

GUIDANCE INFORMATION

Building Consent and Inspection fees



APPLICABLE FROM 1 JULY 2018 - 30 JUNE 2019

Council has two key roles in Building Control. One is the processing, inspecting and certification of building work via the Building Consent process. The other is that of a Territorial Authority with the primary focus on Public Safety. With particular emphasis around Building Warrants of Fitness, Swimming Pools and Earthquake Prone Buildings. In addition to this the TA function deals with illegal buildings, enforcement actions and general guidance.

Council's Consent and Inspections role is independently assessed every two years as a Building Consent Authority.

Given the range of building project work that Council processes, a range of fees are applicable. These usually consist of an initial fee and any further fees required are charged at an hourly rate if technical advice or processing exceeds the initial fee.

These charges apply to all actions of the Council for which a charge may be levied pursuant to Section 219 and 240 of the Building Act 2004. The following outlines general fees for processing Building Consents. Further detail is provided under headings in the tables below:

Inspection Fees rate duration

All fees for Building Consent Inspections are valid for the two year duration of a building consent. If you require an extension any inspection carried out during the extension period will be at the rate applicable at the date and time of the inspection.

Investigation/Enforcement Fees

The Council will investigate instances of alleged non-compliance with the Building Act 2004, the Building Code and related matters. In the event that an investigation concludes that an offence has occurred, costs associated with such investigations, calculated in accordance with the hourly rate specified, will be recovered from the offending party or owner of the property on which an offence has occurred. Where a non-compliance with the Building Act, Consent or Building Code requires a Notice to Fix Council will also charge for the cost of the Notice.

Please also note that:

- The standard fees in this schedule are minimum fees.
- Building consents will be granted and released once full payment of the fees has been received.
- Where the cost of processing significantly exceeds the fee or deposit stipulated below, then an actual time charge shall be payable at the hourly rate as set out in the schedule below.
- Fees associated with processing the building consent cover the assessment only. Inspections, lodgement, Code Compliance Certificate (CCC) and other professional fees are charged separately.
- An initial lodgement fee is required with all Building Consent and Certificate of Acceptance (COA) applications.
- COA's require the highest level of technical input which may result in additional fees.
- Council will refund any unused portion of fees for cancelled or withdrawn consents.
- Specialist services (payable at cost) and Central Government levies payable via Council are additional to fees and charges.
- Fees are charged based on the market value of the building project or as specifically identified.
- The deposit fee is the total of the document online fee, the planning check fee and the processing fee, based on project value unless otherwise stipulated.

BUILDING CONSENT PROCESSING FEES (subject to the building Act 2004)

Building projects valued at \$20,444 and over are subject to levies from the Department of Building and Housing (DBH - part of the Ministry of Building, Innovation and Employment) - .201% per \$1,000 of the building project value and **Building projects over \$20,000 and over** are subject to levies from the Building Research Association of New Zealand (BRANZ) 0.1% per \$1,000 of the building project value.

BCA Accreditation and Assessment Levy charged for meeting the standards and criteria under the Building Accreditation Regulations 2006 - \$0.40c per \$1,000 or part thereof of the value of works over \$20,444.

Processing fees excludes Inspections and other incidental fees.

Building Consent Lodgement Deposit Fees (non-refundable)*

Required to accompany your application under Sec 45(1)(d) BA2004

Fees apply from 1st July 2018 to 30th June 2019

***This deposit is payable for all residential and non-residential consent applications and is non-refundable. All fees are deposits unless otherwise stated. All deposits are non-refundable. All fees and hourly rates are inclusive of GST and are payable before the consent is issued.**

RESIDENTIAL (Based on Market Value of the building project)**

Project Value	Online system Fee	Planning check	Processing fee	TOTAL DEPOSIT for BC only at Lodgement
Building projects valued at less than or equal to \$7,500 (includes plan review, online fee,). No PIM included.	\$10	\$0	\$790	\$800
\$7,501 - \$20,000 (includes plan review, online fee, and planning check)	\$50	\$365	\$1,485	\$1900
\$20,001 - \$100,000 (includes plan review, online fee, and planning check)	\$70	\$365	\$2,165	\$2,600
\$100,001 - \$500,000 (includes plan review, online fee, and planning check)	\$120	\$365	\$3,715	\$4,200
\$500,001 and over (includes plan review, online fee, and planning check)	\$150	\$365	\$4,085	\$4,600

NON-RESIDENTIAL (Based on Market Value of the building project)**

Project Value (includes plan review, online fee, and planning check)	Online system Fee	Planning check	Processing fee	TOTAL DEPOSIT for BC only at Lodgement
Building projects valued at less than or equal to \$7,500	\$10	\$365	\$1,225	\$1600
\$7,501 - \$20,000	\$50	\$365	\$1,985	\$2,400
\$20,001 - \$100,000	\$70	\$365	\$2,765	\$3,200
\$100,001 - \$500,000	\$120	\$365	\$4,415	\$4,900
\$500,001 and over	\$150	\$365	\$5,385	\$5,900

****Fees EXCLUDE any additional processing charges, disbursements, government levies, Accreditation Levies, Certificate of Title, CCC, inspection costs and any other costs associated with the processing of the building consent.**

Document Online System Fee - Residential and Non-Residential (Based on Market Value of the building project)	
	Unit per consent 2018/2019
Project Value	Document Online System Fee
\$0.00 - \$7,500	\$10
\$7,501 - \$20,000	\$50
\$20,001 - \$100,000	\$70
\$100,001 - \$500,000	\$120
\$500,001 and over	\$150

Other Administration costs		
Scanning Charge		
The scanning of digital storage and file management will not be charged against those building consent applications and/or additional information lodged for processing subject to the online building consenting system being operational and the application been submitted in format that meets council requirements	A3 or A4	\$2 per page
	A1 or A2	\$3.75 per page
Certificate of Title	Per application	\$30.00
Refusal of Building Consent		\$100.00
Lapsing a Building Consent		\$100.00
Cancellation Fee		\$100.00

National Multiple use	Units	2018/2019
National Multiple use approval /Codemark Based on project value \$100,000-\$499,000	Per Consent	\$1,285.00
National Multiple use approval/Codemark Based on project value \$500,000 and over	Per Consent	\$2,675.00

Fixed Application Fee for Minor Applications	Units	2018/2019
Solid or Liquid Fuel Heaters Fee including plan review, online fee, CCC cost (excludes inspection costs). Note two inspections required for in-builts.	Per consent	\$220.00
Temporary Marquee Fee including plan review, online fee, CCC cost (excludes inspection costs).	Per consent	\$220.00
Project Information Memoranda (PIM) Fee includes online fee	Per consent	\$380.00

PIM/Planning check	Units	2018/2019
Project Information Memoranda (PIM).	Per consent	\$365.00
Project Information Check for Building Consent.	Per consent	\$365.00

Amendments	Units	2018/2019
Amendments Assessment Fee (Residential and Non-Residential). Plus processing time will be charged separately at the applicable hourly rate.	Per application	\$100.00 + hourly rate
Amendment Assessment- District Plan Review (Residential and Non-Residential.)	Per consent	\$82.50

Other	Units	2018/2019
Memorandum of Encumbrance:	Per application	\$400.00
LINZ registration (s72, s75) Fee: Where land is subject to natural hazards or building over more than one allotment	Per application	\$400.00
LINZ Removal of Entry;		\$400.00
Notice To Fix (NTF): Fee includes preparation and administration	Per Notice	\$220.00
Certificate for Public Use (CPU);	Per application	\$100.00 Deposit + officers hourly rate
Certificate for Public Use (CPU) Extension of Time:		\$100.00
Waiver and modification of the Building Code applications: Fee covers application and first hour's processing time. Additional processing time will be charged separately at the applicable hourly rate.	Per application	\$100.00
Change of Use Fee:	Per application	\$100.00 Deposit + officers hourly rate
Compliance Schedule (CS) issue/modification and assessment;	Per application	Admin fee \$90.00 plus \$65.00 per schedule item
Amendment to Compliance Schedule:	Per application	\$95.00
Owner Builder Fee: Fee provides for receiving, processing and sorting declaration	Per Hour	\$85.00
Receiving Annual BWOFF:	Per application	\$95.00
BWOFF Audit Site visit per hour (includes re-inspection)	Hourly Rate	\$198.00
Issuing Consent Report: Annual Subscription for monthly reports	Per year	\$350.00
Issuing Consent Report: Monthly Fee	Per month	\$30.00
S116A Subdivision Check:		\$170 + hourly rate for additional time
Third Party Report Filing Fee: To place on the property file at owner's request. E.g. Pre 1992 Safe & Sanitary report from Building Surveyor. Note any report received must have a disclaimer in favour of, acceptable to, and indemnifying Council in all respects, put on the document and signed by the applicant.	Per Lodgement	\$200.00
S362T Filing Fee: received under separate cover and not with CCC application		\$25 + scanning costs
Other Administration Costs: Disbursement cost such as digital scanning or photocopying etc. will be charged at actual costs as appropriate.		
Requests for information: Requests for information other than those relating to either the Resource Management Act 1991 or the Building Act 2004 that cannot be answered by customer service representatives will be charged at the hourly rates specified under the Local Government Official Information and Meetings Act 1987, Schedule of Fees and Charges for Requests for Official Information.		

Exemptions	Units	2018/2019
Exempt building work schedule 1, excludes (2)	Per application	\$200.00
Exemption Application and Discretionary Exemptions; Schedule 1(2) Applications	Per application	\$165.00 + Officers hourly rate

Extension of time	Units	2018/2019
Extension of time requests Fee covers application only. Processing time will be charged separately at the applicable hourly rate.	Per application	\$100.00

Hourly rates	Units	2018/2019
Building Officers	Per hour	\$172.00
Administration Staff.	Per hour	\$104.00
Team Leader / Technical Specialist	Per Hour	\$198.00
Manager	Per Hour	\$225.00
Compliance Officer for all aspects of monitoring, enforcement and investigation work.	Per hour	\$198.00
External specialists fees are charged out at actual costs + Admin Fee 15min		Actual cost + 15 min Admin Time

Building Inspection Fees

Building Inspections

- Assessments of the number of building inspections required will be made as part of the building consent process.
- Final inspection fees may also be required for other projects as deemed appropriate by the building inspector or processing officer.
- Code Compliance Certificates and associated inspections must be paid prior to the building consent being released.
- Fee rates are valid for 12 months only and are calculated at the time the consent is approved.

	Units	2018/2019
Building Inspection (residential)	Per inspection	\$180.00
Building Final Inspection (residential)	Per inspection	\$250.00
Building Inspection (non-residential)	Per inspection	\$200.00
Building Final Inspection (non-residential)	Per inspection	\$285.00
Building Final Inspection same Day Cancellation Fee		\$180.00

Code Compliance Certificate (CCC)	Units	2018/2019
Code Compliance Certificate (residential)	Per certificate	\$240.00
Code Compliance Certificate (non-residential)	Per certificate	\$300.00
Copy of Code Compliance Certificate		\$60.00

Historic CCC	Units	2018/2019
Code Compliance Certificate (CCC) for Building five years or older from date of granting the consent. Charges are incurred at an hourly rate and include a full review of the building project including site/project inspection. All modification/waiver fees are additional to stated fees.	Per Consent	Deposit of \$710.00 (plus additional building officer hourly rate as required)

Certificate of Acceptance (COA)	Units	2018/2019
Certificate of Acceptance (COA) application (For all application types including emergency work)	Per Application	\$500 deposit + processing and inspection fees charged at building consent fee rates. *Plus see additional fee below in terms of S9691)(a).
*Certificate of Acceptance additional fees, charges & levies in terms of S96(1)(a). (Excludes emergency work).	Per Application	See above COA fees + full Building Consent fees for relevant project value (this includes all fees, charges and levies payable had a building consent been obtained. Current rates apply).
Certificate of Acceptance (COA) per certifier + Inspection costs + sundry costs		\$500.00

Swimming Pool/ Small Heated Pool Compliance Cycle Inspection		
	Units	2018/2019
Swimming or small heated pool compliance (first and subsequent re-inspections)	Per inspection	\$185.00
Cost to place IQPI records on file and monitoring compliance		\$65.00
Cost to give one property status and previous record to IQPI		\$65.00

Amusement Device Permits (Fees are set by legislation)		
	Units	2018/2019
For one device, for the first seven days	Per application	\$11.50
For each additional device by the same owner for the first 7 days	Per application	\$2.30
For each device for each further period of 7 days	Per application	\$1.15

EPB Building Matters	Units	2018/2019
These charges are to recover the cost Council has incurred in implementing the legislative requirements under the Building (Earthquake-prone Building) Amendment Act 2016.		
EPB Extension of Time	Per application	\$150.00
EPB Exemption	Per application	\$150.00
Alterations to EPB	Per application	\$150.00
Determine EPB Rating	Per application	\$300.00

Building Control - Monitoring	Units	2018/2019
Inspection Charge	Per Hour	\$198.00
Administration Charge	Per Hour	\$104.00
Engineering and Asset Management	Actual Cost	Actual Cost +15min Admin Time
Disbursements	As incurred	Actual Cost

Alcohol Licensing - Building Code Certification Under the Sale of Liquor Act		
	Units	2018/2019
Inspect premises for fire and Access for PWD	Per application	\$395.00

Please contact Council Building Control Unit if you have any further questions.

THAMES-COROMANDEL DISTRICT COUNCIL

Private Bag, 515 Mackay Street, Thames Phone: 07 868 0200 www.tcdc.govt.nz