

Building Unit

Fees and Charges

2011-2012

All fees apply from 4 April 2011

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1 Pre-lodgement and Duty Building Officer

Schedule of Charges	Fixed fee (GST incl)
Pre-lodgement meetings - Commercial Consents (residential optional)	\$50.00 per 1/2hr
Schedule 1 - Exempt Building Works advice / meeting. Payable at NCC Customer Centre after appointment.	\$25.00 per 1/2hr appointment
Technical advice / booked meeting with Duty Building Officer (No Building consent submitted). Payable at NCC Customer Centre after appointment.	No fee up to 15 min appointment
	\$50.00 per ½ hour thereafter

2 Pre-Paid Fixed Charge Building Consents

Please note that these fees are considerably subsidised and are not refundable if the consent lapses or is cancelled.

Pre-paid Fixed Charge Building Consents		Fixed fee (GST incl)
Payable at the time the building consent is lodged		
Space heaters – all fuel types:	Free standing	250.00
	Inbuilt	200.00
Wood Pellet Fires		100.00
Marquees	>50m ² commercial	200.00
	>100m ² residential	150.00
Demolition (full building):	Residential	200.00
	Commercial	400.00
Solar Hot Water Heaters (stand-alone) Council		No council fee
Swimming Pool / fencing application only (allows for 1hr processing / admin and 1 inspection).		200.00
Swimming Pool (stand alone & allows for 1hr processing and 2 NCC inspections). Engineer monitoring and inspections are charged separately.		400.00
Application for exemption under the Fencing of Swimming Pools Act 1987 (Hearing Panel).		750.00
Proprietary garages up to 50m ² (allows for 3		* 900.00

Pre-paid Fixed Charge Building Consents	Fixed fee (GST incl)
Payable at the time the building consent is lodged	
inspections).	
Bathroom alterations only. Wetfloor / wall system will require an additional inspection charge of *\$100.00.	450.00
<p>Note: For Pre-paid Fixed Charge Building Consents any additional processing or information required over 1hr will be charged at \$75/hr.</p> <p>All prepaid consents include planning check to NRMP</p> <p>Additional inspections will be \$125.00 each and invoiced before a Code Compliance Certificate is issued.</p>	

* Partial refund may be available if consent lapses or is cancelled.

3 All Other Building Consents

All other building consents will include the following charges:

- Administration time (Consents Administrator and Building Inspection Co-ordinators) (see A below)
- Fixed levies (B)
- Processing time (dependent on the category of the building) (C)
- Section 37 check/Project Information Memorandum (PIM) (D)
- Code Compliance Certificate (E)

NOTE: Building consents may also incur Development or Financial Contributions: for further information see Council's brochure "Development Contributions, Financial Contributions, Reserve Contributions, Guide for small scale activity".

Building Consent invoices must be paid prior to the consent being released by Council.

A. Administration fees

Consent, Inspection Administration Building	\$ value of work	Fixed fee (GST incl)
Commercial, Retail Apartments, Hotels, Industrial	Up to \$250,000	300.00
	\$250,000 to \$500,000	600.00
	\$500,000 to \$1,000,000	1000.00
	Over \$1,000,000 and every \$1,000,000 thereof	1000.00
Residential Use	Up to \$250,000	300.00
	\$250,000 to \$500,000	600.00
	\$500,000 to \$1,000,000	750.00
	Over \$1,000,000	1000.00
Amendment Administration	NB: Processing charged at hourly rates (additional)	75.00

B. Fixed Levies

Levies as required by Building Act 2004 and fixed by legislation	\$ based on value of work	
Insurance Levy		\$0.75 per \$1,000 or part of
Building Research Association New Zealand Levy (BRANZ)	\$20,000 and over	\$1.00 per \$1,000
Department of Building and Housing Levy (DBH)	\$20,000 and over	\$2.01 per \$1,000
Quality Assurance Levy (QA)	\$20,000 and over	\$1.00 per \$1,000

C. Processing/Inspection charges

Schedule of Charges	\$ Per Hour (GST incl)
Amendment Officer	75.00
Building Consent Officer (Residential 1) Includes pre-paid consents	75.00
Building Consent Officer (Residential 2 & 3) and (Commercial 1 & 2)	100.00
Building Consent Officer (Commercial 3)	125.00
Building Inspections (scheduled each)	100.00
Re-inspection	100.00
Additional Inspections (each)	125.00
Inspection review / assessment of consent files	100.00
Technical advisor, senior staff, engineers & IQP's	125.00
Team Leaders of Consent & Inspection Teams	125.00
Manager Building	125.00
Divisional Manager Planning and Consents	150.00
External consultants or Council staff contractors engaged by the Council to provide expertise not available in-house for building consent related peer reviews.	At cost or \$125 per hour / whichever is lesser

- The expected number of site inspections will be assessed at consent stage and charged as part of the consent cost. The inspections will be identified on the issued Building Consent.
- An additional invoice will be generated prior to issuing the Code Compliance Certificate if additional inspections and processing were carried out after the building consent was issued and during the inspection and certification process.
- Council will require full payment prior to issuing a Code Compliance Certificate.

D. Section 37 check / PIM Check / NRMP

Administration (fixed fee)	\$ Per Hour (GST incl)
Section 37 Certificate	75.00
Section 37 Administration	75.00
Project Information Memorandum (PIM) Certificate administration fee	75.00
Processing	
Property Information Officer Residential	80.00
Property Information Officer Commercial	100.00

E. Code Compliance Certificates

Code Compliance Certificate (CCC)	Fixed fee (GST incl)
Residential 1 & 2	150.00 each
Commercial 1 & 2	200.00 each
Residential 3 and Commercial 3	250.00 each
Building Consents issued prior to January 2009 without a CCC	200.00

NOTE: An additional invoice will be generated prior to issuing the Code Compliance Certificate if additional inspections, administration and processing were carried out after the building consent was issued and during the inspection and certification process. Council will require full payment prior to issuing a CCC.

F. Certificate of Public Use (for Public Buildings)

- Certificate of Public Use and administration set fee \$200.00, plus recovery of staff time at an hourly rate of \$100.00 or part thereof.

G. Determinations. Lapsed consents. Consents prior to 2009

- Preparation of submission(s) for determination prior to signing Form D2 for the Department of Building and Housing.
- Desktop assessment of building consents and inspection of building work.

- Lapsing of building consents after 12 months from date of issue (pre April 2011).

Administration (fixed fee)	100.00
Processing, peer review, preparing reports	125.00 hr
Inspections	125.00 each

H. Registration of documents with Land Information New Zealand

	Fixed fee (GST incl)
Section 73 Building Act 2004	200.00
Section 75 Building Act 2004	200.00
Removal of either Section 73 or 75 BA2004	200.00

4 Notice to Fix and Infringement Offences

	Fixed fee (GST incl)
Notice to Fix (each) issue and administration	150.00
Building Consent officer and/or Inspector time	Hourly rate
Infringement Offences and fixed fines as per Building (Infringement Offences, Fees and Forms) Regulations 2007, adopted by Council 19 Sept 2009	

5 Compliance Schedule and Building Warrant of Fitness

	Per Hour \$ (GST incl)
Compliance Schedule	\$150.00 each
Compliance Schedule amendment	\$50.00 per specified system + any additional time to review
Building Warrant Of Fitness	\$150.00 each renewal + any additional time to review 12A forms
Administration	\$75.00 (per hr)
Audit / inspection / technical assessment	\$100.00 (per hr)
Register of independent qualified persons (IQP's) Application to be on register	\$150.00 each

6 Certificate of Acceptance and Unauthorised Building Works Reports

Certificate of Acceptance	
Certificate of Acceptance (COA) Section 96 BA2004 Form 9, Building (Forms) Regulations 2004	<ul style="list-style-type: none"> • \$450.00 fixed lodgement fee at NCC • \$100.00/hr to assess and prepare COA report • \$200.00 COA Certificate • \$75.00 admin fee • Insurance, DBH, BRANZ & QA levies • NCC Development or Financial Contributions if applicable • NCC inspection fee \$100 each if required (minimum 1 inspection by NCC) • Compliance schedule fee if applicable
Un-authorised building works report	
Un-authorised building works report	\$100.00 lodgement / administration fee Payable on submission at NCC.

7 Schedule 1 Exempt Building Works

Schedule 1 Applications	Fixed fee (GST incl)
Schedule 1 – no assessment by Territorial Authority, application placed on property file	100.00
Schedule 1 (k) – Requires Territorial Authority assessment and decision. Includes administration	300.00

8 Certificate of Compliance (District Licensing Agency)

- Building Code compliance assessment for fire safety and sanitary facilities in a building, prior to an application for a Liquor Licence.
- Fixed charge \$150.00 each.
- Compliance schedule and building warrant of fitness will be charged separately.

9 Register of Suppliers of Producer Statements

Application for addition to the Register	Fixed fee (GST incl)
Chartered Professional Engineers (CPENG)	\$50.00
Others	\$150.00

10 Reports of Building Consents Processed

Photocopied details (per annum) \$75.00

11 Photocopying Charges

A4	\$0.20
A3	\$0.50
A2	Actual cost from copy service plus staff time
A1	Actual cost from copy service plus staff time