

Hutt City Council

Subfloor Framing		
General		
Building consent number:		
Site address:		
Building owner(s)	Name(s): Contact details:	
Location of building or building work within site/block number/building:		
Description:	This inspection is to check subfloor framing.	
When to book this inspection	Book this inspection when: <ul style="list-style-type: none"> All subfloor structural framing has been constructed Ground floor flooring has been installed Subfloor insulation has been installed 	
Building Inspector:	Name: Warrant number:	
Building work ready for inspection	<i>If no, the inspection is failed.</i>	
Inspection date and time:	Click or tap to enter a date.	Time:
Inspection attendees:		
Documentation - all documentation required for this inspection, excluding the on-site copy of the issued building consent documentation, must have been uploaded onto the building consent file in Objective Build prior to the applicant requesting the inspection booking. If the required documents are not on the building consent file, then the inspection booking will be declined.		
<ul style="list-style-type: none"> An on-site copy of issued building consent documentation 		

- Record of work from Licensed Building Practitioners (LBPs) undertaking the work to be inspected
- Site notes from suitably qualified independent engineers
- Written certification from a registered surveyor that the building complies with minimum floor level requirements
- Hutt City Council Producer Statement PS3 – Construction [form](#) from an approved insulation installer

Deviation from the granted building consent documentation

Items to be checked	Help Text
Approval for any major changes to the granted building consent	<p>1) Check if any changes been made to the building work</p> <p>2) Have approval(s) been obtained for the changes to the building work?</p> <p>If approval has not been obtained and the changes affect the building work being inspected, fail the inspection. However, if the changes do not affect the building work being inspected, pass the inspection if all other inspection requirements have been met.</p>

Warnings and bans

Items to be checked	Help Text
Use of building products or building methods that have been banned or have warnings issued	<p>1) Check for the use of any building products or building methods that have been banned by MBIE. If used, fail the inspection.</p> <p>2) Check for the use of any building products or building methods that have had warnings issued by MBIE. If used, check if building code compliance is compromised. If building code compliance is compromised, fail the inspection.</p>

Site	
Items to be checked	Help Text
Construction and demolition hazards	<i>Are protection measures in place as per the building consent?</i>
Material for subfloor framing	
Items to be checked	Help Text
Timber treatment	<i>Is the timber treatment, including the treatment of cuts, as per the building consent?</i>
Timber grade	<i>Is the timber grade as per the building consent?</i>
Steel fixing protection	<i>Is the steel fixing protection as per the building consent?</i>
Separation of timber subfloor framing and concrete or masonry	<i>Has contact between timber subfloor framing and concrete or masonry been avoided as per the building consent?</i>
Bearers	
Items to be checked	Help Text
Bearer size, spacings, bearing on support members and their fixings	<i>Are bearer size, spacings, bearing on support members, and fixings as per the building consent?</i>
Bearer cantilever distance	<i>Is the bearer cantilever distance as per the building consent?</i>
Any holes and/or notches to bearers	<i>Have the holes and/or notches to bearers been constructed as per the building consent?</i>
Joint construction	<i>Are the joints in bearers constructed as per the building consent?</i>
Solid blocking	<i>Check whether the following items are as per the building consent:</i> <ol style="list-style-type: none"> 1) Size of solid blocking 2) Spacing of solid blocking 3) Fixings of solid blocking

Point loads and loadbearing walls	<ol style="list-style-type: none"> 1) Are point loads addressed as per the building consent? 2) Are the bearers, joists and piles supporting loadbearing walls positioned as per the building consent?
Joists	
Items to be checked	Help Text
Joist size, spacings, bearing on support members and their fixings	<i>Are joist size, spacings, bearing on support members, and fixings as per the building consent?</i>
Joist cantilever distance	<i>Is the joist cantilever distance as per the building consent?</i>
Any holes and/or notches to floor joists	<i>Have the holes and/or notches to floor joists been constructed as per the building consent?</i>
Joint construction	<i>Are the joints in the floor joists constructed as per the building consent?</i>
Floor joist stiffener	<p><i>Check whether the following items have been constructed as per the building consent:</i></p> <ol style="list-style-type: none"> 1) <i>The size of the holes in floor joists</i> 2) <i>Floor joist stiffener fixed to floor joist</i>
Solid blocking to floor joist	<p><i>Check whether the following items have been constructed as per the building consent:</i></p> <ol style="list-style-type: none"> 1) <i>Size of solid blocking</i> 2) <i>Spacing of solid blocking</i> 3) <i>Fixings of solid blocking</i>
Point loads and loadbearing walls	<ol style="list-style-type: none"> 1) <i>Are point loads transferred to ground as per the building consent?</i> 2) <i>Are the lower storey joists supporting upper storey loadbearing walls positioned as per the building consent?</i>

Flooring	
Items to be checked	Help Text
Timber treatment	<i>Is the timber treatment including the treatment of cuts as per the building consent?</i>
Timber grade	<i>Is the timber grade as per the building consent?</i>
Steel fixing protection	<i>Is the steel fixing protection as per the building consent?</i>
Thickness of the flooring	<i>Is the thickness of the flooring as per the building consent?</i>
Finished floor level (FFL)	<i>Check whether the FFL is equal to or greater than the minimum FFL stated in the building consent.</i>
Floor diaphragm	<i>Is the floor diaphragm constructed as per the building consent? Check nailing pattern of the flooring, perimeter support of the floor diaphragm and length to width ratio of the diaphragm.</i>
Substrate wet area membrane	<i>Check whether the following items regarding the substrate for wet area membrane are per the building consent.</i> <ul style="list-style-type: none"> 1) Material 2) Timber treatment 3) Fixings 4) Slope
Stringers	
Items to be checked	Help Text
Stringers and their fixings	<i>Are the stringer size and fixings as per the building consent?</i>
Brace for braced piles	
Items to be checked	Help Text
Brace for braced piles	<i>Check whether the following items regarding the braces for braced piles</i>

	<p><i>have been constructed as per the building consent:</i></p> <ul style="list-style-type: none"> <i>1) Size of the brace</i> <i>2) Positioning of the brace</i> <i>3) Fixings to other members</i>
Insulation	
Items to be checked	Help Text
Insulation	<i>Is subfloor insulation installed as per the building consent?</i>
Other comments	
<p>Note: Check the land and any other structures for potential breaches of the Building Act 2004 and risks to people, property, and public infrastructure.</p>	
Next inspection	