

Building Consent Application Notes Guidance on Means of Compliance

The new building consent Application requires the applicant to state, for each relevant Building Code clause, what the means of compliance is.

The Building Code clauses and acceptable solutions to each are listed below.

Alternative solutions may also be proposed, and must be accompanied with supporting documentation demonstrating compliance.

To help you identify the relevant code clauses, a few scenarios are presented below, with the typical means of compliance.

Installation of a freestanding or inbuilt fire appliance

- **B1 structure:** B1/AS1 with alterations to framing for the flue penetrations complying with NZS 3604.
- **B2 durability:** B2/AS1 particularly important where second hand fires or flues are to be reused.
- **C1 outbreak of fire:** C/VM1 manufacturers usually test their appliances to NZS 2918
- **E2 external moisture:** E2/AS1 for the flashing of the flue penetration

Construction of a deck over 1m high with access stairs

- **B1 structure:** B1/AS1 construction and framing generally complies with NZS 3604 or where the deck is over 3m high, specifically engineer designed using NZS 4203.
- **B1 Structure:** B1/AS2 for timber barriers. Other barriers require specific engineering design to NZS 4203
- **B2 durability:** B2/AS1 with timber members are treated in accordance with NZS 3602 and fixings to NZS 3604.
- **D1 access routes:** D1/AS1 for stair dimensions, slip resistance and handrails.
- **E2 external moisture:** E2/AS1 particularly detailing the junction between deck and house.
- **F4 safety from falling:** F4/AS1 as an area frequented by children under 4 years.

Construction of a garage or other non-habitable accessory building

- **B1 structure:** B1/AS1 with timber construction to NZS 3604, masonry construction to NZS 4229 or specific design to NZS 4203. Proprietary garages are specifically designed.
- **B2 durability:** B2/AS1 with timber treated to NZS 3602, and fixings to NZS3604. Cladding used as bracing in proprietary garages is required to be durable for the life of the building.
- **C1 outbreak of fire:** C/AS1 requires that walls within 1m of boundaries to be fire rated to a minimum of 15 mins. Designers should specify systems that have been tested to C/VM1.

- **E1 Surface water:** E1/AS1 for stormwater drainage, using E1/VM1 where discharge to a soakpit is proposed. Show drainage from paved driveways.
- **E2 External Moisture:** E2/AS1 for ground clearances, and sizing of downpipes.

Construction of a new house

- **B1 structure:** B1/AS1 with timber construction to NZS 3604, masonry construction to NZS 4229 or specific design, including steel stud and composite panels, to NZS 4203.
- **B2 durability:** B2/AS1 with timber treated to NZS 3602, fixings to NZS3604 and flashings/claddings to E2/AS1.
- **C1 outbreak of fire:** C/AS1 requires fire rating of all walls/ceilings/windows within 1m of any boundaries (minimum of 30mins) ceiling/roof where a taller adjacent building is within 5 metres, and envelope of houses that are 4 or more storeys. Designers should specify systems that have been tested to C/VM1.
- **D1 access routes:** D1/AS1 for stair dimensions, slip resistance and handrails. All external stairs to meet the provisions of “Main/Common Stairway”.
- **E1 surface water:** E1/AS1 for stormwater drainage.
- **E2 external moisture:** E2/AS1 for risk assessment, cladding materials and details, and sizing gutters and downpipes.
- **E3 internal moisture:** E3/AS1 for wet area finishes and ventilation to prevent fungal growth.
- **F4 safety from falling:** F4/AS1 for balustrades to any sudden changes in level (i.e. decks, stairwell voids etc) appropriate for children under 4 years.
- **G1 personal hygiene:** G1/AS1. sanitary facilities to be provided
- **G2 laundering:** G2/AS1 for household units of more than 2 people.
- **G3 food preparation:** G3/AS1.
- **G4 ventilation:** G4/AS1 covers natural ventilation (through opening windows) or mechanical ventilation.
- **G7 natural light:** G7/AS1 provides for natural light and visual awareness of the outside to all habitable spaces.
- **G9 electricity:** G9/AS1 for electrical installations by registered electricians. Energy work certificates are required at completion.
- **G11 gas as an energy source:** G10/AS1 Energy work certificates are required at completion.
- **G12 water supplies:** G12/AS1 or AS/NZS 3500
- **G13 foul water:** AS/NZS 3500, or G13/AS1 for sanitary plumbing and G13/AS2 for foul water (sewer) drainage
- **H1 energy efficiency:** H1/AS1 via NZS 4218 for insulation.

Internal office alterations to commercial buildings (existing use)

- **C1 outbreak of fire:** C/AS1 including upgrading for means of escape from.
- **D1 access routes:** D1/AS1 or NZS 4121, including upgrading the whole building for access and facilities for people with disabilities
- **F5 Construction and demolition hazards:** F5/AS1 for public safety aspects.
- **F6 Lighting for emergency:** F6/AS1
- **F7 Warning systems:** F7/AS1 with NZS 4512 fire alarm systems, NZS 4541 sprinkler systems, and NZS 4515 sprinkler systems
- **F8 Signs:** F8/AS1 and NZS 4121
- **G8 artificial light:** G8/AS1 for lighting installations

Other code clauses may be relevant depending on the specifics of the proposal.