

Change of Use to Residential

Changing a building to hold a single household unit only
NZ Building Act 2004 Sect 115



NOTES FOR THE APPLICANT

This form is to notify Council of an intention to change the use of a building into a residence to hold a single household unit only.

Section 115 of the Building Act 2004 requires Council to assess the building or part of the building undergoing a change of use for compliance as nearly as is reasonably practicable (ANARP) with specified provisions of the New Zealand Building Code (NZBC.)

The information that you provide in this form will help the council assess the change of use for the building, due to the level of technical detail required, we strongly recommend asking your architect or other advisor for guidance when filling in this form. The more details you provide, the smoother and faster the assessment will be. If you leave a box empty, we may need to ask for more information.

If you're not sure if your project or upgrade will result in a change of use, check the information provided by the Ministry of Business, Innovation and Employment (MBIE): building.govt.nz

The definition of a household unit

- A) Means a building or group of buildings, or part of a building or group of buildings, that is—
 - I. Used, or intended to be used, only or mainly for residential purposes; and
 - II. Occupied, or intended to be occupied, exclusively as the home or residence of not more than 1 household; but
- B) Does not include a hostel, boarding house, or other specialised accommodation.

When completed please send the form with any other required documentation to building@goredc.govt.nz.

GENERAL INFORMATION	
Name of the person completing the form	Relationship to the building owner
Contact telephone number	Email address
Are you to be the councils first point of contact	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you acting on behalf of the owner	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Owner applicant
BUILDING OWNER INFORMATION	
Building owner	
Contact telephone number	
Email address	
Postal address	

BUILDING INFORMATION	
Building name (if applicable)	
Building street address	
Legal description	

BUILDING USE	
Current/old use	
Describe the activity that the building is used for:	
If known, state the current use(s) of the building as per schedule 2 of the building (specified systems, change the use, and earthquake-prone buildings) regulations 2005:	
Proposed/new use	
Describe the activity for which the building will be used for:	

SUPPORTING DOCUMENTATION	
Current floor plan of the building before any changes are undertaken	<input type="checkbox"/> Supplied
Proposed floor plan detailing (note some changes may require a building consent) <ul style="list-style-type: none"> • room uses (bathroom/bedroom/living rooms etc) • escape paths/Final Exits • smoke alarms 	<input type="checkbox"/> Supplied
Site plan showing the building in relation to boundaries, other buildings and features	<input type="checkbox"/> Supplied
Copy of ownership evidence not older than 3 months (rates notice/title documents)	<input type="checkbox"/> Supplied

Note: all plans and drawings must be to scale and suitably legible

OTHER PROVISIONS OF THE NEW ZEALAND BUILDING CODE (NZBC)

Note:

- Level of compliance must be no worse than prior to the change of use
- The acceptable solutions to help you with each building code clause can be viewed and downloaded for free from the MBIE website www.building.govt.nz

NZBC CLAUSE	DESCRIBE EXISTING PROVISIONS	REQUIRED PROVISION	PROPOSED ACTION
<p>Clause E2 External moisture (This clause requires buildings to be constructed to provide adequate resistance to penetration by, and the accumulation of, moisture from the outside)</p>			
<p>Clause E3 Internal moisture (This Building Code clause requires buildings to be constructed to avoid fungal growth and excessive moisture. Its provisions relate to habitable spaces, bathrooms, laundries and other spaces where moisture may be generated or accumulate)</p>			
<p>Clause F1 Hazardous agents on site (This clause safeguards people from injury or illness caused by hazardous agents or contaminants on a site)</p>			

NZBC CLAUSE	DESCRIBE EXISTING PROVISIONS	REQUIRED PROVISION	PROPOSED ACTION
<p>Clause F2 Hazardous building materials</p> <p>(This clause safeguards people from illness and injury from quantities of gas, liquid, radiation and solid particles caused by exposure to building materials. Its provisions ensure building materials, (including glass, transparent panels and brittle materials) are used in ways that avoid undue risk to people)</p>			
<p>Clause F3 Hazardous substances and processes</p> <p>(This clause confirms there is adequate protection to people and other property in buildings where hazardous substances are stored, or where hazardous processes are undertaken)</p>			
<p>Clause F4 Safety from falling</p> <p>(F4 confirms buildings are constructed to reduce the likelihood of accidental fall. It requires barriers where people could fall 1 metre or more)</p>			
<p>Clause G1 Personal Hygiene</p> <p>(This clause confirms facilities for personal hygiene are provided to safeguard from illness caused by infection or contamination. Its requirements protect against loss of amenity and allow people with disabilities to carry out normal activities)</p>			

NZBC CLAUSE	DESCRIBE EXISTING PROVISIONS	REQUIRED PROVISION	PROPOSED ACTION
<p>Clause G2 Laundering (This clause requires specified buildings to have adequate space and facilities for laundering. It applies to housing, old people’s homes, early childhood centres, camping grounds and work camps)</p>			
<p>Clause G3 Food preparation and prevention of contamination (This clause requires the safe and adequate provision of space and facilities for the hygienic storage, preparation and cooking of food in, for example, domestic situations and buildings intended for the manufacture, preparation, packaging or storage of food.)</p>			
<p>Clause G4 Ventilation (This clause requires spaces in buildings to be provided with adequate ventilation consistent with their maximum occupancy and intended use)</p>			
<p>Clause G6 Airborne and impact sound (Prevention of undue noise transmission in building elements between occupancies or common spaces in household units)</p>			

NZBC CLAUSE	DESCRIBE EXISTING PROVISIONS	REQUIRED PROVISION	PROPOSED ACTION
<p>Clause G7 Natural light (This clause requires habitable spaces to have adequate windows for natural light and visual awareness of the outside environment to safeguard against illness, and loss of amenity due to isolation.)</p>			
<p>Clause G12 Water supplies (This clause requires buildings provided with water outlets, sanitary fixtures or sanitary appliances to have safe and adequate water supplies (including where hot water is necessary). It sets out requirements to avoid scalding, injury, leaks, contamination, illness and the prevention of legionella growth.)</p>			
<p>Clause G13 Foul water (buildings in which sanitary fixtures and sanitary appliances using water-borne waste disposal are installed must be provided with adequate plumbing and drainage to appropriate outfalls or system for storage/treatment. This safeguards people from infection or contamination of the water supply.)</p>			
<p>Clause G15 Solid waste (This clause requires buildings to have space and facilities for the collection, and safe hygienic holding prior to disposal, of solid waste arising from the intended use of the buildings.)</p>			

NZBC CLAUSE	DESCRIBE EXISTING PROVISIONS	REQUIRED PROVISION	PROPOSED ACTION
<p>Clause H1 Energy efficiency (This clause requires enclosed spaces where temperature or humidity are modified to provide adequate thermal resistance and to limit uncontrollable airflow in certain buildings. It also sets out physical conditions likely to affect energy performance, and requirements for hot water systems, artificial lighting and HVAC systems.)</p>			

PROPOSED UPGRADES/IMPROVEMENTS

Details

OWNER'S PLAN TO ADDRESS/RESOLVE ANY OUTSTANDING NON-COMPLIANT ISSUES

Details

SUMMARY OF SACRIFICES/BENEFITS ANALYSIS

Details - (attach other documents as necessary)

FIRE AND EMERGENCY NEW ZEALAND

Have Fire and Emergency New Zealand been advised of the change of use?

Yes No

DECLARATION

I declare that all the information in this form is true and correct, and the owner (if not myself) has been notified of the content of this form.

Full name	
Position	
On behalf of	
Signature	
Date	