

List of Inspections



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| | <p>Foundation/Siting Inspection</p> <ol style="list-style-type: none"> 1. Ensure all boundaries are defined and survey pegs located. 2. Excavations to be clean and level; steel to be tied and supported with correct clearances and height pegs in place. 3. Pile/pole holes (bored) excavated, clean and level. 4. No concrete to be poured until footings inspected. <p>(Engineer inspection and PS4 may be required, refer to consent conditions)</p> |
| | <p>Under-slab Drainage Inspection</p> <ol style="list-style-type: none"> 1. Plumbing and drainage pipes in place and protected. 2. Drains on test for AS3500; all pipe-work in place, concrete pads in place for floor waste gullies. 3. Slab preparation not to commence until drainage inspected. |
| | <p>Masonry/Bond-Beam Inspection</p> <ol style="list-style-type: none"> 1. All block work to have steel in place and tied; cells must be clean. 2. Provide mid-height bond-beam if height 1.0m or higher. 3. Waterproofing and drainage must be in place if ground is being retained; provide cesspit for drainage. 4. Washouts required when masonry 1.2m or higher. 5. No grout to be poured until work has been inspected. <p>(Engineer inspection and PS4 may be required, refer to consent conditions).</p> |
| | <p>Concrete Slab Inspection</p> <ol style="list-style-type: none"> 1. Damp proof membranes in place, correctly lapped and taped. 2. Reinforcing in place, correct steel placements, all steel tied, mesh supported in chairs, control joints formed. 3. Registered Engineer must provide a compaction certificate if the floor hard-fill exceeds 600mm in height 4. No concrete to be poured until work has been inspected. |
| | <p>Raft Foundation/Siting Inspection</p> <ol style="list-style-type: none"> 1. Inspection is required to check damp proof membranes are in place, correctly lapped and taped. 2. Reinforcing in place and tied, mesh supported in chairs, control joints formed and services in place. <p>(Engineer inspection and PS4 may be required, refer to consent conditions)</p> |
| | <p>Sub Floor Inspection</p> <ol style="list-style-type: none"> 1. All anchor and braced pile connections to be in place and correctly nailed off. 2. All nogs in place for lateral support: polythene required where height less than 550mm (laid over ground and firmly fixed in place). 3. Inspection required before any sub-floor insulation or flooring installed to inspect all sub-floor fixings and bracing. |
| | <p>Framing Skeleton</p> <ol style="list-style-type: none"> 1. All truss, rafter, purlin fixings and roof bracing installed. 2. All external wall bracing and fixings installed. 3. All lintel straps and stud to top plate fixings installed to resist uplift 4. No building wrap for roofing underlay to be installed until work has been inspected. |
| | <p>Wrap & Cavity Inspection</p> <ol style="list-style-type: none"> 1. Required when ;building wrap, flashing tapes, cavity battens, vents and cavity closures installed. 2. No Cladding to be installed until work has been inspected. <p>Skillion Roofs Only</p> <ol style="list-style-type: none"> 1. Insulation and fixings to be checked before roofing is fixed. 2. 18% maximum moisture content required. 3. 25mm air-gap required between insulation and underside of roofing. |
| | <p>Rigid Backing & Pre-Plaster Inspection</p> <ol style="list-style-type: none"> 1. Rigid and non-rigid backings installed as per manufacturer's specifications. 2. Mesh correctly placed and fixed, control joints formed. 3. All openings and penetrations to be flashed and sealed. 4. No plaster to be installed until work has been inspected. <p>(PS4 may be required, refer to consent conditions)</p> |
| | <p>Cladding Inspection</p> <ol style="list-style-type: none"> 1. All weatherboards, ply, ship-lap, board & batten claddings must be installed in strict accordance with the manufacturer's specifications. 2. Scriber's, under-flashings, soakers, and grooved battens (where applicable) to be installed. 3. All openings & penetrations to be flashed & sealed to prevent the ingress of moisture. |

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| | <p>Brick Veneer Inspection</p> <ol style="list-style-type: none"> 1. When the veneer reaches half height. 2. Clean cavities (40-75mm), brick ties to be screwed and embedded in mortar, lintels and flashing as required. 3. Provide a washout port – mortar dropping stop be washed out during works. 4. A second inspection will be required if the veneer extends above the head of the window and for multiple level construction to check lintels and flashings. |
| | <p>Plumbing Pre-line Inspection</p> <ol style="list-style-type: none"> 1. Inspection is required before any linings are installed. 2. All pipe-work to be under pressure test. 3. Stack test required where 2 or more levels. 4. Hot water cylinder drain to be installed. |
| | <p>Building Pre-line Inspection</p> <ol style="list-style-type: none"> 1. Building must be weather-tight 2. All insulation fitted to walls 3. All internal bracing fixings (straps and bolts) in place 4. Moisture content 18% maximum. 5. No linings to be installed. |
| | <p>Sheet Fixing (Bracing & Fire) Inspection</p> <ol style="list-style-type: none"> 1. All sheet bracing elements installed and correctly nailed off. 2. All floor/ceiling diaphragms completed and correctly nailed off. 3. All interior linings – inspection required prior to stopping or fixing of mouldings. 4. A second inspection is required where fire linings have been installed to inspect stopping. |
| | <p>Drainage – S/S & S/W Inspection</p> <ol style="list-style-type: none"> 1. All drains in place and bedded, no back-filling in place, and water or air test on all branches. 2. Fully-dimensioned as-built drainage plan must be provided at time of inspection |
| | <p>On-Site Wastewater System Inspection</p> <ol style="list-style-type: none"> 1. Inspection required when septic tank and effluent disposal field installed and is ready for commissioning. 2. Effluent field to be protected from stock (if applicable). 3. Fully-dimensioned as-built drainage plan must be provided at time of inspection. <p>(Engineer inspection and PS4 may be required, refer to consent conditions)</p> |
| | <p>Solid Fuel or Solar Water Heating Inspection</p> <p><i>Solid Fuel Heater</i></p> <ol style="list-style-type: none"> 1. All solid fuel heaters to be fixed in accordance with manufacturer’s specifications and AS/NZS 2918. 2. Heaters installed into existing fire places require an inspection of the chimney before installation of the unit. 3. Appliance must not be used until work has been inspected. <p><i>Solar Water Heating</i></p> <ol style="list-style-type: none"> 1. Appliance, pumps and heating system installed and operational, tempering valves installed. 2. All roof penetrations flashed and sealed, frost protection measure in place. <p><i>Gas Heating</i></p> <ol style="list-style-type: none"> 1. Gas appliances to be certified by Registered Gasfitter and certificate of compliance must be forwarded to Council on completion. In accordance with NZS 5621. |
| | <p>Timber or Block Retaining Walls Inspection</p> <p><i>Timber Walls</i></p> <ol style="list-style-type: none"> 1. Inspection required after holes drilled/driven/bored but before concrete placed. 2. Siting to be confirmed if on or near boundary. 3. All sub-soil drainage to be in place. <p>(Engineer inspection and PS4 may be required, refer to consent conditions)</p> |
| | <p>Block Walls - Note a minimum of 2 inspections are required</p> <ul style="list-style-type: none"> o Footing o Block-work |
| | <p>Footings</p> <ol style="list-style-type: none"> 1. Excavations to be clean and level; steel to be tied and supported with correct clearances and height pegs in place. 2. No concrete to be poured until work has been inspected. |
| | <p>Block-work</p> <ol style="list-style-type: none"> 1. All steel in place and tied; cells must be clean. 2. Tanking, sacrificial protection and all sub-soil drainage must be in place; provision for cesspit. 3. Washouts required when masonry 1.2m or higher. 4. No grout to be poured until work has been inspected. <p>(Engineer inspection and PS4 may be required, refer to consent conditions).</p> |

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| | <p>Membrane Roofs & Decks Inspection</p> <ol style="list-style-type: none"> 1. Inspection required before any membranes have been installed. 2. Substrates in place and fixed; moisture content 18% maximum. 3. Appropriate falls with provision for drainage. 4. Membranes must not be installed until work has been inspected. <p>(PS 3 may be required, refer to consent conditions).</p> |
| | <p>Water-proofing of Wet Areas Inspection</p> <ol style="list-style-type: none"> 1. Inspection required after membranes has been installed but before decorating commences. 2. Substrate to be clean and dry. <p>(PS 3 may be required, refer to consent conditions).</p> |
| | <p>Marquee Inspection</p> <ol style="list-style-type: none"> 1. Marquees to be inspected before use. 2. Fire extinguisher and signage to be in place. |
| | <p>Swimming Pools and Fencing Inspection</p> <p><i>Concrete Pools</i></p> <ol style="list-style-type: none"> 1. Inspection required before any concrete is poured to check excavations and steel placement. |
| | <p><i>Fibreglass/Para Pools</i></p> <ol style="list-style-type: none"> 1. Excavations to be checked before pool installed. 2. If pool requires filling for hydrostatic reasons, temporary fencing must be installed. |
| | <p><i>Fencing</i></p> <ol style="list-style-type: none"> 1. Before the pool is filled for use to ensure that the fencing, gates, doors and windows all comply with The Fencing of Swimming Pools Act 1987. <p>Important Note: <i>It is an offence under the Fencing of Swimming Pools Act 1987 to fill a pool until fencing has been installed and checked for compliance by Council.</i></p> |
| | <p>Final Inspection</p> <p><i>Garages, Utility Buildings, Decks, Pergola, Residential Buildings & Commercial Work</i></p> <ol style="list-style-type: none"> 1. The owner shall as soon as practicable advise Council that work has been completed and a final inspection is required. 2. The owner must do this using BC-09 “Application for Code of Compliance Certificate” (a copy was supplied with the issued Building Consent) 3. All work described in the building consent must be completed including services, decorating and landscaping. 4. All certificates, producer statements, verification documents to be supplied at the time of the final inspection. <p>Important Note: <i>It is an offence to permit the use of a public building until either a Code Compliance Certificate or Certificate for Public Use has been obtained.</i></p> |