

# Council Records

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22 Smage BY/B3 - 21 Plans.

# BUILDING PERMITS 48804

ID 002027

LLP 075540

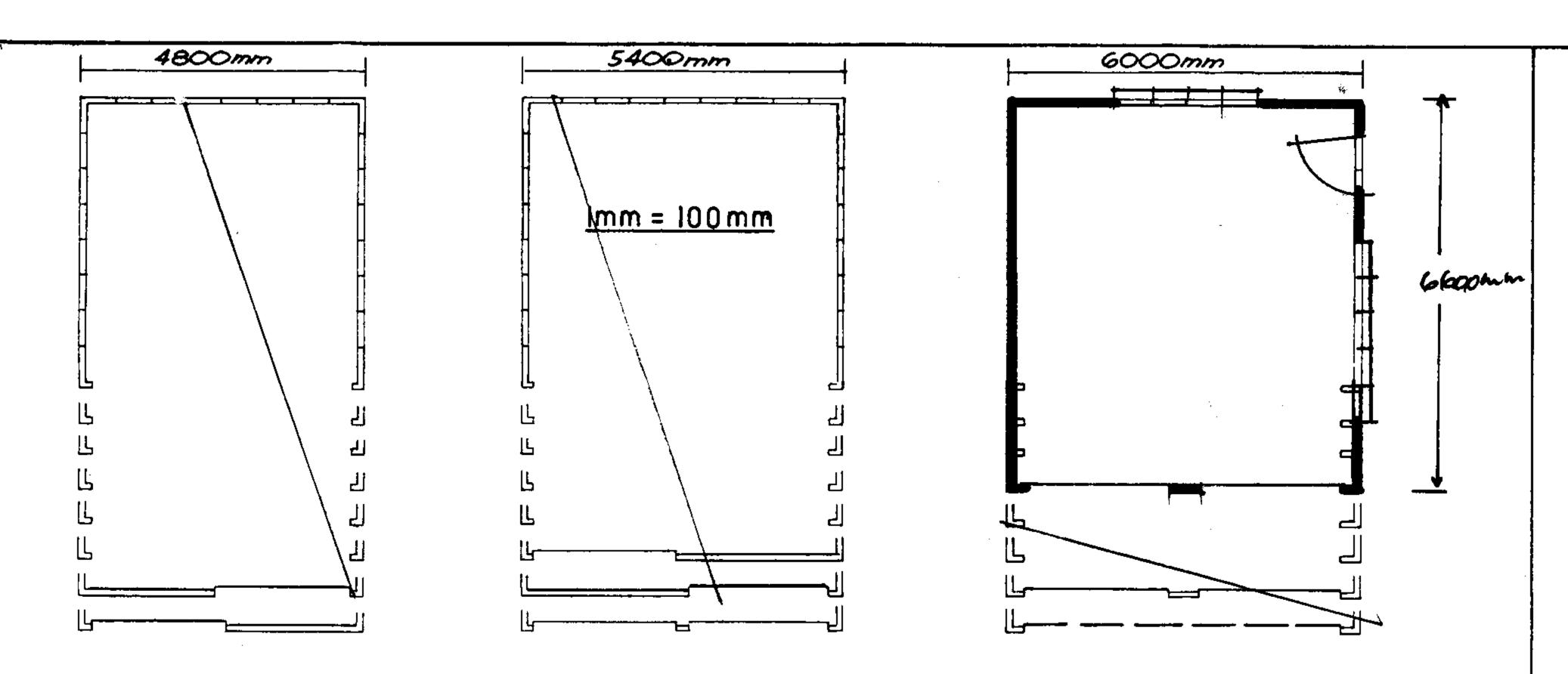
2 Images

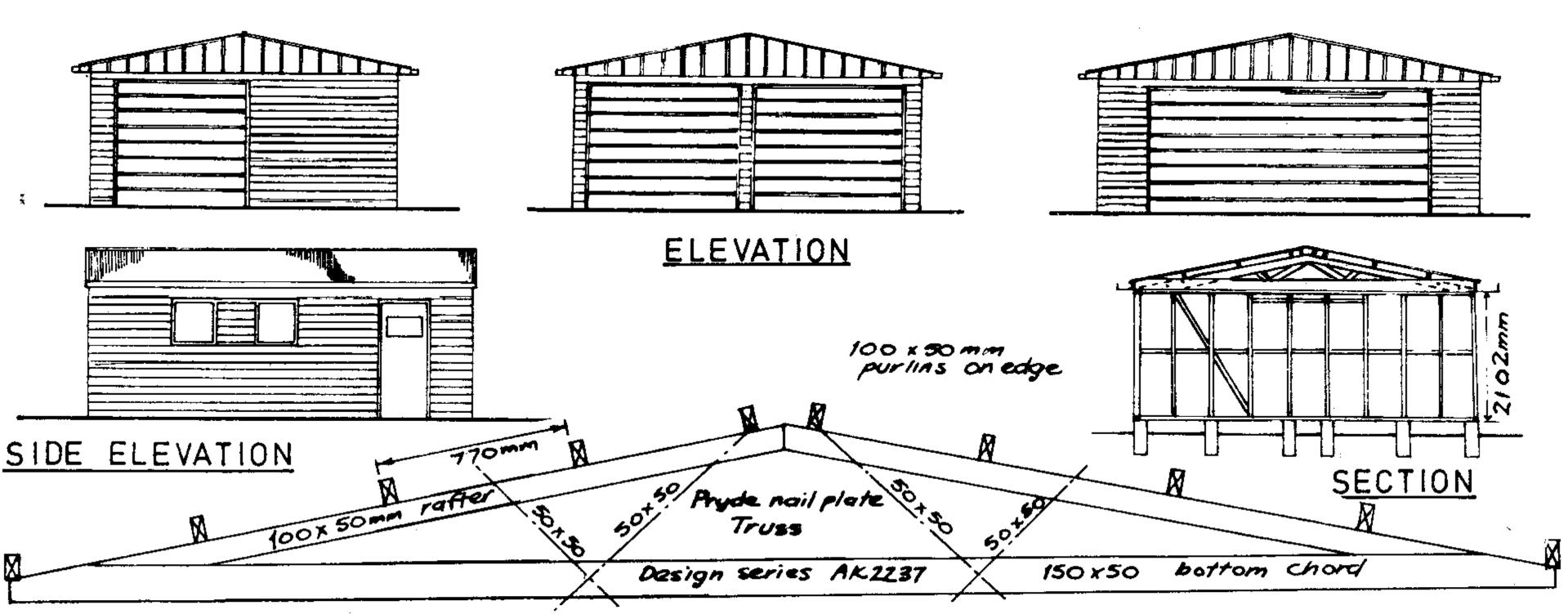
# BUILDING PERMIT K056621

1981

PROPERTY ID

002027





Detail of 6000mm span truss

SCALE 1m = 25m

Trusses for 5400mm 4800mm are smilar. but reduced. 6000mm 45400mm have stiffeners of 100×50mm. 4800mm has 50 x 50 mm. When 4500 mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

SPECIFICATIONS: Foundations : 200 x 150 mm concrete piles at 1200 mm & 600 mm centres under studs or continuous concrete dwarf walls or complete floors.

Dampcourse : 2 ply d.p.c. under all plates.

Framing

: All timber is boric treated machine gauged radiata.

All framing is housed i.e. stude checked into plotes a noge checked into stude. Studs at 600mm centres top and bottom plates and nogs - 100 x50mm.

Wall Braces : 75 x 50 mm cut on edge

Door Beams : Minimum 150 x 50 mm with minimum of 13mm check in at each end Roof trusses and purlins as per detail drawing placed over stude at 1800 mm and 2400mm centres to suit

Dragon ties : 75 x 50 mm at 45° over top plate to each corner.

Roofing: 26 g. galv. corr. iron single sheets. <u>Ridging:</u> 26 g. galv. lead edged. <u>Walls:</u> 26 g. galv. metal weatherboards. Spouting: 24 g. galv. iron gutters fixed ea. side. <u>Downpipes:</u> 75 x 50 mm galv. iron <u>Doors:</u> 24 g. or 26 g. metal doors on overhead gear or galv. roller doors.

GARAGE, SHED at BLAKE ST.

MR ELLIADIS

SKYLIME GARAGES
manufactured by Skyline Buildings Ltd., MOROSED GARAGE 16.44 BLAKE ST K 056621 1517/8

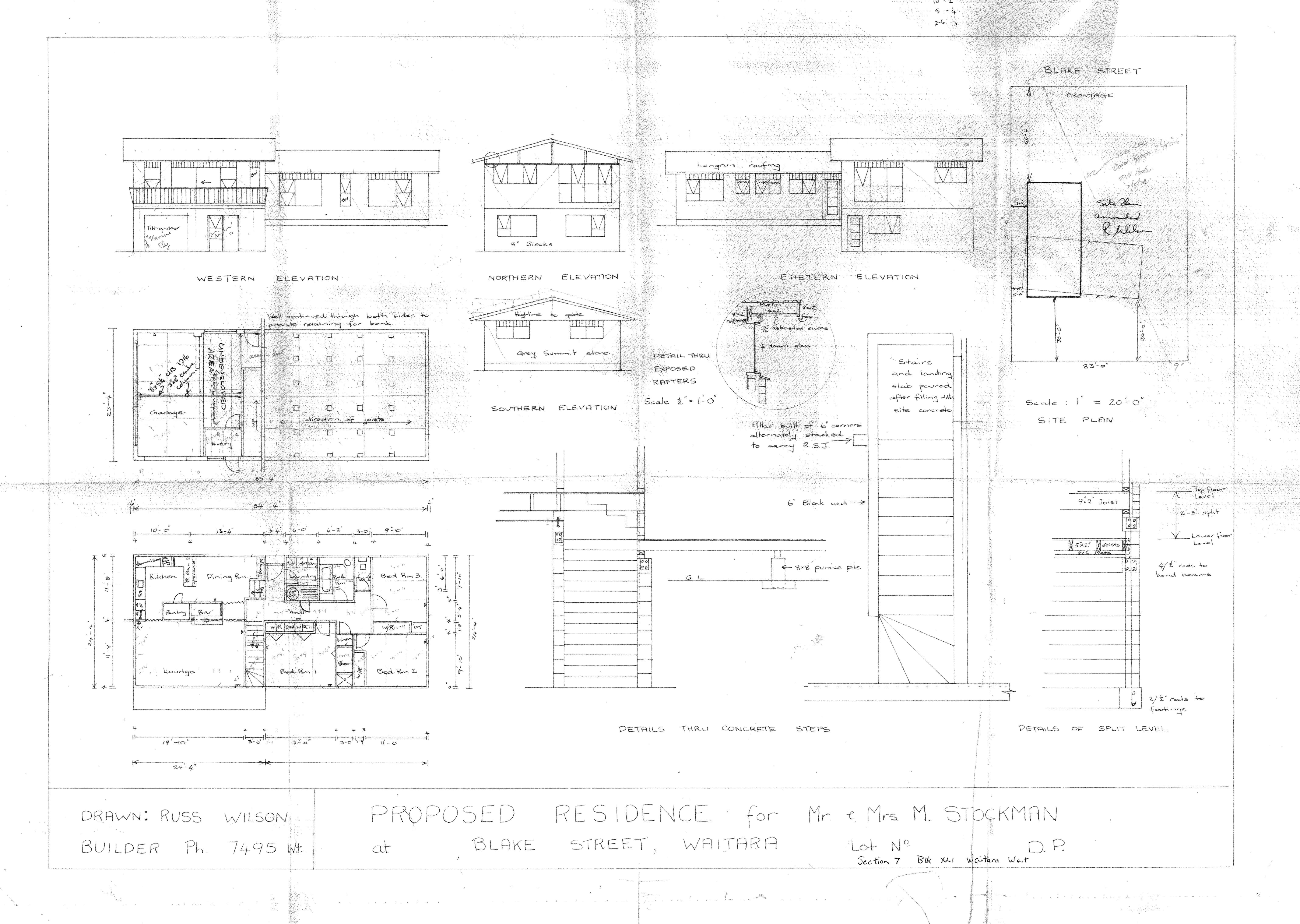
SITE PLAN Imm = 200mm.

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# **BUILDING PERMIT**

PROPERTY ID

002027



SPECIFICATION
FOR THE ERECTION OF A HOUSE FOR
MR & MRS M. STOCKMAN

#### PRELIMINARIES & GENERAL

#### 1. SITE:

Visit the site so as to be fully acquainted with the facilities or difficulties of access thereto and the nature and extent of the proposed works, as no allowance will be made beyond the Contract Sum for any alleged ignorance in regard to these matters.

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#### 2. NOTICES AND PERMITS:

Give all requisite notices to the Local Authorities. Obtain all permits required and pay all fees in connection with same. Arrange for the inspection and testing of plumbing work by the Authorities Inspector.

#### 3. INSURANCES:

Before commencing this contract the contractor must effect an insurance with an approved company to cover any liability of the owner for accidents or workers compensation for any accidental injury to any worker or death of same in the course of his employment. The contractor shall maintain such insurance until the completion of the job.

The contractor shall insure the buildings and keep them similarly insured until completion of the contract, against loss or damage by fire in the joint names of the owner and Contractor for the full insurable value of the works executed. All policies and receipts for premiums for such insurance to be lodged with the owner.

#### 4. DRAWINGS AND SPECIFICATION:

The work shall be carried out to the true intent and meaning of the drawings, whether specified or not, for the complete carrying out of the works. The drawings and this Specification shall be accepted and considered sufficient for the description generally of the works, and the Contractor shall not depart therefrom without the written consent of the employer.

#### 5. ATTENDANCE:

The Contractor shall attend upon, cut away for, and make good after all trades mentioned in this specification.

#### 6. TRADE SECTIONS:

This specification is subdivided into trade sections for the convenience of reference only; and it shall not be construed that each trade section is an entire and separate contract. Every trade jointly and severally shall collaborate, wait on, assist and render all necessary assistance to complementary trades.

#### 7. DEFINITIONS:

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(a) Prime Cost or P.C. sums shall be for the supply only of materials. The contractor shall allow in his price to take delivery of and fix such items.

The expenditure of P.C. sums shall be under the control of the Employer and any adjustments, over or under the sum allowed shall be added to or deducted from the contract price together with any profit allowed.

(b) The words PROVISIONAL SUMS whenever used in this Specification mean the "nett amount" paid to the nominated Sub-Contractors or Suppliers. The Provisional Sums mentioned are to be expended as determined by the Employer so that if the Contractor desires a profit, he must therefore add it to the amount named.

(c) "Allow" whenever the word "allow" occurs throughout the Specifications the extent of the cost of the item is at the risk of the Contractor.

#### 8. PAYMENTS:

Progress payments - unless otherwise agreed upon - shall be paid monthly up to 90% of the estimated value of the work performed. The 10% retention monies shall become due on the expiration of the period of maintenance. Before progress payments are made the Contractor shall submit to the Employer a statement showing the total estimated value of the works executed.

#### 9. ALTERATIONS AND DEVIATIONS:

The Employer reserves to himself the right to alter or amend the drawings or omit any of the work under this Contract, and such deviation shall not invalidate this Contract.

No allowance shall be made to the Contractor for any alteration, deviations or additions unless he can produce a written order from the Employer, and such order shall distinctly state that the matter thereof is to be subject to an extra or varied charge. The Contractor shall notify the Employer of the nature and cost of each item ordered and obtain his consent before proceeding.

#### 10. MAINTENANCE:

The Contractor shall make good all defects, shrinkages or other faults whatsoever which may arise or appear within a period of 1 (one) calendar month after the certified completion of the works.

#### 11. STATE ADVANCES OR OTHER LOANS:

If this contract is financed in whole or in part by any financial authority or institution, the Contractor shall conform to the requirements and conditions set out by the lender to the satisfaction of their architect or other authorised officer responsible for these works.

#### 12. BY-LAWS:

The contractor shall conform in all respects to the By-Laws of any Local Authorities having jurisdiction over the work, and all relevant N.Z. Standard Specifications.

#### 13. SHEDS, PLANT, ETC:

Provide sufficient and suitable shed accommodation for the storage of materials and also for the requirements of the workmen employed. Provide and maintain all plant, gear, tools and scaffolding etc for the carrying out of the contract.

#### 14. AT COMPLETION:

The Contractor shall satisfactorily remove all refuse and debris from and around the buildings and off the site.

#### EXCAVATION

#### TOPSOIL:

Remove all topsoil as required and deposit on site where directed.

#### **EXCAVATION:**

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Excavate to the levels required for all foundations etc., cutting to the minimum size as practical. Provide all shorings;

struttings, underpinning and timbering etc as required. Clean out excavations prior to placing of reinforcing steel and maintain same both clean and dry until concrete is poured. All surplus soil from the excavations shall be disposed of on the site or to waste as directed.

#### BAD GROUND:

If loose, soft or otherwise bad ground is encountered the Contractor shall excavate the same to a solid foundation and fill to the proper level with 'site' concrete or compacted hardfill.

#### BACKFILL:

Backfill all excavations after removal of formwork in 6" layers thoroughly compacting each layer before placing the next.

#### HARDFILL:

Place and compact approved hardfill under floor slabs as shown on the drawings. Hardfill shall consist of pit metal or crushed metal graded in equal proportions of all sizes from 3" down.

#### SAND:

On top of hardfill place a 1" layer of coarse grained sand or other approved fine material.

#### CONCRETE WORK

#### PRELIMINARY:

All concrete work shall be carried out in accordance with NZSS 1900 Chapter 9.3.

#### MATERIALS:

Cement shall be ordinary Portland cement complying with the requirements of NZSS 1844.

Aggregate shall be to NZSS 1051.

#### MIXES:

One part cement, two parts sand and four parts coarse aggregate - machine mixed for not less than two minutes. Remove the entire contents of each batch after each mixing.

Concrete used for filling masonry cavities, bond beams etc, shall have a minimum crushing strength of 2500 lbs at 28 days and a maximum aggregate size of  $\frac{1}{2}$ .

#### CONCRETING:

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Immediately before placing, formwork shall be cleaned out and construction joints prepared. Concrete shall be handled as rapidly as possible from the mixer to the final position in the formwork. Concrete shall be conveyed and placed so that no segregation takes place and it shall be immediately spaded, tamped or rammed into place. No layer shall be more than 45 minutes old when fresh concrete is placed on it. Any joint left more than 45 minutes shall be treated as a construction joint and left for a period of not less than 24 hours. Concrete shall be thoroughly worked and consolidated around steel reinforcement and into all parts of the formwork so that no voids or cavities

#### OPENINGS AND FITTINGS:

Co-operate with other trades and form all necessary openings, recesses, ducts etc. Build in all bolts, plugs, grounds etc., as required.

#### FORMWORK:

Formwork shall be securely set out, straight and true, strong and rigid, well braced, tied and strutted and close jointed to prevent leakage. Formwork shall be removed carefully without causing any injury to the concrete.

#### REINFORCEMENT:

Shall be hooked at ends, lapped 40 diameters, and fixed with 2" of cover above the ground and 3" of cover below the ground line. Reinforce where and as shown on the drawings.

#### DAMP PROOF COURSE:

Lay Moistop 737 D.P.C. over the whole of the compacted hardfill. Turn down 12" against foundation walls. Lap and tape all joints with 2" wide pressure sensitive tape. Lap all joints 6" minimum. Any punctures before or during the casting of the floor slab shall be covered with patches not less than 6" all round puncture.

#### FLOOR SLAB:

Check that damp proof membrane provides a waterproof barrier under the whole of the floor slab. Supply place, screed and consolidate the concrete floor slab as shown on the drawings to an average consolidated depth of 4" over the compacted hardfill.

#### FLOOR FINISH:

Finish slab with an approved screed. Immediately the initial set has taken place in the concrete surface work the concrete with a wood float to produce a surface that is uniform in texture and freed from screed and obvious float marks.

#### MAIN STAIRCASE:

Box and pour stairs over filled site concrete. Each tread to be reinforced with  $\frac{1}{2}$ " diameter starter steels into stairwell. Wood float finish to treads.

#### OUTSIDE RAMP:

Construct in concrete over site concrete filling. Wood float finish to ramp.

#### BALCONY:

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 $\frac{1}{2}$ " Fibrolite as detailed in drawings on 4" x 2" joists. Handrail 3' from deck.

3" galvanised pipe supports set in 12" concrete pads.

#### BLOCKLAYER

#### PRELIMINARY:

Refer to the PRELIMINARY AND GENERAL section of this Specification.

All concrete masonry shall conform to the requirements of NZSS 1900 Chapter 9.2 1964.

#### MATERIALS:

Masonry Units shall conform to NZSS 595. Blocks shall have clean sharp arrises, be precise in form and dimension without fractures, honeycombing stains or other defects. Blocks from one source of manufacture only; shall be used throughout the job and all blocks shall be machine manufactured by an approved process.

Mortar mixes shall comply with the requirements of NZSS 1900, Chapter 9.2.

Concrete for filling cavities shall be as specified in Section 6 of this specification.

Reinforcing Steel shall be as specified in Section 6 of this specification.

#### WORKMANSHIP:

All work shall be carried out by tradesmen skilled in concrete block construction and in accordance with the best trade practice. Walls shall be erected true and plumb; blocks shall be level in regular stretcher bond courses, properly bonded, bedded and jointed in mortar. On no account shall blocks be wetted before laying. Care shall be taken to prevent mortar droppings and any mortar spilled on the wall or floor shall be washed off before it can set. No cracked, chipped or otherwise defective blocks shall be used. Purpose made blocks shall be used for all corners, junctions, etc. Where cutting of blocks is required it shall be neat and regular.

#### REINFORCING:

Reinforce blockwork as shown on the drawings and as required by NZSS 1900. Place vertical reinforcing in the centre of cavities. Fill all reinforced cores and bond beams with concrete as work proceeds.

#### POINTING:

All exposed faces of blockwork shall be neatly and expertly pointed with ruled  $\frac{3}{8}$ " dia concave joints as the work proceeds.

#### CLEAN DOWN:

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Clean down wall and remove all mortar projections and irregularities etc., on completion. Patch and make good around all pipes, conduits etc., penetrating the walls and make good any damaged corners, arrises or surfaces of blockwork.

Supply e sit bents at 6-0 q-0 and 2-6"

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#### BRICKLAYER

#### PRELIMINARY:

All brickwork shall be carried out by skilled firstclass tradesmen in accordance with the best trade practice.

#### **BRICKS:**

Allow P.C. sum of \$ per 100 on All bricks shall be of approved manufacture, of standard and uniform size, hard, sound, square made, with sharp arrises and free from cracks, flaws or other imperfections.

Exposed bricks shall be well burned and of varying colour texture.

All bricks shall conform to the N.Z.S.S. No. 366.

Use First Class selected commons for all exposed exterior brickwork. Use commons where not otherwise specified.

#### LIME:

Use hydraulic lime of approved manufacture.

#### MORTAR:

Shall comply with NZSS 1912.

#### WORKMANSHIP:

Accurately set out all work and build to the respective dimensions, thicknesses and heights shown on the drawings. All joints are to be thoroughly flushed up as the work proceeds. Rake joints where required for pointing or plasterwork.

#### JOINTS AND POINTING:

All exposed external brickwork shall be flush pointed white or to such other colour as directed.

#### CLEANING:

At completion clean down all exposed brickwork with a weak spirits of salts solution and scrub with clean water. No traces of cement, dirt or other stains shall be left on any surface.

#### DESCRIPTIONS:

#### Type of sill:

#### Type of brick:

#### Pointing:

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#### CARPENTER

#### TIMBERS:

Unless otherwise shown on the drawings, all external timber shall be tanalised radiata pine. All other framing shall be boric treated radiata pine. All framing to comply with N.Z.S.S. 3631.

#### DAMP\_COURSE:

Between timber and concrete or brickwork lay an approved three-ply damp-proof material.

#### SEASONING OF TIMBERS:

Framing to be thoroughly dry before linings are fixed to framing. All joinery, kiln-dried, dressed and finished timbers. Internal finishings timbers to be machine sanded. All prebuilt components to be protected from the weather at all times.

#### PRIMING:

Prime before fixing, both edges, front and laps of all external timbers.

#### STANDARDS:

- (a) The construction of the structure from foundation to roof shall comply with NZSS,1900 Chapter 6.1 at all times.
- (b) All local authority by-laws shall be strictly conformed to and should any conflict be found between the NZSS and the local authority by-law, the latter shall be adhered to.

#### WORKMANSHIP:

All work to be carried out by skilled first class tradesmen. Joints and scribes to be tight and strong. Walls, door openings and corners to be plumb and true. All finished surfaces to be free from hammer marks. Nails punched and screws countersunk and aligned. Wall linings properly secured with joints vee-ed or enclosed in jointers.

#### EXTERIOR:

Building Paper - all external timber to be sheathed with approved building paper.

Scaffold - allow to erect scaffold in accordance with the safety regulations.

Gable End - frame and sheather with building paper. Sheath with decorative fibrolite, fitted neatly to eaves, leaving provision for to go behind asbestos on bottom edge.

Soffits - asbestos soffits, fitted into grooved fascia, fixed with clouts and jointed with aluminium jointers.

Glazed Gables - Tinted glass beaded into timber frames as detailed.

Garage Door - Flush type, tempered hardboard covering timber frame set in Tilt-a-door gear.

Main Entry Door - Flush exterior type, set in aluminium frame with side lights.

Back Door - Fig. 6 with frame.

Handrail to Balcony - To be constructed in timber and fixed to joists supporting to Fibrolite.

Vertical Board - above windows as shown.

#### INTERIOR:

Lounge - Panel fold doors to dining room and kitchen.

Bar - Back wall of bar to be of Ceramaboard.

Dining Room - Construct seat in alcove with lift-up lid to provide storage.

Pantry - Five tiers of chipboard shelves.

Main Bedroom Wardrobe - Louvre doors on byfold track, to cover five drawers set central in wardrobe with two shelves above  $\frac{3}{4}$  galv. coat rail, shelf above.

Bedroom 2 - Construct full width shelf with upstand on front edge to wardrobe. Coat rail beneath and three shelves at one end of wardrobe. Flush doors to be hinged.

Bedroom 3 - As for Bedroom 2. Dressing table at end of wardrobe. Refer Joiner.

Shower - Louvre doors on byfold track from changing area.

W.C. - Nog for toilet roll holder. Fit Noel Recesso basin. Refer Plumber.

Bathroom - Fit vanity across head of bath as detailed. Hardboard bath panel.

Laundry - Fit bench over dryer, full width on back wall.

Hot water cupboard - Construct 4 tiers 4 x 1 shelving.

Linen Cupboard - Construct 5 tiers, 4 x 1 shelving.

Shelving to Bar - Allow 2 shelves on back wall of bar.

Stairs - Fit dado moulding to top of blocks.

Exposed rafters - Fit 3" quad to sides of rafters.

Ceilings - Pinex sheets set in ½" aluminium jointers.

Wall linings - to be Gibralter board with the exception of Laundry (Hardboard), Garage (No linings).

Interior Doors - Flush sapele with the exception of the following:Main bedroom wardrobes and shower (D.112 louvre), Lounge (Panelfold),
Pantry (B.112 louvre).

#### Hardware:

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Allow P.C. sum of \$200.00 for purchase of all locksets and other door furniture, catches, handles, hooks, soap dishes, towel rails/loops, toilet roll holder and mirrors etc., as selected by the owner. Allow to fit same.

#### **JOINER**

#### FABRICATION:

Construct all joinery work in the soundest possible manner. Perform all necessary housing, rebating and all other works necessary for correct jointing. All glued joints shall be reinforced. Provide all metal plates, screws, hinges, nails or other fixings that may be ordered by the Designer, or that may be necessary for the proper execution of the joinery works specified.

The Joiner shall also carry out all works necessary for the proper installation of all fixtures and for their support and fixing in the building. Prime all joints and laps of exterior joinery during construction.

All frames set in masonry shall be flashed to ensure their weather tightness.

#### MEASUREMENTS AND TOLERANCES:

The Joiner is to take all measurements for joinery works at the building, and not from the drawings. Provide a reasonable tolerance between all joinery works and all connections between joinery works and the building carcass, whether of masonry or frame construction, so that any irregularities or movements shall be adequately compensated.

#### FINISH:

All dressing grades shall be machine dressed and interior work shall be scraped, sanded and finished to approval.

#### DEFECTIVE JOINERY:

All joinery works which may show flaws, or defects arising from unsound materials or defective workmanship before final payment is made, shall be removed and replaced with new.

#### ALUMINIUM WINDOWS AND DOORS:

All windows and exterior sliding doors shall be an approved brand of satin anodised aluminium of sige and type indicated on the drawings. All units shall be factory glazed, hung on aluminium friction stays and suppliers shall ensure that all seals, weatherstrips etc are installed and the units left in a thoroughly watertight condition. Units shall be installed square and plumb and left in perfect working order.

Window dimension and design as shown on drawings. Opening sashes as shown by "V".

Ranch sliders to have crash bar approx 2'2" from floor and outside lock.

#### KITCHEN:

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Construct as detailed.

Formica sink bench top with stainless steel tub set in central working area.

Breakfast bar with suitable overhang so as to take bar stools under the dining room side. Formica work top.

Front of bar to be soulptured wood.

Doors to units to be sapele veneered with decorative mouldings planted on face.

Formica tops of owners choice to all units.

Vanity Unit - Formioa top to extend over head of bath. Knee recess under basin.

Drawers to left of basin, splash board to unit.

Dressing Table - Knee recess under formica top with two drawers beneath.

Shower Door - To be triple sliding type.

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Bar Unit - Front of bar to be sculptured wood. Formica top to lift up to allow passage through. Sliding hardboard doors to back of unit.

Drawer Unit - Construct five drawer unit in main bedroom wardrobe.

Tub Cabinet - Construct tub cabinet with shelf.

#### PLUMBER

#### PRELIMINARY:

Provide all materials, labour and plant necessary to complete the work and comply with the Plumbing and Drainage Regulations 1959 and any subsequent amendments.

#### NOTICES:

Give all notices, pay all fees, arrange for and pay for all inspections of works or materials, Make good any roads or footpaths disturbed to the satisfaction of the local authority.

#### WASTE PIPES:

carry waste pipes from all fittings with traps, cleaning eyes etc., as required. All wastes to discharge over gully traps and be in short easy runs securely supported.

#### VENT PIPES:

Carry all vent pipes to drains and fittings as required by the local authority. Conceal where possible within framework.

#### HOT WATER CYLINDER:

30 gal cylinder. Supply tank in ceiling.

#### BATHROOM:

Plix bath (standard white). Plix basin (raised type). Starline taps.

#### SHOWER:

Markham shower mixer. Chrome shower rose. S.S. shower tray.

Provide and fix white porcelain W.C. pan with plastic double flap seat. 'Dux' brand low-down flushing cistern complete with plastic flushpipe, overflow, C.P. stopcock, fill pipe and operating handle. Overflow pipe shall extend at least 1" clear of exterior wall. Noel recesso basin and two chrome taps.

#### KITCHEN:

Chrome faucet, starline taps.

#### LAUNDRY:

l s.s. tub.
Hot and cold chrome taps.

#### WATER SUPPLY:

Copper pipes - provide copper pipes in walls and across basement. Plastic to be used elsewhere where they may be accessable. Allow to lag hot water pipe where necessary.

#### HOSE TAPS:

Allow two hose taps and install where directed.

#### SPOUTING:

Allow Marley plastic spouting, down pipes and soak holes.

#### FLASHINGS:

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Allow aluminium window flashings to all aluminium windows.

Builder to fit same.

Allow to solder ends of ridging and ends of barge mouldings.

Flash around all vents and pipes.

#### DRAINLAYER

#### PERMITS:

Apply for all necessary permits and pay all fees in connection with same.

#### REGULATIONS:

The drainage shall comply in all respects with the "Plumbing and Drainage Regulations 1959" and its amendments and all Local Body By-Laws.

#### WORKMANSHIP:

Workmanship shall be in accordance with the best trade practice, executed by licensed tradesmen, and to the satis-faction of the Controlling Authorities.

#### SOIL DRAINS:

Lay all drains necessary to take wastes from gully traps and W.C.'s in 4" GEW pipes to existing sewerage system. Provide and fix all gully traps, terminal vent and other fittings as required. Fill in trenches carefully after work has been inspected and tested and leave the system in perfect working order.

#### STORMWATER DRAINAGE:

From each downpipe lay 4" field tile drain to even gradient and fall to soakpits not less than 3'0" from building. Pits shall be 4'0" x 4'0" x 4'0" and covered with 4" concrete slab reinforced with HRC 665 mesh. Cover with not less than 12" of topsoil. Alternately drill 18" min. dia x 16'0" deep holes and cover similarly.

#### TESTING AND FILLING IN:

The Contractor shall provide all apparatus for and carry out tests under the supervision of the Controlling Authorities Inspector. No filling in shall be done until the whole of the drainage system has been approved by the Inspector. Fill in all drains, carefully ramming as the work proceeds and clear away all rubbish on completion.

#### ROOFER

#### Corr. Iron:

Fix 26 gauge corrugated galvanised roofing iron over 3" x 2" purlins spaced at 3'0" centre to centre. Use new leadheads. Nail every alternate corrugation on bottom purlin also on ridging. Provide and fix square section barge moulding to gable ends, and lead edged ridging to ridge.

#### Completion:

On completion of above work clear away all debris and rubbish resulting from above work.

#### Decramastic:

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Fix Decramastic or Harveytile roofing in colour selected by owner. Provide and fix all battens, ridge caps, hip caps, barge covers etc. All fixing shall be done by competent tradesmen using methods approved by the manufacturer.

#### ELECTRICIAN

#### MATERIALS & GENERAL:

Give all necessary notices to the Electrical Supply Authority and obtain any necessary permit. All materials to be installed under this contract shall comply with the requirements of the N.Z. Electrical Wiring Regulations 1961 and all its amendments.

#### WORKMANSHIP:

The whole of the work shall be carried out by registered electricians in accordance with the local supply authorities by-laws and to N.Z. Standard Regulations 1965. Allow for making all necessary tests as required and leave the whole of the installation in perfect working order.

#### SWITCHBOARD:

Metal type, adequately hinged and mounted to wall in position indicated.

#### U/S MAINS: Switches:

3 heater points
16 hot points
16 lights
Bell at entry, buzzer upstains
Extracter fan in winder (kitchen).

wall heater point

2 two-way switching

shaver point

2 TV outlet
Range circuit
P.C. sum of \$350 for range.
Water heater element.
P.C. sum of \$200 for lights.

#### PLASTERER (GIBRALTER BOARD)

#### PRELIMINARIES:

All work to be carried out by tradesmen in accordance with the best trade practice.

#### WORKMANSHIP:

Plaster to be of approved type, mixed in accordance with sound trade practice. Stop joints flush and smooth.

Stop no joint exceeding 2" in width.
Stop no un-nailed sheets.

#### On Completion:

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Clean floors, windows, etc. upon completion.

#### GLAZING

#### MATERIALS:

All glass shall be of approved manufacture, free from blemishes. All putty for glazing to timber shall be best linseed oil type to match finished colour of woodwork.

#### WORKMANSHIP:

All glass shall be cut to fit rebates with due allowance for expansion, bedded in putty, bradded and face puttied. Rebates for glazing shall be primed.

#### GLASS:

Supply and fix all glass in windows and doors using appropriate weight glass according to the size of the frame. All glass shall be clear except for the following frames which shall be opaque and tint glazed to the owners approval:-

W.C. and Bathroom - Opaque (Niagara).

Shower window - Bronze Niagara.

Stair window - " "

Gable glass - \frac{1}{4}" plate Bronze tinted.

#### PAINTER

#### STANDARDS:

All materials and workmanship shall meet the requirements of all relevant NZS. Specifications and NZSS C.P.5 - Code of Practice for Painting.

#### WORKMANSHIP:

All work shall be of the highest standard, performed by Skilled tradesmen and finished to satisfaction.

No paint containing oil is to be applied to a damp surface, and no external painting is to be done during frosty or unsuitable weather.

Between each coat, rough patches, etc. shall be rubbed down with glass-paper to obtain a good surface.

Any work damaged by dust, rain or by any other cause shall be rubbed down and recoated.

Each coat of paint is to be finished with one coat over all surfaces before a further coat is applied.

Paint shall impinge upon the glass for weather protection.

All wall surfaces except hardboard are to be lined with plain lining paper before applying any brushing finish.

All wood cornices are to be finished white unless otherwise specified.

At completion make good inside and out after all trades.

A colour scheme is shown at the end of this Specification. Adhere to this scheme unless further instructions are given by the employer.

#### PROTECTION:

The painter shall be held responsible for the proper protection of persons and property in the immediate vicihity of or liable to be affected by his painting operation. Carry out all wall and floor protection and remove all splashes or other disfigurements from surrounding surfaces.

#### PRIMERS:

The priming cost shall be thoroughly brushed on to all surfaces filling all small openings; or pores, not flowed on. Totara priming shall be used on Totara only. Priming shall not be exposed to weather for more than four (4) weeks. Any primed surfaces so exposed shall be re primed. Prime all exterior surfaces before fixing.

#### STOPPING:

After priming, oiling or other sealing, all nail holes, cracks, shrinkages, etc., shall be neatly filled in and stopped with putty or other suitable stopping. Where there is to be a natural or transparent finish the stopping shall be stained to match the finish colour.

#### COLOURS:

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The Contractor shall allow for a selection of colours from standard colour ranges by the owner. The tints of undercoats shall approximate those of the finishing colours, but each coat shall vary in colour sufficiently to guarantee full coverage.

#### EXTERIOR WORK:

Summit stone and stair well - clean down and apply two coats of an approved semi-gloss acrylic latex paint. Basement to painted by owner.

#### OILSTAIN:

Apply two coats of oilstain (Golder NF11) to the following surfaces:- Joists under balcony

Balcony handrail
Vertical board above windows.

Exterior Painted Woodwork - Apply one priming coat, one undercoat, and one coat of enamel high gloss to all dressed timber surfaces except those specified for stained finish.

Asbestos Cement Board - Clean down and apply two coats of an approved semi-gloss acrylic latex paint.

#### INTERIOR WORK:

Owner to carry out wallpapering.

Dressed Painted Woodwork - Apply two primer undercoats, and one finish coat of enamel semi-gloss to the following timber surfaces:-

- All joinery units inside and outside with the exception of kitchen cupboard doors.
- Finishing timbers in laundry, shower, bathroom.
- All shelving in pantry, linen, hot water cupboards, wardrobes.
- Door jambs, architraves, skirtings and scotia.

Varnish Finish - Apply three coats of polyurethane satin finish as per manufacturers recommendations to the following surfaces:-

- All interior sapalle flush doors.
- Kitchen cupboard doors.
- Louvre doors.

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- Shelving on back wall of bar.
- Bar unit and soulptured wood on front panel.
- Sculptured wood on front of breakfast bar unit.

Pinex Softboard - Apply two coats of semi-gloss enamel to all prime coated pinex ceilings.

Hardboard Surfaces - Apply two coats of primer undercoat and one coat of semi-gloss enamel to all hardboard surfaces.

Floors - Apply three coats of polyurethane varnish as recommended for floors to the following rooms:-

#### **Code Compliance Certificate**

Form 7, Section 95, Building Act 2004

#### The Building

Street Address of building: 86 Blake Street WAITARA 4320

Legal Description of land where building is located: SEC 7 BLK XLI WAITARA WEST TN

Current, lawfully established use: Residential heating

Year first constructed: 2020

The Owner

Name of owner: Anthony John INGHAM

Janet INGHAM

Contact Person: LIVING LIFESTYLES Owner Mailing Address: 86 Blake Street

WAITARA 4320

Mobile number: 021 125 6369 Email: jan.ingham@hotmail.co.uk.

**Building Work** 

Building Consent number:

Description of work:

Issued by:

BC20/127034

Woodsman Tarras MKIII freestanding

woodfire

New Plymouth District Council

#### **Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that – (a) the building work complies with the building consent.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

**CODE COMPLIANCE CERTIFICATE** 

Building Support Services Officer

On behalf of: New Plymouth District Council

Date Issued: 26 August 2020

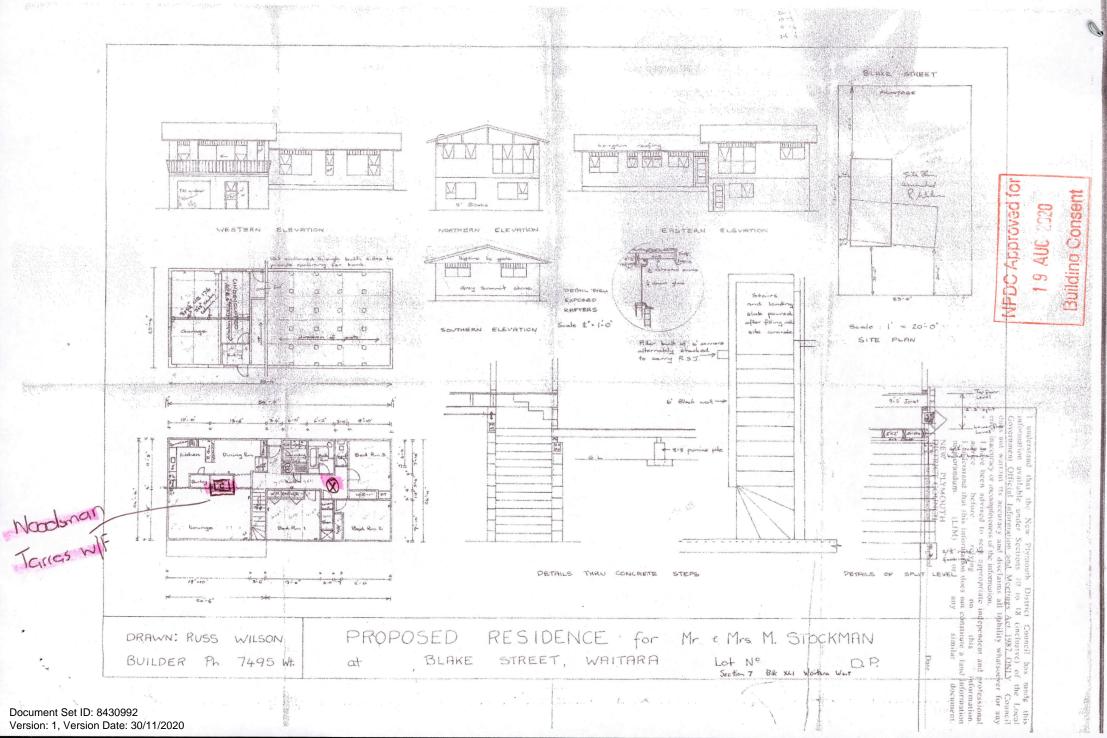
Version: 1, Version Date: 26/08/2020

### **PLANS**

## BC20/127034

Prepared by:

IFT







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HOR IZ ON TAL DATUM New Zealand Geodetic Datum 2000

MAP PROJECTION New Zealand Transverse Mercator

0 4.75 9.5 19 L I L MILES Print Map



Date: 1/10/2023