# Letter in lieu – Construction Monitoring

## This letter template may be used in lieu of a PS4 for clause B2 – Durability. Modify with caution.

Building Project at [Address] DP/Lot number: [DP/Lot number]

Building Consent Number: [Building Consent Number]. In respect of [Description of Building Work]

### Construction Monitoring in relation to Building Code Clause B2 – Durability

The purpose of this letter is to confirm that direct construction monitoring by [Construction Monitoring Firm] in relation to Clause B2 (Durability) of the Building Code, for the above project, has been limited. This is because material protection is typically carried out by specialist applicators and requires specific quality assurance by the suppliers and/or third-party independent inspectors. Subject to all proprietary products meeting their performance specification requirements we can confirm that in relation to specifically designed structural elements included in the design documentation prepared by the [Design Firm], the following relates

to B2/Durability applicable to the materials listed below:

|  |  |  |
| --- | --- | --- |
| **Material** | **Means of Compliance** | **Details** |
| Reinforced concrete | B2/AS1 | Compliance with cover and concrete quality requirements for B1 will also imply compliance with B2. Refer to the PS4 for B1. |
| Structural timber | B2/AS1 | The quality of timber treatment is dependent on the QA systems of manufacturers/suppliers. Refer to the contractor’s PS3 and QA records. |
| Mild steel structure | Alternative Solution | The quality of mild steel protective coatings is dependent on:* Steel preparation
* Quality and production consistency of the coating products
* QA of the application and curing
* QA of the handling, protection and repair

Refer to:* Contractor’s and sub-contractor’s PS3s and QA records
* Third party inspection and rest results
* On-going maintenance plan (attached)
 |
| Other |  |  |

Yours faithfully,
[Construction Monitoring Engineer]

For and on behalf of
[Construction Monitoring Firm]

The letter may accompany Engineering New Zealand/ACE New Zealand Producer Statement PS4(B1) – Construction Review in relation to the Building Work.

Note: This letter shall only be relied on by the Building Consent Authority named in Engineering New Zealand/ACE New Zealand Producer Statement PS4(B1) – Construction Review in relation to the Building Work. Liability under this letter accrues to the Construction Monitoring Firm only. The total maximum amount of damages payable arising from this letter and all other statements provided to the Building Consent Authority in relation to this Building Work whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.