

# Schedule of Fees and Charges

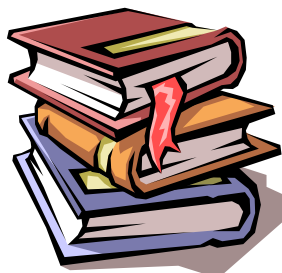
## Building Department

(BAM 507)



**HURUNUI**  
District Council

### Building Act 2004



**Statutory Authority :** *Section 219 Building Act 2004*  
**Who responsible :** *Manager Environmental Services*  
**Effective Date :** *1 July 2009*

All charges associated with the administration of the Building Act 2004 are identified within the charging tables below.

### Form of Charge



**ALL APPLICATIONS TO THE BUILDING DEPARTMENT MUST INCLUDE THE FEE AS SET OUT IN THIS SCHEDULE.**

Table A charges are fixed charges for the class of project stated, provided that the noted conditions are met.

All building work and consents processing NOT listed in Table A will be calculated in accordance with the hourly or rates specified in Table B or where the work is inspection work in accordance with the fixed rate specified in Table C for the Amberley Ward and Table D for the rest of the District.

Inspections within the Glenmark, Hurunui, Hanmer Springs, Amuri and the Cheviot Wards will be undertaken on Mondays, Wednesdays and Fridays at the fees set out in Table D. Where inspections are required in the above areas under Table A or Table D outside the above inspection cycle the applicant will be charged the actual time costs associated with the inspection, including travel time, at a rate of \$100.00 per hour.

Where the applicant fails to meet his / her / its payment obligations, the Council reserves the right to halt the process until settlement of the debt is met as provided for under Section 219 of the Building Act 2004. The rates and disbursements which will be charged by the Council are set as follows:

### Disbursements

**Mileage:**

70 cents/km

**Plan Copy A1:**

\$3.50 per sheet

**Photocopying A4:**

20 cents per sheet

**Plan Copy A2:**

\$2.50 per sheet

**Photocopying A3:**






30 cents per sheet

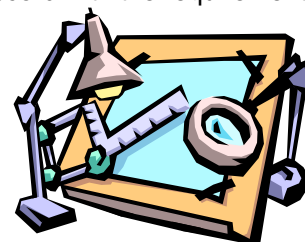
**Postage:**

At cost

## Table A – Fixed Consent Charges

For Minor standard building projects identified below there will be a fixed building consent charge, provided that the project documentation and site work is completed in accord with the requirements set out below. This fixed charge will cover:

-  **Project Information Memorandum (PIM)**
-  **Building Consent process and plan check**
-  **Issue of Building Consent**
-  **Scheduled site inspection (s)**
-  **Issue of Code Compliance Certificate documentation**



**Any building work over the value of \$20,000 will incur a DBH and BRANZ levy as specified in Table B in addition to the fixed charges identified below.**

**Any building work over the value of \$5,000 will incur a BCA levy as specified Table B in addition to the fixed charges identified below**

Table A – Fixed Consent Charges	Fee
<b>Fires – (includes 1 inspection)</b>	
Fires with manufacturers test approved installation instructions	\$220.00
<b>Plumbing – (includes 1 inspection)</b>	
Minor plumbing and drainage works including solar water heating unit installations	\$220.00
<b>Fencing / Swimming Pools (includes 2 inspection)</b>	
Fences greater than two metres in height and Fencing of Swimming Pools	\$350.00
<b>Minor Internal Building – (includes 1 inspection)</b>	
Installation of Beam or Lintel or other minor internal alteration	\$220.00
<b>Domestic Accessory Buildings</b>	
Garden sheds; Domestic glass/greenhouses (small); low retaining walls; single carports; close-in existing porch; small building works; single garages < 24m <sup>2</sup> <b>(includes 2 inspections)</b>	\$450.00
Decks, Patios, Verandahs, Pergolas — < 20m <sup>2</sup> in area <b>(includes 2 inspections)</b>	\$350.00
Decks, Patios, Verandahs, Pergolas — > 20m <sup>2</sup> in area <b>(includes 2 inspections)</b>	\$450.00
Domestic Garage - > 24 m <sup>2</sup> <b>(includes 2 inspections)</b>	\$560.00
Extra inspection (*dependant on ward/type inspection) All wards except Amberley	\$120.00*
<b>Farm Buildings – (includes 2 inspections)</b>	
Implement & Hayshed; Covered Yards (also Deer); Extensions up to 65 m <sup>2</sup> of farm buildings	\$560.00
<b>Marquee</b>	
Commercial installation and certification (No inspections)	\$100.00
Non-commercial installation (includes one inspection)	\$200.00
<b>Demolition</b>	\$200.00

**Conditions relating to fixed charges:**

Plans and specifications must be of a standard that requires no requests for further information, or input from the Consents Officer, and the scheduled site inspections must fully comply at the first visit. Where requests for further information are made or additional inspections are required the respective hourly rates and inspection charges in Table B and Table C and Table D will be applied and invoiced in addition to the fixed charge. \* - **Inspection charge dependant on Ward (see Table C).**

**Table B – Variable consent charges**


- 🏠 The charge rate for all internal work for the processing of Building Consents by Building Officers will be \$100.00 G. S. T. inclusive per hour or part thereof to the nearest six minute interval except where expressly provided otherwise within the charging table. Internal Planning, Health and Engineering Advice will be charged at a rate of \$110.00 per hour G.S.T inclusive or part thereof. Health advisor will be charged at \$100 per hour
- 🏠 Where work is required to be undertaken by a specialist consultant in an advisory capacity or for the purpose of processing a consent, (e.g. planning consultant reports, engineering reports, legal advise), the direct cost of engaging that consultant will be passed onto the applicant.
- 🏠 All building projects outside those listed Table A will have building consents processed and issued on the basis of a deposit based on estimated costs calculated on the receipt of the application. An account reconciliation shall take place upon issue of the Building Consent. If at reconciliation the deposit paid at application exceeds the costs incurred to date and the estimated inspection schedule, a refund of the credit balance will be made. If there is a deficit balance, this will be required be to paid before the release of the Building Consent.

Table B – Variable Consent Charges	Charge
<b>Consultation</b> Of more than 15 minutes on a specified building project relating to the provision of information on design advice and building solutions provided under the Building Code. This charge excludes explanations associated with processing a building consent. An invoice will be rendered on completion of consultation	\$100.00 per hour
<b>Record Search</b> File discovery (flat charge) plus any photocopying Interpretation	\$10.00 \$100.00 per hour
<b>Project Information Memorandum</b> Building work < \$20,000 Building work > \$20,000 but < \$50,000 Building work \$50,000 and over New Dwelling	\$75.00 \$165.00 \$220.00 \$220.00
<b>File Establishment Fee</b> Applicable to ALL building consent applications	\$155.00
<b>Consent Processing Costs</b> Outside fixed administration and inspection charges	<b>Deposits determined by estimate of time (see Processing Deposit Guide)</b>
<b>Government Levy's</b> Building Research Association New Zealand (BRANZ) & Department of Building and Housing (DBH) Levy's collected on behalf of the government under Building Act 2004 Building Accreditation Levy (BCA)	\$2.97 for every \$1,000 of work for each project over \$20,000 \$0.30 for every \$1,000 Of work over \$5,000

*Table B Continued on next page*

Table B – Variable consent charges	Charge
<b>Compliance Schedule</b> (flat charge)	\$100.00
<b>Building Statement of Fitness</b> (flat charge)	\$100.00
<b>Application for Exemption from Building Act, First Schedule</b> (flat charge)	\$100.00
<b>Investigation of Non-compliance with the Building Act</b> and issue of Notice to Fix where no building consent is obtained.	\$100.00 per hour
<b>Certificates of Acceptance</b> Per hour plus file establishment fee, PIM and actual cost of any external consultation	\$100.00 per hour
<b>Pre-shift Reports</b> Report on re-locatable buildings as suitability to be re-sited.	\$100.00 per hour + travel
<b>Auditing</b> Auditing Warrant of Fitness	\$100.00
<b>Building Act 2004 Certificate</b> Section 72—Building on Land subject to natural hazards	\$200.00
Section 75—Construction on 2 or more allotments	\$200.00

### Table B1 - Processing Deposit Guide

 This processing deposit guide outlines several types of building work into the approximate time it takes for Council Officers to process the plans and specifications of an application. As this is an estimate, there can be differences in actual time spent than that of the deposit. Where plans and specifications are of a standard that requires no requests for further information or input from the Consents Officer, time may be saved so it is important that ALL relevant information is supplied. If at reconciliation the deposit paid at application exceeds the costs incurred, a refund of the credit balance will be made. If there is a deficit balance, this will be required to be paid before the release of the Building Consent.


 The charge rate for all work for the processing of the plans & specifications will be \$100.00 per hour (G. S. T. inclusive) or part thereof to the nearest six minute interval.

Table B1 – Processing Deposit Guide	Hrs at \$100.00	Deposit
<b>Granny Flat / Town House</b> (approx. \$90,000+)	6	<b>\$600.00</b>
<b>Quality Home / Town House</b> (approx. \$200,000+)	6.75	<b>\$675.00</b>
<b>Large Dwelling - Architectural Design</b> (approx. \$350,000+)	8.5	<b>\$850.00</b>
<b>One or Two Room Addition</b> (residential)	3.75	<b>\$375.00</b>
<b>Major Addition / Alteration / Relocate Dwelling*</b> (residential construction)	4.75	<b>\$475.00</b>
<b>Commercial / Industrial</b> Due to the nature of these applications, deposit amounts can be obtained from discussion with Council Officers		<b>POA</b>



\* ALL Relocated Buildings are subject to a separately invoiced pre-shift report as outlined in Table B – Variable consent charges.

*ALL building consent applications under table B must include a Fee Deposit Calculation Sheet, which must be completed and signed.*

## Table's C and D – Fixed Building Inspection Rates

- 🏠 Fixed Building Inspection charges are split into two categories. Inspections within the Amberley Ward Area and inspections outside the Amberley Ward (Glenmark, Hurunui, Cheviot, Amuri & Hanmer Wards).
- 🏠 Fixed inspection costs will be calculated at the time of building consent application for each project using the above scale depending on type and number of inspections required for the proposal. All costs are GST inclusive.
- 🏠 If additional inspections are required outside that estimated at the time of application or an inspection fails, the re-inspection shall be invoiced immediately to the applicant at the relevant inspection rate. If at the time of issue of the Code Compliance Certificate the estimated and prepaid inspections have not been required, a refund of the value of these will be made to the applicant.



Table C – Fixed Building Inspection Charges AMBERLEY WARD ONLY	Cost per Inspection
Concrete pre pour	\$90.00
Framing, Building wrap	\$90.00
Pre Clad & half height veneer	\$90.00
Pre-line including plumbing	\$130.00
Pre-line (minor - no plumbing)	\$90.00
Plumbing and / or drainage	\$90.00
Pre Stop	\$90.00
Final - Dwelling, commercial or similar (includes Code Compliance Certificate)	\$130.00
Final (minor) - alterations / additions (includes Code Compliance Certificate).	\$115.00
See attached map for Ward Boundary separation	
Table D – Fixed Building Inspection Charges GLENMARK, HURUNUI, CHEVIOT, AMURI & HANMER WARDS	Cost per Inspection
Concrete pre pour	\$120.00
Framing, Building wrap	\$120.00
Pre Clad & half height veneer	\$120.00
Pre-line including plumbing	\$160.00
Pre-line (minor - no plumbing)	\$120.00
Plumbing and / or drainage	\$120.00
Pre Stop	\$120.00
Final - Dwelling, commercial or similar (includes Code Compliance Certificate)	\$210.00
Final (minor) - alterations / additions (includes Code Compliance Certificate).	\$160.00