

STEP-BY-STEP GUIDE Design and manufacture (whole buildings)

This step-by-step guide shows how the building consent process works for a BuiltReady design and manufacture certified manufacturer. The guide shows how a manufacturer's certificate for a whole building interacts with the building consent process.

This will be helpful for people who (a) are certified and registered under the BuiltReady scheme to design and manufacture whole buildings, (b) are considering applying to become certified under the BuiltReady scheme to design and manufacture whole buildings, or (c) are considering using a BuiltReady certified manufacturer in their build.

In this example, the manufacturer has been certified to design and manufacture whole building modular components and is registered by MBIE. The manufacturer will design the modular component within the scope of their certification. The manufacturer's certificate will clearly define the design and manufacture details of the component.

APPLYING FOR A BUILDING CONSENT



1

The applicant for the building consent completes the application and is responsible for the coordination of relevant specialists (eg the project engineer and the manufacturer).



2

The applicant provides enough information in their building consent application to assist the BCA in assessing site specific aspects of building work.



3

A clear description is provided in the building consent application detailing that the application includes a manufacturer certificate for the design and manufacture of whole buildings.

4

The applicant provides a manufacturer's certificate and relevant technical specifications alongside the building consent application, eg shop drawings, plans and specifications.



PROCESSING THE BUILDING CONSENT

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The BuiltReady design and manufacture certification is a deemed to comply pathway under section 19 of the Building Act 2004. The BCA checks the details of the BuiltReady certification on MBIE's register including whether the manufacturer has a current certification and the scope of that certification.

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The BCA has a statutory timeframe of 10 working days to process a building consent application that contains a BuiltReady manufacturer's certificate for the design and manufacture of whole buildings.

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Modular components (whole building) covered by the BuiltReady manufacturer's certificate is not assessed by the BCA for whether the design is New Zealand Building Code compliant (except where there are connections with other building works) as this is covered by BuiltReady certification. The BCA is responsible for assessing code compliance for onsite specific works, any works outside the scope of the manufacturer's certificate or where there are connections between the works covered by the manufacture's certificate and other site works.

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The BCA still processes aspects of the consent not covered by the manufacturer certificate and may request further information from the applicant.

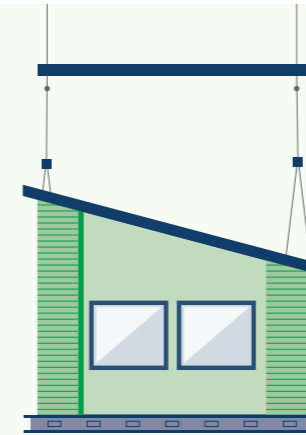
The BCA does not assess or inspect any work covered by the manufacturer's certificate (except where there are connections with site specific work), which significantly reduces processing and inspection costs and time.

12

The modular component/s is transported and installed on-site (in accordance with the transportation and installation specifications detailed on the manufacturer's certificate).

11

On-site work and all other approved works (covered by the building consent) begins.



BUILDING WORKS AND INSPECTIONS

10

The manufacture of components can be completed before the building consent is issued as the design of the modular components is covered by the BuiltReady certification.

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BUILDING CONSENT ISSUED

The BCA confirms what inspections are required for the building work. There may be non-standard inspections required where aspects of the modular component has connections with other building works.



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The BCA undertakes relevant inspections as per the approved building consent.

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CODE COMPLIANCE CERTIFICATE (CCC)

Once the building works are completed, a manufacturer's certificate and the application for CCC are provided to the BCA to demonstrate work has been completed as per the building consent and in accordance with the first BuiltReady manufacturer's certificate provided to the BCA in the building consent application and any specified minor variations.

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Standard construction documentation is provided to the BCA for other building work not covered by the manufacturer's certificate eg producer statements, energy work certificates, plumbing test certificates, record of building work etc.

Documentation connected to any licensed building practitioner work completed offsite (eg Record of Building Work, Certificate of Design Work) does not need to be supplied as that work is not considered restricted building work.

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The BCA issues the Code Compliance Certificate.

