

IS SI Site Inspection Descriptions

Inspection Type	Inspection Detail
Pre Construction Meeting	A Pre Construction Meeting is required to establish an inspection regime to match the planned build process. The meeting is held with the project manager or the person who will be overseeing the project. Please call 03 450 0369 to arrange this meeting. Required for complex residential or commercial projects, e.g., projects with 3 or more buildings or household units on site, buildings with 3 or more levels or a footprint of over 700m².
Foundation and Slab	Inspection covers: > Siting: Location of building matches the plans > Foundations: Trenches dug, boxing and reinforcing in place > Piles (Timber + Concrete): Siting, bearing, holes and piles (held in place) > Slabs: All slab types e.g. traditional, raft & suspended, assessed for siting, bearing, fill, trenches DPM, insulation, load paths, reinforcing and mesh Required to establish siting and foundation compliance.
Drainage	Inspection covers: > Foul Water: Under slab & external drains laid to correct falls ready for connection, drains are to be charged with water level test in place > On-site Wastewater Disposal: Septic tank in and connected, effluent field in and ready to have pipes covered > Stormwater: Under slab & external drains laid to correct falls ready for inspection, under slab stormwater drains to be charged with water level test in place > Soak Pit: Capacity, filter cloth, inspection point, rock size or containers > Water Supply: Under slab, insulated & frost protection Required when there is greater than 3 new fixtures in ground and under slab drainage. Stormwater associated with all new building except outbuildings.
Concrete and Blockwork	Inspection covers: > Block Walls: Reinforcing, height of pour, cleanouts and control joints > In-situ Beams + Columns: Formwork, reinforcing, height of pour > Precast Beams + Panels: Beams and panels in place, thickness, supported Required where concrete wall is part of the consent and not proposed to be inspected by an engineer.
Tanking	Inspection covers: > Below ground membrane installed (prior to backfill): Product, installation, protection and drains Required when tanking is applicable to an occupied space.
Framing and Substrates	Wall / roof framing, bracing hold-downs and roof membrane substrates in place and ready for wraps or membrane to be installed: > Subfloor: Pile bracing, bearers, joists and connections > Flooring: Material used, fixings > Framing: Plates, studs, trimmers, mechanical fixings > Midfloor: Joists, blocking and connections > Bracing: Walls, floors, ceilings, roofs, mechanical fixings > Passive Fire: Intertenancy and boundary fire walls framing and mechanical fixings > Roof: Rafters, trusses, purlins and mechanical fixings > Membrane Roof/Gutter Substrate: Substrate in place fixed ready for membrane Required when there is any building work involving any of the above structural elements, either new or greater than 3 elements altered.
Cladding	Wraps, flashings and cavity system installed ready for cladding & joinery: > Check wall wraps, window tapes and cavity batten system > Check that roof and flashings are complete <i>For buildings over 1 storey: Check completed cladding (carried out before scaffolding is removed).</i> Required when there are cavity battens and internal lining (not required for out buildings).
Half High Veneer	Lintels and half high veneer / stone cladding installed: > Ties, cavity, drainage / ventilation, lintel support, control joints Required when stone, brick, schist veneer proposed with a cavity (not required around posts).

continued overleaf

Inspection Type	Inspection Detail
Pre Lining	Plumbing, other services, insulation, fire and acoustic systems installed ready for internal linings: > Plumbing: Foul water, suspended drains, stacks, portable water and hot water systems installed with water test on and holding > Building: Moisture content, passive fire, insulation (ceilings, walls) > Other Services: Extracts, and HVAC systems in place > Inbuilt Fire: Installed and clearances checked Required when more than 3 new plumbing fixtures, fire and/or acoustic systems, inbuilt solid fuel heater (woodburner not gas) and other services are proposed.
Post Lining	Linings installed ready for stopping: > Fire Rated and Intertency Elements: completed to exterior and roof line > Sheet Bracing Elements Required when there is >5 bracing elements or intertenancy elements.
Tile Membrane	Wet area undertile waterproofing membrane installed ready for tiling. Required for wet area showers with tiles proposed (vinyl showers assessed at final). Not applicable to tiled areas above baths, vanities, and basins/tubs.
Pool and Spa Barrier	Inspection covers fencing as per Building Act 2004: > Barriers, gates & fittings, clearances from climbable objects > Window restrictors, child resistant door set Required where there is a pool fence (includes doors for indoor swimming pools).
Specified Systems	Specified systems completed and commissioned. Required for new buildings with new systems. Or substantial alterations and / or additions to existing specified systems.
Final	All approved building work completed: > Sewer, stormwater and water are operational > Electrical and gas work is commissioned > Claddings, fixtures, access routes, barriers and accessible facilities are installed Applies to every building consent.
Certificate of Acceptance	Certificate of acceptance inspection of visible work.
Certificate of Public Use	Inspection carried out under a CPU application to determine if a building is safe to be used by members of the public. In a new building, this is generally when sufficient building work has been completed, but the Code Compliance Certificate has not yet been issued. With an existing building, it is required prior to construction commencing if the public will continue using the building during the construction phase, or during construction but prior to public being approved to use the building. Required where the public has access to the building or area of work (does not include places of employment, such as offices where only staff have access).
Compliance Assessment	Assessment for enforcement: > Recommendation for next steps after complaint or significant event e.g., no further action, warning, infringement, notice to fix (NTF), dangerous building
BWoF Audit	Audit of specified systems on compliance schedule.

Inspection Element Outcomes	
An Inspection Element may have 1 or more questions. The following outcomes can be applied to each question:	
 Not Started	Question has not been inspected. Inspection is required.
 In Progress	Question has been inspected and the work is compliant but not complete. Once complete, reinspection is required.
 Pass	Question has been inspected and no further action is required.
 Fail	Question has been inspected and aspects of it are noncompliant. Remediate any noncompliant work before reinspection is required.
 N/A	Question is not applicable to this consent and no further action is required.
<i>Please note: The inspection types will remain 'in progress' until all building work within the inspection type is completed, this may require multiple inspections.</i>	