

## Demolition

A Demolition Consent is required prior to the Demolition or removal of a building or part of a building such as a chimney.

If you intend to demolish or remove a building or structure from your site, demolition consent is required to ensure that all related services are capped/sealed, the site is fully cleared and Council files and rating assessments correctly reflect these changes.

### Chimney removal

Removing existing brick chimneys in older dwellings can be more complex than first thought. Several factors must be considered when applying for a Building Consent:

- Structural issues, bracing and supporting the roof and adjacent walls.
- Weathertightness and how the roof to chimney junction going to be made good.
- Replacement of flooring and ceiling when chimney is removed.
- Sometimes a hot water cylinder with a wet back maybe next to a fire place and so plumbing may need to be addressed, or if new hot water cylinder is being put in, new plumbing work must be consented and approved.

All these issues should be addressed in your application for a Building Consent.

### Planning requirements

Resource Consent may also be required if buildings have a heritage rating under the Nelson Resource Management Plan.

Please talk to Council staff if you have any queries

### Other matters

If you suspect that the building has hazardous material contact Occupational Safety and Health (OSH) and dispose in a appropriate landfill.

Other service authorities such as power and Telecom also need to be notified.

### Standard of Documentation

All documentation submitted with your application must be accurately drawn to an appropriate scale for the job. The Council must know exactly what they are approving to enable your project to be assessed appropriately.

## Checklist of the type of information required for your Building Consent Application

- Application form COMPLETED & signed**
- All information identified on the cover sheet**
- Certificate of Title:** Recent search copy less than 6 months old, plus a sale & purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available.
- Copies of drawings as specified in the cover sheet**
- Site Plan**, showing buildings, ground and floor levels and dimensions.
- Project Information Memorandum** (if already issued)
- Drainage Plans**
- Plumbing Details**
- Specifications**
- Engineers Details & Producer Statement**
- Sediment Control Management Plan**

The publication *Checklist for Lodging a Building Consent* outlines in detail the information required by Council to process a Building Consent Application.

### Glossary of Terms

DBH - Department of Building and Housing

LIM - Land Information Memorandum

PIM - Project Information Memorandum

Useful step-by-step guides can be found at [www.consumerbuild.org.nz](http://www.consumerbuild.org.nz) which can help you to understand the processes required.

More User Guides in this series are

- Accessory Buildings
- Change of Use
- Demolition
- Effluent Disposal
- New Dwellings
- Relocating a Dwelling
- Transportable Buildings
- Wet Area Showers

Otherwise visit your friendly customer services officer at Nelson City Council or [www.nelsoncitycouncil.co.nz](http://www.nelsoncitycouncil.co.nz)