

Hurunui District Council

is a member of the



**BAM 401
Hurunui District Council
Building Department**



**CUSTOMER GUIDE TO
BUILDING NEW DWELLINGS**



Your guide to submitting a hassle-free building consent application when building a new dwelling.

Includes information about:

- the content and quality of documentation required.

A member of the Mainland Building Consent Authorities Group

See our full range of Customer and Designer's Guides:

- BAM 401 **Customer Guide To Building New Dwellings**
- BAM 402 **Customer Guide To Dwelling Alterations & Additions**
- BAM 403 **Designer's Guide To Domestic Conservatories**
- BAM 404 **Customer Guide To Accessory Buildings**
- BAM 405 **Customer Guide To Building Consents Issued Under s.72 Of The Building Act 2004 (Hazard Areas)**
- BAM 406 **Customer Guide To Wet Area Showers**
- BAM 408 **Designer's Guide To Commercial Applications**
- BAM 410 **Customer Guide To the Building Consent Process**
- BAM 420 **Customer Guide To Solid & Liquid Fuel Heaters**
- BAM 421 **Customer Guide To Effluent Disposal**
- BAM 450 **Customer Guide To Relocating A Building**
- BAM 451 **Customer Guide To Demolition And/Or Removal Of A Building**
- BAM 453 **Customer Guide to Change of Use**
- BAM 454 **Customer Guide to Transportable Buildings**
- BAM 455 **Frequently Ask Questions**
- BAM 456 **Glossary of Terms**

For further information please contact:

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- Cross Section's through the building (Note:- several cross sections will be required particularly for more complex projects) including:-
 - foundation details
 - wall framing / rafters / trusses
 - lintel sizes
 - timber treatment levels
 - materials
 - insulation
- Construction Details showing fixings and flashings for all cladding types and junctions.
- Risk matrix assessment for all walls of the building.
- Wall Bracing Plan and Calculations.
- Roof Truss Design including layout plan, fixing requirements, producer statement, and specific design for lintels supporting point loads.
- Thermal calculations.
- Details of surface finishes to floors, walls and ceilings.
- Details of waterproofing to shower areas, balconies and the like.
- Drainage plan including provisions for disposal of storm water and foul water including septic tank and effluent disposal system for rural properties.
- Details of the potable water supply (i.e., well location).
- Hazardous substances storage location, capacity and type identified.
- Written Specifications specific to the project.
- A written schedule confirming the Building Work will comply with the Building Code.

Useful websites

Certified Builders Association of NZ Inc (CBANZ)
www.certified.co.nz

Registered Master Builders Federation Inc (RMBF)
www.masterbuilder.org.nz

New Zealand Institute of Architects (NZIA)
www.nzia.co.nz

Architectural Designers NZ Inc (ADNZ)
www.adnz.org.nz

Association of Consulting Engineers (ACENZ)
www.acenz.org.nz

BRANZ Ltd
www.branz.co.nz

NZ Institute of Quantity Surveyors Inc (NZIQS)
www.nziqs.co.nz

NZ Institute of Surveyors (NZIS)
www.surveyors.org.nz

Department of Building and Housing (DBH)
www.dbh.govt.nz

Institution of Professional Engineers (IPENZ)
www.ipenz.org.nz

NZ Institute of Building Surveyors Inc (NZIBS)
www.buildingsurveyors.co.nz

Consumers' Institute of New Zealand
www.consumerbuild.org.nz