

# CAIN BUILT<sup>TM</sup> TIP #1



## RENOVATION COMPLICATIONS TO PLAN AROUND.

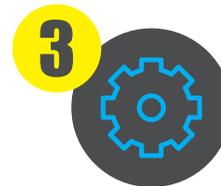
In a renovation or alteration you are working with an existing building, therefore you should factor in the following when planning your renovation:



You may not have the original plans for your home or building.



You may not have plans that reflect what was actually built or any other renovations.



You may not be able to understand parts of the existing structure until your build starts (e.g inside walls).



You may want or need to keep existing features, thus need to retrofit items (e.g insulation or windows).



There may be additional requirements to meet for the whole building, even if you are only altering part of a building (e.g smoke alarms).



You may need to meet additional requirements if you are changing the use of the building.

A council will not grant a building consent for an alteration to an existing building unless they are satisfied that the means of escape from fire and access and facilities for people with disabilities (where applicable) have been considered. Where appropriate, they will also want to know of any proposed upgrades.

# CAIN BUILT<sup>™</sup> TIP #2



## RENOVATIONS REQUIRE MORE COMPROMISE.

Unlike a new build, when you renovate or extend a building you may have to compromise your design to work around what already exists.

Matching existing materials, finishes and tolerances (how much the work varies from stated measurement) may be difficult or even impossible in renovations or extensions.

It is important to be conscious of common issues that can arise when matching old and new materials. For example, older existing building materials

will likely be machined or manufactured in imperial sizing, where new materials often have a smaller finished size as they are manufactured to metric dimensions.

This is typically an issue with materials such as weatherboards, skirting and scotia.

This can take longer and may cost more than building new.

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Got ideas for your renovation project? We'd love to hear from you and talk about how we can work together to bring those ideas to life - call us on 0800 224 628 or email [admin@cainbuilt.co.nz](mailto:admin@cainbuilt.co.nz) to book in a consultation.

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**TIP**  
**#3**



## **MAKE SURE TO GET AN AMENDMENT FOR CHANGES TO YOUR CONSENTED PLANS.**

You may also have to undo parts of the building before construction can begin, to learn more about the building or as part of the renovation.

This process can reveal different requirements and potentially the need to amend your building consent - which must be granted before you start any work and amended with council if anything changes.

Your council can advise how your building consent will need to be updated, whether your project will be delayed and whether

they require any additional fees or inspections. Extra design and building costs may be required to accommodate these changes also.

Alongside this, you must consider whether your renovation will change the use of your building (for example, changing offices to residential use or vice versa). If so, you may need to comply with other parts of the Building Code.

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## SEEKING SATISFACTION AT RENOVATION SIGN-OFF.

There may be differences at the completion stage of your renovation as well.

As mentioned earlier, tolerances for existing buildings are likely to be below those achievable within new buildings (for example, floor levels and walls out of plumb).

There are a number of reasons for this, including the nature of the materials used in existing buildings and the effects of both time and natural events.

Where an exact match is impractical or cannot be guaranteed, a rational approach needs to be taken to determine

the options and agreement reached on acceptable levels of workmanship. It is important the agreed acceptable levels are recorded in writing, preferably by noting it within the contract early in the process.

This is particularly the case where a building has been subject to significant damage such as from earthquake, wind, fire or land subsidence.

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# CAIN BUILT<sup>™</sup> TIP #5



## ALWAYS GO INTO A BUILD WITH A BUDGET.

Would you go into a car dealership and approach the sales person only telling them you want a nice family car, but failing to tell them how much you want to spend?

There is a lot of variance in the cost of cars, a nice car could cost you \$7,000 or it could cost you \$200,000. You are really relying on luck that the sales person will hit the mark and fall within your imagined budget.

Too often this happens with building as well. When looking to undergo a building project you need to think about how much you can afford or want to spend. If you don't have any idea of how much it should cost, that's fine but at the very least you should have a figure that you are not willing to exceed.

Do some research and find a builder you trust for advice, they can draw attention to potential short comings or issues that you may not have considered and can help you find a designer who will be suitable for your requirements.

Go to your designer with a firm budget and if possible a clear idea of what you would like and the level of finish you are looking to achieve. Bear in mind the level of finish you want will be reflected in the overall cost.

It is often prudent once you have preliminary drawings you are happy with, to approach a

Quantity Surveyor to see if your project is feasible based on the budget you have set. My mentality on the issue is, why would you step over a dollar to save a dime? Yes, using a Quantity Surveyor is an additional cost that you will have to pay before the building process starts but too many times now we've seen people with council approved plans that they cannot afford to actually build. If however they had paid for estimating of the build cost before final plans were drawn and submitted to council, they would have saved paying thousands on unuseable plans.

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**YOUR NEXT STEPS.**



## **GET IN TOUCH.**

If you would like more information get in touch by filling out a short form and booking in an initial consult.

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0800 224 628 | [admin@caibuilt.co.nz](mailto:admin@caibuilt.co.nz)

Referenced from the Ministry of Business  
Innovation and Employment.