

## **Waimate Building Consent Authority (BCA)**

Building activity is the main activity of the Waimate BCA. Over the last four years there has been a large increase in economic activity which has resulted in more houses and farm buildings being constructed.

A large dairy factory at Studholme will have the flow on affect of more farms being converted to dairying, which will increase the number of consent applications.

Consents processed are in the order of 350-400 per year, but as mentioned above, this is expected to increase.

Council employs two Building Control Officers within the Council's Planning and Regulatory Department. Legally the work of building control is mainly carried out by the Waimate BCA, however, the BCA is still part of the Waimate District Council, and for all intents and purposes there will be little difference to people coming into the Local Government Centre applying for a consent.

Waimate Building Consent Authority is a member of the Southern Building Control Group , which comprises the following BCA's:

- Timaru District Council
- MacKenzie District Council
- Waimate District Council
- Waitaki District Council
- Dunedin City Council
- Clutha District Council
- Central Otago District Council
- Civic Corp
- Southland District Council
- Invercargill City Council

The group was formed to provide a forum to assist member BCAs to gain accreditation and promote continuous improvement in implementation of building control functions. It will continue to operate as a collaborative forum for the benefit of the member BCAs.

### **Building Control Functions**

Building control functions include the functions, powers and duties of both a territorial authority (TA) and a building consent authority (BCA) in regard to the Building Act 2004 and any other enactment that affects the use of buildings.

## **Roles and Responsibilities of a BCA**

Waimate Building Consent Authority must provide services as a BCA:

- Within its district, and
- In any coastal marine areas adjacent to its district (that are not in the district of another territorial authority).

## **BCA Functions**

A building consent authority performs the following functions;

- Issues building consents (section 51)
- Inspects building work for which it has granted a consent
- Issues notices to fix (section 164)
- Issues code compliance certificates (section 91)
- Issues compliance schedules (section 102)
- When issuing building consents, a BCA must provide the NZ Fire Service Commission with a copy of every application for a building consent of the kind specified by a *Gazette* notice (section 46).

BCAs are required to become accredited and be audited at two-yearly intervals for the BCA functions they carry out.

## **Territorial Authority Functions**

Territorial authority functions related to building control are identified here for information only; they do not form part of the accreditation requirements addressed in this manual.

Territorial authority functions are as follows:

- Issuing project information memoranda (PIMs)
- Providing a copy of relevant applications to the NZ Historic Places Trust (section 39)
- Issuing building consents subject to waivers or modifications of the Building Code, and notifying the Chief Executive of the Department of Building and Housing if a waiver or modification has been granted. (Waivers or modifications involving access and facilities for people with disabilities in an existing building must not be granted by the TA but must be referred to the Chief Executive of the Department of Building and Housing.)
- Issuing certificates of acceptance (section 96)
- Issuing amended compliance schedules (section 107)
- Administering and enforcing the provisions of building warrants of fitness (sections 108-111)
- Considering extent of compliance on change of use and specified intended life changes (section 114)
- Carrying out functions in relation to earthquake-prone, dangerous or insanitary buildings (sections 121-132)
- Determining whether building work is exempt under the First Schedule to the Building Act 2004
- Any other functions and duties required by the Building Act 2004 (enforcement powers etc.)