STEP-BY-STEP GUIDE Build a granny flat

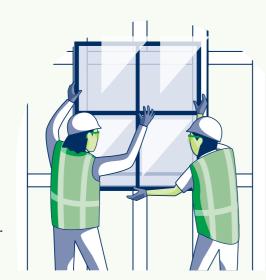
This guide provides step-by-step instructions and process stages for granny flats built using the building consent exemption. It clarifies roles and responsibilities for key parties and explains important steps and considerations.





CONSTRUCTION MONITORING IS ONGOING

The LBP site manager carries out construction monitoring throughout the build. The work is monitored at key stages to ensure that it complies with the plans and specifications, the exemption conditions and the Building Code.



BUILDING WORK STARTS

The LBP builder(s) are provided with the plans, specifications and PIM. They carry out, record and certify building work according to plans and specifications, ensuring that all work complies with the granny flats exemption and the Building Code.



The homeowner understands that an extension of the two year timeframe from the date of issue of the PIM for completion of the build will be needed if the project is delayed and the timeframe exceeded.



BUILDERS PROVIDE RECORDS TO THE HOMEOWNER

As work is completed the LBP builders involved with the project complete Records of Work for the restricted building work that they carried out or supervised. They provide these to both the homeowner and the council that issued the PIM. The homeowner also receives certifications from specialist trades (electrical worker and plumber).



MONITORED

The LBP site manager and homeowner keep track of progress of the project to ensure that the building work is on track to be completed within the two year timeframe.

VARIATIONS AGREED, PLANS ARE UPDATED

The homeowner and designer work with the builder to resolve any on-site variations, ensuring compliance with the Building Code and granny flats exemption conditions. The designer updates plans and specifications to create an accurate record of the building work.

