

Customer & Designer Guide

APPLICATION REQUIREMENTS - REPILE

This information sheet outlines the information we require to process your application for a building consent (BC) to repile an existing dwelling. Note, under item 1, of Schedule 1, of the Building Act 2004 a BC “may” not be required if replacing a small number of piles; seek professional advice from a competent person to confirm.

BUILDING CODE COMPLIANCE

The reason that you must apply for a building consent is so that we can be sure that the proposed building work will comply with the New Zealand Building Code (NZBC). The NZBC is a performance based document. This means that while the NZBC prescribes *acceptable solutions* which we must accept, you as the owner or developer may choose an *alternative solution*. If you choose to use an *alternative solution*, you will need to demonstrate to our satisfaction that the *alternative solution* meets the performance criteria of the NZBC by completing application / processing form BAM 123 for inclusion with the Building Consent application.

Usually for this type of building work the chosen method of complying with the New Zealand Building Code (NZBC) is New Zealand Standard NZS3604:2011 – Timber Framed Buildings. A copy of this document is available for your use at Council’s upstairs reception counter.

INFORMATION REQUIRED

	Indication of ground type and bearing capacity.
	Dimensioned Sub-floor Plan indicating scale of drawing (i.e. 1:100 on A4), pile layout, direction of bearers and joists, dimensions of building footprint, anchor piles and / or braced piles, and ordinary piles.
	Proposed pile type and size. If timber, specify timber treatment level (e.g. H5), and stress grade (e.g. SG8).
	Subfloor bracing calculations, and centre-to-centre spacing for the subfloor bracing lines.
	Proposed pile to bearer fixings for ordinary piles.
	Proposed pile to bearer fixings for any anchor piles or braced piles, and brace fixings for braced piles.
	Proposed pile height above ground.
	Proposed pile footing type and size.
	Existing bearer size, span and spacing.
	Existing joist size, span and spacing.
	Indication of location of smoke alarms within the building. To comply with the New Zealand Building Code these need to be located either in each bedroom, or within 3m of each bedroom door, and on the exit routes.

SUBMISSION

Once you have gathered all the required information it needs to be reproduced in triplicate (Council copy, Property File copy, Applicant copy) for your submission package. Council also recommends that you keep a separate copy of your submission for your own records. Each set of documentation should be bound in a way which is easily removable for copying, adding or replacing pages (e.g. staples, bulldog clips etc.)