

STEP-BY-STEP GUIDE Design and manufacture (modular components make up part of a building)

This step-by-step guide shows how the building consent process works for a manufacturer certified to design & manufacture under BuiltReady. The guide shows how building a hybrid building (ie some modular components are used and some traditional building methods are using a manufacturer's certificate) interacts with the building consenting process.

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

In this example, the manufacturer has been certified to design and manufacture 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 specific 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, the overall designer for the building, and the manufacturer)



2 The applicant informs the building consent authority (BCA) on which parts of the building are covered by the BuiltReady manufacturer's certificate.

3 A clear description is provided in the building consent application, detailing that the application includes the design and manufacture of modular components.

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

5 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.



6 The design and manufacture manufacturer's certificate is evidence that the modular component complies with the Building Code which is the reason why the BCA does not assess the design of modular components and its compliance with the Building Code.



7 As the application contains some modular components and some traditional building methods, the BCA is responsible for ensuring that the overall building design is compliant with the New Zealand Building Code (the Building Code).

8 The design & manufacture of modular components covered by the BuiltReady manufacturer's certificate is not assessed by the BCA (except where there are connections with other building works). This should significantly reduce processing and inspection costs and time.

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

11 Manufacture of components can be completed before the building consent is issued as the design of the modular components is deemed to comply with the Building Code.

13 Modular component/s are transported and installed on-site (following the transportation and installation processes covered in the manufacturer's certificate).

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



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



CODE COMPLIANCE CERTIFICATE (CCC)

Once the building works have been completed, a manufacturer's certificate is provided to the BCA to demonstrate work has been completed as per the building consent and in accordance with BuiltReady certification.

The 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 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.

17 The BCA issues the Code Compliance Certificate.



BUILDING CONSENT ISSUED

10 The BCA issues the building consent.

Modular components covered by the BuiltReady manufacturer's certificate will not be included in BCA inspections (except where there are connections with other building works) as this is covered by BuiltReady certification

ISSUING THE BUILDING CONSENT

9 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.