

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.

210 Final Inspection

Minimum requirements	
Documentation	<p>Before this inspection can take place the following documents must be on site and in good condition:</p> <ul style="list-style-type: none">• Issued Building Consent (section 51), Advice Notes, Schedule of Inspections and Supporting Documents and Specifications• Consented/Amended Plans with the consent stamp <p>Provide following documentation prior to or at the time of applying for Code Compliance Certificate:</p> <ul style="list-style-type: none">• Copies of site inspection reports conducted by an engineer, where required• Restricted Building Work - Provide all Records of Work on regulated form 6A.• Electrical and Gas (where applicable) - Energy Work Certificate of Compliance• Test certificate for potable water (where required)• Construction review - Producer statement construction review (PS4) - B-o88 form
Final - Overall	<p>Check that all:</p> <ul style="list-style-type: none">• work described in the building consent has been completed• painting and decorating has been completed, including floor coverings• landscaping, paved areas and storm water control has been completed• conditions of the consent have been met• amendments have been approved and uplifted (if required)
Final - electrical, oil and or gas systems	<p>Check:</p> <ul style="list-style-type: none">• the energy works certificates have been received on completion of work• bottles holding more than 9kg of gas are located outside• all gas bottles are a minimum of 1.0 m away from opening windows or drains• oil heating systems are installed as per the consented design and the manufacturer's instructions and that the installer's documentation is completed and on site• smoke alarms are in place and operational

continued overleaf

Final - building interior	<p>Check:</p> <ul style="list-style-type: none"> • any interior changes have been addressed by minor variation or the amendment process • the main internal entrance is slip resistant • the linings in the bathrooms / ensuites have been installed as stated in the consented plans • to ensure there are no possible cross connections with the water supply • the water seal of toilets • the junction of floor and wall linings in the laundry room • the sealant, where required, in kitchen area • requirements for an air-admittance valve and ventilation to the exterior have been met • the hot water cylinder is supported correctly and secured • the tempering valve has been fitted • the correct glazing has been used
Final - building exterior	<p>Check:</p> <ul style="list-style-type: none"> • the elevations to ensure they match the consented plans • ground clearance complies with the requirements for the type of external cladding • to ensure that all drainage channels are fitted correctly • any retaining walls for drainage, access and safety
Final - sanitary plumbing & drainage	<p>Check:</p> <ul style="list-style-type: none"> • the gully traps and overflow relief gullies are positioned so that surcharge cannot enter the building • plumbing fixtures are vented correctly for each type of fitting
Final - vehicle crossing	<p>Check that all work has been completed, that the crossing has been re-instated, and that there is no damage to the footpath or berm</p>

