

Top 10 reasons why consents go on hold during processing

1. **Plans and specifications not meeting Building Code requirements**
 - Failing to demonstrate compliance with NZS3604:2011
 - Mismatch between elevations and floor plans
 - Missing information on products used (sizes and numbers)
 - Failing to provide information about specified systems
2. **Failing to provide all information on the lodgement checklist**
 - Missing information about plumbing and drainage
 - Lack of technical literature for product usage and installation
 - Missing critical design calculations
 - Missing E2/AS1 risk analysis
 - Failure to provide truss design and fixing details
 - Proof of ownership
3. **Failing to comply with outstanding drainage engineering issues**
 - Missing calculations for storm water systems to demonstrate capacity
 - Failing to provide CCTV reports when building over or near drains
 - Lack of compliance with minimum floor level requirements due to overland flow
4. **Plans do not meet required quality standards**
 - Poor quality drawings
 - Legibility of print; suitability for scanning; incorrect scale, etc
5. **Conditions imposed by resource consent resulting in building consent plans having to be updated**
6. **Missing engineering design and proposals to enhance existing infrastructure capacity warranted by development projects**
7. **Complex fire reports requiring rework on designs**
 - FEB process not initiated
 - Assessment of existing building in terms of s.112
 - Incorrect values selected for fire modelling
8. **Accessibility requirements not provided**
 - Failure to provide an accessibility plan showing access and features throughout the building
 - Failing to provide specific detail for WCs, showers, counter tops, etc
9. **Design peer reviews – delays in providing information**
 - Failing to provide producer statements in approved format
 - Failing to provide agreement to provide producer statement during construction
10. **Failing to comply with requirements of multi-disciplinary regulatory areas e.g. environmental health, planning, etc**

To prevent applications going on hold, please make sure you are familiar with the guidance information and various checks contained within the lodgement checklists.