



## BUILDING CONSENT AND CCC APPLICATIONS

Embarking on a renovation project is an exciting endeavour, though it can come with its share of challenges and unexpected costs before completion. Some renovations require Building Consent, so it's crucial to understand this process before deciding to proceed.

### **Building Consent is required to:**

- install a tiled wet area shower - as it involves critical building work that is not sanitary plumbing, such as carpentry and installing waterproof membranes
- move a vanity, bath, and shower within an apartment of a multi-level building – as it may involve new penetrations through a fire separation
- add a shower, hand basin, and toilet to an ensuite – as these sanitary fixtures are additional to those already existing in the building
- where sanitary plumbing work could adversely affect the performance of structural elements, such as floor joists or wall framing, this work may require a building consent
- For updated info from Auckland Council visit - <https://www.aucklandcouncil.govt.nz/building-and-consents/building-renovation-projects/Pages/kitchen-bathroom-home-renovations.aspx#:~:text=You%20are%20required%20to%20obtain,out%20by%20an%20authorised%20person>

### **Further items to note:**

- Renovations that involves major structural work require design documentation from a registered Architect or Architectural Designer with LBP – Design registration.
- All work must comply with the Building Code – previous renovation work in the same area must be brought up to current Building Code standards, this can lead to extra cost.
- All smoke alarms and their locations will be checked for compliance during Final Inspection.
- All restricted building work must be carried out by a Licensed Building Practitioner (LBP). Before hiring an LBP, it's crucial to verify that their registration is current. This ensures compliance with regulatory standards and guarantees the quality of workmanship for your project.
- Renovations requiring Building Consent entail several inspections as outlined in the approved consent. These inspections necessitate booking, with the contractor present to meet the Inspector on-site. However, securing inspection dates might pose challenges, potentially extending the renovation timeline. While inspections can be scheduled in advance and cancelled if unnecessary, failing to cancel within 24 hours of the booked time incurs a cancellation fee from the Council. The Building Consent application fee covers a predetermined number of inspections; any extra inspections due to non-compliance will trigger additional fees from the Council.
- Upon completion of the Final Inspection a CCC (Code Compliance Certificate) application must be lodged with the Council. For CCC (Code Compliance Certificate) applications, it's necessary to gather a comprehensive set of documents from all trades participating in the renovation. These documents are specified in the approved consent, and typically including the Building Memorandum, Gas/Electrical Certificates, PS3 for Plumbing, PS3 for Waterproofing, Product Warranties, and more. It's advisable to obtain these documents from the respective trades before finalising payments, ensuring compliance and facilitating a smooth CCC application process.



# BUILDING CONSENT APPLICATIONS

## BATHROOMS AND KITCHENS

| <b>BUILDING CONSENT APPLICATION</b>     |                       |             |  |
|---|-----------------------|-------------|--|
| <b>Item</b>                             | <b>Cost incl. GST</b> | <b>Note</b> | <b>Additional notes</b>  |
| Property File – Council Fee             | \$72.00               | 1           | GST inclusive cost = Standard application \$72.00, Urgent application \$106.00 – as on May 2024 – subject to change    |
| Preliminary Plans                       | \$2130.00             | 2           |  |
| Building Consent Plans/Working Drawings | \$1065.00             | 3 & 4       | Examples attached  |
| Building Consent – Council Fee          | \$2930.00             | 5           | GST inclusive cost = \$2930.00 - based on a project value of \$20,000 to \$99,000 - as on May 2024 – subject to change |
| <b>TOTAL incl. GST</b>                  | <b>\$6197.00</b>      |             |  |

**Notes:**

1. A **Property File** from the Council contains essential information that provides a comprehensive overview of a property. The details included in a Property File are crucial for planning, designing, and executing building projects.
2. **Preliminary Plans** – The Council mandates that all Building Consent drawings must be submitted in digital format. For older homes, this means that any existing paper plans must be scanned and converted to CAD (Computer-Aided Design) drawings. A set of Preliminary Plans is essential for engaging builders, plumbers, and electricians for quoting and budgeting purposes.
3. **Building Consent Plans/Working Drawings** – compile all required information, submit a comprehensive and accurate application, and promptly respond to any RFIs from the Council.
4. Any variations after the approval of the **Preliminary Plans** will be charged additional fees on a time and cost basis of standard hourly rates (\$185 + GST). Variations can arise due to changes in design, unforeseen site conditions, or additional client requirements.
5. <https://www.aucklandcouncil.govt.nz/building-and-consents/building-consents/Pages/building-control-fees.aspx>

| <b>BUILDING CONCENT APPLICATION FEES ON MAY 2024 - SUBJECT TO CHANGE BY COUNCIL</b> |   |  |          |
|---|---|--|----------|
| Description   | Processing deposit<br>(portion of deposit<br>charged for<br>processing) | Inspection deposit<br>(portion of deposit<br>charged for inspection) | Total    |
| Project value up to \$4,999   | \$840   | \$372  | \$1,212  |
| Project value \$5,000 to \$19,999   | \$1,200   | \$744  | \$1,944  |
| Project value \$20,000 to \$99,999  | \$2,000   | \$930  | \$2,930  |
| Project value \$100,000 to \$499,999  | \$3,400   | \$1,917  | \$5,317  |
| Project value \$500,000 - \$999,999   | \$5,000   | \$2,556  | \$7,556  |
| Project value \$1,000,000 and over  | \$7,200   | \$3,195  | \$10,395 |



## CCC (Code Compliance Certificate) APPLICATIONS BATHROOMS AND KITCHENS

| CCC (Code Compliance Certificate) APPLICATION |                  |      |  |
|---|------------------|------|--|
| Item  | Cost inc. GST    | Note | Additional notes   |
| Lodging CCC                                   | \$1065.00        | 1    |  |
| CCC Council Fee                               | \$664.00         | 2    | GST inclusive cost = \$664.00 - based on a project value of \$20,000 to \$99,000 - as on May 2024 – subject to change  |
| Council Processing Fee                        | \$410.00         |      | This is a <b>Provisional Sum</b> , it will increase depending on the time the Council takes to process the application. CCC will only be released once this Fee is paid. |
| <b>TOTAL incl. GST</b>                        | <b>\$2139.00</b> |      |  |

### Notes:

1. Compile all required information (Producer Statements, Building Memorandums, Electrical Certificates etc), submit a comprehensive and accurate application, and promptly respond to any RFIs from the Council. Upon approval of CCC clients will receive an electronic and hard copy of all documents for their records.
2. <https://www.aucklandcouncil.govt.nz/building-and-consents/building-consents/Pages/building-control-fees.aspx>

| CCC APPLICATION FEES ON MAY 2024 - SUBJECT TO CHANGE BY COUNCIL                         |       |
|---|-------|
| Description   | Fee   |
| Project value \$20,000 and over base fee (non-refundable, additional charges may apply) | \$664 |
| Project value up to \$19,999 base fee (non-refundable, additional charges may apply)    | \$223 |