

## **Top 10 reasons why a code compliance certificate (CCCs) is refused or held up**

### **1 Encumbrances not registered on certificate of title (drainage conditions)**

These drainage conditions apply where an underground detention tank or stormwater pump is required. Encumbrances are registered on the certificate of title to ensure that future owners are aware that these devices (stormwater or foul water) require ongoing maintenance to function properly.

Detention tanks are often used to control the flow of water into an already stretched stormwater system and prevent flooding issues to both the subject property and neighbouring properties.

The delay is usually caused by the owner not realising encumbrances are their responsibility rather than that of the builder or project manager. To avoid delays, it can be a good idea to remind the owner of this. The encumbrance process can be started as soon as the drainage work is completed, often well before the CCC is applied for.

### **2 Development engineering (drainage conditions) not being completed**

This generally requires a registered surveyor providing as-built survey plans, CCTV etc. depicting the extent of the new drainage work. Once the drainage work has been completed it is vested to Auckland Council, who take over responsibility for the asset.

### **3 Drainage conditions resulting from subdivision approvals and associated consent not being completed**

See item two above

### **4 Incomplete producer statements construction(PS3)**

It is important to fully complete producer statements including identifying the relevant NZ Building Code clause.

Producer statements issued by contractors are often incomplete. This is partly due to the fact that contractors often know how to do the work but may not know which part of the Building Code they are providing a producer statement for e.g. B1 structure; E1 Surface Water; E2 External Moisture (claddings); E3 Internal Moisture (waterproof membranes for bathrooms etc.)

### **5 Engineer's producer statements (PS4) not having site observations attached or not addressing everything that is required**

Diary notes or inspection reports must be left on site describing the work the engineer has observed. Such notes are very important as they serve to inform the inspector what has been inspected and also form part of Auckland Council records.

Other records such as pile driving certificates and welding records are also important and should be attached as part of the producer statement documentation.

**6 Commissioning results for mechanical ventilation or emergency lighting (commercial only)**

All specified systems should have documentation for the testing and commissioning of each system. This information is required in order to prepare the compliance schedule.

**7 Producer statements and warranties for waterproof / tanking membranes**

When providing a producer statement for internal or external tanking membranes, it is important the warranties are also provided by the person doing the work.

Warranties should include details about the product that has been applied and the location of the product that has been used e.g. external deck, bathroom, etc.

**8 Provision of Record of Work (RoW)**

A RoW is issued by the licensed building practitioner (LBP) responsible for performing Restricted Building Work (RBW). The law requires that all LBPs performing RBW issue RoWs on completion of the building work.

**9 Providers of producer statements (PS4 & PS3) not on author list**

Council policy requires that all persons issuing a producer statement be listed on our producer statement register. In many instances, producer statements are supplied which are not in the approved format and have been issued by a person who is not on our register.

**10 Applying for a modification of B2 Durability for older consents**

If a building consent is more than five years old, the application for CCC must be supported by an application to modify B2 Durability. This is important because the durability of an element commences from the day it is installed.

This situation may also arise where an owner has applied for a building consent and is in the process of finalising it when Auckland Council identifies other building consents associated with the property which have not had a final inspection or CCC issued. We try to ensure that all outstanding consents are tidied up at this stage.