

BUILDING CONSENT CALCULATION SHEET COMMERCIAL / INDUSTRIAL / OFFICE ONLY – EFFECTIVE 01/07/22

Note:

1. Applicant to use the checkboxes next to the scope of work items to acknowledge what is applicable to the building consent.
2. If a wall is to be removed between 2 rooms then the area affected is the area of those 2 rooms added together.
3. A minimum fee of \$500.00 and maximum of \$22,000.00 applies to each item where rates are calculated by square metre of the floor area.
4. Any building consent with a construction value of over \$3,000,000.00 will be calculated as: Construction Value x 0.5% + Government Levies.
5. The Duty Vetting Officer will confirm all calculated fees at Vetting Stage prior to submission.
6. All fees are GST inclusive.

<input checked="" type="checkbox"/>	SCOPE OF WORK	FLOOR AREA	FEE RATE	TOTAL
Base Fees: <i>if more than one base fee applies calculate the areas separately</i>				
	New Commercial / Additions		\$28.00/m ²	
	Commercial Interior Alterations		\$18.75/m ²	
	New Office / Additions		\$34.25m ²	
	New Industrial / Additions		\$16.50/m ²	
	Industrial Interior Alterations		\$16.50/m ²	
	Unlined Farm Building – <i>bona fide farm use only</i>		\$12.00/m ²	
	Building Shell Only - <i>internal unfinished</i>		\$18.75/m ²	
	Foundations / Slab / Bridge Only	N/A	\$450.00/flat	
	Minor Work		\$12.00/m ²	
Additional Building Elements: <i>the following items are not included in the base fees and to be calculated in addition</i>				
	Re-roofing / Re-cladding	N/A	\$650.00/flat	
	Signs / Retaining Walls	N/A	\$378.00/flat	
	Playground Equipment		<i>min \$300.00</i> \$5.25/m ²	
	Tents / Marquees	N/A	\$322.00/flat	
Additional Plumbing Elements: <i>the following items are not included in the base fees and to be calculated in addition</i>				
	Interior Plumbing or Drainage	N/A	\$432.00/flat	
	Site Servicing / Ext. Drainage / Sump / Road Opener		<i>min. \$300</i> \$16.30 per l/m	
	Drain in Common (DIC) Applicant to engage surveyor to draw up plan and provide to Council for lodging with Land Information New Zealand	N/A	<i>solicitors costs +</i> \$577.50/flat	
Additional Mechanical Elements: <i>the following items are not included in the base fees and to be calculated in addition</i>				
	HVAC - <i>affected area</i>		<i>min \$300-</i> \$1.75/m ²	
	Sprinkler System - <i>affected area</i>		<i>min.\$300 -</i> \$1.00/m ²	
	Fire Alarm / Auto Doors / Other Specified System	N/A	\$322.00/flat	
Compliance Schedules: <i>the following items are not included in the base fees and to be calculated in addition</i>				
	New Compliance Schedule	N/A	\$322.00/flat	
	Amendment to Compliance Schedule	N/A	\$216.00/flat	
	Building Warrant of Fitness Renewal	N/A	\$165.00/flat	
	Building Warrant of Fitness Audit Inspection	N/A	\$160.00/flat	
Changes to Consents or Building Code:				
	Minor Variation		\$160.00/flat	
	Amendment		\$160.00/flat rate (<i>plus time costs and/or additional inspections</i>)	
	Alternative Solution assessment		\$216.00/flat	
	Schedule 1 Paperwork Acceptance		\$115.50/flat	
	Schedule 1 Exemption (2) (Revised fee for INSULMAX \$150.00)		\$432.00/flat	

Waiver or Modification of Building Code	\$216.00/flat	
Demolition:		
Commercial / Industrial / Office Demolition	\$540.00/flat	
Miscellaneous:		
Record of Title	\$25.00/per title	
PIM – Commercial / Industrial / Office	\$432.00/flat	
Change of Use Notification	\$212.00/flat	
Peer Review / Consultant	Cost + 10%	
Certificate of Public Use (CPU)	first 6 months - \$370.00/flat second 6 months - \$750.00/flat every 6 months thereafter - \$2100.00/flat	
Work Start Extension Request	\$94.50	
Cancelled Fee (For cancellations after 2pm the day prior to the day of inspection)	\$189.00/flat	
Legal Process Administration Charges:		
Section 75 of the Building Act 2004	\$367.50/flat	
Section 73 of the Building Act 2004	solicitors costs + \$367.50/flat	
Section 37 of the Building Act 2004	\$115.50 flat	
Hourly Rates:		
Earthquake Strengthening	1,000.00 deposit plus time and / or inspection fees	
Dangerous / Insanitary / Earthquake Prone Consultation	Cost plus 10%	
Additional Processing	Third review of application will be charged additional processing time	\$189.00/hour
Additional Inspections	Third inspection per stage will be charged additional fee	\$189.00each
Administration / Scanning	15 min increments - capped at \$290.00	\$94.50/hour
Scanning of Property Files	15 min increments -Capped at \$290.00	\$94.50/hour
Notice to Fix / Dangerous / Insanitary		\$525.00/flat
BUILDING FEE CALCULATIONS	FEE RATE	TOTAL
Total Fee		
Certificate of Acceptance (COA)	X 2 Fee Rate Applicable	
Government Levies:		
BRANZ Levy	\$1.00 per \$1,000 of GST inclusive work For all applications of \$20,000 or more	
MBIE Levy	\$1.75 per \$1,000 of GST inclusive work For all applications of \$20,444 or more	
Accreditation Levy	\$1.00 per \$1,000 of GST inclusive work For all applications of \$5,000 or more	
FINAL BUILDING CONSENT FEE:		

If you have any questions regarding fees please contact the **Duty Vetting Officer** at (03) 211 1777 or via email at vetting@icc.govt.nz

OFFICE USE ONLY			
Vetting Officer Name: _____	Fees accepted? *if no, return to customer to check	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____
Administration Officer: _____	Fees match computer? *if no, return to Vetting to check	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____