Residential Inspection Guidelines

The Christchurch City Council Building Control Group has prepared guidelines to assist builders to be ready for residential inspections. The guidelines include the minimum requirements of each inspection. They are not an exhaustive list of all the residential inspection requirements. If any of the minimum requirements are not satisfied then the inspection will fail.

These guidelines are based on the schedule of construction.

201 Pre-Pour Foundation
203 Pre-Pour Floor

Minimum requirements	
Documentation	Before this inspection can take place the following documents **must** be on site and in good condition: • Issued Building Consent (section 51), Advice Notes, Schedule of Inspections and Supporting Documents and Specifications • Consented/Amended Plans with the consent stamp • Copies of site inspection reports conducted by an engineer, where required • Restricted Building Work - Provide all Records of Work on regulated form 6A. • Building Location Certificate - if required in the building consent Construction Documentation and Advice Notes
Slab on ground	***This inspection must be conducted before the concrete is poured*** **Check:** • damp proof membranes are in place, lapped and taped correctly • reinforcing is in place, steel placement is correct, all steel is tied, mesh is supported adequately on chairs and shrinkage control joints are formed • 30mm or specified cover is maintained from the mesh to the top of the slab • 75mm or specified cover to steel at the edge of the slab [where not in contact with ground]. Specific engineered design slabs may differ. • slab thickenings and point loads are in place (and that plumbing pipes do not penetrate load bearing pads without specific engineered design) • waste, drain and soil pipes have not been displaced and that their dimensions and the gradient do not vary from the consented requirements • that pipe work embedded in concrete is protected **Note:** If the hard fill below the slab exceeds 600mm in height, the engineer is to provide a producer statement construction review (compaction certificate) to verify compaction.
Raft slab	***This inspection must be conducted before the concrete is poured*** **Check:** • and determine if the raft floor includes any piles • damp proof membranes are in place, lapped and taped correctly • reinforcing is in place, steel placement is correct, all steel is tied, mesh is supported in chairs and shrinkage control joints are formed • correct concrete cover to top of slab is maintained • correct concrete cover to slab edge is maintained • slab thickenings and point loads are in place • waste, drain and soil pipes have not been displaced and that the gradient has not been altered **Note:** All raft floors are subject to an engineer's check. The engineer is to provide a producer statement construction review on completion of the work.

B-306
LU: 29.06.15, LR: 29.06.15, V3