. All decayed timbers and other building materials and fittings which in the opinion of the Inspecting Officer are considered unsound shall be removed and replaced with new sound material.
2. Subfloor construction shall be upgraded to comply with the NZ Building Code.
3. The existing roof, including guttering and down pipes shall be checked and cleaned and as necessary replaced with new materials to ensure complete water tightness.
4. The complete subfloor of the building shall be flood spray treated with borer control chemicals to a standard recommended by a borer treatment company and a certificate issued, acceptable to the Council.
5. The exterior of the dwelling shall be renovated, where necessary, to the Council's satisfaction within six (6) months of relocation
6. A Building Consent shall be taken out for the re-erection of the building.
7. All works shall be completed within one year of the issue of the Building Consent unless otherwise specified.
8. Subject to conditions of Resource Consent (Refer Note 4).
9. Subject to a bond to ensure compliance with the conditions of Resource Consent (Refer Note 5).

Unless forfeited the bond shall be discharged on completion of all works to the satisfaction of the Council.

Notes

1. Fees

Please refer to the current Regulatory Fees & Charges Schedule.

2. General

Buildings must conform to the requirements of the Council's current building bylaws, and intending applicants are advised to confer with the Inspecting Officer.

3. Inspection

No inspection will be made of any second-hand buildings until:

- (a) The key to the building is delivered to the Inspecting Officer. (This is to be done at the time of making application for inspection, unless specific arrangements are made with the Inspecting Officer for the building to be open when he calls)
- (b) The application provides adequate access to the subfloor area, and should the Inspecting Officer consider it necessary, provision made for the house to be raised to facilitate thorough examination.

Note 3. - Inspection *continued*

- (c) The applicant provides adequate access to roof space, including provision of a ladder and removal of a portion of the roof cladding if necessary.
- (d) The bottom plate and lower ends of studs in three positions around the building have been exposed.

The Inspecting Officer may require the exposure of further timbers or the submission of further details in support of any particular application.

4. Application for a Resource Consent Under the RMA 1991

Resource Consent must be obtained prior to relocating a second-hand building onto a site located in any of the following Human Environment areas:

- Living
- Countryside
- Foothills
- Rural Villages
- Coastal Villages
- Bush Living
- Waitakere Ranges

Note:

A Resource Consent is a separate application from a Building Consent and therefore incurs additional processing fees. Allow up to 20 working days for processing. For assistance please contact the Call Centre on 839 0400 or visit the Customer Services Counter at the Civic Centre.

5. Bond Imposed as a Condition of Resource Consent Under the RMA 1991

A cash bond may be imposed as a condition of Resource Consent pursuant to Section 108 of the Resource Management Act 1991. The bond is to ensure that any works required as a condition of Resource Consent are carried out within a specified time period. The amount of the bond will be directly related to the value of the upgrading work required on the second-hand building. The bond must be paid prior to issue of the Resource Consent, and will be refunded upon satisfactory completion of the bonded works.

6. Important Note

No building shall be brought into or relocated within the City until it has first been inspected and a Building Consent uplifted.