

Building Location Certificates

Once you receive a Building Consent, you may be required to provide a Building Location Certificate (BLC) or Setout Certificate from a Registered Professional Surveyor or Licensed Cadastral Surveyor. These can be for the Building Code and District Plan compliance of finished floor levels (FFL), recession planes, or boundary setbacks.

In some cases a BLC for FFL may not be necessary, such as when:

1. The Site and Level Plan for the Building Consent has been clearly identified as being provided by a Registered Professional Surveyor or Licensed Cadastral Surveyor; and
2. The proposed FFL is at least 300mm above the required minimum floor level. The proposed FFL must be set out from the specific benchmarks established as part of the subdivision or from a LINZ 1st or 2nd order vertical geodetic mark and not other features (eg manhole lid, sump grates, etc); and
3. A minimum of two established benchmarks (specific subdivision benchmarks or LINZ marks) shall be referenced with the first to set out the levels and the second to close the circuit; and
4. Reference is made back to the New Zealand Vertical Datum 2016 (NZVD2016) or Lyttelton Vertical Datum 1937 (LVD1937) depending on District Plan and Resource Consent requirements; and
5. Sufficient internal and external spot levels are shown within Site and Level Plan to facilitate simple verification of the proposed floor level, in relation to these existing levels for both the Builder and the Building Inspector; and
6. A Licensed Building Practitioner (LBP) shall sign the endorsed site plan as confirmation the slab has been constructed no lower than FFL approved in the Building Consent. A stamp will be created and applied to documents by the BCA for signing.



A BLC for recession plane and setback may not be necessary when:

1. The plans clearly show at least 200mm clearance from the required recession plane.
2. The external walls are detailed at least 200mm clear of the 1 metre minimum for the control of external fire spread.
3. The external wall is fire rated.

If the surveyor identifies differences from the approved building consent plans on the building location certificate, the Council will need to be contacted as this means a change to the approved building consent plans that may require an amendment to both the building consent and/or resource consent if one was granted, or application for a new resource consent.

Find out more at waimakariri.govt.nz, or contact Customer Services on 0800 965 468.