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.

217 Pre-Roof

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. • Full roof truss as-built plan / layout.
Framing	***This inspection must occur before any building wrap/paper is fixed and the roof cladding is installed.*** ***Unless stated otherwise all checks are to ensure that the building work complies with the building consent.*** **Check:** • that all previous site instructions have been completed/resolved • roof framing is complete including member location, size, span, support, and fixing • truss installation is as per the as-built plan • all fixings to the truss and frame match the as-built plan • roof bracing and bottom chord restraint • gable end bracing over roof section of end walls • purlin size and fixing • outrigger length and connections • post to beam connections • window layout and lintel sizes • framing size, timber species, treatment and stress grade confirming compliance with NZS 3604:2011 Timber-framed buildings • bottom plate, lintel and stud to top plate fixings • bottom / top plate size and position • stud sizes and centres • joist sizes and centres • the fixings associated with external and internal bracing elements. This includes checking bracing layout, type and hold downs that are required • steel beam locations and fixings • fire wall connections at bottom plate • fire wall solid blocking at the roof/soffit • any other specific engineered design (SED) structure and materials are in accordance with the consented design