

Building consent fees

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WELLINGTON CITY COUNCIL

Wellington

Contents

| | |
|--|-----------|
| Introduction | 2 |
| Building consent fee descriptions | 3 |
| Category 1 buildings | 3 |
| Category 2 buildings | 4 |
| Category 3 buildings | 4 |
| Fees | 6 |
| Minor works | 6 |
| Lodgement fee | 6 |
| Category 1 buildings | 6 |
| Category 2 buildings | 6 |
| Category 3 buildings | 7 |
| Multi-proof consent..... | 7 |
| Lodgement fee | 7 |
| Code compliance certificate | 7 |
| District Plan check fee | 7 |
| Inspection fees | 8 |
| List of possible inspections requirements | 9 |
| Structural check | 10 |
| Levies | 10 |
| Compliance schedule fee | 10 |
| Vehicle access..... | 11 |
| Fire Service charges | 11 |
| Health assessment..... | 11 |
| Certificate lodgement..... | 11 |
| Certificate of public use (CPU) | 11 |
| Building consent amended plan..... | 11 |
| Other types of applications and associated charges..... | 12 |
| Project information memorandum | 12 |
| Certificate of acceptance | 12 |
| Category 1 | 12 |
| Category 2..... | 12 |
| Category 3..... | 13 |
| Building warrant of fitness..... | 13 |
| Swimming pools | 13 |
| Special activity and monitoring | 13 |
| Notes | 14 |



Introduction

This booklet is designed to help you estimate fees when you apply for a building consent.

Use the removable sheet in the centre of this booklet to estimate the fee. If you'd like further assistance please phone us on 801 4311 or email us at BCLS@wcc.govt.nz. You will need to attach your fee payment to your building consent application.

We will calculate the fee when you submit the application, and if your estimate is different you will need to pay the balance. Providing you pay before the consent is issued, this will not hold up the application process.

Occasionally, as we work on applications we find additional areas that need investigation. For example, we may identify a need for a compliance schedule or an assessment by an environmental health officer. We may also require additional information not supplied with your initial application. Please be aware that this may result in additional fees that we will invoice and request payment for before issuing your building consent. Additional charges may also apply if the consent needs to be sent to the New Zealand Fire Service for comment.

When a building consent has been issued, any changes will require an amendment to be lodged and further fees will be charged.



Building consent fee descriptions

Building consent fees are made up of a number of components, including a combination of the project value and the category of the work involved. The estimate of the project value must include the value of:

- materials, including the value of salvaged materials
- fees charged for design work
- building, plumbing and other contractor charges at normal commercial rates
- owner's labour priced at normal commercial rates
- project manager's charges
- GST.

Fees are calculated based on where the project fits in the following value bands (\$):

less than 10,000

10,001–20,000

20,001–100,000

100,001–500,000

500,001–1,000,000.

There are three categories of building. These apply whether the proposed work is a new building or additions/alterations to an existing building.

Category 1 buildings

Simple buildings

- Buildings that fit within the scope of NZS 3604 or NZS 4229, for size and structure (with specifically designed elements such as trusses, beams or foundations).
- Uses including:
 - single residential dwellings, duplexes and their outbuildings, including cable cars
 - outbuildings for other uses without specified systems or hazardous substance storage.
- Risk score on the E2 risk matrix assessed at 20 or less (and not in a specific engineering design wind zone).

Examples:

- One–or two–storey house of simple design in low to very high wind zone. May include specific engineering design for a beam or truss system.
- Two adjoined townhouses of two storeys with E2 risk matrix score of 16 with foundations designed by a structural engineer.



Category 2 buildings

Moderate complexity buildings

Buildings that are beyond the scope of Category 1 and are:

- limited to three levels
- and
- not required to be sent to the NZFS for comment.

Examples:

- one–or two–storey house of simple design in specific design wind zone.
- two–level commercial or industrial building – no storage of hazardous substances.
- block of four adjoining townhouses.

Category 3 buildings

Complex buildings

Buildings that are:

- more than three floors

and/or

- required to be sent to the NZFS for comment.

Examples:

- four–level or higher office building with shops on ground floor
- office fitout on the seventh level of a 10–level building
- multi–level building with mixture of apartments and commercial
- industrial building used in production or storage of hazardous substances.

Every consent application will incur an administration fee, plan check fee, inspection fee and a code compliance certificate fee.

The number of inspections required will be estimated at the time the application is lodged, and a fee will be calculated at \$150 per hour. This fee includes travel time, and if the project is located in a remote area or has difficult access, additional time will be charged.

Before the code compliance certificate (CCC) is issued, charges for the total inspection time will be checked. If the fees paid at the time of application are not sufficient to cover the time actually spent on inspections, additional fees will be charged and must be paid before the CCC is issued. If the fee paid at application time is more than is needed for the actual inspection, the balance will be refunded.

A building consent application may also incur some or all of the following charges, depending on the work involved.

- structural check
- vehicle access processing
- vehicle crossing inspection
- compliance schedule (new or amendment)
- Building Research Association New Zealand (BRANZ) levy
- Department of Building and Housing (DBH) Levy
- New Zealand Fire Service assessment
- health check

- S77 certificate and lodgement (where buildings are being built over more than one allotment)
- S72 certificate and lodgement (building work on land subject to hazards)
- certificate for public use (mostly commercial buildings).

Before we issue the consent there may be further fees if extra processing time has been required or the consent has been suspended because further information was required.

Minor works building consents (free-standing or inbuilt fires or plumbing and drainage up to \$2000) are covered by a set fee which includes either one or two inspections. Additional inspections will be charged at \$150 per hour.

The Council is required to collect two levies on all building consent applications with a project value of \$20,000 or over. The building levy is collected on behalf of the Department of Building and Housing (DBH) and the building research levy is collected on behalf of BRANZ.

Development contribution fees may be required if additional household units are being created, or for some commercial work. These fees will be assessed after the application has been lodged and must be paid before the CCC can be issued. More information about development contributions can be found on our website, Wellington.govt.nz.



Fees

| Type | Fee \$ |
|---|---------|
| Minor works | |
| Drainage/plumbing value = <2000 | 262.00 |
| Freestanding fireplace | 170.00 |
| Inbuilt fireplace | 365.50 |
| Additional inspection fees (per hour) | 150.00 |
| Lodgement fee | |
| All applications (except minor works) | 95.00 |
| Category 1 buildings Plan check (by project value) | |
| Less than 10,000 | 338.00 |
| 10,001–20,000 | 750.00 |
| 20,001–100,000 | 825.00 |
| 100,001–500,000 | 900.00 |
| 500,001–1,000,000 | 2100.00 |
| 1,000,000 + | n/a |
| For each \$500,000 or part thereof over 1,000,000 | n/a |
| Consent suspend fee – (to review additional information), charge per additional hour of officer re-assessment time. | 150.00 |
| Category 2 buildings Plan check (by project value) | |
| Less than 10,000 | 525.00 |
| 10,001–20,000 | 750.00 |
| 20,001–100,000 | 825.00 |
| 100,001–500,000 | 1350.00 |
| 500,001–1,000,000 | 2400.00 |
| 1,000,000 + | 2778.00 |
| For each \$500,000 or part thereof over 1,000,000 | 722.00 |
| Consent suspend fee – (to review additional information), charge per additional hour of officer re-assessment time. | 150.00 |



| Type | Fee \$ |
|---|---|
| Category 3 buildings | Plan check (by project value) |
| Less than 10,000 | 675.00 |
| 10,001–20,000 | 750.00 |
| 20,001–100,000 | 825.00 |
| 100,001–500,000 | 1350.00 |
| 500,001–1,000,000 | 2700.00 |
| 1,000,000 + | 2778.00 |
| For each \$500,000 or part thereof over 1,000,000 | 722.00 |
| Consent suspend fee – (to review additional information), charge per additional hour of officer re-assessment time. | 150.00 |
| Multi-proof consent | Applications using a national multi-use approvals (NMUA) as means of compliance |
| Lodgement fee | 95.00 |
| Plan check – estimate 3 hours @ \$150, | 450.00 |
| Additional time per hour | 150.00 |
| Code compliance certificate | All applications (except minor works) |
| Category 1 building | 95.00 |
| Category 2 building | 95.00 |
| Category 3 building | 118.75 |
| District Plan check fee | All applications (except minor works) |
| Building consents with a project value of less than \$20,000 | 50.00 |
| Building consents with a project value of \$20,001 or over | 100.00 |

Inspection fees

All building consent applications (except minor works)

These fees are based on the estimated number of inspections required (refer list of inspections for a guide). Progress inspections are estimated at 45 minutes, and final inspections at 60 minutes. Additional time is required for remote sites or sites that are difficult to access. Extra fees may be charged if the estimate is not sufficient to cover the cost of inspections.

Hourly charge: the initial payment is based on estimate of inspections required. The final charges are based on actual time.

\$150.00

Engineering inspections (not covered by a producer's statement), including fire, engineering, structural engineering for an unusual proposal, specific design.

Actual cost plus \$90.00

- Where inspection is required that is additional to the inspection identified and paid for on application, the person liable to pay the standard fee must also pay for the additional inspections.
- Refunds will be reduced by inspection and processing time incurred by Wellington City Council and may be subject to an administration charge.
- Inspection fee deposits will be refunded if a building consent is cancelled and no inspections were carried out.
- Inspection charges are calculated at the rate that applied on the day the inspection was undertaken.

| List of possible inspections requirements | Number required (allow 1 per unit) |
|---|---------------------------------------|
|---|---------------------------------------|

| | |
|---|--|
| Pre-construction meeting | |
| remediation work or major projects | |
| Building inspections | |
| site; location of the building on-site | |
| pre-pour, foundation/footings | |
| pre-pour, piles | |
| pre-pour, pre-slab | |
| retaining wall; before backfilling or covering tanking or field drain | |
| sub-floor framing | |
| pre-wrap | |
| pre-clad | |
| brick; at half height | |
| weathertight; before applying coating to cladding (post-clad) | |
| pre-line | |
| pre-line; acoustic | |
| post-line; bracing | |
| post-line; fire | |
| post-line; wet area membranes | |
| post-line; acoustic | |
| Final; building | |
| Plumbing inspections | |
| drainage; surface water, foul water | |
| pre-slab; drainage in or under slab or floor | |
| pre-line; plumbing | |
| Final; plumbing | |
| Total inspections | |



| Type | Fee \$ |
|---|---|
| Structural check Deposits and additional charges | For checking elements of specific engineering design on projects comprising structural works, supported by a producer statement from a chartered professional engineer. |
| Category 1 structural work (on plan reviews) | 237.25 |
| Category 2 structural work (on plan reviews) | 327.00 |
| Category 3 structural work (on plan reviews) | 596.00 |
| Category 1 structural work (for amended plans) | 266.75 |
| Category 2 structural work (for amended plans) | 266.75 |
| Category 3 structural work (for amended plans) | 355.75 |
| Hourly charge for engineers (including internal overheads) over and above deposit | 240.25 |
| Hourly charge for contract management, over and above deposit | 114.50 |
| A deposit for all categories for structural checking not supported by a producer statement from a chartered professional engineer. | 596.00 |
| Levies | BRANZ and Department of Building and Housing (DBH) levies apply to all work valued at \$20,000 or more. |
| DBH levy per \$1000 (of project value) | 2.01 |
| BRANZ levy per \$1000 (of project value) | 1.00 |
| for staged projects the levies are to be assessed on the total project value | |
| Compliance schedule fee | |
| New compliance schedule (linked with building consent). This is a minimum charge (based on one hour of processing), additional charges will apply for time taken over this, at \$150 per hour for additional hours. | 150.00 |
| Additional charge per hour for new compliance schedule (linked with building consent). | 150.00 |
| Alterations and amendments to compliance schedule (linked to building consent) will be charged on a time-taken basis at \$135 per hour of officer time. | 150.00 |

| Type | Fee \$ |
|--|---------------------------------|
| Vehicle access | |
| Plan check linked to a building consent or resource consent | 300.00 |
| Received independently (small) | 315.00 |
| Received independently (multiple) | 530.00 |
| Initial inspection fee | 150.00 |
| Vehicle crossing inspection fee over one hour | 150.00 |
| NZ Fire Service charges | |
| Fire Service review base fee collected with consent. Additional fees will be charged at cost | 202.35 |
| Fire Service review administration | 71.25 |
| Fire Service courier charges | Actual cost |
| Consultants reports | Actual cost |
| Health assessment | |
| Building consent for food premises – base fee | 235.00 |
| Additional charge for processing time in excess of two hours | 120.00 |
| Certificate lodgement | |
| S77 building over two or more allotments | Processing time per hour 150.00 |
| S72 land subject to hazards | Legal costs Actual cost |
| | LINZ lodgement Actual cost |
| Certificate of public use (CPU) | |
| Includes one hour of processing time and associated administration costs | 221.25 |
| Building consent amended plan | |
| Initial fee (includes one hour processing time) | 221.25 |
| Processing time over one hour | 150.00 |



Other types of applications and associated charges

| Type | Fee \$ |
|--|---|
| Project information memorandum (not in conjunction with building consent) | |
| PIM – single residential dwelling including accessory buildings | 355.00 |
| PIM – other | 455.00 |
| Certificate of acceptance <i>Work carried out under urgency (or other special circumstances). For all other circumstances a 20 percent surcharge applies to the stated fees.</i> | Fee includes lodgement, plan check and inspection estimate. Additional inspections charged at \$135 per hour. This applies to all categories of work. |
| Category 1 | |
| Project values | |
| Less than 10,000 | 738.00 |
| 10,001–20,000 | 1150.00 |
| 20,001– 100,000 | 1525.00 |
| 100,001–500,000 | 1600.00 |
| 500,001–1,000,000 | 2800.00 |
| 1,000,000 + | n/a |
| For each \$500,000 or part thereof over 1,000,000 | n/a |
| Category 2 | |
| Project values | |
| less than 10,000 | 925.00 |
| 10,001–20,000 | 1150.00 |
| 20,001– 100,000 | 1525.00 |
| 100,001–500,000 | 2050.00 |
| 500,001–1,000,000 | 3100.00 |
| 1,000,000 + | 3480.00 |
| For each \$500,000 or part thereof over 1,000,000 | 1122.00 |

| Type | Fee \$ |
|---|--------------|
| Category 3 | |
| Project values | |
| Less than 10,000 | 1075.00 |
| 10,001–20,000 | 1150.00 |
| 20,001–100,000 | 1525.00 |
| 100,001–500,000 | 2050.00 |
| 500,001–1,000,000 | 3400.00 |
| 1,000,000 + | 3480.00 |
| For each \$500,000 or part thereof over 1,000,000 | 1122.00 |
| Consent suspend fee – (to review additional information), charge per additional hour of officer re-assessment time. | 150.00 |
| Building warrant of fitness | |
| Independent qualified persons registration fee (new and renewal) | 150.00 |
| Additional charge for each new competency registered | 71.25 |
| Building warrant of fitness – annual certificate. This is the base charge for one specified system. Additional charges will apply for time taken over 30 minutes | 75.00 |
| Building warrant of fitness – annual certificate. This is the base charge for 2–10 specified systems. Additional charges will apply for time taken over one hour | 150.00 |
| Building warrant of fitness – annual certificate. This is the base charge for 11 or more specified systems. Additional charges will apply for time taken over 1.5 hours | 225.00 |
| Additional charge per hour for processing annual certificate, where processing time exceeds that allowed for in the base charge | 150.00 |
| Building warrant of fitness (per hour) | 150.00 |
| Swimming pools | |
| Fencing inspection (per hour) | 150.00 |
| Exemptions – base fees (including 5.5 hours of processing time) | 825.00 |
| Exemptions – processing costs after initial 5.5 hours | 150.00 |
| Hearing costs | Actual costs |
| Special activity and monitoring | |
| Hourly charge for time considering proposals and monitoring compliance | 150.00 |

Notes



Notes



Notes

