

PLAN 040207

OSHEA HOME - MEREMERE RD
PROPOSED ALTERATIONS

DRG N° 2157/A 2A

DRG N° 2157/A1A

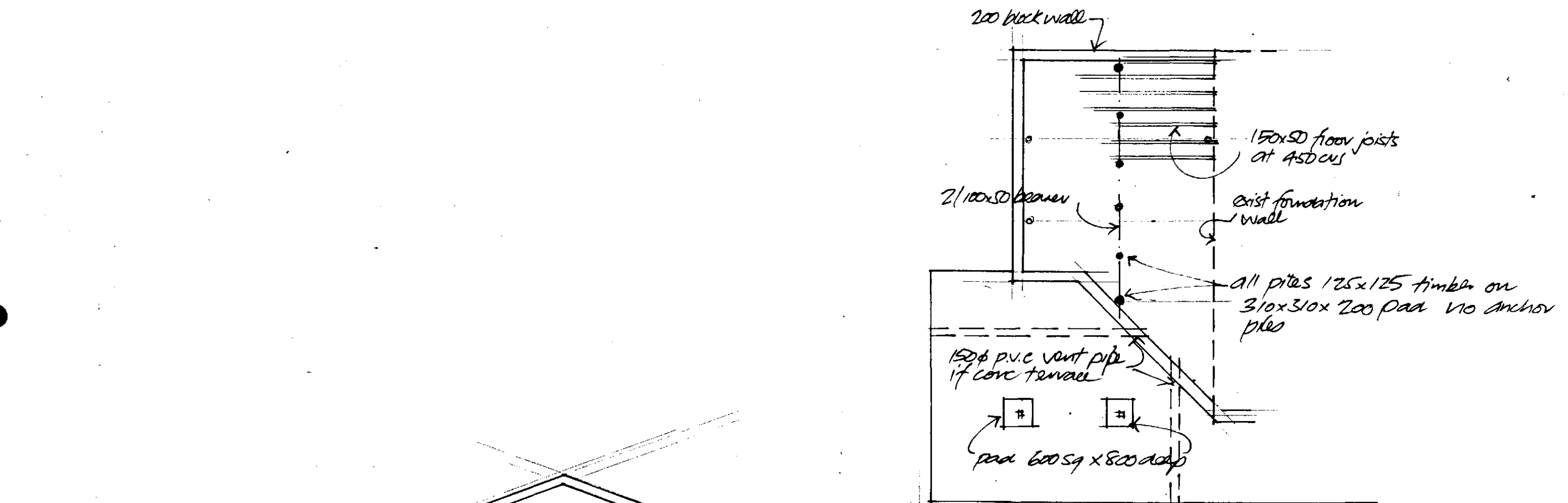


Note: Steps to terrace located on site



OSHEA HOME - MEREMERE RD
PROPOSED ALTERATIONS

DRG N° 2157/A1



FOUNDATION PLAN

Foundation pad size uplift calc.

$$\text{Roof Area } 1.3 \times 3.3 = 4.29 \text{ m}^2$$

$$1.3 \times 2.2 = 2.86 \text{ m}^2$$

$$\text{Total} = 7.15 \text{ m}^2$$

$$\text{Concrete volume} = 0.35 \text{ m}^3$$

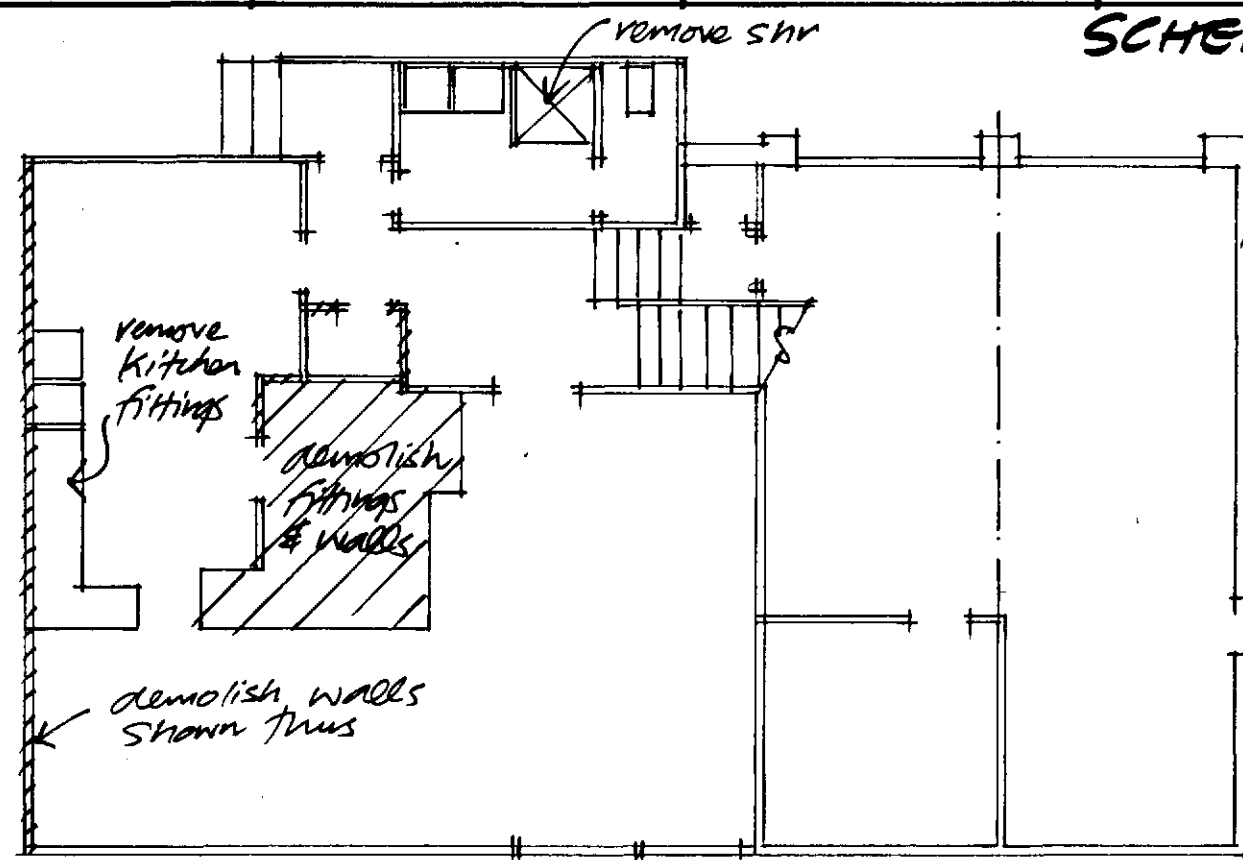
Pad size 600x600x800 deep.

CROSS SECTION 1/50

O S H E A H O M E - M E R E M E R E R D
P R O P O S E D A L T E R A T I O N S

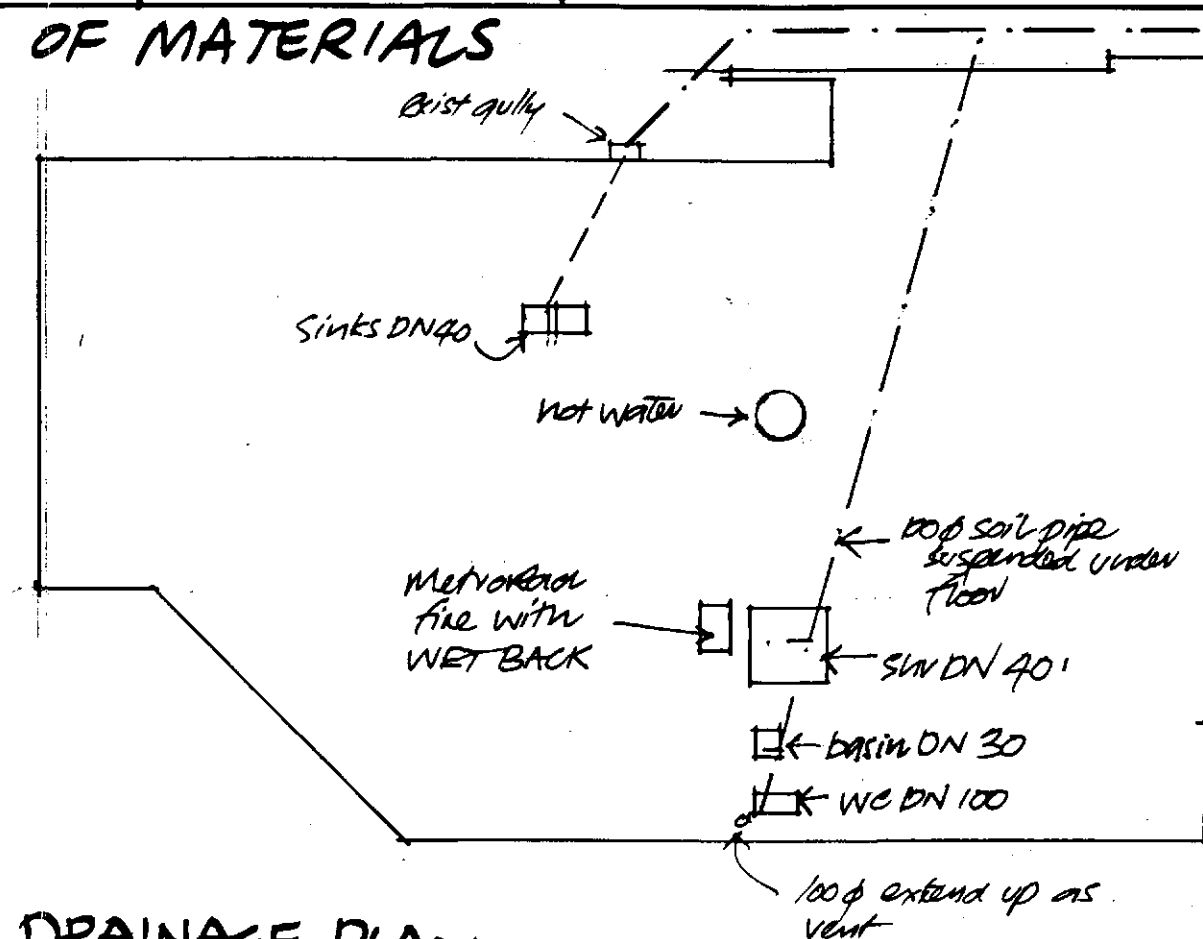
DRG NO 2/57/A2

ROOM	FLOOR	WALLS	CEILINGS	FITTINGS	REMARKS
KITCHEN	existing & flooring grade particle board	gib Aqualine fix & stop	9.5 mm gib board fix & stop	Kitchen joinery BY OWNERS	
DINE/LOUNGE	ditto	gibratan board fix & stop.	ditto	Fit Road Metro fire with wet back.	
W/ROBE	existing	ditto	ditto	cavity slider	
ENSUITE	existing	Handies Handipanel	ditto	Shower, W.C, vanity	
BED	existing	gibratan board fix & stop	existing		
LAUNDRY	existing	Re-line gib Aqualine where shower removed	existing		
HALL	existing	gibratan board fix & stop.	existing		



EXISTING PLAN

SCHEDULE OF MATERIALS



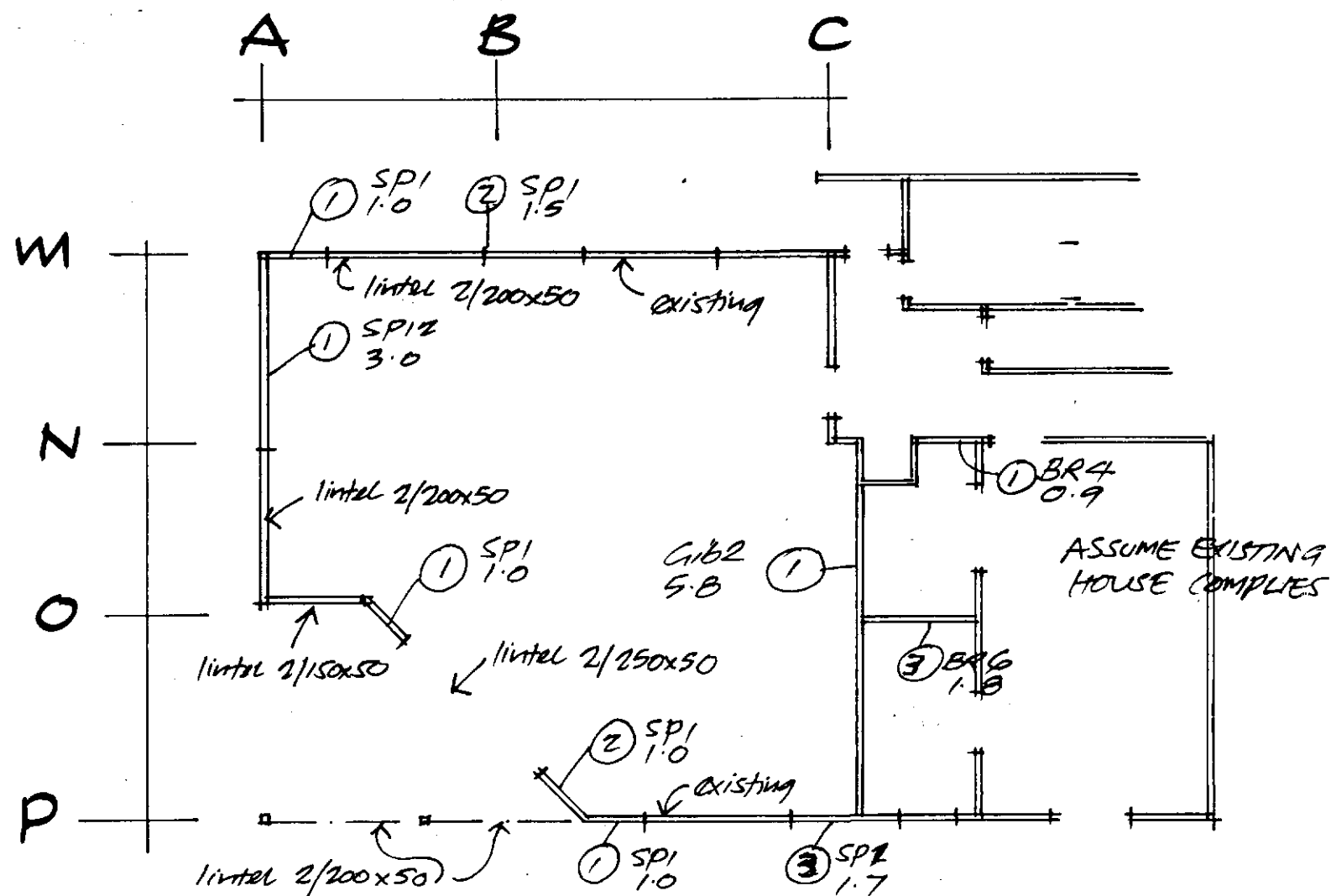
DRAINAGE PLAN

- Drainage Specification
- All installation to AS/NZ 3500
 - Hot & cold supply copper or poly butylene
 - Fittings requiring venting shall be back vented or fitted with air admittance valve.

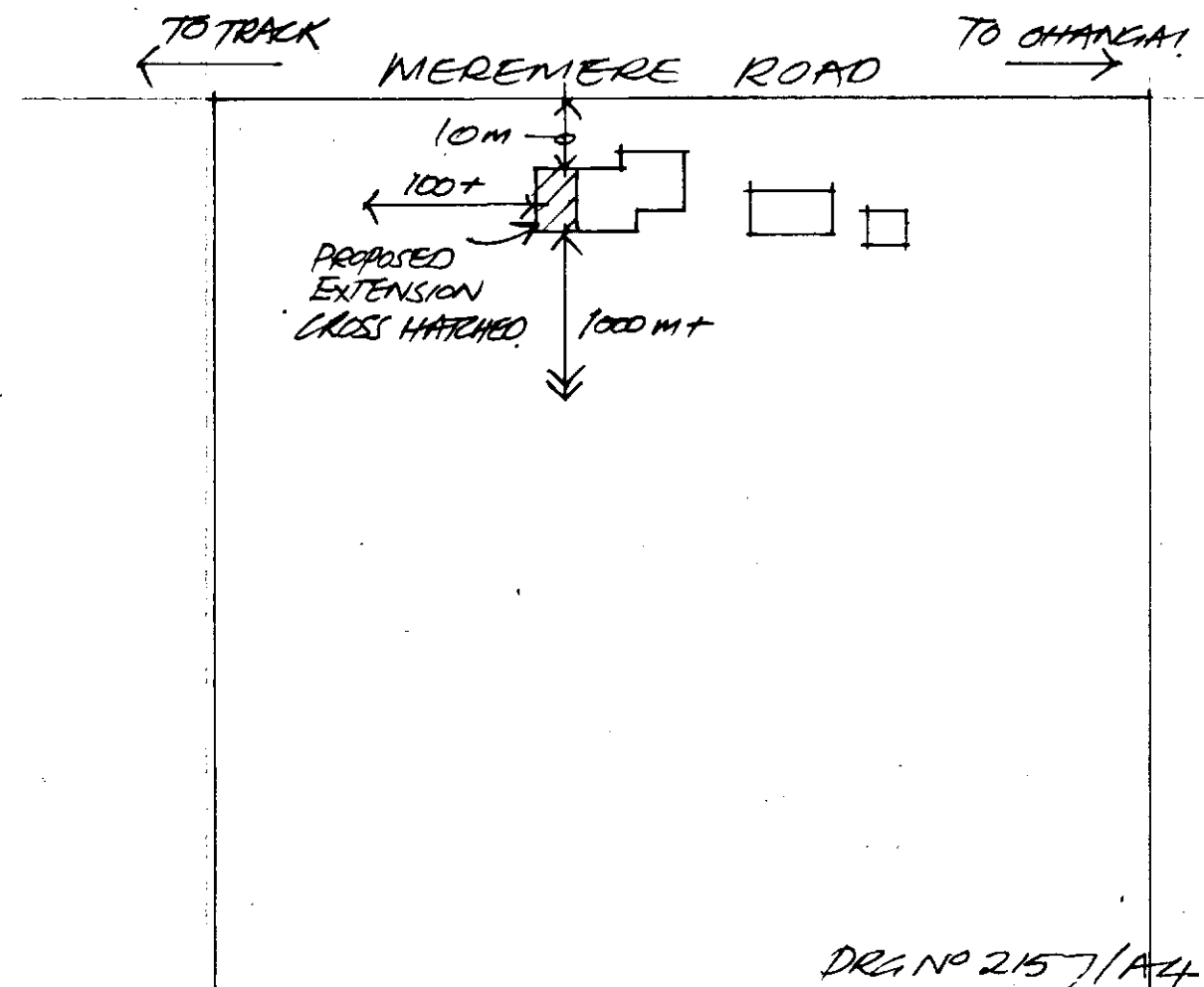
• waste p.v.c.

OSHEA HOME - MEREMERE RD
PROPOSED ALTERATIONS

DRG NO 2157/A3



BRACING & LINTELS



DRG NO 2157/A4

O SHEA HOME - MEREMERE RD
PROPOSED ALTERATIONS

**FILE COPY****Building Consent****Section 35, Building Act 1991****Applicant**

M & B O'SHEA
OHANGAI ROAD
R D 12
HAWERA 4800

**Project**

Consent No.	040207	Home Phone:	06 272 2852
Consent Issue date	20/04/04	Bus Hours Phone:	
Application date	31/03/04	Fax No:	
Overseer	Owen Steer		
Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 21 Stages DWELLING ALTERATIONS		
Intended Life	Specified as 50 years		
Intended Use	DWELLING		
Estimated Value	\$52,000		
Location	1397 MEREMERE ROAD, MEREMERE		
Legal Description	LOT 1 DP 16180 PT SECS 17 & 18 BLK VIII HAWERA SD		
Valuation No.	1230041400		

Builder: STEVEN SNOW 14A MURDOCH STREET, HAWERA
Designer: RANGIWAHIA DESIGN P O BOX 8 HAWERA
Drainlayer: JOHN DODUNSKI 1 MILMOE STREET HAWERA
Plumber: JOHN DODUNSKI 1 MILMOE STREET HAWERA

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 040207.

Signed for and on behalf of the Council:**Name:** _____

This building consent confirms compliance with the New Zealand Building Code. It does not give approval to commence building work until all other approvals have been obtained. The approvals required for this project are listed on the Project Information Memorandum.

The owner shall as soon as practical after completion of the building work, notify a Council Service Centre that the work has been completed in accordance with this building consent by completing and returning the attached Notice of Completion form.

This Consent shall lapse and be of no effect if the building work has not started within 6 months or reasonable progress made after 12 months.

COMMENCEMENT OF WORK: The owner or person undertaking the building work shall give at least 2 working day's notice of the intended commencement of building work.

INSPECTION NOTIFICATION: The Consents Department is to be notified at least 24 hours BEFORE any inspection is due.

FIRE CODES: The building is to comply with the New Zealand Fire Code Requirements.

SMOKE DETECTION DEVICES: These are to be fitted at the time of fire installation and completion of building work.

FOOTINGS: The owner or person undertaking the building work shall give at least 1 working day's notice to cover up or close in the excavation and reinforcing for a foundation.

SUBFLOOR FIXING: An inspection is required before laying any flooring. All fixing is to comply with NZS 3604.

FIXINGS: All fixings are to comply with NZS 3604 Section 4 Durability (Table 4.1). A check of these fixings is required.

FLASHINGS: The owner or person undertaking the building work shall give at least one working day's notice that all flashings have been installed and arrange for an inspection prior to covering.

PRELINE: The owner or person undertaking the building work shall give at least 1 working day's notice to enable specified moisture content of the timber to be checked as well as all specified bracing installation with required fixings.

PRELINE INSULATION: The owner or person undertaking the work shall give at least one working day's notice after placing any insulation and before covering with linings.

BRACING COMPLETION: The owner or person undertaking the building work shall give at least one working day's notice of completion of all sheet bracings.

PRELINE PLUMBING: The plumber or person undertaking the building work shall give at least one working day's notice to cover up or close in any plumbing work.

DRAINAGE: The plumber or owner shall give at least one working day's notice to cover up or close in any drainage, up or close in any Drainage.

PLUMBING: Hot water to sanitary fixtures for personal hygiene is to be limited to 55 degrees Celsius.

PRELINE: Wall bracing is to comply with NZS 3604 as marked on the approved plan

FOOTING/BLOCKWORK: A Building Control Officer is to be notified 24 hours minimum prior to pouring any concrete.

NZ GENERAL: All work is to comply with the New Zealand Building Code.

Project Information Memorandum 040207

Section 31, Building Act 1991

Issued in accordance with Building Consent No. 040207

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

This Project Information Memorandum has been prepared for the purposes of Section 31(2) of the Building Act 1991 and contains all relevant information held by the South Taranaki District Council. The information provided is based on a search of Council's property records and there may be other information relating to the land, which has not been specifically recorded against this property or known to Council.

Signed by or for and on behalf of the Council:

Name:

Date:

Advice of Completion of Building Work

Section 43(1), Building Act 1991

Please return to the South Taranaki District Council

Private Bag 902, HAWERA

Facsimile No: (06) 278 8757

To:

Consent Details

M & B O'SHEA	No.	040207
OHANGAI ROAD	Issue date	00
R D 12	Application date	31/03/04
HAWREA 4800	Overseer	Owen Steer
	Home Phone	06 272 2852
	Bus Hours Phone	
	Facsimile No	

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 21 Stages DWELLING ALTERATIONS
Intended Life	Specified as 50 years
Intended Use	DWELLING
Estimated Value	\$52,000
Location	1397 MEREMERE ROAD, MEREMERE
Legal Description	LOT 1 DP 16180 PT SECS 17 & 18 BLK VIII HAWERA SD
Valuation No.	1230041400

You are hereby advised that

☐ All

☐ Part only as specified in the attached particulars

of the building work under the above Building Consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

☐ A final

☐ An interim

Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a building certifier as stated below).

The attached particulars include:

☐ Building Certificates

☐ A Code Compliance Certificate issued by a Building Certifier

☐ Producer Statements

Signed by or for and on behalf of the Owner:

Name: _____

Position: _____

Date: _____

PIM NOTES

OWNER: M + B O'Shea VALUATION NO: 12300/414120.

ADDRESS OF WORK: 1397 Main Street DP: 1234567890

BUILDER: S. Snow. LEGAL DESC: Lot No: 1234567890 DP: 1234567890

DESCRIPTION OF WORK: AHU Section: 1234567890 Survey District: 1234567890

PROPOSED USE: 1234567890 Blk: 1234567890

Rapid number: 1397. Kiwi number: 1234567890

DATE	ACTIVITY	OFFICER	HOURS	RATE	AMOUNT
5/4/02	Planning	BSS	1/4	86	21.50
				TOTAL	
				PAID	
				BALANCE	

PROPERTY INFORMATION MEMORANDUM PROCESSING

	Date Placed in Tray	Date Completed
Planning	2/4/04	5/4/02
Water and Sewer		
Vehicle Crossing		

☒ Compliance Check with District Plan rules

☐ Compliance Check with Resource Consent number RM
granted/...../.....

☒ Designations/Protected Trees/Historic sites etc.....

☒ Site Plan required. Date

*Please indicate on the enclosed map the distances from the proposed
.....to all boundaries*

Complies: Yes/No Blair Hill Date 5/4/02

Officer's Name
Blair
Owens

APPLICATION NO: BC 04007
OWNER: M + B O'Leary

SERVICES

WATER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

SEWER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

STORMWATER

APPLICATION FORM SENT

MAIN SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

DISCONNECTION AND RECONNECTION FEES (DEMOLITION & REMOVALS)

WATER

SEWER

SIGNATURE

DATE

OTHER (e.g. HEALTH/STRUCTURAL etc)

LICENCES REQUIRED (Health/Dangerous Goods etc)

SIGNATURE

DATE

Code Compliance Certificate

Form 7, Section 95, New Zealand Building Act 2004

Private Bag 902
Hawera 4640
Phone: 06 278 0555
Freephone: 0800 111 323
Fax: 06 278 8757
Website: www.stdc.co.nz

Owner

Jeremy Moore
142 Lysaght Road
RD 12
Hawera 4672



Project

Building Consent No	BC040207
Consent Issue Date	20/04/2004
Description	DWELLING ALTERATIONS
Intended Life (Years)	Specified as 50
Estimated Value	\$ 52,000.00
Location	1397 Meremere Road Meremere
Applicant	B M O'Shea, M P O'Shea
Legal Description	Pt SECT 17 SURD Hawera VIII Pt SECT 18 SURD Hawera VIII LOT 1 DP 16180
Valuation No	1230041400

Signed for and on behalf of the Council:

Name: Owen Steer *PP. [Signature]*
Senior Building Control Officer

Date: 27/08/2009

CODE COMPLIANCE CHECKSHEET

Address: <u>OSHA</u>	Date: <u>26/8/09</u>
	Building Consent No: <u>040207</u>

Tick in "Required" column all inspections required by the consent. For each required inspection write "Y" or "N" in the "Completed" and "Passed" columns.

Tick in "Required" column all documentation required. For each required document write "Y" or "N" in the "Supplied" and "Accepted" columns.

Required Inspections	Required	Completed	Passed	Required Documents	Required	Supplied	Accepted
Site - Location of the building on site				Application for Code Compliance form			
Foundation				Copy of electrical certificate			
Piles				Copy of gas certificate			
Pre-slab-building				"As built" drainage plan			
Subfloor framing				Construction Review (PS4) statement for:			
Pre wrap				Structural engineering			
Preclad				Geotechnical engineering			
Weathertightness				Fire engineering			
Preline building				HVAC engineer			
Wet area membranes				Electrical engineer			
Postline				Hydraulic engineer			
Block							
Brick Veneer				Certificate from the alarm installer			
Retaining wall: before backfilling, tanking, protection and field drain				Certificate from the sprinkler installer			
Free Standing Fireplace				Certificate for lift			
In Built Fireplace				HVAC installers certificate			
Final building				Roofer installers warrantee			
Plumbing and Drainage inspections				Truss design certificate			
Drainage - surface water, foul water				Texture coating/cladding warrantees			
Pre-slab plumbing				Window and door joinery warrantee			
Preline plumbing				Membrane applicators certificate			
Final plumbing							

If inspections have been missed, what supporting info and methods of verification have been provided to compensate for missed inspections. (describe):

If specific supporting documents have not been provided, what alternative information of verification method has been provided to compensate. (describe):

Is the work in accordance with the building consent and approved amendments?	Y/N
If no, has a notice to fix been issued ?	
Have items of non compliance been resolved and NTF uplifted ?	

CODE COMPLIANCE CHECKSHEET

Note: if work is not in accordance with consent, (and approved amendments) or NTF matters have not been resolved, suspend application for Code Compliance Certificate

Compliance Schedule

Licensed building practitioners to certify restricted building work

(1) Each licenced building practitioner who carries out or supervises restricted building work under a building consent must, on completion of the restricted building work, give to the person specified in subsection (2) a certificate, in the prescribed form, stating that-

- (a) the restricted building work complies with the building consent; and
- (b) if applicable any specified systems in the building to which the restricted work relates are capable of performance standards set out in the compliance schedule attached to the building consent.

	Y/N
Is a new amended compliance schedule required?	<input type="checkbox"/>
Has it been issued? (refer to note below)	<input type="checkbox"/>
If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued. Outline:	

Note: if the draft/ revised compliance schedule has not been issued, the Code Compliance Certificate cannot be issued. Suspend issuing CCC until this matter is addressed.

Building Consent requirements.	Y/N
Are there any items specified in the consent that have not been completed?	<input type="checkbox"/>
Outline	

Reason for granting CCC	Form 6 Received
<div style="font-size: 1.2em; color: blue;"> WORK TO BE COMPLETED </div>	<input type="checkbox"/>
Electrical/Gas Certs received	
CCC can be granted <input checked="" type="checkbox"/>	CCC cannot be granted <input type="checkbox"/>

Approve to issue Code Compliance Certificate if all outstanding fees are paid Yes / No

Building Officer:

Signature

Name



Application for Code Compliance Certificate

Form 6, Section 92 of the Building Act 2004

Please return to the South Taranaki District Council

Private Bag 902, Hawera
Phone 0800 111 323 or 06 278 0555
Facsimile No: 06 278 8757

Consent Details

Applicant:	Application No:	BC040207
Michael O'Shea	Home Phone:	
Brenda O'Shea	Business Phone:	
	Mobile Phone:	

Project

Description: Dwelling Alterations

Owner: Michael & Brenda O'Shea

Location: 1397 Meremere Road

Legal Description: Pt Sect 17 SURD Hawera VII

Valuation Reference No: 1230041400

You are hereby advised that

___ All of the building work under the above Building Consent is believed to have been completed to the extent required by that Building Consent.

*work completed as
per amendment
P Jones*

You are requested to issue a Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a building certifier as stated below).

The attached particulars include:

- ___ Compliance Schedule Specified Systems and Maintenance Programme
- ___ Building Certificates
- ___ A Code Compliance Certificate issued by a Building Certifier
- ___ Producer Statements



Signed for and on behalf of the Owner:

Paul Jones

Name: Paul Jones

Contact Phone Number: 027 444 8787

FOR OFFICE USE ONLY:

Inspector: *Henry*

Booked by: *Shane*

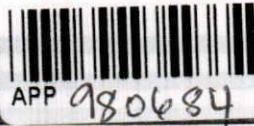
Date: *26/8/09*

Time: *9.15am*

Confirmed: ☒

Event updated: ☒

22/10/98



SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902

HAWERA

TELEPHONE (06) 278 8010

FACSIMILE (06) 278 8757

APPLICATION FOR:

BUILDING CONSENT

PROJECT INFORMATION MEMORANDUM

1. OWNER		2. SITE ADDRESS	
NAME: <u>LB & JE Grove</u>		STREET NO: KIWI NO:	
ADDRESS: <u>McMene Rd</u>		STREET/ROAD NAME: <u>McMene Rd</u>	
RD12, Hawera		TOWN: <u>Hawera</u>	
PHONE BUS:		3. WORK VALUE: (MATERIALS/LABOUR/GST)	
PHONE HME: <u>272-2838</u>		\$ <u>NIL</u>	
FAX:			
4. DESCRIPTION OF PROPOSED WORK		5. INTENDED USE OF BUILDING	
<u>Remove durg to</u>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Farm Building	
<u>McMene Rd this</u>		<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
		<input type="checkbox"/> Accessory <input type="checkbox"/> Other	
6. LEGAL DESCRIPTION		7. STATISTIC DETAILS	
VALUATION NO: <u>12300/414/00</u>		INTENDED LIFE OF BUILDING	
LOT NO: D.P.		<input type="checkbox"/> 50 Years Minimum <input type="checkbox"/> Years	
SEC: BLOCK:		AREA OF WORK:	
SURVEY DISTRICT:		No of STOREYS: BEING STAGE ... of ...	
BUILDER		DESIGNER	
NAME:		NAME:	
ADDRESS: <u>Taranaki Bldg</u>		ADDRESS:	
PHONE BUS:		PHONE BUS:	
CELL PH:		CELL PH:	
FAX:		FAX:	
PLUMBER/DRAINLAYER		CONTACT PERSON	
NAME: REG:		NAME:	
ADDRESS:		ADDRESS: <u>as above</u>	
PHONE BUS:		PHONE BUS:	
CELL PH:		CELL PH:	
FAX:		FAX:	
SEND INVOICES TO:		SEND CORRESPONDENCE/ENQUIRIES TO:	
<input type="checkbox"/> Owner <input type="checkbox"/> Designer		<input type="checkbox"/> Owner <input type="checkbox"/> Designer	
<input type="checkbox"/> Builder <input type="checkbox"/> Contact Person		<input type="checkbox"/> Builder <input type="checkbox"/> Contact Person	
INFORMATION INCLUDED IN THIS APPLICATION IS AVAILABLE TO BE SOLD/GIVEN TO PARTIES FOR MARKETING PURPOSES UNLESS OTHERWISE ADVISED IN WRITING		SIGNED: DATE:	

INFORMATION TO ACCOMPANY YOUR BUILDING CONSENT APPLICATION

The Building Act 1991 states that every application for a building consent shall be accompanied by such plans, specifications and other information as required to show compliance with the New Zealand Building Code.

To ensure that adequate information is provided with the application it is suggested that the plans and specifications include:

Site Plan showing the proposed building in relation to other buildings on the site and all boundaries. (Please show existing or proposed vehicle access). This may be included on the site plan.

Drainage Plan showing the position of drains, location of fittings and method of stormwater disposal.

Floor Plan showing the shape of the building, room sizes and the overall layout with the location of doors, windows and fittings.

Elevations showing the view of each side of the proposed building indicating heights, windows, doors exterior cladding and the general appearance of the building.

Cross Section through the building, showing the foundation and sub-floor details, wall framing and roof construction, insulation, wall and roof cladding.

Details that will show specific parts of construction which require further clarification.

Wall Bracing Calculations showing how the location and type of brace has been worked out to comply with NZS 3604.

Specification describing the construction, the quality of materials and workmanship, sizes and spacings of piles, bearers, joists, studs, rafters, purlins, etc. Specifications should be concise and describe the work for which the consent is being sought.

NOTE: Information required will vary depending on the size and type of your project

The plans and specifications should be submitted in duplicate on good quality paper and drawn in ink to scale. (Pencil drawings are not acceptable)

The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code.

Building certificates issued by a Building Certifier approved by the Building Industry Authority

References to determinations issued by the Building Industry Authority.

References to accreditation certificates issued by the Building Industry Authority

Reference to Approved Documents

Producer Statements issued by the producer of a product or system or by a Registered Engineer or Architect

Note: A producer statement will be accepted when the South Taranaki District Council is convinced that it covers the job applied for and is issued by a reputable person or organisation.

Please indicate the proposed procedures for inspection of building work during the construction period.

Note: A minimum of one working day's notice is required for all inspections carried out by the South Taranaki District Council Building Control Officers.

Request for inspections and appointments with Building Inspectors are to be made at any Council Service Centre

PLEASE NOTE THAT THIS IS A GUIDE ONLY. PLEASE CONTACT YOUR LOCAL SERVICE CENTRE FOR ANY ADDITIONAL INFORMATION

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: *Gove* Consent No. BC: *980685*
Project Address: *Meeme rd* Telephone No.: *4*
Meeme Cell Phone No.:
Contact Person:
Date and Time of Inspection: *20/4/99* *2 00*

PURPOSE OF INSPECTION CODE COMPLIANCE CERTIFICATE

Required Inspections during Construction:

- | | |
|---|---|
| <input type="checkbox"/> Site / Pre Permit | <input type="checkbox"/> Insulation |
| <input type="checkbox"/> Footing / Foundation | <input type="checkbox"/> Hot Water Cylinder Seismic Restraint |
| <input type="checkbox"/> Pre Floor Wastes | <input type="checkbox"/> Wastes / Gully Trap |
| <input type="checkbox"/> Pre Floor Vapour Barrier | <input type="checkbox"/> Safety Glass |
| <input type="checkbox"/> Pre Line Plumbing | <input type="checkbox"/> Disabled Access |
| <input type="checkbox"/> Pre Line Bracing | <input type="checkbox"/> Sub floor |
| <input type="checkbox"/> Pre Line Moisture | |
| <input type="checkbox"/> Egress | |
| <input type="checkbox"/> Fire Code Requirements | |
| <input type="checkbox"/> Block Work | |
| <input type="checkbox"/> Drainage | |



Building Control Officer's Report: *House Removal*
A CCL will be issued
Duration of Inspection: *10*
Consents Officer: *[Signature]* Date: *20/4/99*



Scope of Work
1397 Meremere Road, Meremere, Hawera
BC 040207

Remove bottom course of bricks in one metre sections (one brick to remain in place every metre to support balance of brick cladding)

Install 'Shelterseal HD' (peel and stick flashing tape) - see attached BRANZ appraisal

Peel back existing building wrap and tuck Shelterseal tape behind building wrap allowing for a 50mm up-stand against existing sub floor
Fix Shelterseal tape to concrete foundation wall with Shelter solvent based primer and protrude tape out to half way on brick line - see attached drawing.

Install bottom course of bricks ensuring weep holes at 800crs
Allow for 48 hours drying before removing remaining brick and installing flashing tape, flashing tape to be lapped 100mm.

APPROVED

building wrap

brick veneer

50

install "Shelter-
Seal HD" peel &
stick flashing
tape (see scope
of work)

check fixing of
joists to bearers
& bearers to piles
to comply with
NZS 3604

1397 Meremere road.

Meremere

Consent No

040 207



BRANZ Appraised
Appraisal No.462 [2004]

BRANZ Appraisals

Technical Assessments of products
for building and construction

**BRANZ
APPRAISAL
CERTIFICATE
No. 462 (2004)**

**SHELTERSEAL 3000X
AND SHELTERSEAL
HD DAMP-PROOF
MEMBRANES**

Ardex NZ Ltd
P O Box 19549
Christchurch
Tel: 03 384 3029
Fax: 03 384 9779



BRANZ Limited
Private Bag 50 900
Porirua City
New Zealand
Tel: +64 4 237 1170
Fax: +64 4 237 1171
www.branz.co.nz

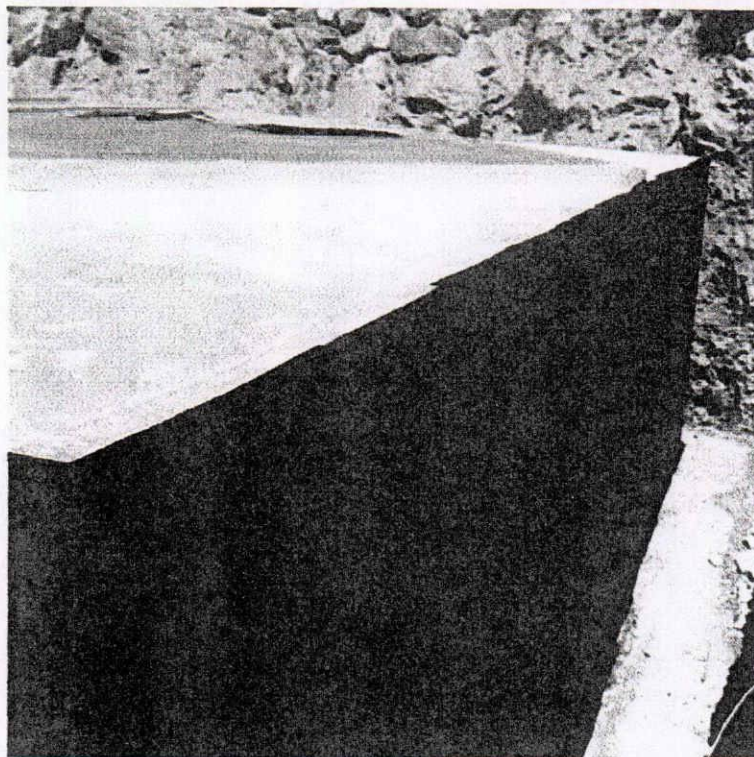
BRANZ Pty Ltd
P O Box 930
Brookvale
NSW 2100
Australia
Tel: +61 2 9938 6011
Fax: +61 2 9938 6911
www.branz.com.au



1.1 Shelterseal 3000X and Shelterseal HD are 'peel and stick' single or two layer damp-proof membrane (DPM) systems. They are designed to be applied to the exterior face of basement retaining walls to prevent water or water vapour penetrating to the interior face in spaces where moisture may cause damage.

1.2 The products are supplied as self-adhering, cold-applied, rubber modified-polymer bitumen sheets in roll form.

APPROVED



Typical waterproofing using Shelterseal

2.1 Shelterseal 3000X and Shelterseal HD have been appraised for use as damp-proof membrane systems on basement walls within the following scope:

- within the scope limitations of NZBC Acceptable Solution E2/AS1 Third Edition June 2004, Section 12; and,
- with dry, clean and sound substrates of reinforced concrete or concrete masonry; and,
- where the membranes are adequately protected against damage during backfilling and in service; and,
- where subsoil drainage and free draining granular backfill has been placed behind basement walls; and,
- where they are not subject to hydrostatic pressure.

2.2 The products must be installed in accordance with the Ardex NZ Ltd Technical Literature referred to in Paragraph 6.1.

New Zealand Building Code (NZBC)

3.1 In the opinion of BRANZ, Shelterseal 3000X and Shelterseal HD if designed, used, installed and maintained in accordance with the statements and conditions of this Certificate, will meet or contribute to meeting the following provisions of the NZBC:

Clause B2 DURABILITY: Performance B2.3.1 (a) not less than 50 years. Shelterseal 3000X and Shelterseal HD meet this requirement. See Paragraph 10.1.

Clause E2 EXTERNAL MOISTURE: Performance E2.3.3. Shelterseal 3000X and Shelterseal HD meet this requirement. See Paragraphs 12.1 – 12.3.

Clause F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. Shelterseal 3000X and Shelterseal HD meet this requirement and will not present a health hazard to people.

3.2 This Certificate appraises Shelterseal 3000X and Shelterseal HD as an Acceptable Solution in terms of New Zealand Building Code compliance. The membranes comply with NZBC Acceptable Solution E2/AS1 Third Edition June 2004, Paragraph 12.2.1 (a), (b) and (c), and Paragraph 12.2.2 (b).

Technical Specifications

4.1 Materials supplied by Ardex NZ Ltd are as follows:

Shelterseal 3000X and Shelterseal HD

- The membranes are manufactured from a bituminous asphalt compound modified with SBS (styrene-butadiene-styrene) rubber and high tack resins. The self-adhesive inner face is protected by a release paper with the outer surface protected by either a layer of cross-laminated high-density polyethylene film (Shelterseal 3000X) or a layer of polypropylene mesh (Shelterseal HD). Shelterseal HD is designed for use where a more robust system is required.
- The membranes are 1.5 mm thick, and supplied in rolls 1 metre wide by 20 metres long. The roll weight is approximately 30 kg.

Shelter Primer

- A solvent-based, bitumen modified primer available in 5 and 20 litre cans.

Handling and Storage

5.1 Handling and storage of all materials whether on or off site is under the control of the installer. Dry storage must be provided for all products and the membranes must be protected from sunlight and UV radiation. Rolls of membrane must be stored on end.

6.1 Refer to the Appraisals listing on the BRANZ website for details of the current Technical Literature for the Shelterseal membranes. The Technical Literature must be read in conjunction with this Certificate. All aspects of design, use, installation and maintenance contained in the Technical Literature and within the scope of this Certificate must be followed.

Substrate Design

7.1 Substrate design must be in accordance with the NZBC to a relevant standard, such as NZS 3101 for concrete and NZS 4230 or NZS 4229 for concrete masonry.

7.2 The substrate must have a surface finish that is smooth, clean and free from defects or irregularities which may damage the membrane.

Control Joints

8.1 Where control or construction joints are formed in the substrate, Ardex NZ Ltd must be consulted for use of the membranes over these joints.

Backfilling and Drainage

9.1 The membrane must be protected against damage by the placement of a protection material between the membrane and the granular fill.

9.2 Backfilling, drainage and the backfill capping must be in accordance with NZBC Acceptable Solution E2/AS1 Third Edition June 2004, Section 12.

9.3 Backfilling must be undertaken with granular, free-draining material. The top of the backfill must be capped with an impervious clay fill and may be covered with topsoil if required. The impervious capping and topsoil must slope at a minimum of 1:30 fall away from the wall.

9.4 A minimum 100 mm diameter perforated drainage pipe must be installed at the bottom of the wall in accordance with Figure 133 of NZBC Acceptable Solution E2/AS1 Third Edition June 2004. The pipe must be covered with a geotextile filter fabric, be laid at a minimum 1:200 fall and discharge to a drainage outlet. Provision for cleaning the pipe must also be provided.

Durability

Serviceable Life

10.1 Shelterseal 3000X and Shelterseal HD are suitable DPM materials as set out in NZBC Acceptable Solution E2/AS1 Third Edition June 2004, Paragraph 12.2.2 (b), therefore they are expected to have a serviceable life of at least 50 years provided they are installed and maintained in accordance with this Certificate and are continually protected from sunlight and UV radiation.

Maintenance

11.1 Annual inspections must be made of the membrane top edge seal and protection, the backfill capping, and the drainage pipe to ensure all are functioning as originally designed.

11.2 If required, the drainage pipe must be cleared to remove any sediment or silt build-up. The slope of the backfill capping must be maintained at all times.

External Moisture

12.1 Shelterseal 3000X and Shelterseal HD membranes, when installed in accordance with this Certificate and the Technical Literature, will prevent water or water vapour from penetrating to the interior face of basement retaining walls in spaces where moisture may cause damage. The membranes have a vapour flow resistance of not less than 90 MN s/g as required by NZBC Acceptable Solution E2/AS1 Third Edition June 2004, Paragraph 12.2.1 (a).

12.2 The membranes self-adhere, and can be used to form sealed joints and to seal penetrations as required by NZBC Acceptable Solution E2/AS1 Third Edition June 2004, Paragraph 12.2.1 (b). The top edge of the membrane must be sealed to the wall as set out in the Technical Literature, and protected.

12.3 Building designers must ensure junctions with other membranes, such as at the floor/wall junction, form a waterproof joint. Junctions have not been assessed and are outside the scope of this Certificate.

Installation Skill Level Requirement

13.1 Installation of the membranes must be completed by tradespersons who have experience in the application of self-adhesive membranes.

System Installation

Substrate Preparation

14.1 All surfaces must be checked to ensure they are dry, clean, smooth and free from sharp edges, loose or foreign materials, oil, grease or other deleterious material that may affect adhesion or may damage the membrane.

Priming

14.2 Prior to application of the membrane all prepared surfaces must be primed with Shelter Primer at a rate of 5-6 m² per litre, and allowed to dry.

Membrane Installation

14.3 Starting at the lowest point, the membrane must be installed in accordance with the Technical Literature. Sheet edges must be overlapped a minimum of 60 mm as marked on the sheets. End laps must be a minimum of 100 mm, with upper sheets lapped over lower sheets. Internal and external corners of single layer systems must be reinforced with an extra layer of membrane 300 mm wide. Where two layer systems are specified lap joints must be staggered. Protection material must be installed before backfilling. Backfilling must commence immediately after the membrane is installed to ensure the membrane is not left exposed to sunlight or UV radiation.

Inspections

14.4 The Technical Literature must be referred to during the inspection of membrane installations by building consent authorities and territorial authorities.

Health and Safety

15.1 Safe use and handling procedures for the membrane systems is provided in the Technical Literature.

The following is a summary of the technical investigations carried out:

Tests

16.1 The following testing of Shelterseal 3000X has been undertaken by the following organisations:

- Istituto Giordano S.p.A., Italy – Resistance to chemical agents, tensile properties, determination of dielectric strength, resistance to tearing, resistance to static perforation, resistance to dynamic perforation and resistance to hydrostatic pressure.
- Singapore Institute of Standards and Research – Thickness, dimensional stability, tensile properties, tensile strength at joints, puncture resistance, water absorption, pliability, water vapour transmission, hydrostatic head and resistance to leakage at joints.
- Isoltema, S.p.A., Italy – Adhesion to cement (concrete).

Test methods and results have been reviewed by BRANZ and found to be satisfactory.

16.2 The following testing of Shelterseal HD has been undertaken by the following organisations:

- Istituto Giordano S.p.A., Italy – Puncture resistance, tensile properties and elongation.
- Autostrade S.p.A., Italy – Tensile strength, elongation, resistance to dynamic perforation and cold flexibility.
- Isoltema, S.p.A., Italy – Adhesion to cement (concrete).

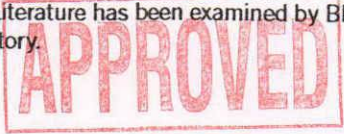
Test methods and results have been reviewed by BRANZ and found to be satisfactory.

Other Investigations

17.1 A durability opinion has been given by BRANZ technical experts.

17.2 Practicability of installation has been assessed by BRANZ and found to be satisfactory.

17.3 The Technical Literature has been examined by BRANZ and found to be satisfactory.



Quality

18.1 The manufacture of the membranes and primer has not been examined by BRANZ, but details regarding the quality and composition of the materials used were obtained by BRANZ and found to be satisfactory.

18.2 The quality management system of the membrane and primer manufacturer, Isoltema, S.p.A., Italy has been assessed and accredited as meeting the requirements of UNI EN ISO 9001: 2000 by SINCERT, Milan, Italy, Accreditation Number 16.

18.3 The quality of materials supplied by Ardex NZ Ltd is the responsibility of Ardex NZ Ltd.

18.4 Quality of installation on site is the responsibility of the installer.

18.5 Designers are responsible for the building design, and building contractors are responsible for the quality of construction of substrate systems in accordance with the instructions of Ardex NZ Ltd.

18.6 Building owners are responsible for the maintenance of the membrane systems in accordance with the instructions of Ardex NZ Ltd.

Sources of Information

- NZS 3101: 1995 The design of concrete structures.
- NZS 4229: 1999 Concrete masonry buildings not requiring specific engineering design.
- NZS 4230: 2004 Design of reinforced concrete masonry structures.
- Approved Document for New Zealand Building Code External Moisture Clause E2, Building Industry Authority, Third Edition June 2004.
- New Zealand Building Code Handbook and Approved Documents, Building Industry Authority, 1992.
- The Building Regulations 1992, up to, and including April 2003 Amendment.

APPROVED



BRANZ

In the opinion of BRANZ, Shelterseal 3000X and Shelterseal HD Damp-proof Membranes are fit for purpose and will comply with the Building Code to the extent specified in this Certificate provided they are designed, used, installed and maintained as set out in this Certificate.

The Appraisal Certificate is issued only to the Certificate Holder, Ardex NZ Ltd, and is valid until further notice, subject to the Conditions of Certification.

Conditions of Certification

1. This Certificate:
 - a) relates only to the product as described herein;
 - b) must be read, considered and used in full together with the technical literature;
 - c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
 - d) is copyright of BRANZ.
2. The Certificate Holder:
 - a) continues to have the product reviewed by BRANZ;
 - b) shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed;
 - c) abides by the BRANZ Appraisals Services Terms and Conditions.
3. The product and the manufacture are maintained at or above the standards, levels and quality assessed and found satisfactory by BRANZ.
4. BRANZ makes no representation as to:
 - a) the nature of individual examples of, batches of, or individual installations of the product, including methods and workmanship;
 - b) the presence or absence of any patent or similar rights subsisting in the product or any other product;
 - c) any guarantee or warranty offered by the Certificate Holder.
5. Any reference in this Certificate to any other publication shall be read as a reference to the version of the publication specified in this Certificate.

For BRANZ

R I Burnett

M E Reed

Date of issue: 30 November 2004

ARDEX WPM 3000X

Shelterseal 3000X

Self Adhesive SBS Membrane

APPROVED



Copy available on request.

PRODUCT DESCRIPTION

Ardex WPM 3000X (Shelterseal 3000X) is a "peel and stick" bituminous/asphalt damp proof membrane protected by a cross laminated high-density polyethylene film.

Ardex WPM 3000X (Shelterseal 3000X) is made from two structural components

Bitumen/asphalt compound modified with SBS and high tack resins

This special compound has been formulated to make the product easy to install. The membrane can be adjusted should it initially be placed in the wrong position, as the adhesive on the sheet achieves final adhesion only after a few minutes.

Protective film

This is hot-laminated to the bituminous/asphalt compound and gives the membrane its mechanical and physical characteristics, such as heat stability, shape, chemical resistance, etc.

FEATURES/BENEFITS

Cold Application: installed without the use of open flames. Ideal for installation in restricted spaces.

Chemical resistance: the protective polymer film is highly resistant to acids, alkalis and other pollutants.

Flexibility and adaptability: this membrane will adapt easily to irregularly shaped surfaces, and will stretch up to 9% without breaking or cracking.

Self sealing: the membrane self seals on contact maintaining its watertightness.

Constant thickness: the membrane is manufactured using high-tech machinery which constantly monitors its thickness, and ensures that the films and synthetic materials are manufactured to the highest specifications and quality control requirements.

ACCEPTABLE SUBSTRATES

- Concretes, renders and screeds
- Fibre cement sheets
- Structural or marine plywood
- Polystyrene blocks

For use over other substrates including existing membranes contact Ardex.

TYPICAL APPLICATIONS

- Planter boxes
- Foundations
- Below-ground applications
- Retaining walls

BASIC APPLICATION INSTRUCTIONS

Surface Preparation

Surfaces to which the Ardex WPM 3000X (Shelterseal 3000X) systems are installed must be properly prepared prior to installation. All surfaces must be clean, dry, smooth, free of sharp edges, loose or foreign materials, oil, grease, and other materials that may damage the membrane. If concrete has moisture on surface use gas torch to dry and warm before priming.

Priming

Prior to the application of the membrane all prepared surfaces (except polystyrene blocks) should be primed with Ardex WPM 240 (Shelter Primer) at a rate of 5-6m² per litre and allowed to dry.

Membrane Installation

Starting at the lowest point, the membrane must be installed in accordance with the Technical Literature. Sheet edges must be overlapped a minimum of 60mm as marked on the sheets. End laps must be a minimum of 100mm, with upper sheets lapped over lower sheets. Internal and external corners of single layer systems must be reinforced with an extra layer of membrane 300mm wide. Where two layer systems are specified lap joints must be staggered. Protection material must be installed before backfilling. Backfilling must commence immediately after the membrane is installed to ensure the membrane is not left exposed to sunlight or UV radiation.

Installation of the membranes must be completed by tradespersons who have experience in the application of self-adhesive membranes.

Two Layer DPM System

In critical areas a specifier may require a second layer of Ardex WPM 3000X (Shelterseal 3000X) to be applied with laps staggered to the first layer.

PLASTERING OVER SHELTERSEAL

Coat affected area with Ardex WPM 320 (Retaining Wall 1 Part). Let coating dry then apply a second coat of Ardex WPM 320 (Retaining Wall 1 Part). While still wet broadcast dry sand onto the surface. Let Dry. When dry, plaster area with normal plaster system.

APPROVED

SAFETY DATA

Ardex WPM 240 (Shelter Primer) is solvent based and classified as Dangerous Goods Class 3 Packaging Group II material. It is highly flammable and should be used with appropriate safety equipment. Avoid inhalation or contact with eyes.

First Aid: If swallowed do not induce vomiting, contact a doctor or Poisons Information Centre immediately. In case of contact with eyes rinse thoroughly with water.

Spills & Leaks: Restrict access to area. Prevent material entering sewers and restricted areas. If possible cover liquid with earth, sand or absorbent material. Flush area with water.

Fire: Eliminate all sources of ignition. Firefighters should wear full protective clothing and self contained breathing apparatus with full face mask. Use dry chemicals foam or carbon dioxide to extinguish fire.

STORAGE

All rolls of Ardex WPM 3000X (Shelterseal 3000X) whether palletised or loose should be stored in a covered area protected against sunlight and UV radiation. Rolls should be stored in a vertical position on a smooth floor so as not to damage the edges.

PACKAGING

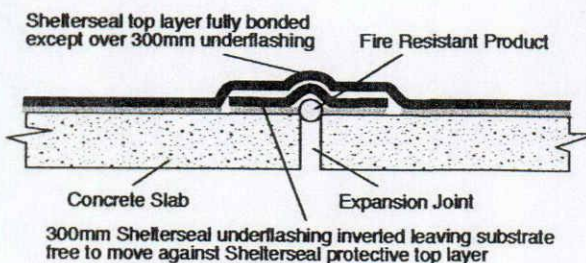
Roll size: 1m x 20m Roll weight: Approx 30kg

Other products: Shelter Primer 5 litres and 20 litres

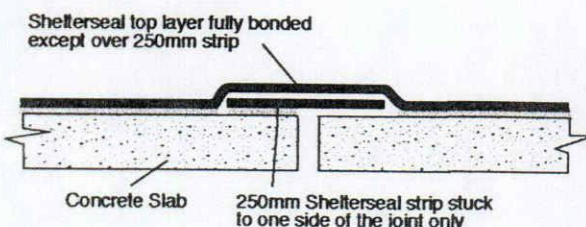
TECHNICAL PERFORMANCE DATA

Properties	Typical Values	Test Method
Thickness	1.5mm	UNI 8202
Weight	1.6kg	UNI 8202
Tensile strength long	4.35N/mm	ASTM D 638
Tensile strength trans	5.69N/mm	ASTM D 638
Longitudinal elongation of membrane	435%	ASTM D 638
Transverse elongation of membrane	380%	ASTM D 638
Tearing resistance long	83.01N	8202/9
Tearing resistance trans	73.74N	8202/9
Adhesion to primed concrete	4.9N/mm	ASTM D 1000
Adhesion to steel	5.8N/mm	ASTM D 1000
Puncture resistance	246N/65mm	ASTM E 154
Vapour transmission rate	0.3g/m/24hrs	ASTM E 96
Cold flexibility	-30°C	ASTM D 146
Environmental resistance	Conform	ASTM D 543

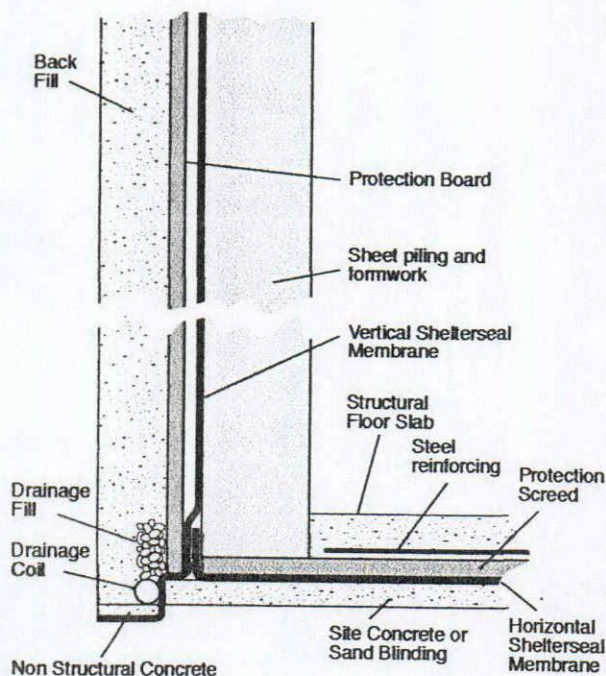
EXPANSION JOINT



CONSTRUCTION JOINT



BELOW GROUND DETAIL



Typical details do not indicate number of layers required

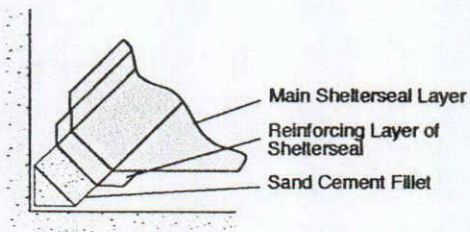
ARDEX WPM 3000X

Shelterseal 3000X

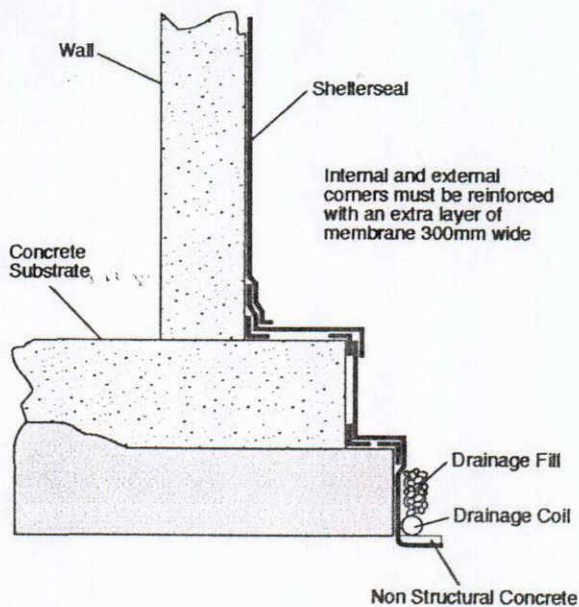
Self Adhesive SBS Membrane

TYPICAL TURN UP DETAIL

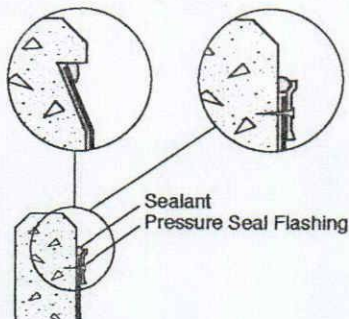
APPROVED



REINFORCING OF CORNERS



FINISHING DETAIL OPTIONS



10.2.2.6 Anchorage**10.2.2.6.1**

The fixing for a roof truss at its support shall be as given by the truss design but not less than that required in tables 10.12 and 10.13 and figure 10.21.

**SOUTH TARANAKI DISTRICT COUNCIL
AMENDED PLANS**

10.2.2.6.2

Fixings for hip trusses shall be determined by entering into table 10.12 a truss span equal to twice the span of the hip truss.

C10.2.2.6.1

Table 10.12 provides fixings for roof trusses at their supports for simple trusses and hip truss layouts. It does not provide fixings for girder trusses or complicated truss roof systems. Alternative fixings can be selected provided they meet the minimum capacity requirements of table 10.13.

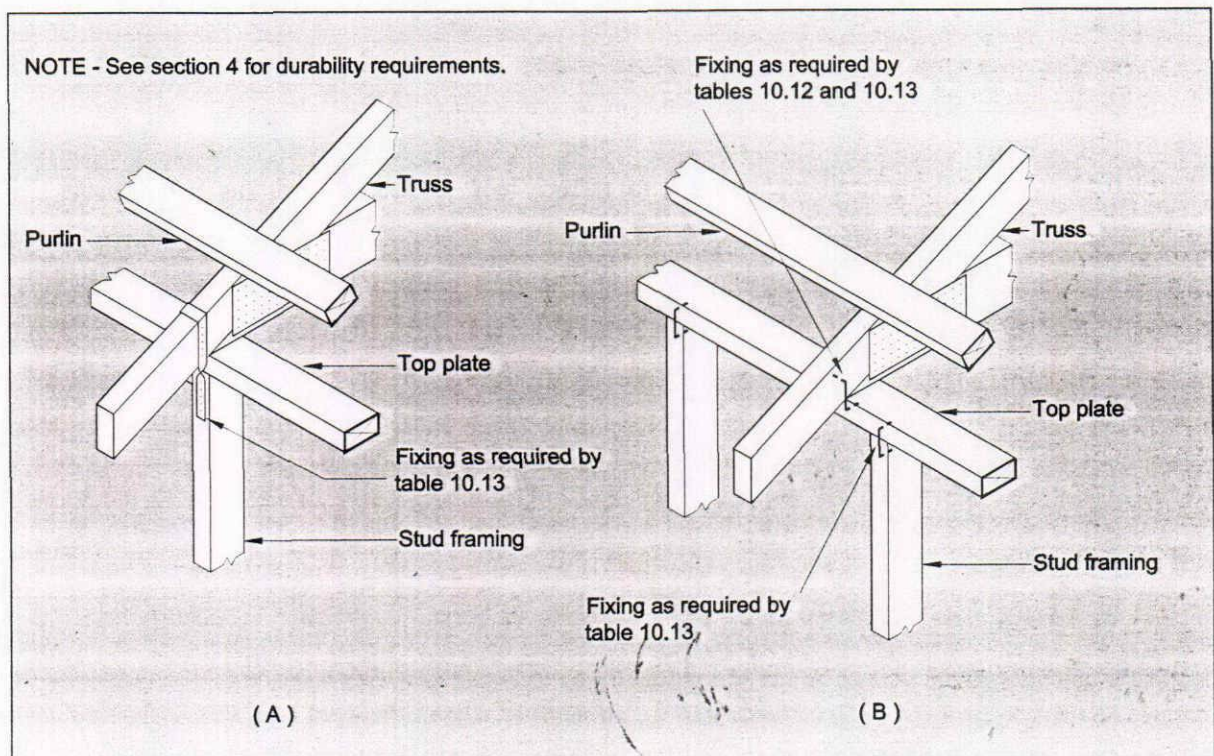


Figure 10.21 – Truss/top plate connections (see 10.2.2.6.1)

Table 10.12 – Fixing types of roof trusses at supports (see 10.2.2.6.1)

Truss spacing (mm)	Fixing type											
	Light roofs								Heavy roofs			
	900				1200				900			
Wind zone	L	M	H	VH	L	M	H	VH	L	M	H	VH
Loaded dimension of support (m)												
3.0	C	C	C	D	C	B	C	D	A	A	C	C
3.5	C	C	C	D	C	C	D	E	A	A	C	C
4.0	C	C	C	D	C	C	D	E	A	C	C	C
4.5	C	C	D	E	C	C	D	F	A	C	C	D
5.0	C	C	D	E	C	C	E	F	A	C	C	D
5.5	C	C	D	E	C	C	E	F	A	C	C	D
6.0	C	C	D	F	C	D	E	F	A	C	C	D

Table 10.13 – Key to fixing types and capacity for rafters, roof trusses, underpurlins, ridge beams and strutting beams (see 10.2.2.6.1)

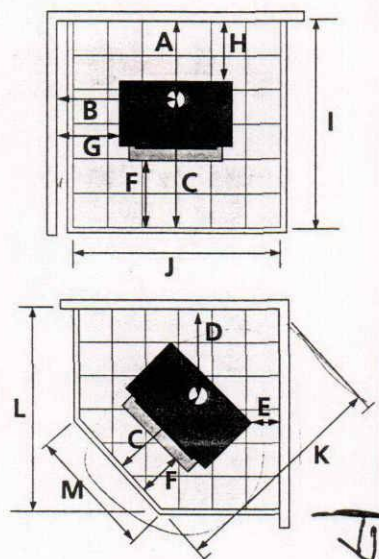
Fixing type	Fixing to rafter/beam	Alternative fixing capacity
A	2/100 x 3.75 skewed nails	(kN) 0.7
B	2/100 x 3.75 skewed nails + 1 wire dog	2.7
C	2/100 x 3.75 skewed nails + 2 wire dogs	4.7
D	2/100 x 3.75 skewed nails + 3 wire dogs	6.7
E	2/100 x 3.75 skewed nails + 4 wire dogs	8.7
F	2/100 x 3.75 skewed nails + U strap of 27 mm x 1.2 mm 10/30 x 3.15 nails at each end	16.0

METRO Technical Details

All Metro woodfires are tested to NZS-7421 and AS-2918 or AS/NZS2918:2001. Specifications may alter and those detailed below should be used only as a guide. Refer to the installation and operation manual supplied with every Metro, or if in doubt, consult your Metro retailer.

SPECIFICATIONS	Width	Depth	Height	Firebox Volume	kW-(1)	kW-(2)
TINY-TRAD	490	530	665	36 litres	N.A	11.0
PIONEER & PIONEER TRAD	590	530	665	50 litres	14.6	14.4
PIONEER REAR OUTLET	590	530	660	50 litres	N.A	N.A
X-TREME & X-TREME TRAD	670	575	715	68 litres	17.7	14.2
ASPIRE & ASPIRE TRAD	670	575	715	68 litres	19.8*	15.6
WEE-RAD	607	530	665	50 litres	14.6	14.4
RAD	750	575	745	68 litres	17.7	14.6
MEGA RAD	750	675	745	103 litres	23.5*	N.A
HI-OUTPUT INSERT FIREBOX	560	500	550	63 litres	16kW estimated	
COMPACT INSERT FIREBOX	560	410	550	50 litres	13kW estimated	
TRADITIONAL FASCIA	900	195	685			
V.E. & H.T. FASCIA	810	170	650			

*Denotes tested with fan option



kW-(1) is tested to SFH-11:1994 giving a maximum peak output
kW-(2) is tested to NZHHA maximum output test method giving an average over a cycle

Installation Clearances mm		A	B	C*	D	E	F*	G	H	I*	J	K*	L	M
TINY-TRAD	With Flueshield**	225	445	480*	305	25	100*	200	75	705*	650	920*	875	650
	Without Flueshield	605	545		595	315		350	455	1085*		1320*	1165	
PIONEER & PIONEER TRAD	With Flueshield**	200	595	480*	400	85	100*	300	50	680*	825	1045*	950	660
	Without Flueshield	580	595		595	280		300	430	1060*		1320*	1145	
PIONEER REAR OUTLET		N/A	565	N/A	N/A	100	100*	270	60	690*	825	1070*	965	660
X-TREME & X-TREME TRAD	With Flueshield**	230	575	525*	455	110	100*	240	80	755*	905	1165*	1065	740
	Without Flueshield	800	575		595	250		240	650	1325*		1365*	1205	
ASPIRE & ASPIRE TRAD	With Flueshield**	230	575	525*	455	110	100*	240	80	755*	905	1165*	1065	740
	Without Flueshield	800	575		595	250		240	650	1325*		1365*	1205	
WEE RAD	With Flueshield**	200	555	480*	400	80	100*	250	50	680*	825	1045*	950	660
	Without Flueshield	580	555		600	280		250	430	1060*		1320*	1145	
RAD	With Flueshield**	230	575	525*	455	80	100*	200	80	755*	905	1165*	1065	740
	Without Flueshield	800	575		625	250		200	650	1325*		1365*	1205	
MEGA RAD	With Flueshield**	270	675	625*	500	125	100*	300	120	895*	905	1325*	1175	740
	Without Flueshield	540	675		595	220		300	390	1165*		1470*	1270	

* To comply with AS2918:1990 add 100mm to measurements C, F, I and K.
** "With Flueshield" clearances are tested with Pioneers double flueshield.

Pioneer Manufacturing Limited

Mamaku Street, PO Box 11,

Inglewood, New Zealand

Phone 06 756 6520 Fax 06 756 6540

www.woodfire.co.nz

email info@woodfire.co.nz



Houghton's
Plumbing, Heating
& Gas

Sales And Service
Phone (06) 278 8883
Fax (06) 278 3048
Princes Street, Hawera
E-mail: hougpl@xtra.comz
Robin & Glenice Houghton



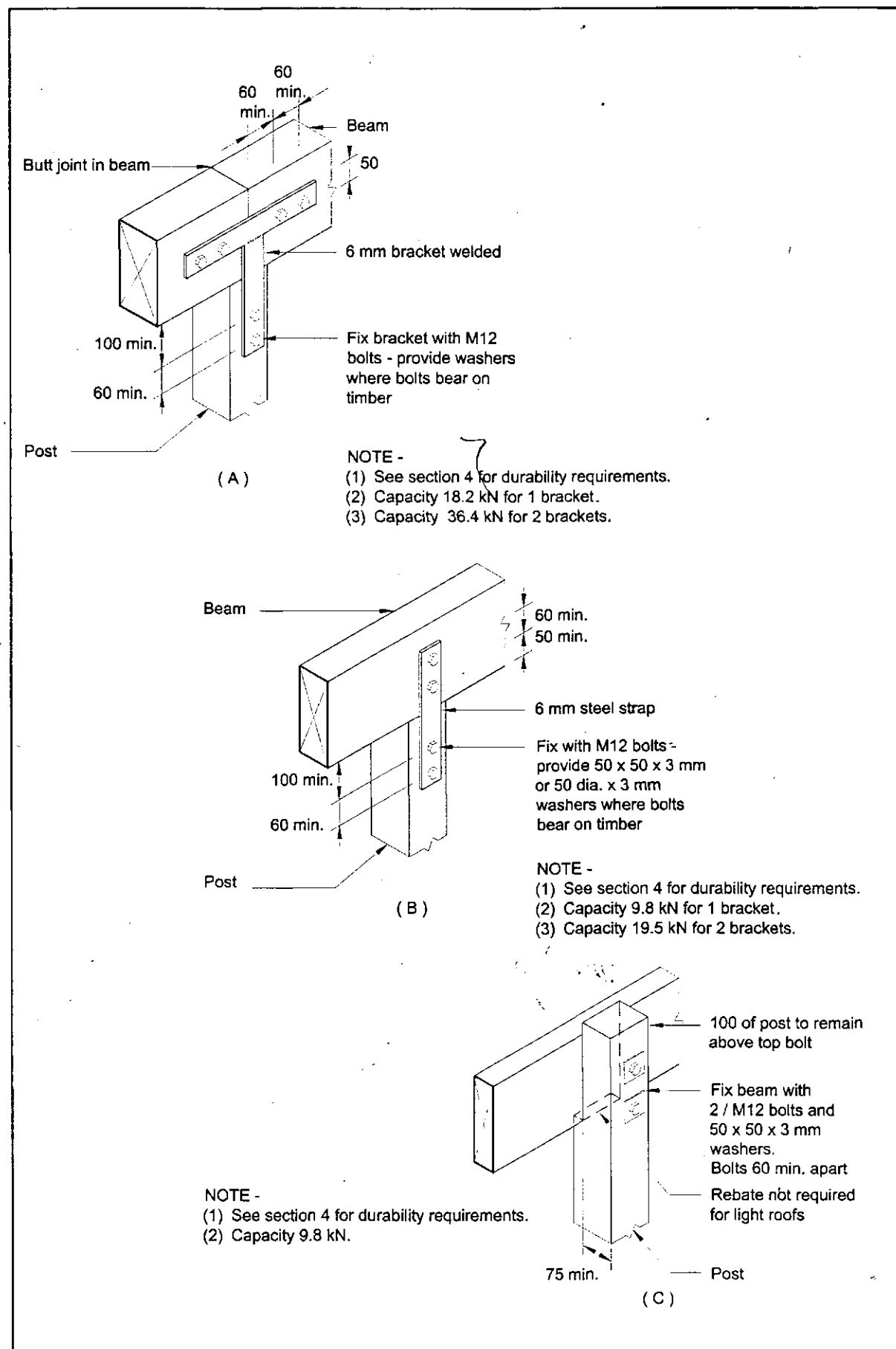


Figure 9.3 – Beam/post connections (see 9.3)

WHAT LEVEL OF TREATMENT IS NEEDED WHERE?

BUILDING ELEMENT	TREATMENT LEVELS
<ul style="list-style-type: none"> - Roof framing, trusses and ceiling joists - Interior wall framing, including bottom plates - Exterior wall framing in low risk, single storey masonry veneer buildings 	<ul style="list-style-type: none"> - Untreated kiln dried radiata pine - Untreated Douglas fir - H1 treated, planer gauged radiata pine
<ul style="list-style-type: none"> - Exterior wall framing and parapets in all but low risk, single storey masonry veneer buildings - Enclosed framing within skillion roofs 	<ul style="list-style-type: none"> - H1.2
<ul style="list-style-type: none"> - Subfloor framing 	<ul style="list-style-type: none"> - H1.2
<ul style="list-style-type: none"> - Enclosed framing within flat roofs - Framing for enclosed decks and balconies - Framing within enclosed balustrades - Some framing supporting decks and balconies 	<ul style="list-style-type: none"> - H3.1
<ul style="list-style-type: none"> - Unroofed decking and external stairs, handrails and balustrades 	<ul style="list-style-type: none"> - H3.2
<ul style="list-style-type: none"> - Piles and other structural in ground material 	<ul style="list-style-type: none"> - H5

IMPORTANT NOTE

Treatment levels specified are the minimum treatment level. Higher levels may be used in any situation.

This table is a summary of the requirements only.

The requirements are set out in the BIA's Acceptable Solution for the Durability clause of the Building Code (referred to as B2/AS1), which cites two New Zealand Standards for detail.

The Acceptable Solution can be purchased from our publisher, Victoria Books (phone 0800 370 370). The New Zealand Standards (NZS3602:2003 and NZS3640:2003) can be purchased from Standards New Zealand on 0800 782 632.

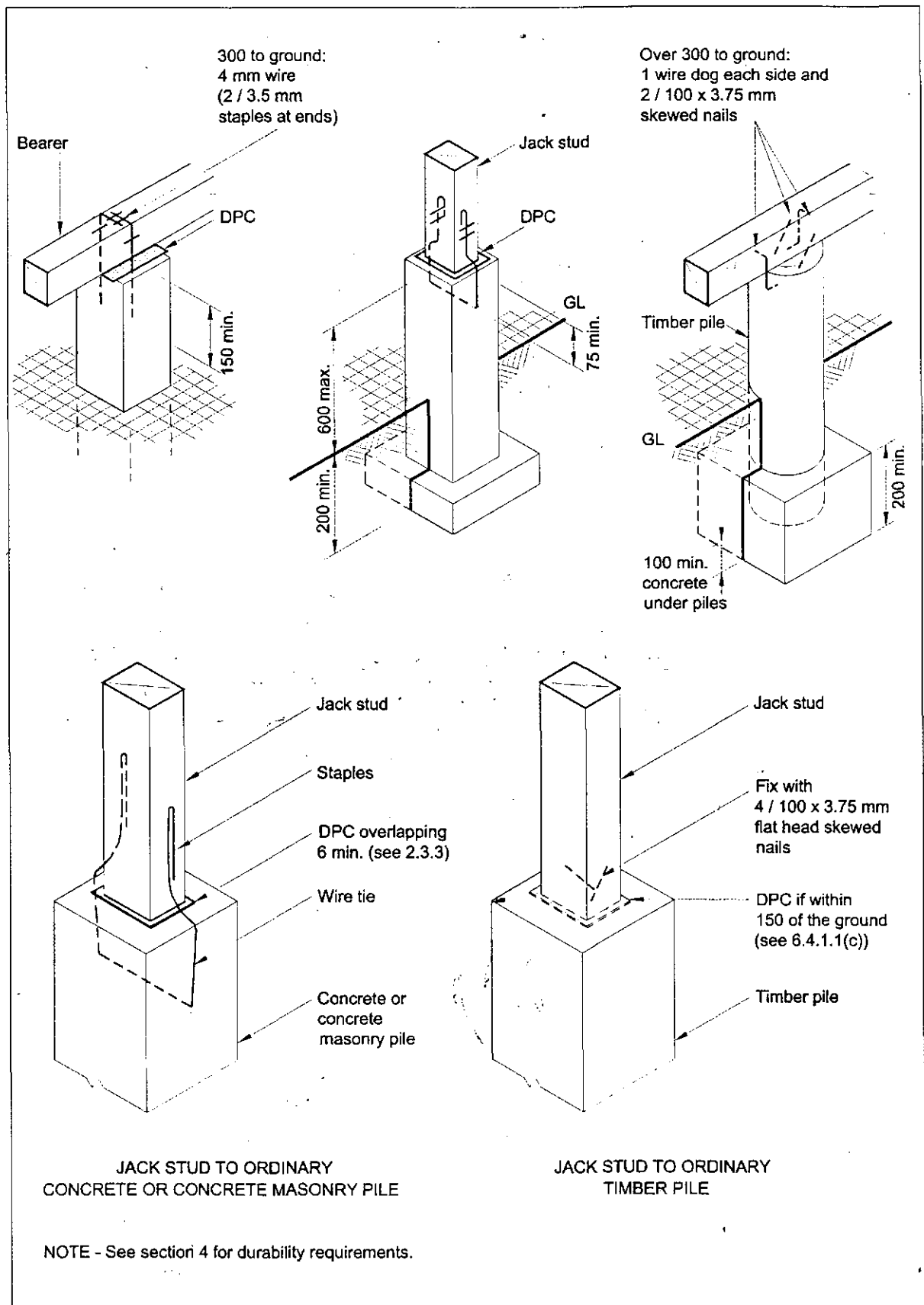
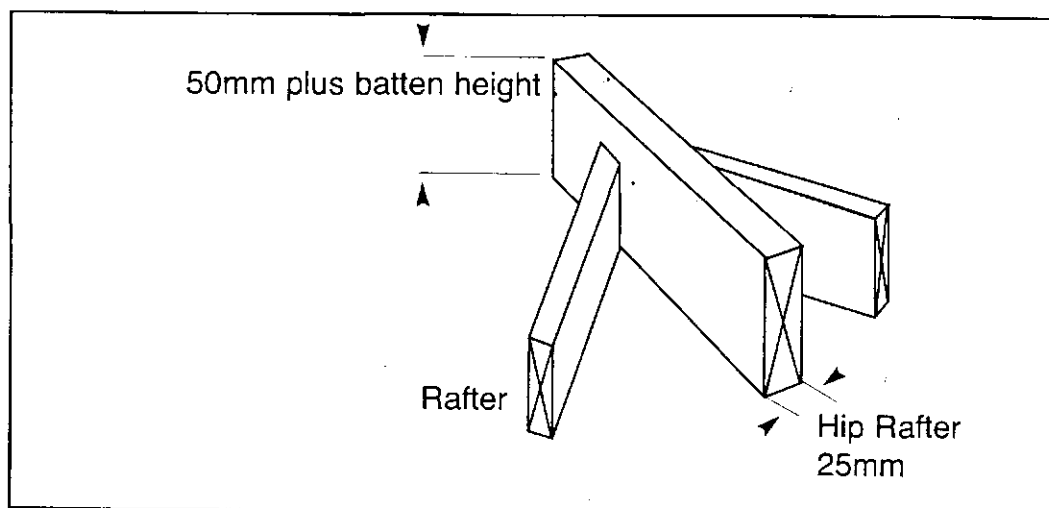


Figure 6.3 – Fixing of bearers and jack studs to ordinary piles (see 6.5.2)

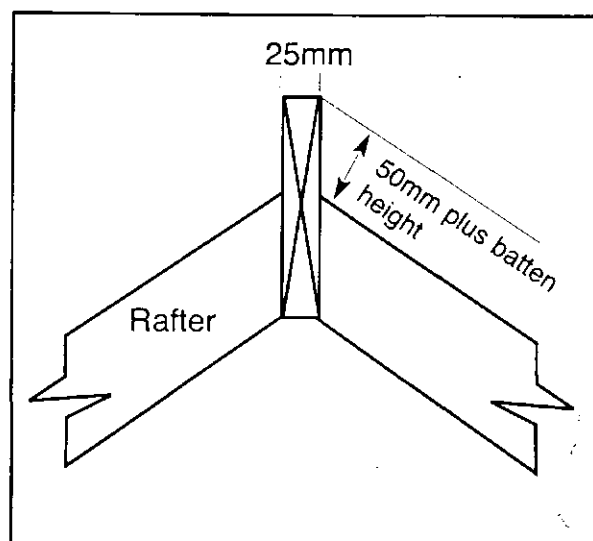
7 Hip Boards



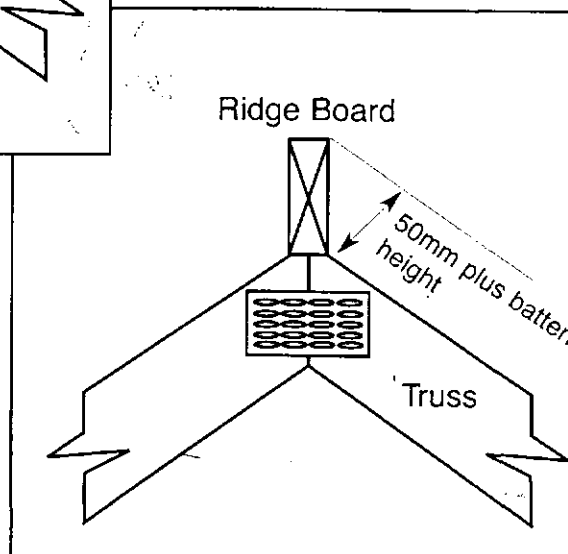
8 Ridge and Hip Boards

Should project 50mm plus batten height above rafters, and be formed from 25mm thick timber.

Standard Ridge Hip with Conventional Rafter roof.

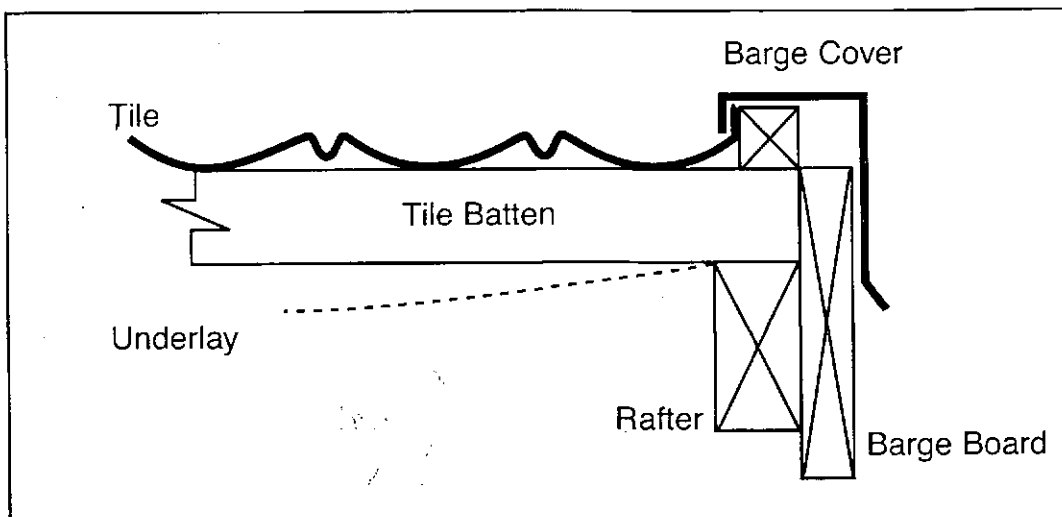


Standard Ridge Hip Trim for Truss roof.

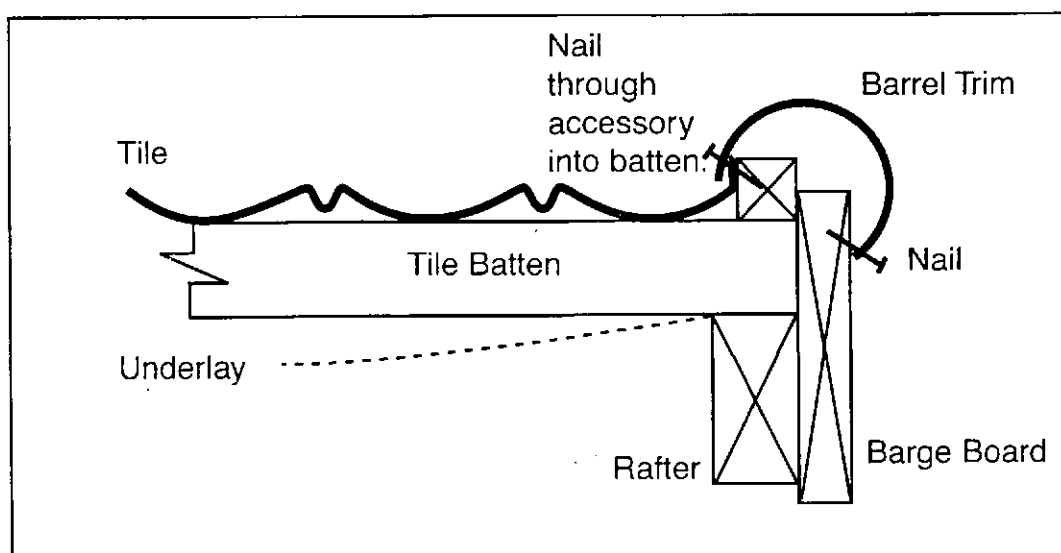


9 Barge Boards

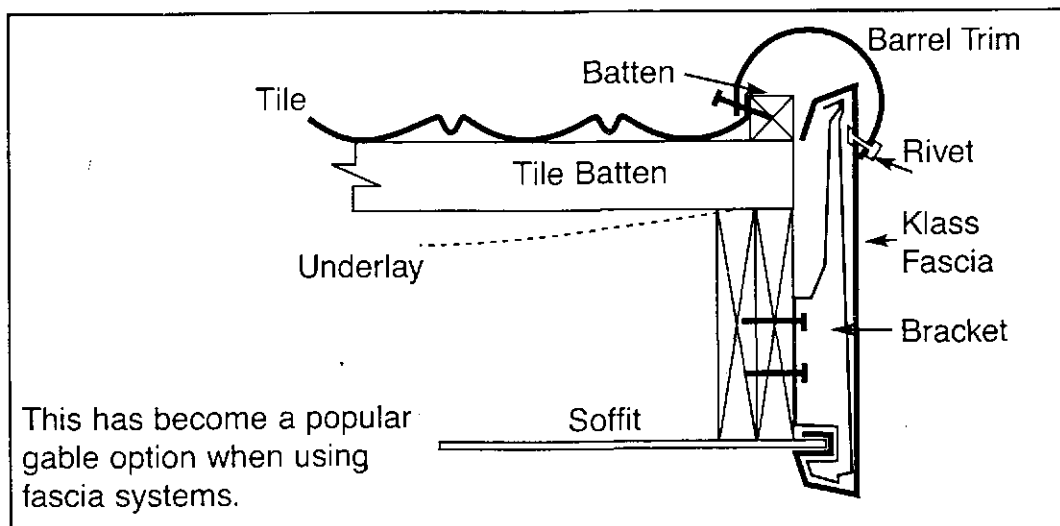
Barge Boards must project batten height above rafters. Note: Tile ends **must** be turned up.



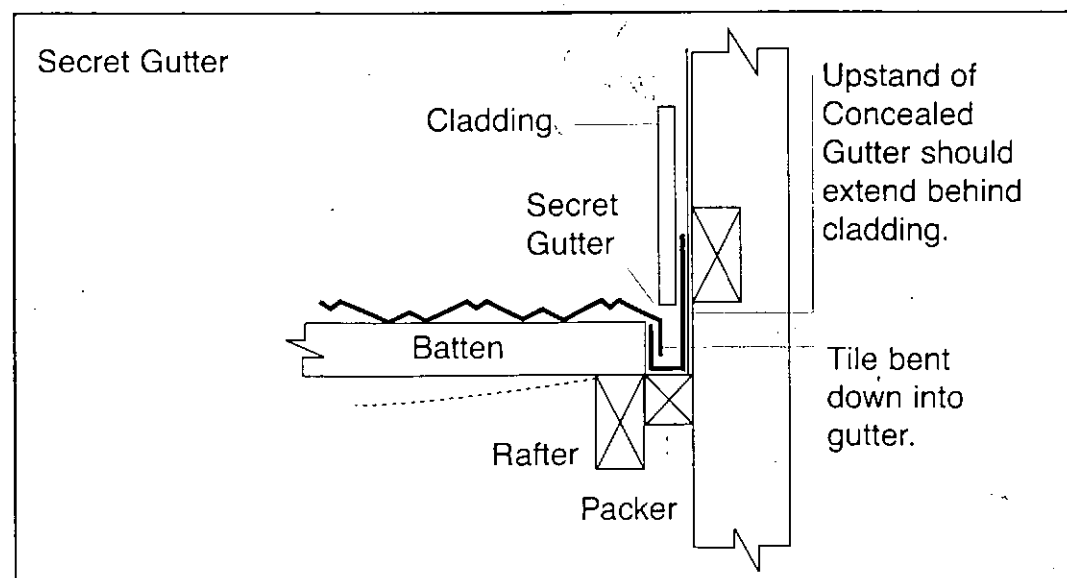
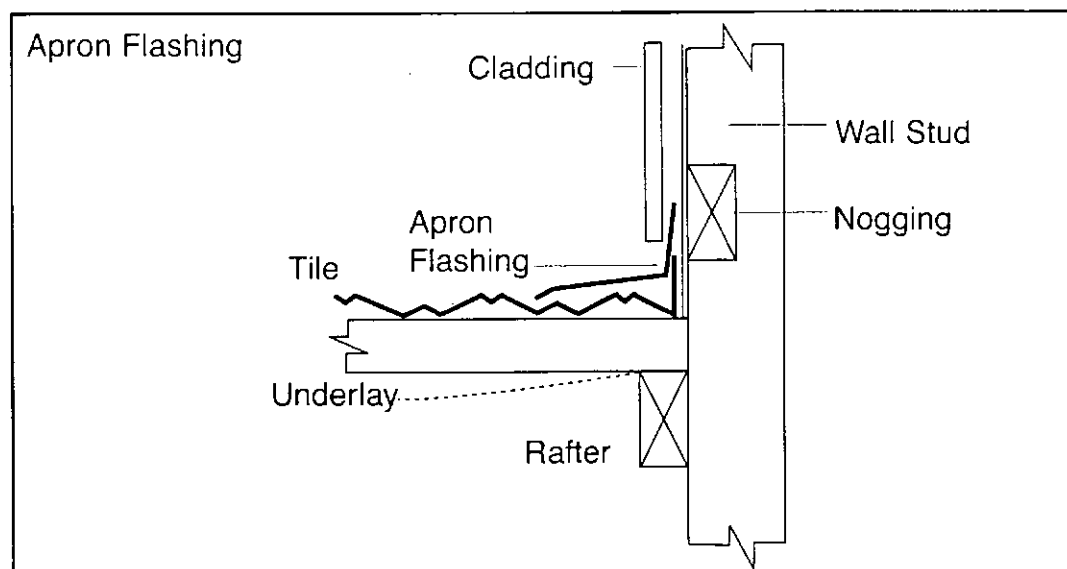
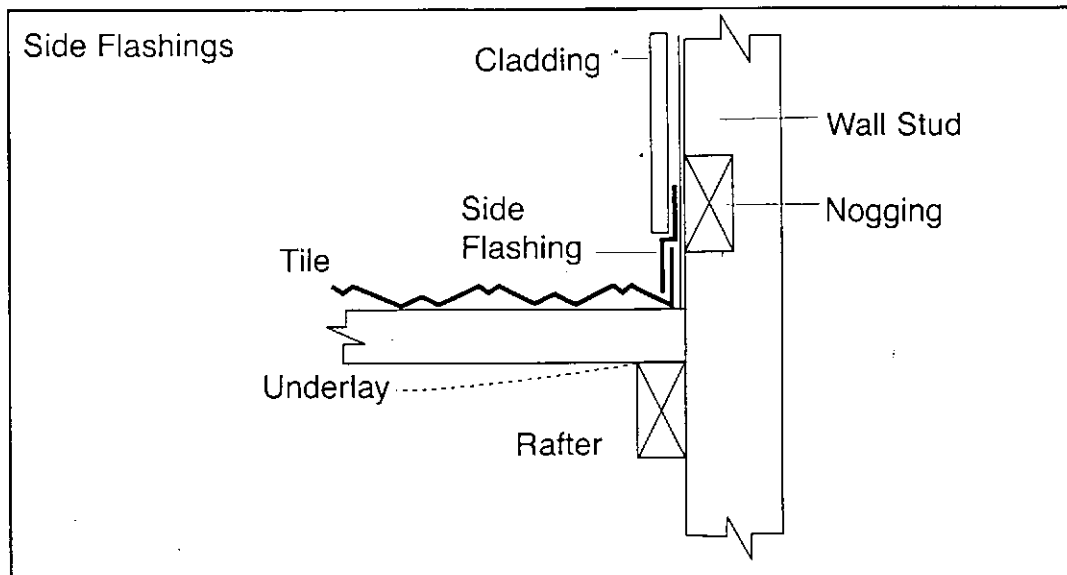
Barge finish for Barrel Trim.



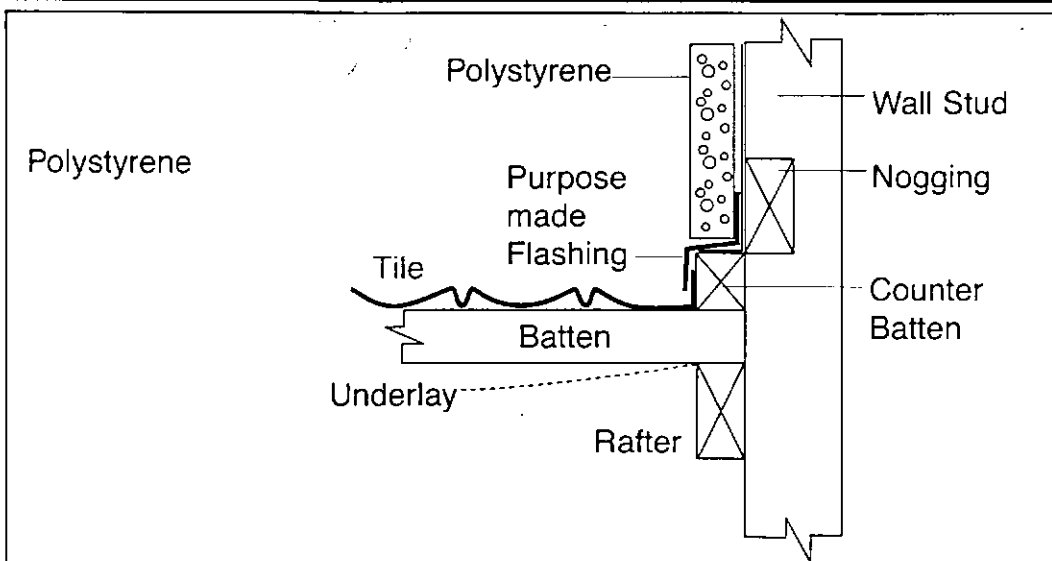
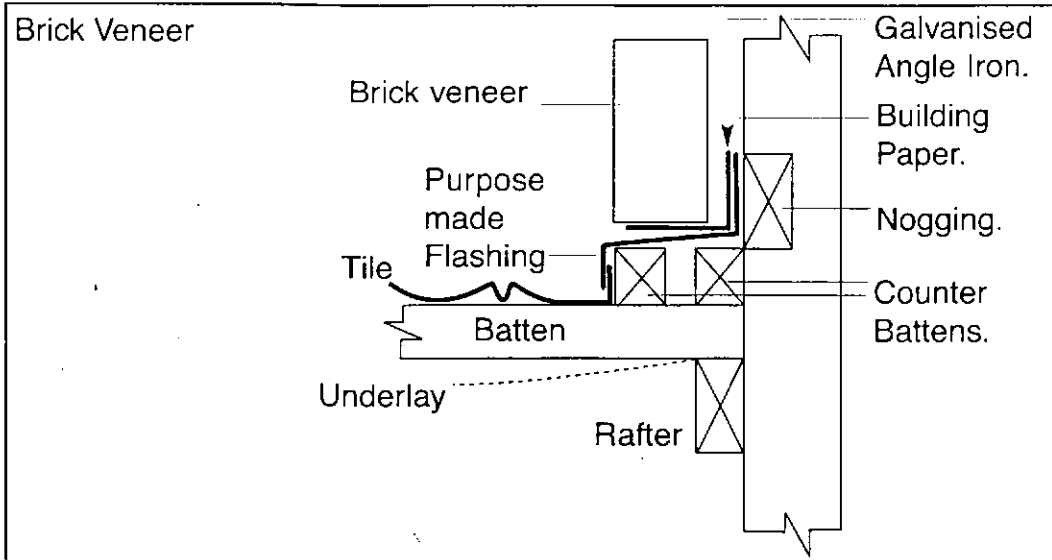
Installation of batten over Klass Fascia at gable end.



10 Junctions with vertical faces



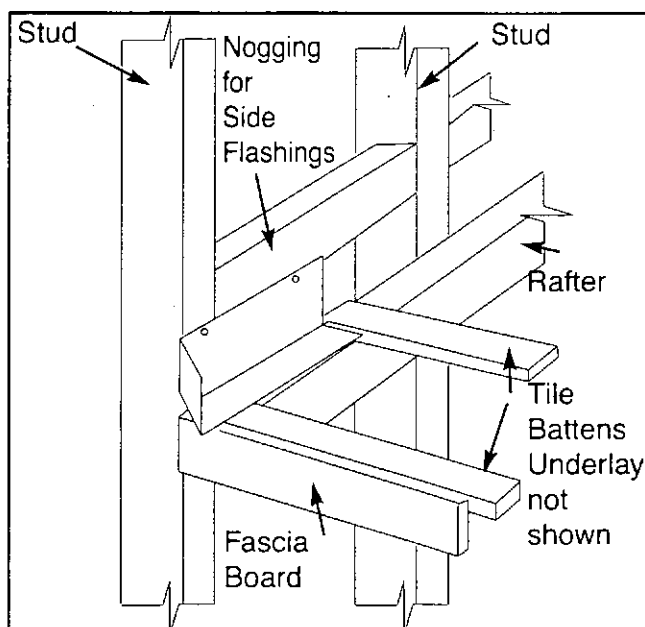
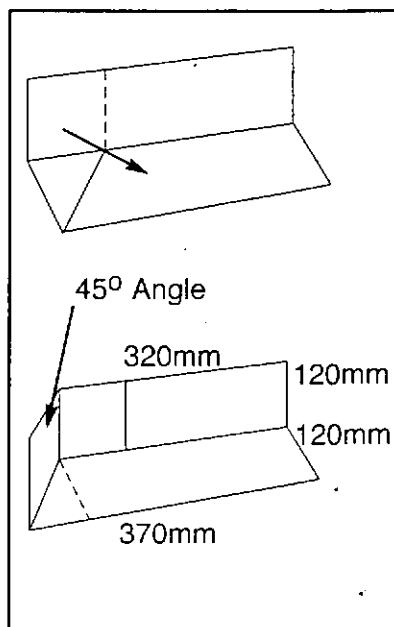
10



11

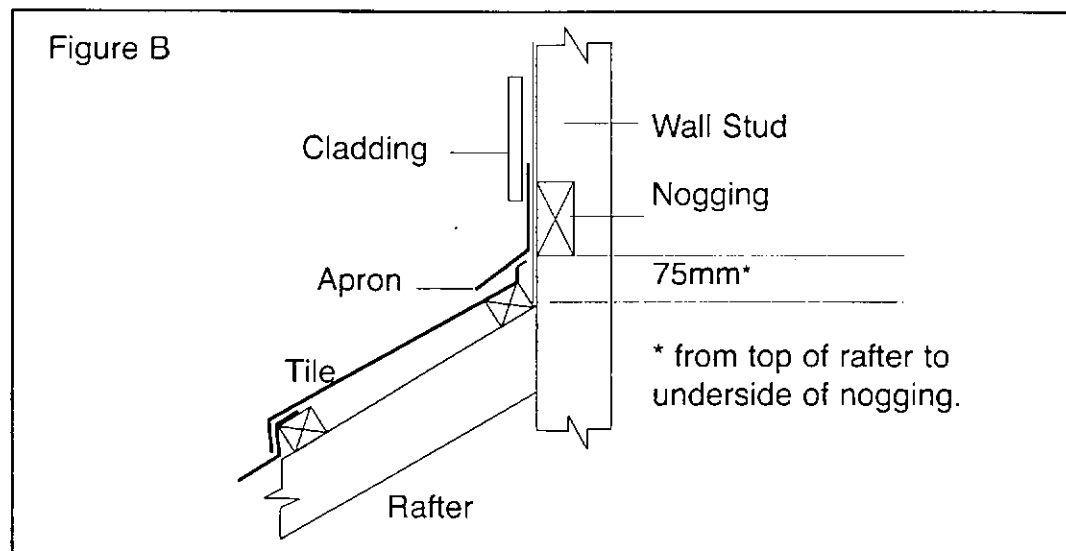
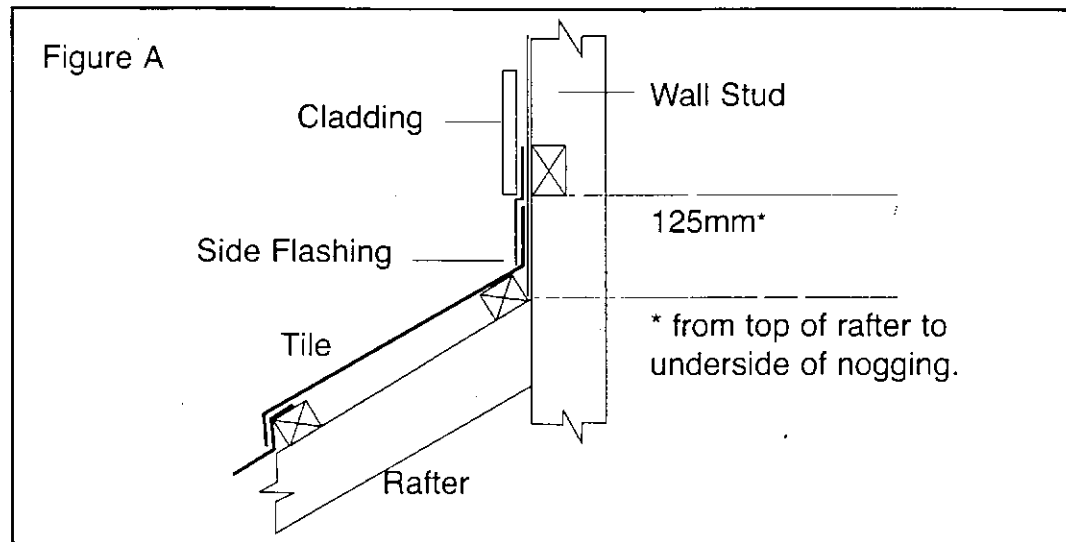
Pop Top Side Flashing

Tray Flashing is fitted before Side Flashings are fitted. It sits over top of the first Battend at same pitch as tile.



12 Dutch Gables

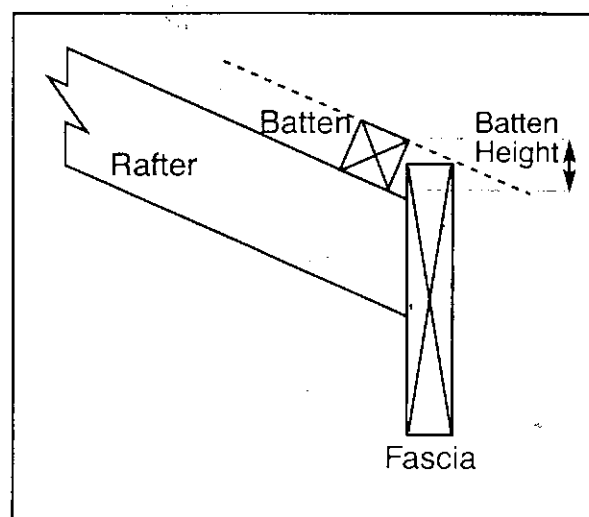
When vertical junctions occur, the tiles are bent up and flattened to provide a turn-up under the dutch gable lining (Figure A). Where the rafter length takes full courses of tiles exactly, use the Apron Flashing. Bend up under lining and press aluminium edge into contours of the tile (Figure B).



13 Fascia

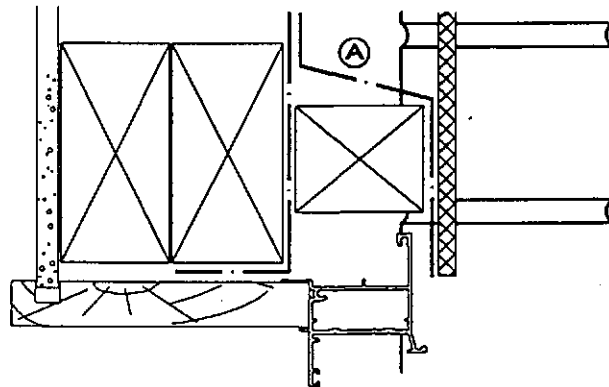
The fascia must not project above the rafter more than the height of the batten being used.

When a rainwater collection system is not required, the tiles will overhang the fascia by 25mm.

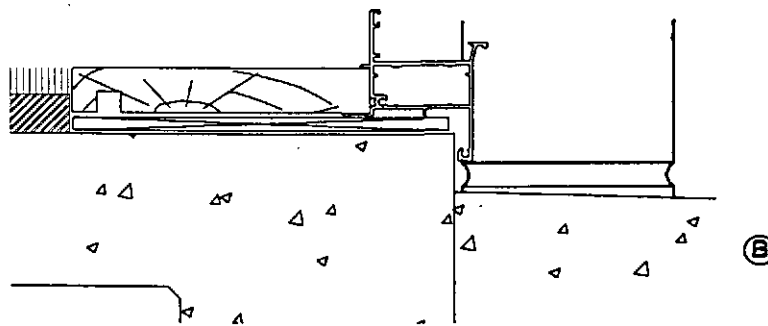


INSTALLATION DETAIL - HINGED DOOR

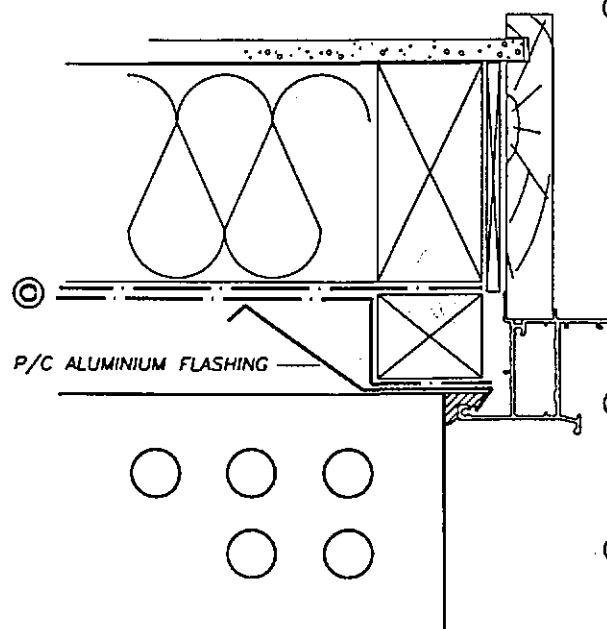
Timber Framing with Brick Veneer Cladding



Head Detail



Sill Detail



Jamb Detail

Ⓐ BUILDING PAPER TO BE DOUBLED UP ABOVE ALL WINDOWS AND DOORS SO AS ONE SHEET OF BUILDING PAPER COVERS 50 x 50 BATTEN AND TOP OF DOOR FRAME TO PROPERLY FLASH AND BRING ANY WATER PENETRATION FORWARD.

THE SIDES AND ENDS OF 2ND SHEET OF B.P. TO BE FOLDED FORWARD.

Ⓑ DECK OR PATH SHOULD BE 10mm BELOW BOTTOM OF DOOR FRAME AND A MINIMUM FALL OF 10°.

Ⓒ BUILDING PAPER TO BE DOUBLED UP AT JAMBS OF ALL WINDOWS AND DOORS SO AS ONE SHEET OF BUILDING PAPER COVERS 50 x 50 VERTICAL BATTEN. BUILDING PAPER NEEDS TO BE 600mm IN WIDTH.

	INSULATION
	BACKING BOARD

	GIB BOARD
	CONCRETE

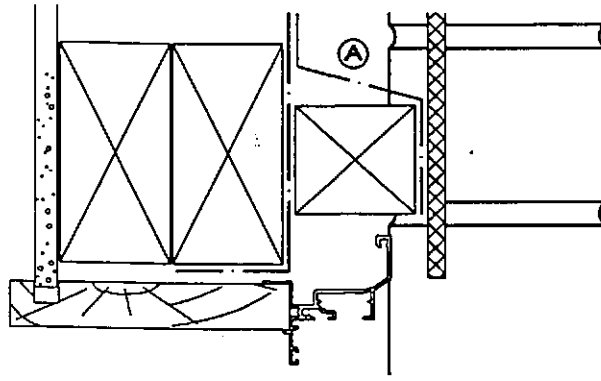
	SEALANT
	REVEAL

	BUILDING PAPER
--	----------------

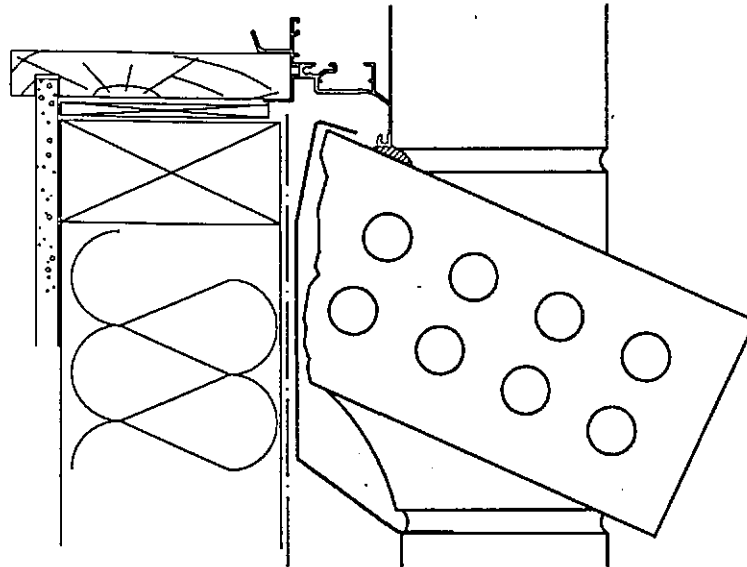
INSTALLATION DETAIL - AWNING WINDOWS

Timber framing with Brick veneer cladding

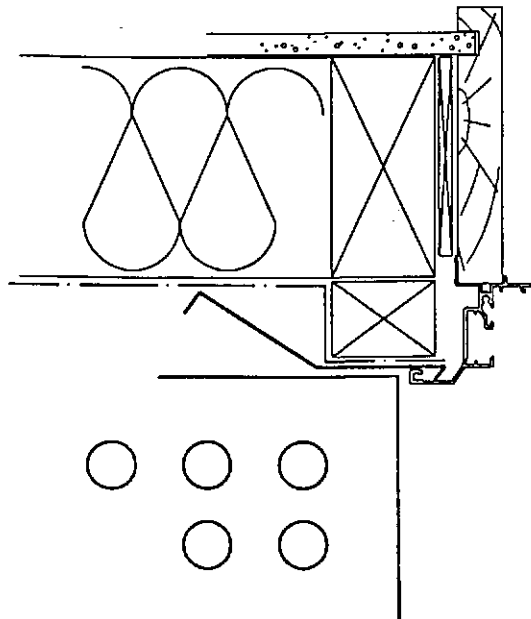
F



Head Detail



Sill Detail



Jamb Detail

Ⓐ BUILDING PAPER TO BE DOUBLED UP ABOVE ALL WINDOWS AND DOORS SO AS ONE SHEET OF BUILDING PAPER COVERS 50 x 50 BATTEN AND TOP OF DOOR FRAME TO PROPERLY FLASH AND BRING ANY WATER PENETRATION FORWARD.

THE SIDES AND ENDS OF 2ND SHEET OF B.P. TO BE FOLDED FORWARD.

	REVEAL
	BUILDING PAPER

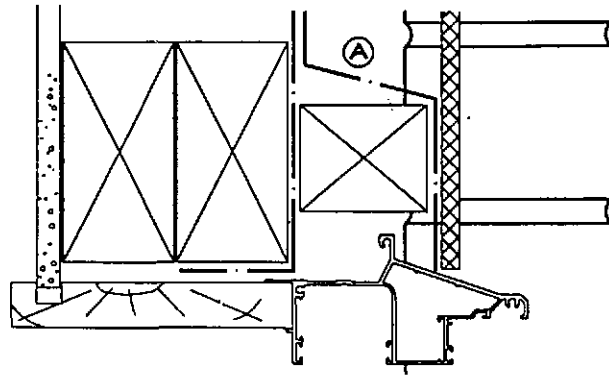
	GIB BOARD
	INSULATION

	SEALANT
--	---------

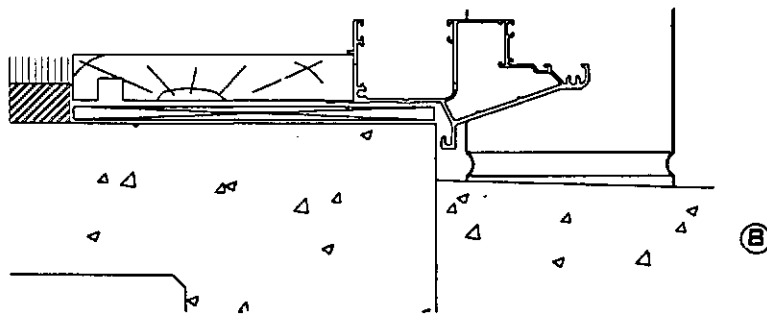
	HARDIBACKER
--	-------------

INSTALLATION DETAIL - SLIDING DOOR

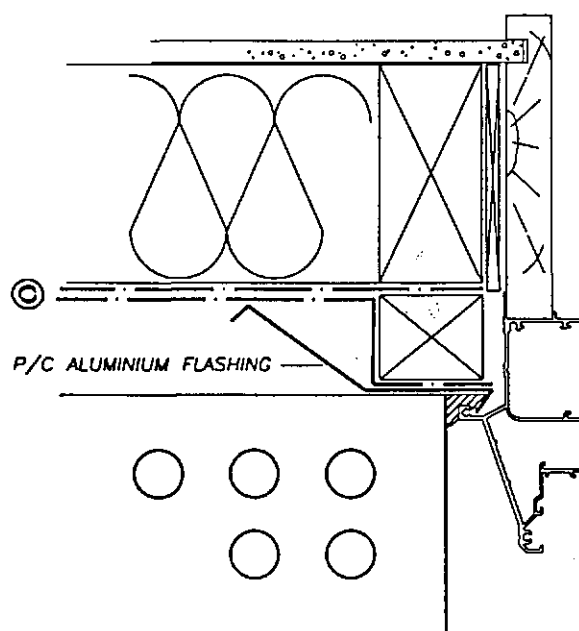
Timber Framing with Brick Veneer Cladding



Head Detail



Sill Detail



Jamb Detail

Ⓐ BUILDING PAPER TO BE DOUBLED UP ABOVE ALL WINDOWS AND DOORS. SO AS ONE SHEET OF BUILDING PAPER COVERS 50 x 50 BATTEN AND TOP OF DOOR FRAME TO PROPERLY FLASH AND BRING ANY WATER PENETRATION FORWARD.

THE SIDES AND ENDS OF 2ND SHEET OF b.p. TO BE FOLDED FORWARD.

Ⓑ DECK OR PATH SHOULD BE 10mm BELOW DOOR FRAME AND A MINIMUM FALL OF 10°.

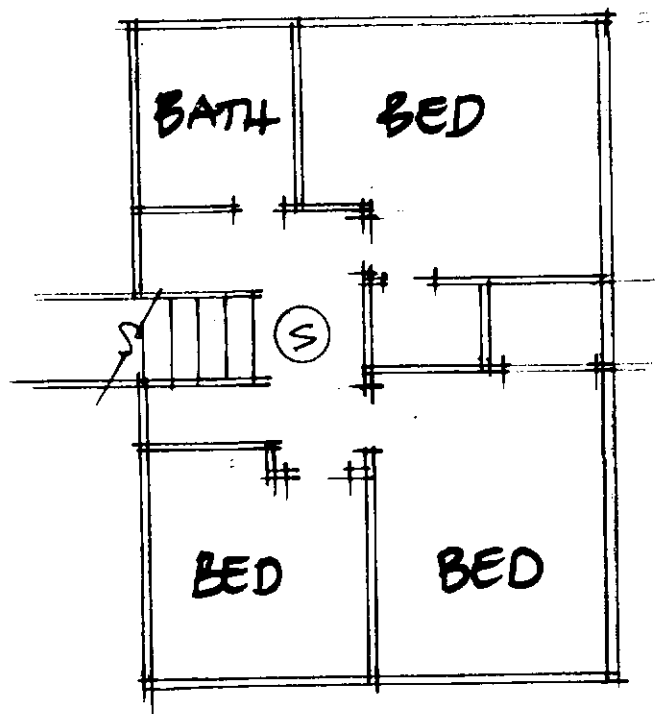
Ⓒ BUILDING PAPER TO BE DOUBLED UP AT JAMBS OF ALL WINDOWS AND DOORS SO AS ONE SHEET OF BUILDING PAPER COVERS 50 x 50 BATTEN. BUILDING PAPER NEEDS TO BE 600mm IN WIDTH.

	INSULATION
	HARDIBACKER

	GIB BOARD
	CONCRETE

	SEALANT
	REVEAL

	BUILDING PAPER
--	----------------

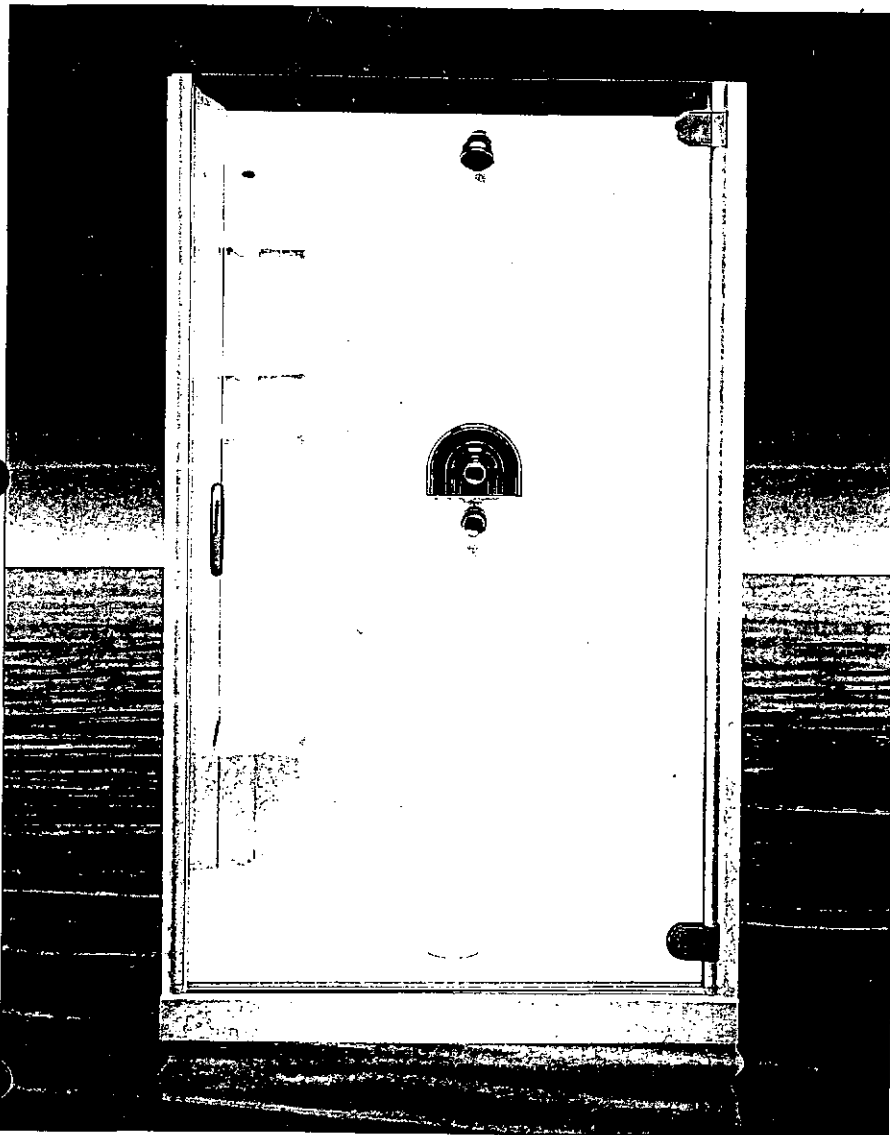


FIRST FLOOR

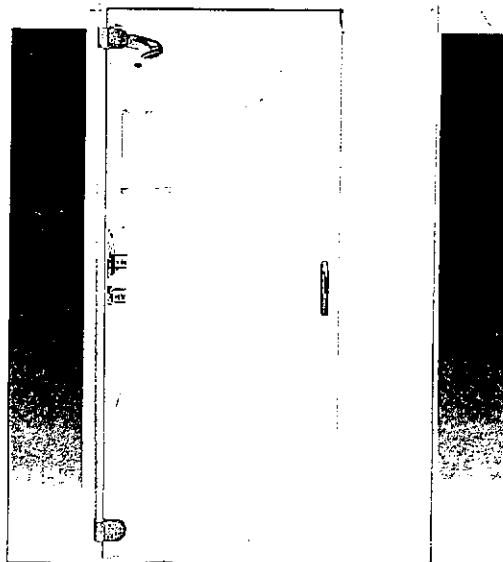
- ⑤ Smoke detection device battery operated fitted with hush facility

O'SHEA HOME · MEREMERE ROAD

EXCLUSIVE ALCOVE



Colour - White with Chrome trim.



Optional glass infill model

Gracie Chiara 15mm thermostatic shower mixer. Relaxa plus Champagne headshower.

Our Exclusive range offers you four different models ideal for any bathroom situation.

- Functional yet elegant design.
- Unobtrusive transparent sealing strips.
- Designed to fit Valencia 1200 x 900, 1000 x 1000, 900 x 900 and 900 x 750 alcove-acrylic shower bases.
- Available in White, Ivory or Mist Grey with standard Chrome trim. Optional extra: Gold trim.
- ★ Shower Tower optional extra.
- ★ Available with flat or contour wall only.
- ★ Optional non-standard glass infill panel available where a smaller shower door is required.



Please Photocopy

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A	100	1	SP12	3	155	465	100	300
B	70	1	SP1	1	140	98	100	70
		2	SP2	1	140	98	100	70
C	70	1	Gib 25	5.8	80	464	70	406
D								
E								

45° L value
bracing x 0.7.

Totals Achieved		W	E
From Sheet A	Totals Required	W	E
Wreq/Ereq =	*		

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M	100	1	SP1	1	140	140	100	100
		2	SP1	1.5	140	210	100	150
N	70	1	BR7	0.9	100	90	85	76.5
O	70	1	SP1	1	140	98	100	70
		3	BR6	1.8	150	270	110	198
P	100	1	SP1	1	140	140	100	100
		2	SP1	1	140	98	100	70
		3	SP1	1.7	140	238	100	170
Q								

-45°

-45°

Totals Achieved		W	E
From Sheet A	Totals Required	W	E
Wreq/Ereq =	*		

WALL TYPE CODE (FLOOR FIXING)	MINIMUM WALL (m)	MINIMUM PLYWOOD (mm)	NAIL** SPACING (mm)	HOLD-DOWN Type***	STUD SPACING (mm)	BRACING UNITS/M (20 BRACING UNITS = 1kN)	
						Wind	Earthquake
Ratings for Ecoply component on one side only							
SP4	0.45	7	75	1	450	70	85
SP2* (Timber)	0.6	7	150	1	600	90	80
(Concrete)	-	-	-	1	-	90	105
SP1* (Timber)	0.9	7	150	1	450	110	105
(Concrete)	-	-	-	1	-	100	115
SPST1	1.2	7	150	-	600	90	80
SP6	0.9	12	150	1	450 or 600	115	110
SP8D	-	7	150	2	450	125	135
SP5D	1.2	7	75	2	600	130	135
SP10	1.8	7	75	1	450	135	135
SP12* (Timber)	1.8	7	150	1	600	120	105
(Concrete)	-	-	-	1	-	115	105
Ratings for Ecoply one side and Gib® plasterboard on the other side **							
SP2G	0.6	7	150	1	600	95	95
SP1G	0.9	7	150	1	450 or 600	110	105
SP11G	1.8	7	150	1	450 or 600	140	120
BR7 (Timber)	0.9	7	150	1	450 or 600	130	100
(Concrete)	-	-	-	1	-	135	140
SP6G	0.9	12	150	1	450 or 600	120	110
SP6GD	0.9	12	150	2	450 or 600	145	135

* These walls on timber and concrete floor systems reviewed by BRANZ in appraisal 224: 2001. Where floor is not specified, table value may be used for either.

** Use these spacings at all sheet edges. Within the sheet, spacings may be double that specified.

*** See Installation page 7.

⊕ BR7 - plywood one side and 10 mm Gib® Braceline nailed on the other side in accordance with Winstone Wallboards Ltd instructions.

⊕⊕ The Gib® may be 10 mm Gib® std plasterboard or any other plasterboard panel except system BR7 where 10 mm Gib® Braceline is required.

Use any one of the following fasteners with 7 mm plywood.

- 30 x 2.5 mm galvanised clouts (flathead)
- 40 x 2.8 mm grade 316 stainless steel annular grooved nails
- 40 x 2.5 mm galvanised clouts (flathead)
- 40 x 2.8 mm silicon bronze annular grooved nails

For 9 mm plywood use minimum length 40 mm. For 12 mm plywood use minimum length 50 mm.

The type of fastener required will depend on the corrosion risk and is given in Table 1.

Use SPST1 for plywood on light steel frames only. Use button head self-drilling, self-tapping screws for Ecoply bracing and standard plywood, and counter-sunk stainless steel self-drilling, self-tapping screws for cladding applications.

Adjustments for wall height

Use clause 8.3.1.4 of NZS 3604: 1999 to calculate bracing values.

"Adjustment of bracing capacity of walls of different heights and walls with sloping top plates shall be obtained by the following method:

- (a) For wall bracing elements of heights other than 2.4 m, the bracing rating determined by test or from table 8.1 shall be multiplied by

$$\frac{2.4}{\text{element height in metres}}$$

element height in metres

except that elements less than 1.8 m high shall be rated as if they were 1.8 m high.

- (b) Walls of varying heights, shall have their bracing capacity adjusted in accordance with 8.3.1.4(a) using the average height."

Table 6b: EM3 ratings for column-tight factory wall bracing elements

WALL TYPE CODE (FLOOR FIXING)		EM3 BRACING UNITS/M (20 BRACING UNITS = 1 kN)	
		Wind	Earthquake
SP2*	(Timber)	125	80
	(Concrete)	120	80
SP1*	(Timber)	140	100
	(Concrete)	140	90
BR7*	(Timber)	155	95
	(Concrete)	175	130
SP12*	(Timber)	155	100
	(Concrete)	160	100

Walls tested for EM3 ratings are in this table. See Table 2a for construction details.

Installation

Framing

Framing shall be in accordance with NZS 3604: 1999. Before placing the frame in position, check the hold-down requirements to enable positioning of any straps required. Refer to Figure 5 for detailing of expansion gaps and framing alignment. Nogging for horizontal joints between sheets should be at least 90 x 35 mm.

Hold-down details

Type 1 hold-down:

At each end of the wall, use either:

1. A single 25 mm x 1.0 mm galvanised steel sheet brace strap, refer to:
 - Figure 1(a) to (e) for timber floors.
 - Figure 2(a) or (b) for concrete floors.
2. Or the dropped panel detail, requiring no straps, refer to:
 - Figure 4(a) where the brace is in a veneer cavity or under cladding.
 - Figure 4(b) for cladding used as bracing.

Type 2 hold-down:

Higher wall ratings are possible with double hold-down and/or double nailing.

For Type 2 hold-down use two 25 mm x 1.0 mm straps, refer to:

1. Figure 6(a) to (d) for timber floors.
2. Figure 7 for concrete floors. Detailing in Figure 8 can be used with two straps.

Steel strap:

For details requiring steel straps according to NZS 3604, use only 25 mm x 1.0 mm galvanised steel sheet brace strap, with 30 x 3.15 mm FH nails. Where strap projects into subfloor space, use additional protection in accordance with NZS 3604: 1999 clause 4.4.5.

Design Steps 4 and 5 – Bracing Units Achieved (Wind and Earthquake)

The next step is to place selected wall bracing systems on the bracing lines. A range of Gib® bracing systems have been tested and the specifications and Bracing Unit ratings are listed below. Standard Gib® plasterboard systems often represent the majority of the wall bracing elements. Gib® Braceline or Gib® Toughline systems are used for narrow walls or when high Bracing Unit ratings are required. Gib® Noiseline and Gib® Ultraline Bracing Unit ratings generally fall between Standard Gib® plasterboard and Gib® Braceline.

Wall Heights Other Than 2.4m

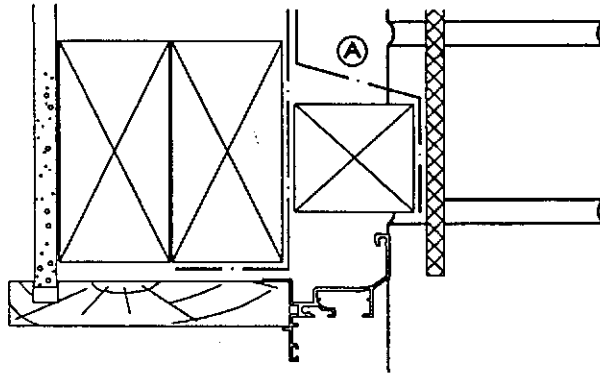
The published Bracing Unit ratings are based on a 2.4 metre height. For other heights, the ratings must be multiplied by a factor $f = 2.4$ divided by actual wall height. The Bracing Unit ratings for walls higher than 2.4 metres will reduce, and the Bracing Unit rating for lower walls will increase. Factor f must not be greater than 1.3.

TABLE 1: Bracing Unit ratings for 9.5mm & 12.5mm Standard Gib® plasterboard, 9.5mm Gib® Ultraline, 9.5mm Gib® Aqualine, 9.5mm Gib® Fyrelime, 9.5mm Gib® Noiseline.

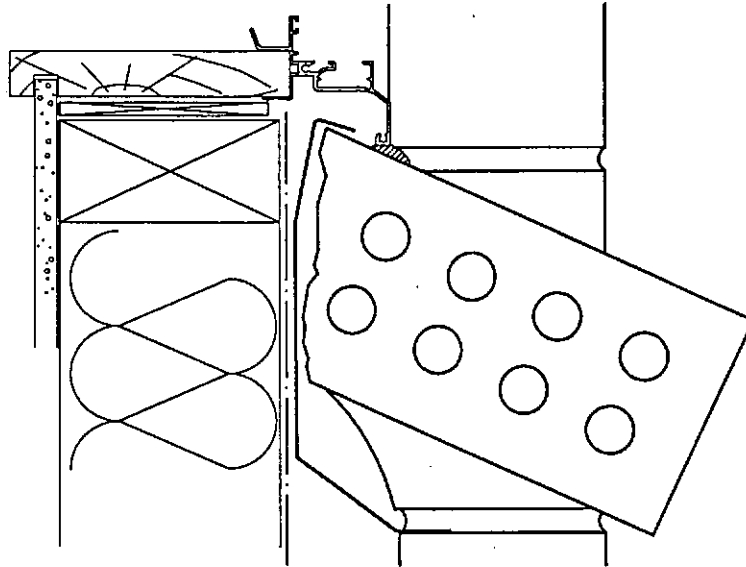
Type	Minimum length (m)	Lining Requirement	Additional Requirement	Bracing Units per metre (wind)	Bracing Units per metre (Earthquake)
Standard 9.5mm Gib® plasterboard bracing systems (these ratings also apply to 9.5mm Gib® Aqualine, and 9.5mm Gib® Fyrelime)					
GIB1a	1.8-2.4	Standard 9.5mm Gib® plasterboard one face, fixed horizontal or vertical	diagonal brace	55	50
GIB1b	Over 2.4			75	50
GIB2a	1.8-2.4	Standard 9.5mm Gib® plasterboard both faces, fixed horizontal or vertical	diagonal brace	75	60
GIB2b	Over 2.4			80	70
GIB3	1.2	Standard 9.5mm Gib® plasterboard both faces, fixed horizontal or vertical	N/A	65	60
Standard 12.5mm Gib® plasterboard bracing systems					
GIB10	1.8	Standard 12.5mm Gib® plasterboard one face, fixed horizontal or vertical	N/A	65	60
GIB11	1.2	Standard 12.5mm Gib® plasterboard both faces, fixed horizontal or vertical	N/A	65	65
9.5mm Gib® Ultraline bracing systems (these ratings also apply to 9.5mm Gib® Noiseline)					
UL1	1.2	Gib® Ultraline one face, fixed horizontal or vertical	6kN connections	70	60
UL2	1.2	Gib® Ultraline both faces, fixed horizontal or vertical	6kN connections	100	85

INSTALLATION DETAIL - AWNING WINDOWS

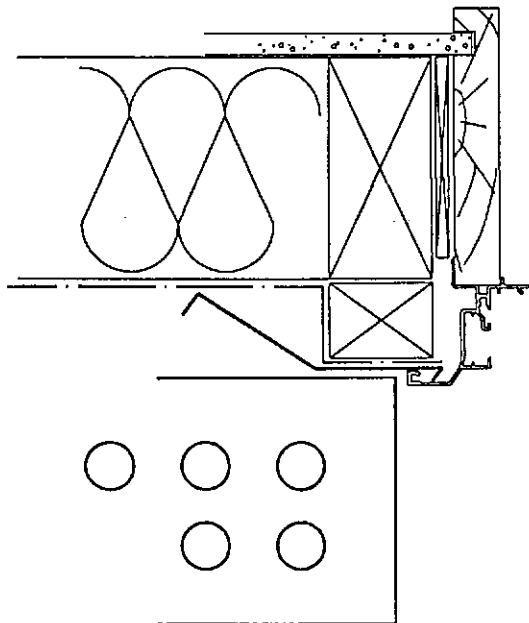
Timber framing with Brick veneer cladding



Head Detail



Sill Detail



Jamb Detail

Ⓐ BUILDING PAPER TO BE DOUBLED UP ABOVE ALL WINDOWS AND DOORS SO AS ONE SHEET OF BUILDING PAPER COVERS 50 x 50 BATTEN AND TOP OF DOOR FRAME TO PROPERLY FLASH AND BRING ANY WATER PENETRATION FORWARD.

THE SIDES AND ENDS OF 2ND SHEET OF B.P. TO BE FOLDED FORWARD.

	REVEAL
	BUILDING PAPER

	GIB BOARD
	INSULATION

	SEALANT
--	---------

	HARDIBACKER
--	-------------

APPLICATION FOR: ☒ BUILDING CONSENT

☐ PROJECT INFORMATION MEMORANDUM

1. OWNER DETAILS AND POSTAL ADDRESS		2. SITE ADDRESS WHERE WORK TO BE CARRIED OUT	
Name: <u>M & B O'Shea</u> Address: <u>Ohangai Rd</u> <u>RD 12 Hawera</u> Phone (Business): <u>2722852</u> Phone (Home): <u>dito</u> Fax: <u>dito</u>		Street/Rapid No: <u>1397</u> Kiwi No: _____ Street/Road Name: <u>Meremere Rd</u> Town: <u>MEREMERE</u> 3. WORK VALUE: (MATERIALS/LABOUR/GST) \$ <u>52,000.00</u> YOUR APPLICATION CAN <u>NOT</u> BE PROCESSED WITHOUT THIS VALUE	
4. DESCRIPTION OF PROPOSED WORK		5. INTENDED USE OF BUILDING	
<u>Alterations to Farm Residence</u> If application is for demolition, please advise if building is to be demolished on site or location being moved to.		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Farm Building <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Accessory <input type="checkbox"/> Other _____ <input type="checkbox"/> Demolition	
FLOOR AREA OF EXTENSION OR NEW WORK ONLY, MUST BE INCLUDED HERE <u>30</u> M ²			
6. LEGAL DESCRIPTION		7. STATISTIC DETAILS	
Valuation No: <u>123</u> / <u>0041</u> / <u>400</u> Lot No: <u>1</u> D.P. <u>16180</u> Sec: <u>pt sec 17 & 18</u> Block <u>TIX</u> Survey District: <u>Hawera</u>		Intended Life Of Building <input checked="" type="checkbox"/> 50 Years Minimum <input type="checkbox"/> _____ Years No of Storeys _____	
BUILDER		DESIGNER	
Name: <u>Steven Snow</u> Address: <u>14A Murdoch St</u> <u>Hawera</u> Phone (Business): <u>2783043</u> Phone (Mobile): <u>0274 436926</u> Fax: <u>2783043</u>		Name: <u>Ranginathia Design</u> Address: <u>P.O Box 8</u> <u>Hawera</u> Phone (Business): <u>2784384</u> Phone (Mobile): <u>021 547 084</u> Fax: <u>2784384</u>	
PLUMBER/DRAINLAYER		CONTACT PERSON	
Name: <u>John Dedurski</u> Address: <u>Milrose St</u> Phone (Business): _____ Phone (Mobile): _____ Fax: _____		Name: <u>Designer</u> Address: _____ Phone (Business): _____ Phone (Mobile): _____ Fax: _____	
SEND INVOICES TO: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Designer <input type="checkbox"/> Builder <input type="checkbox"/> Contact Person		SEND CORRESPONDENCE/ISSUED CONSENT/ENQUIRIES TO: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Designer <input type="checkbox"/> Builder <input type="checkbox"/> Contact Person	
INFORMATION INCLUDED IN THIS APPLICATION IS AVAILABLE TO BE SOLD/ GIVEN TO PARTIES FOR MARKETING PURPOSES, UNLESS OTHERWISE ADVISED IN WRITING Note: If this application is for a new building or extension to an existing building, an accurate site plan <u>MUST</u> be supplied. Refer overleaf		I enclose the \$150.00 application deposit and I understand that there will be a final invoice sent to me when the processing of this application is complete. SIGNED <u>Ranginathia</u> DATE <u>31/3/04</u>	

INFORMATION TO ACCOMPANY YOUR BUILDING CONSENT APPLICATION

The Building Act 1991 states that every application for a building consent shall be accompanied by such plans, specifications and other information as required to show compliance with the New Zealand Building Code.

To ensure that adequate information is provided with the application it is suggested that the plans and specifications include:

- ☐ **Site Plan** showing the proposed building in relation to other buildings on the site and all boundaries. (Please show existing or proposed vehicle access). This may be included on the site plan.
- ☐ **Drainage Plan** showing the position of drains, location of fittings and method of storm water disposal.
- ☐ **Floor Plan** showing the shape of the building, room sizes and the overall layout with the location of doors, windows and fittings.
- ☐ **Elevations** showing the view of each side of the proposed building indicating heights, windows, doors exterior cladding and the general appearance of the building including flashing details.
- ☐ **Cross Section** through the building, showing the foundation and sub-floor details, wall framing and roof construction, insulation, wall and roof cladding.
- ☐ **Details** that will show specific parts of construction that require further clarification.
- ☐ **Wall Bracing Calculations** showing how the location and type of brace has been worked out to comply with NZS 3604.
- ☐ **Specification** describing the construction, the quality of materials and workmanship, sizes and spacing of piles, bearers, joists, studs, rafters, purlins, etc. Specifications should be concise and describe the work for which the consent is being sought.

NOTE: Information required will vary depending on the size and type of your project.

The plans and specifications should be submitted in duplicate on good quality paper and drawn in ink and to scale. (Pencil drawings are not acceptable)

- ☐ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code.
 - ☐ Building certificates issued by a Building Certifier approved by the Building Industry Authority
 - ☐ References to determinations issued by the Building Industry Authority.
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ Reference to Approved Documents
 - ☐ Producer Statements issued by the producer of a product or system or by a Registered Engineer or Architect
- Note:** A producer statement will be accepted when the South Taranaki District Council is convinced that it covers the job applied for and is issued by a reputable person or organisation.
- ☐ Please indicate the proposed procedures for inspection of building work during the construction period.

Note: A minimum of one working day's notice is required for all inspections carried out by the South Taranaki District Council Building Control Officers.

Request for Inspections and appointments with Building Control Officers are to be made through the Hawera Administration Building

**PLEASE NOTE THAT THIS IS A GUIDE ONLY
CONTACT THE HAWERA ADMINISTRATION BUILDING FOR ANY ADDITIONAL INFORMATION**

Application Form Amendments

Form 2A, Section 45(5), Building Act 2004

Building Consent Number :

BC 040 207

Consent Issued Date:.....

South Taranaki District Council
Private Bag 902, Hawera
Ph: 06 278 0555 or 0800 111 323
Fax: 06 278 8757



RECEIVED

06 JUL 2009

1. Applicant Details				
1a.	I am the	<input type="radio"/> Property Owner	<input type="radio"/> Lessee	<input checked="" type="radio"/> Agent
1b.	Name	Paul Jones const		
1c.	Postal Address	PO Box 122 - Hawera.		
1d.	Contact Numbers	Phone 06 2785848	Mobile 027 444 8787	Fax 2785788
1e.	Email			
1f.	Builder (Name & Address)	Paul Jones Construction Limited.		
		Phone	Mobile	Reg No.
1g.	Plumber (Name & Address)	NA		
		Phone	Mobile	Reg No.
1g.	Drainlayer (Name & Address)	NA		
		Phone	Mobile	Reg No.
Property Owner Details (if different from Applicant)				
1h.	Name	J & R Moore		
1i.	Postal Address	142 Lysaght road Ohangī		
1j.	Contact Numbers	Phone 2722055	Mobile	Fax
Property Details				
1k.	Site Address	1397 Meremere road - Meremere - Hawera.		
	Legal Description	1m. Rapid Number		

2b. Detailed description of the Amendment

Provide water proofing to foundation base.

3. Compliance with New Zealand Building Code - Do not fill in this section if the application is for a PIM only

Clause		Means of Compliance	Waiver / Modification Requested
Tick relevant building code clauses		(Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications.	(State nature of waiver or modification of building code requested.
<input type="radio"/> B1	Structure		
<input type="radio"/> B2	Durability		
<input type="radio"/> C1	Outbreak of fire		
<input type="radio"/> C2	Means of escape		
<input type="radio"/> C3	Spread of fire		
<input type="radio"/> C4	Structural stability during fire		
<input type="radio"/> D1	Access routes		
<input type="radio"/> D2	Mechanical installations for access		
<input type="radio"/> E1	Surface water		
<input type="radio"/> E2	External moisture		
<input type="radio"/> E3	Internal moisture		
<input type="radio"/> F1	Hazardous agents on signs		
<input type="radio"/> F2	Hazardous building materials		
<input type="radio"/> F3	Hazardous substances and processes		
<input type="radio"/> F4	Safety from falling		
<input type="radio"/> F5	Construction and demolition hazards		
<input type="radio"/> F6	Lighting for emergency		
<input type="radio"/> F7	Warning systems		
<input type="radio"/> F8	Signs		
<input type="radio"/> G1	Personal hygiene		
<input type="radio"/> G2	Laundering		
<input type="radio"/> G3	Food preparation and prevention of contamination		
<input type="radio"/> G4	Ventilation		
<input type="radio"/> G5	Interior environment		
<input type="radio"/> G6	Airborne and impact sound		
<input type="radio"/> G7	Natural light		
<input type="radio"/> G8	Artificial light		
<input type="radio"/> G9	Electricity		
<input type="radio"/> G10	Pipes services		
<input type="radio"/> G11	Gas as an energy source		
<input type="radio"/> G12	Water supplies		
<input type="radio"/> G13	Foul water		
<input type="radio"/> G14	Industrial liquid waste		
<input type="radio"/> G15	Solid waste		
<input type="radio"/> H1	Energy efficiency		

If you need more space to detail how you propose to comply with the building code, please attach a separate sheet.

4. Applicant's Signature

Signature	Name (Print Clearly)	Date
-----------	----------------------	------



CCC

SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902

HAWERA

TELEPHONE (06) 278 8010

FACSIMILE (06) 278 8757

Reference:

Code Compliance Certificate

Section 43(3), Building Act 1991

FILE COPY

Application

LB & JE GROVE
MEREMERE ROAD
R D 12
HAWERA

No.	980684
Issue date	22/04/99
Overseer	HAWERA

Project

Description	DEMOLITION BEING STAGE 1 OF AN INTENDED 1 STAGE DEMOLITION - REMOVE DWELLING
Intended Life	DEMOLITION
Intended Use	RELOCATE DWELLING TO MCALPINE RD, HAWERA
Estimated Value	\$0
Location	MEREMERE RD, MEREMERE
Legal Description	LOT 1 DP 16180 PT SECS 17 & 18 BLK VIII HAWERA SD
Valuation No.	1230041400

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

Signed for and on behalf of the Council:

G J Young – Environmental Services Manager

Date: 23/4/99



Building Consent

Section 35, Building Act 1991

FILE COPY

Application

LB & JE GROVE	No.	980684
MEREMERE ROAD	Issue date	22/10/98
R D 12	Application date	15/10/98
HAWERA	Overseer	HAWERA

Project

Description	DEMOLITION BEING STAGE 1 OF AN INTENDED 1 STAGE DEMOLITION - REMOVE DWELLING
Intended Life	DEMOLITION
Intended Use	RELOCATE DWELLING TO MCALPINE RD, HAWERA
Estimated Value	\$0
Location	MEREMERE RD, MEREMERE
Legal Description	LOT 1 DP 16180 PT SECS 17 & 18 BLK VIII HAWERA SD
Valuation No.	1230041400

Builder: TARANAKI BUILDING REMOVERS P O BOX 7120 NEW PLYMOUTH

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 980684.

Signed for and on behalf of the Council:

Name:

Date:

1. COMMENCEMENT OF WORK: The owner or person undertaking the building work shall give at least 2 working day's notice of the intended commencement of building work.
2. This building consent confirms compliance with the New Zealand Building Code. It does not give approval to commence building work until all other approvals have been obtained. The approvals required for this project are listed on the Project Information Memorandum.
3. The owner shall as soon as practical after completion of the building work, notify the Consents Officer at any South Taranaki District Council Service Centre that the building work has been completed in accordance with this Building Consent.
4. This Consent shall lapse and be of no effect if the building work has not started within 6 months or reasonable progress made after 12 months.
5. Notification can be made by completing the attached Notice of Completion Form and returning it to any S.T.D.C Centre.
6. NOTIFICATION: The Consents Department is to be notified at least 24 hours BEFORE any inspection is due.
7. DEMOLITION: The site is to be left in a clean and tidy condition and all rubbish is to be removed from the site.
8. NOTIFICATION: The Consents Department is to be notified at least 24 hours BEFORE any inspection is due.
9. NZ GENERAL: All work is to comply with the New Zealand Building Code.
10. Septic tank to be removed or demolished and ground filled and levelled.

Project Information Memorandum 980684

Section 31, Building Act 1991

Issued in accordance with Building Consent No. 980684

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

No relevant information has been located for this property.

DWELLING NOT TO BE RESITED AT MCALPINE ROAD, HAWERA UNTIL RESOURCE
CONSENT AND RELOCATION BUILDING CONSENT HAVE BEEN ISSUED.

Signed by or for and on behalf of the Council:

Name:

Date:

PROPERTY INFORMATION MEMORANDUM PROCESSING

	<i>Date Placed in Tray</i>	<i>Date Completed</i>
<i>Planning</i>	15/10/98	15-10-98
<i>Water and Sewer</i>	16-10-98	16/10
<i>Vehicle Crossing</i>	16-10-98	16/10

PIM NOTES

OWNER:

LB + VE GROVE

12300/414/00

ADDRESS OF WORK: Nkemeke Rd

VALUATION NO: / /

BUILDER: Teraki Bk

LEGAL DESC: Lot No: _____ DP: _____

Sec: _____ Survey District _____

DESCRIPTION OF WORK:

Blk: _____

Kiwi No: _____

PROPOSED USE:

Demolition.

DATE	ACTIVITY	OFFICER	HOURS	RATE	AMOUNT
5/18/60	v/hy	avg	27 1/2		
				TOTAL	
				PAID	
				BALANCE	

Compliance Check

being moved to McAlpine Rd, Hawes

Authorisations Required

Designations/Protected Trees/Historic Sites etc

Complies: Yes/~~No~~

Date: 15.10.21

APPLICATION NO: BC.....7004.....

APPLICANT: ND7 VE UKWZ

over
leaf

SERVICES

WATER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZEmm

SEWER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZEmm

STORMWATER

MAIN SIZE mm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE mm

DISCONNECTION AND RECONNECTION FEES (DEMOLITION'S & REMOVALS)

WATER

SEWER

SIGNATURE

DATE

16/10/98.

VEHICLE CROSSING

NEW CROSSING REQUIRED YES/NO

FEE PAYABLE \$.....

INSPECTION FEE YES/NO

FEE PAYABLE \$.....

SIGNATURE

DATE

16/10

OTHER (e.g. HEALTH/FIRE/STRUCTURAL etc)

LICENCES REQUIRED (Health/Dangerous Goods etc)

SIGNATURE

DATE

BUILDING (Checked against the requirements of
Section 31 of the Building Act 1991)

HAZARDOUS SECTION

☐

SIGNATURE

DATE

SOUTH TARANAKI DISTRICT COUNCIL

PURPOSE OF INSPECTION - CODE COMPLIANCE CERTIFICATE

6921

Owner's Name: OSTER Consent No. BC: 040207

Project Address: 1397 - meremere

Project: RD

Contact Person: ALAN - PAUL

Phone: 26/8/09 Cellphone No: 10.35

Date: 26/8/09 Time of Inspection: 10.35



BUILDERS NAME:

REG. NO:

	PASS	FAIL	N/A		PASS	FAIL	N/A
SITE / BOUNDARIES				PILE FOOTINGS			
FOOTINGS / FOUNDATIONS				PILE DEPTHS			
PLACEMENT OF REINFORCING				SUB FLOOR BRACING			
BLOCKWORK				SUB FLOOR FIXINGS			
SUB SLAB WASTES				SUB FLOOR INSULATION			
DAMP PROOF MEMBRANE				CEILING INSULATION			
PLACEMENT OF MESH				WALL INSULATION			
DAMP PROOF COURSE				AIR SEALS			
BOTTOM PLATE FIXINGS				PROPRIETARY FLASHINGS			
SEISMIC BRACING				FLASHINGS			
TRUSS FIXINGS				CAVITY SYSTEM			
LINTEL FIXINGS				EXTERIOR COATINGS			
BRICKWORK				PLUMBING PIPE-OUT			
CONCRETE FLOOR SLAB				DRAINAGE			
DISABLED ACCESS & FACILITIES				SEPTIC TANK			
WARNING SYSTEMS				EFFLUENT FIELD			
INBUILT / FREESTANDING FIRE				FIRE WALLS			

CERTIFICATES

	YES	NO	N/A		YES	NO	N/A
ELECTRICAL				GAS			
PRODUCER STATEMENTS				ENGINEER CALC'S			

VISION 33076

FIELD INSPECTION NOTES

BRICKS INSTALLED

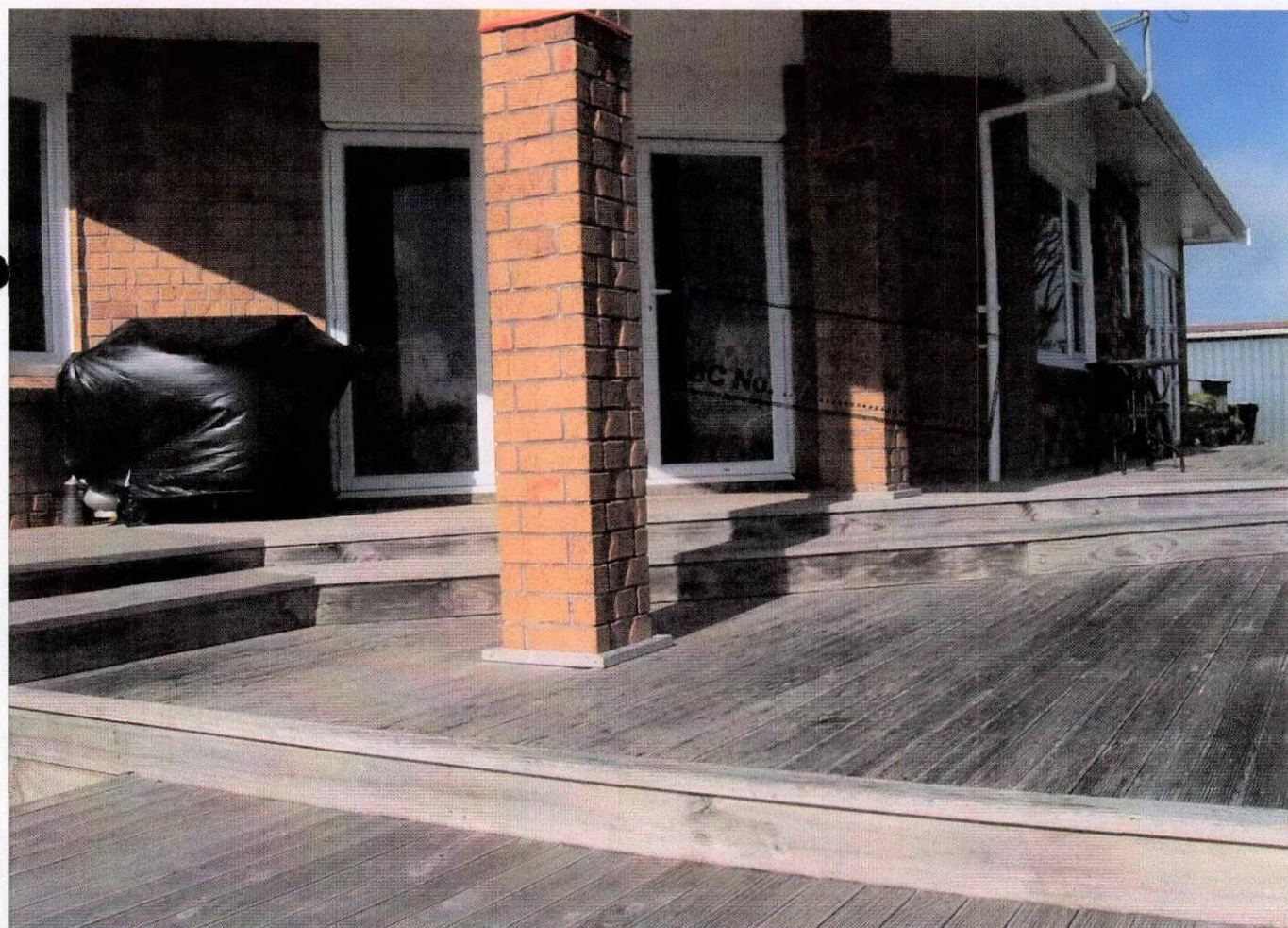
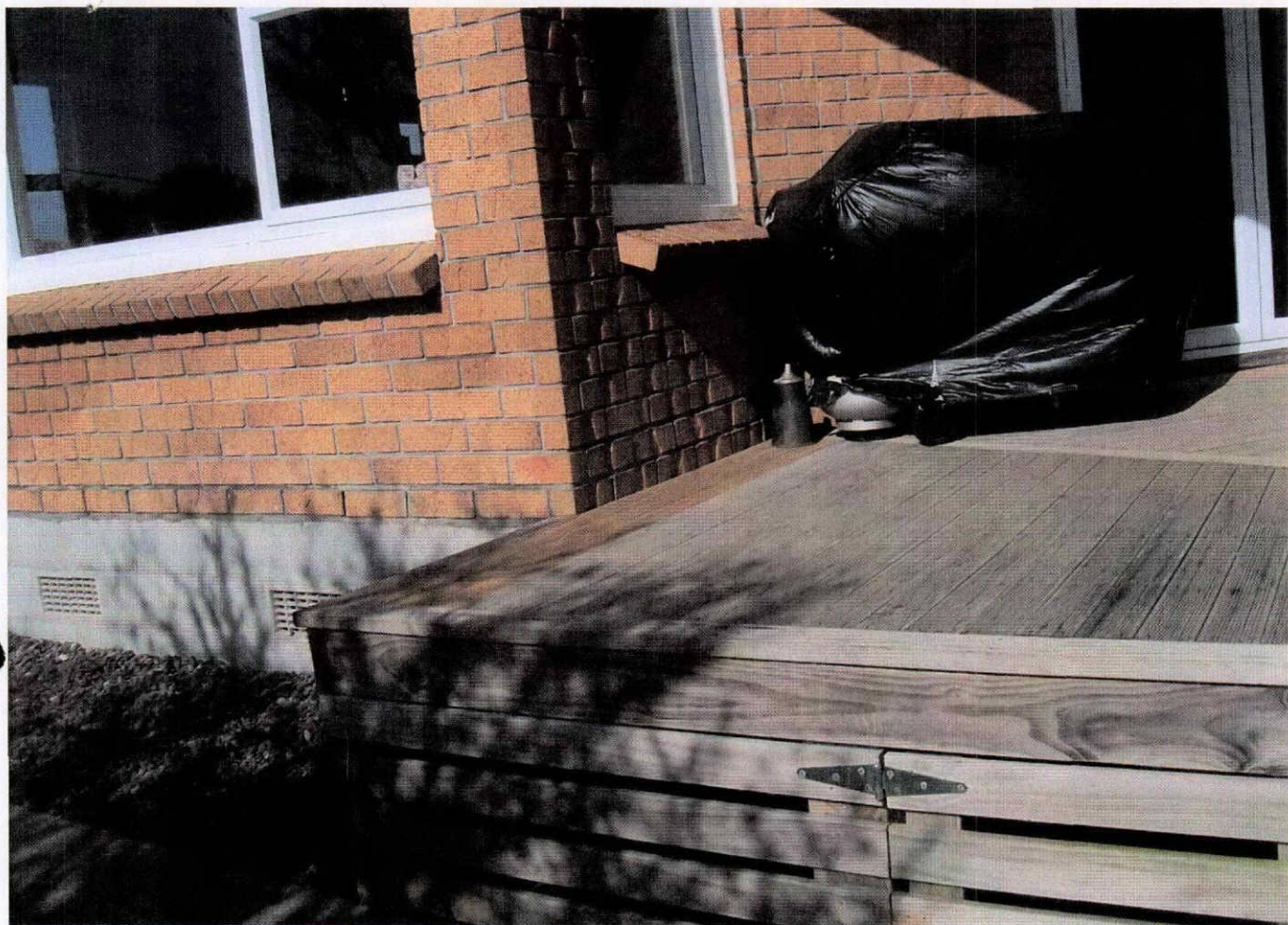
AIR GAPS INSULATED

WORK COMPLETES

BUILDING OFFICER: [Signature] DATE: 26/8/9



BC No. 040207



040207
BC No.

PRE WRAP CHECKLIST

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: M O'Shea Consent No. BC: 040207
 Project Address: 1397. Melrose Phone No.:
 Contact Person: Paul Cell Phone No.:
 Date and Time of Inspection: 11/8/09 - 12p

Builder: _____ Reg No.: _____

ENTERED

		PASS	FAIL	N/A
Brick Rebate sealed	Sealant used : ()	<input checked="" type="checkbox"/>		
Building Wrap	Type Installed: ()	<input checked="" type="checkbox"/>		
Fixing of Wrap/Laps	(mm)			<input checked="" type="checkbox"/>
Strap Fittings				<input checked="" type="checkbox"/>
Truss Fittings				<input checked="" type="checkbox"/>
Proprietary Flashings	Type: ()			<input checked="" type="checkbox"/>
Exterior Sheet Bracing	Type: ()			<input checked="" type="checkbox"/>
Wrap Sealed around any penetrations, pipes etc				<input checked="" type="checkbox"/>
Meter Board sealed				<input checked="" type="checkbox"/>
Photos taken			YES	NO


GRAPHIX 34111

Field Inspection Notes:

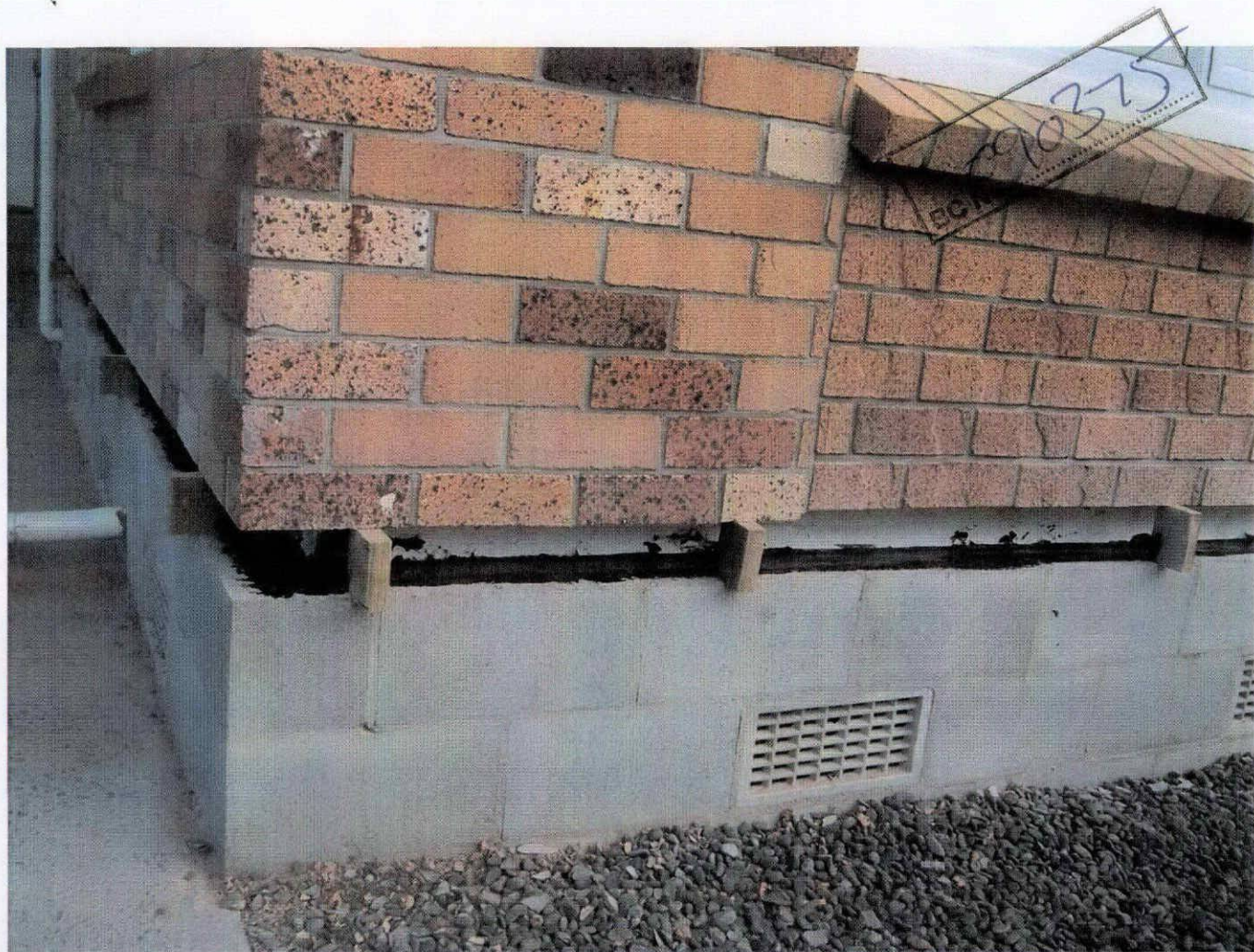
Bricks removed
 Shutter removed
 Tape fitted to AS.
 Ambushed Paul -
 AS requested
 OK to reinstating
 bricks - recheck
 required - on
 completion -

Building Control Officer: _____

Date: 11/8/09



BC No. 090275



SOUTH TARANAKI DISTRICT COUNCIL



Owner's Name: M. O'SHEA Consent No. BC: 040207
 Project Address: 1397 MEREMERE RD MEREMERE.
 Project: Dwelling alterations
 Contact Person: STEVEN
 Phone: _____ Cellphone No.: _____
 Date: 21, 7, 04 Time of Inspection: _____

PURPOSE OF INSPECTION

- ☐ Site/Pre Consent
- ☐ Footings/Foundations
- ☒ Pre Slab/Wastes
- ☐ Blockwork/Brickwork
- ☐ Fire Walls
- ☐ Drainage/Septic Tank Effluent Field
- ☐ Sub Floor Fixings
- ☐ General - refer to report
- ☐ Swimming Pool

- ☐ Pre Fire Installation
- ☐ Inbuilt/Freestanding Fire
- ☐ Re-inspection - refer to report
- ☐ Monolithic Cladding Pre-application
- ☐ Vehicle Crossing
- ☐ Pre-decoration check for bracing

Preline

- ☐ Moisture
- ☐ Insulation
- ☐ Bracing
- ☐ Plumbing

Building Control Officer's Report:

Bottom window sill Flashings
installation.

[Signature]

Building Control Officer: _____

Date: 21, 7, 04

SOUTH TARANAKI DISTRICT COUNCIL



Owner's Name: O'Shea Consent No. BC: 040207
 Project Address: 1397 MEMORE RD
 Project: Dwelling
 Contact Person: STEVEN SNOW
 Phone: _____ Cellphone No.: _____
 Date: 30, 6, 04 Time of Inspection: _____

ENTERED

PURPOSE OF INSPECTION

- | | |
|--|---|
| <input type="checkbox"/> Site/Pre Consent | <input type="checkbox"/> Pre Fire Installation |
| <input type="checkbox"/> Footings/Foundations | <input type="checkbox"/> Inbuilt/Freestanding Fire |
| <input checked="" type="checkbox"/> Pre Slab/Wastes | <input checked="" type="checkbox"/> Re-inspection - refer to report |
| <input type="checkbox"/> Blockwork/Brickwork | <input type="checkbox"/> Monolithic Cladding Pre-application |
| <input type="checkbox"/> Fire Walls | <input type="checkbox"/> Vehicle Crossing |
| <input type="checkbox"/> Drainage/Septic Tank Effluent Field | <input type="checkbox"/> Pre-decoration check for bracing |
| <input type="checkbox"/> Sub Floor Fixings | Preline |
| <input type="checkbox"/> General - refer to report | <input type="checkbox"/> Moisture |
| <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Insulation |
| | <input type="checkbox"/> Bracing |
| | <input type="checkbox"/> Plumbing |

Building Control Officer's Report:

moisture, Content 16-8 suggest
 insulation to be Re-inspected.
 Battens Self Flashing & still to
 be installed.
 Recheck required before covering

[Signature]

Building Control Officer: _____

Date: 30, 6, 04

OSHA

BC 040207
No Bottom Window Flashing
Black Veneer.



Rebate To Be
Hulsen (a)

OSHA.
No Bottom Flashings.
Black corner.

BC 040207
PLY BRACIN
INSULATION TO BE COMPLETED.



Ceiling insulation / wall insulation TO BE COMPLETED.

30/06/2025

SOUTH TARANAKI DISTRICT COUNCIL



Owner's Name: O'SHEA Consent No.BC: 040207
 Project Address: 1397 MEKEHELE RD
 Project: Dwelling Extension / ALTERATIONS
 Contact Person: STEVEN SNOW
 Phone: _____ Cellphone No.: _____
 Date: 24, 6, 04 Time of Inspection: _____

PURPOSE OF INSPECTION

- | | |
|--|---|
| <input type="checkbox"/> Site/Pre Consent
<input type="checkbox"/> Footings/Foundations
<input type="checkbox"/> Core Slab/Wastes
<input type="checkbox"/> Blockwork/Brickwork
<input type="checkbox"/> Fire Walls
<input type="checkbox"/> Drainage/Septic Tank Effluent Field
<input type="checkbox"/> Sub Floor Fixings
<input type="checkbox"/> General - refer to report
<input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pre Fire Installation
<input type="checkbox"/> Inbuilt/Freestanding Fire
<input type="checkbox"/> Re-inspection - refer to report
<input type="checkbox"/> Monolithic Cladding Pre-application
<input type="checkbox"/> Vehicle Crossing
<input type="checkbox"/> Pre-decoration check for bracing
<input checked="" type="checkbox"/> <u>Preline</u>
<input type="checkbox"/> Moisture
<input type="checkbox"/> Insulation
<input type="checkbox"/> Bracing
<input type="checkbox"/> Plumbing |
|--|---|

Building Control Officer's Report:

REMOVE insulation from wall
 Cautions. Moisture Content TO HIGH
 AS INDICATED in photo.
 RECHECK REQUIRED BEFORE
 installing Cunnings Lintel STRAPS
 TO BE installed.
 WINDOW FLASHINGS TO BE completed
 RECHECK REQUIRED BEFORE COOKING
 WITH BRICK VENEER.

Building Control Officer: _____

Date: 24, 6, 04

SOUTH TARANAKI DISTRICT COUNCIL



Owner's Name: M. O'Shea Consent No. BC: 040207
 Project Address: MEREMERE RD
 Project: Dwelling alterations
 Contact Person: STEVEN SNOW
 Phone: _____ Cellphone No.: _____
 Date: 14/5/04 Time of Inspection: _____

PURPOSE OF INSPECTION

- | | |
|---|---|
| <input type="checkbox"/> Site/Pre Consent
<input type="checkbox"/> Footings/Foundations
<input type="checkbox"/> Pre Slab/Wastes
<input type="checkbox"/> Blockwork/Brickwork
<input type="checkbox"/> Fire Walls
<input type="checkbox"/> Drainage/Septic Tank Effluent Field
<input type="checkbox"/> Sub Floor Fixings
<input type="checkbox"/> General - refer to report
<input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pre Fire Installation
<input type="checkbox"/> Inbuilt/Freestanding Fire
<input type="checkbox"/> Re-inspection - refer to report
<input type="checkbox"/> Monolithic Cladding Pre-application
<input type="checkbox"/> Vehicle Crossing
<input type="checkbox"/> Pre-decoration check for bracing
<u>Preline</u>
<input type="checkbox"/> Moisture
<input type="checkbox"/> Insulation
<input type="checkbox"/> Bracing
<input type="checkbox"/> Plumbing |
|---|---|

Building Control Officer's Report:

Lateral STEEL Laps TO BE
 RECTIFIED TO COMPLY
 STEEL TO BE A MINIMUM OF 75mm FROM SIDES
 all LOOSE MATERIAL TO BE
 REMOVED FROM FOOTING RING
 wall & piles BEFORE painting
 RECHOCK REQUIRED BEFORE
 painting.

Building Control Officer: O. J. H.

Date: 14/5/04

SOUTH TARANAKI DISTRICT COUNCIL



Owner's Name: M. O'SHEA Consent No. BC: 040207
 Project Address: MERE MERE RD Off Highway
 Project: EXTENSIONS TO DWELLING
 Contact Person: STEVEN SNOW
 Phone: _____ Cellphone No.: _____
 Date: 10, 5, 04 Time of Inspection: 8:50 AM

PURPOSE OF INSPECTION

- | | |
|--|---|
| <input type="checkbox"/> Site/Pre Consent
<input checked="" type="checkbox"/> Footings/Foundations
<input type="checkbox"/> Pre Slab/Wastes
<input type="checkbox"/> Blockwork/Brickwork
<input type="checkbox"/> Fire Walls
<input type="checkbox"/> Drainage/Septic Tank Effluent Field
<input type="checkbox"/> Sub Floor Fixings
<input type="checkbox"/> General - refer to report
<input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pre Fire Installation
<input type="checkbox"/> Inbuilt/Freestanding Fire
<input type="checkbox"/> Re-inspection - refer to report
<input type="checkbox"/> Monolithic Cladding Pre-application
<input type="checkbox"/> Vehicle Crossing
<input type="checkbox"/> Pre-decoration check for bracing
<u>Preline</u>
<input type="checkbox"/> Moisture
<input type="checkbox"/> Insulation
<input type="checkbox"/> Bracing
<input type="checkbox"/> Plumbing |
|--|---|

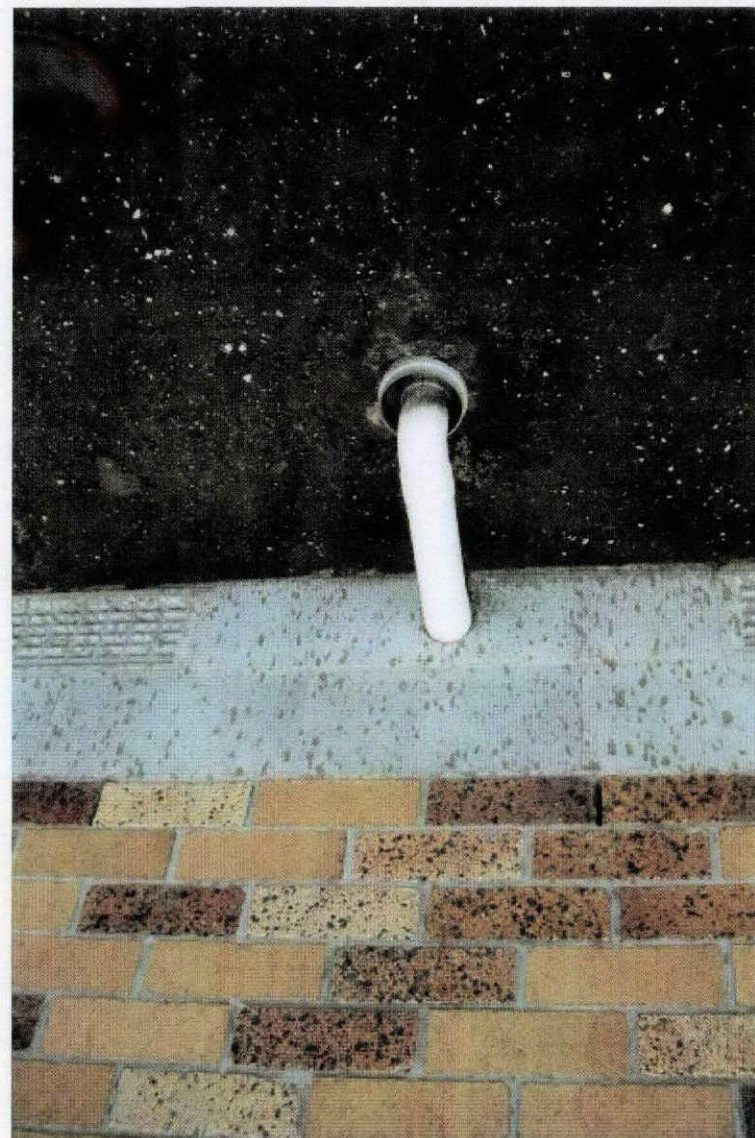
Building Control Officer's Report:

REMOVE GREASE TRAP AND
 COMPACT WITH APPROPRIATE FILL.
 LATERAL STEEL TO BE COMPLETED
 AS REQUIRED TO MEET
 COMPLIANCE.
 RECHECK REQUIRED BEFORE
 POURING.

Building Control Officer: _____

Date: 10, 5, 04

BC No. 040207



SOUTH TARANAKI DISTRICT COUNCIL

Owners Name:	J Moore	Consent No. BC:	040207
Project Address:	1397 Meremere Rd Meremere	Phone No.:	—
Contact Person:	Seremy	Cell Phone No.:	—
Date and Time of Inspection:	20/5/09 0930.		

GRAPHIX 34110

Progress inspection done on 20/5/09 at 0930 showed that recheck inspections were not done were required ie foundation steel work, there for the foundation may ~~not~~ ~~comply~~ comply..

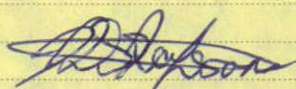
I also found that the ringbeam foundation does not appear to have a rebate, being that the under floor framing have moisture damage.. The under floor framing, ie bearers not fixed to piles with the appropriate fixings if any in place.

If the rebate is infact a rebate has not been sealed.

No inspections done for brick work, there for no proof of brick ties being used or cavity complying.

All interior work appears to be done.

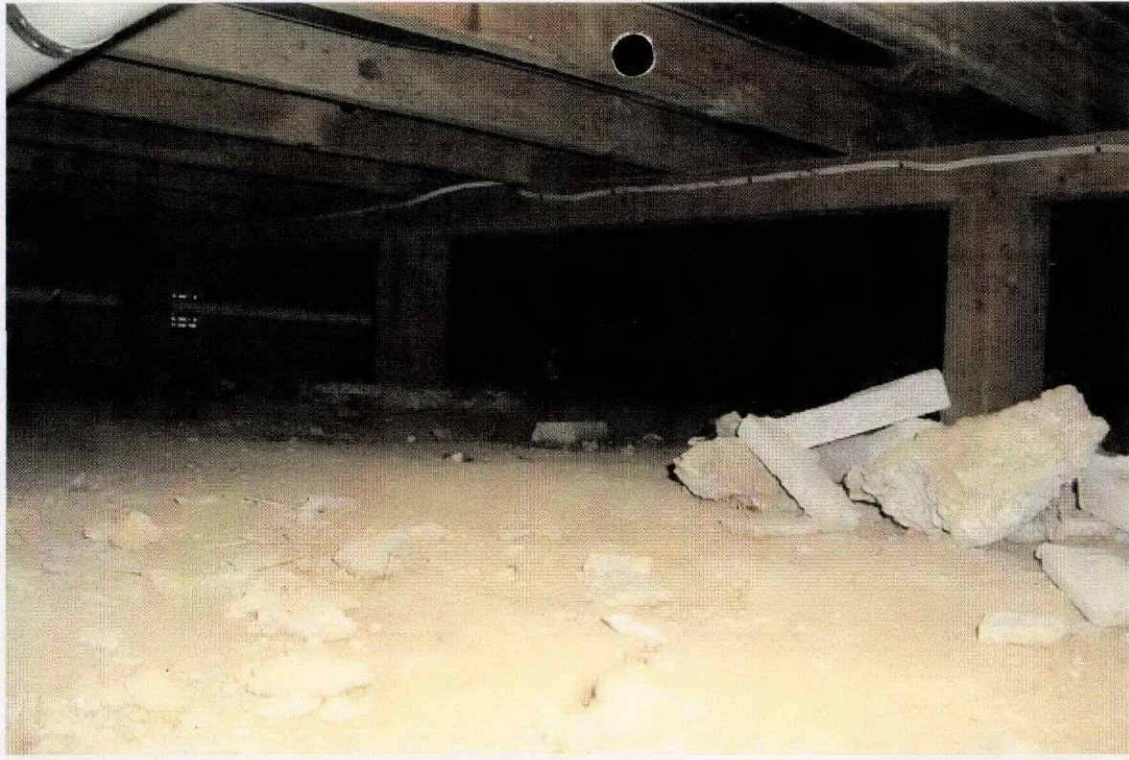
Building Control Officer:

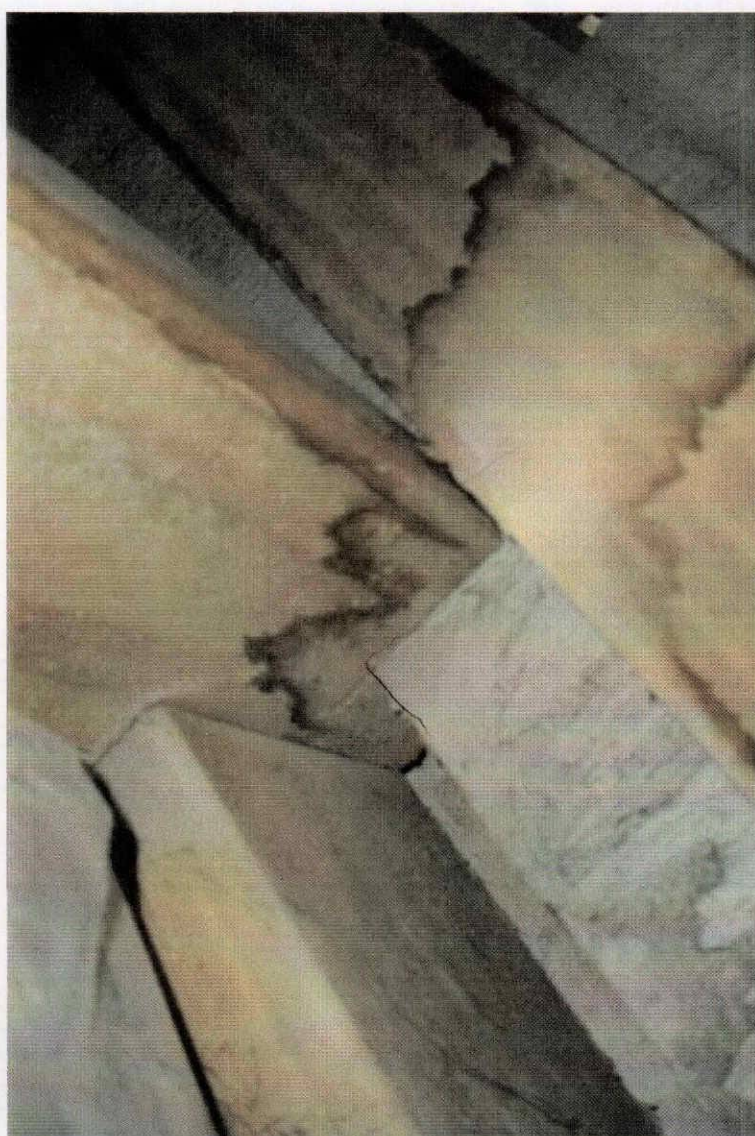
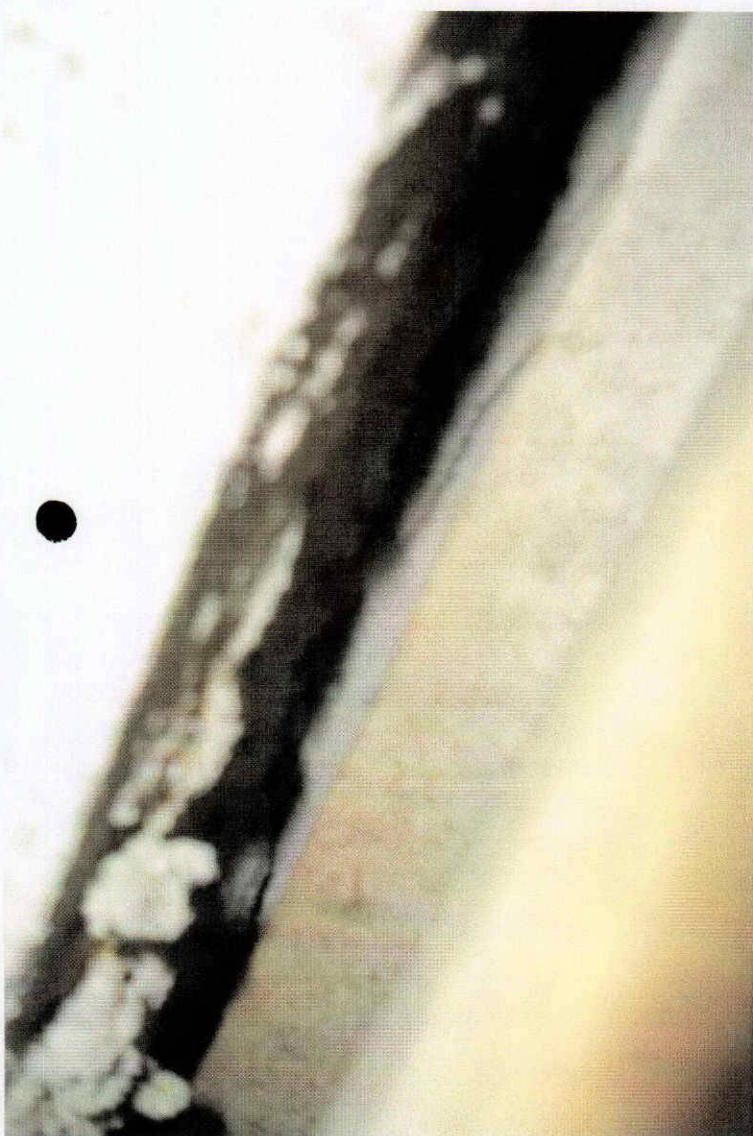


Date:

20/5/09.

EC No. 040207





BC No. 040207



24/06/2004

BC040207
OSHA



24/06/2004

BC000207

O'SHEA

HO

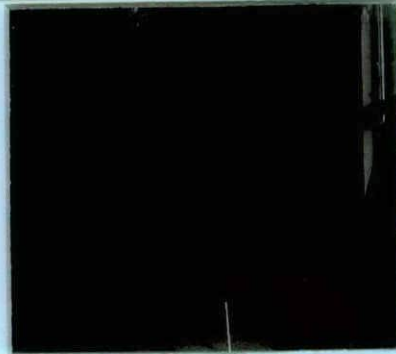
DU PONT

Prefers Tyvek

WWW.TYVEK

WWW.TYVEK

iracles



24/06/2004

BC 040 207
O'SHEA



24/06/2004

OSTHA

BC 040207

PLY TRUSS.

11 June 2009

Crichton Parker
52 High Street
PO Box 443
Hawera 4640

Dear Crichton

RE: J and R Moore Farm Trust – Property at 1397 Meremere Road, Meremere

Thank you for your letter dated 10 June 2009.

I would be pleased to attend an on-site meeting to discuss and suggest possible ways to rectify the issues regarding the dwelling at the above address.

The inspecting officer and I will be on-site on Wednesday 17 June 2009 at 2:00 pm.

Should this time not be suitable please contact me so an alternative time can be arranged.

Yours sincerely

Owen Steer
Senior Building Control Officer



sheraparkerlawyers

Partners:
Simon Shera QSM LLB
Crichton Parker LLB (Hons)

52 High Street
PO Box 443
Hawera
p 06 278 4055
f 06 278 4934
DX NA 96003

9 June, 2009

South Taranaki District Council
Private Bag 902
Hawera

Attention: Owen Steer – Senior Building Control Officer

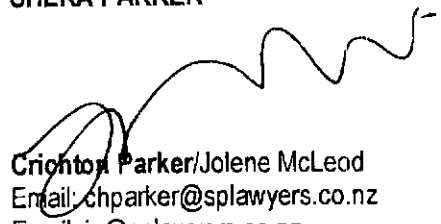
Dear Owen,

Re: J & R Moore Farm Trust – Property at 1397 Meremere Road, Meremere

We act for the abovenamed Trust. We are in receipt of your letter of 27 May 2009.

Our clients are keen to have the building compliant and to that end would be grateful if you could advise as to a suitable date when a meeting might be convened between the writer, yourself and / or another Council Building Inspector, together with our clients chosen Builder to rectify matters. We note from paragraph 4 of your correspondence the issues may well be able to rectified without too much trouble. Obviously our clients are anxious to progress matters as soon as possible and to that end we look forward to hearing from you at your earliest opportunity.

Yours faithfully
SHERA PARKER


Crichton Parker/Jolene McLeod
Email: chparker@splawyers.co.nz
Email: jo@splawyers.co.nz

Cc: J & R Moore
142 Lysaght Road
RD 12
Hawera

copy

FILE	520/20	DATE	5/20/20
REP		FILED	
FOR	Simon		
INFORM			
ACT			
NA			
Simon			
Owen			

090610010

27 May 2009

Jeremy Craig Moore, Rachel Mary Moore
C/- J & R Moore Farm Trust
142 Lysaght Road
RD 12
Hawera 4672

Dear Mr & Mrs Moore

This letter is to advise you of the decision that has been arrived at regarding your dwelling at 1397 Meremere Road Meremere.

An on-site visual inspection was carried out on 20th May 2009. The officer's report is attached.

Having reviewed the report and photographs, there are elements that could not be assessed for compliance. These are due to the requested re-inspections not being actioned by the builder who chose to continue without these being undertaken.

There are some issues of concern that may be able to be rectified without too much trouble. The major area to satisfy verification of compliance is to do with the bottom rebate and fixings for the brick veneer cladding.

Due to these findings a Code Compliance Certificate will not be issued until all areas of concern have been satisfied to Council's Building Consent Authority's approval. These issues need to be addressed to avoid the possibility of further action being taken.

Yours sincerely

Owen Steer
Senior Building Control Officer

27 May 2009

Jeremy Craig Moore, Rachel Mary Moore
C/- J & R Moore Farm Trust
142 Lysaght Road
RD 12
Hawera 4672

Dear Mr & Mrs Moore

This letter is to advise you of the decision that has been arrived at regarding your dwelling at 1397 Meremere Road Meremere.

An on-site visual inspection was carried out on 20th May 2009. The officer's report is attached.

Having reviewed the report and photographs, there are elements that could not be assessed for compliance. These are due to the requested re-inspections not being actioned by the builder who chose to continue without these being undertaken.

There are some issues of concern that may be able to be rectified without too much trouble. The major area to satisfy verification of compliance is to do with the bottom rebate and fixings for the brick veneer cladding.

Due to these findings a Code Compliance Certificate will not be issued until all areas of concern have been satisfied to Council's Building Consent Authority's approval. These issues need to be addressed to avoid the possibility of further action being taken.

Yours sincerely

Owen Steer
Senior Building Control Officer

|
|

21 May 2009

Jeremy Craig Moore, Rachel Mary Moore,
South Taranaki Trustees Limited
Care of: J & R Moore Farm Trust
142 Lysaght Road
RD 12
Hawera 4672

Dear Sir/Madam

Notification of Code Compliance Certificate Decision

**Re: Building Consent No. BC040207, DWELLING ALTERATIONS , 1 397
Meremere Road Meremere**

This letter is to advise you that the South Taranaki District Council's Building Consent Authority has made the decision **not to issue a Code Compliance Certificate** (CCC) for the above building consent at this time.

We have written to you on two previous occasions explaining the statutory requirements which a Building Consent Authority must follow, and explaining your options. As no response to these letters has been received, a **Code Compliance Certificate will not be issued** and the building consent file will be placed on the property file.

Should you wish to discuss this matter further, please contact me on 0800 111 323.

Yours sincerely

Owen Steer
Senior Building Control Officer

Private Bag 902
Hawera

P: 06 278 0555
P: 0800 111 323
F: 06 278 8757
E: contact@stdc.govt.nz
W: www.stdc.co.nz

15 October 2004

M & B O'SHEA
OHANGAI ROAD
R D 12
HAWERA

Dear M & B O'SHEA

Outstanding Code Compliance Certificate

BC040207

Project Description: DWELLING ALTERATIONS

The Building Industry Authority has recently introduced more stringent building standards in response to the *Leaky Building Syndrome*. In particular, for buildings constructed with timber framing, the new standards mean that a greater level of timber treatment will be required in those parts of buildings at most risk of damage from leaks.

This means that any building work that has been carried out based on the previous standards should be completed and have a Code Compliance Certificate (CCC) issued by 31 March 2005 at the latest.

After this date, all uncompleted building work will have to comply with the new standards and compliance with the new requirements may require significant changes to framing before a CCC can be issued. This could also involve considerable extra costs.

As part of our customer service, the Building Team has been reviewing your records and we notice that a CCC has not yet been issued for the above building work.

The Council wishes to ensure that customers have properly constructed and compliant buildings, and want to assist you in obtaining a CCC for your building work as soon as possible.

If building work is not completed to the required standards by 31 March 2005, we may not be able to issue a CCC. It is important to have a CCC when:

- Reselling your property;
- Ensuring health and safety of occupants;
- Maintaining insurance cover

2.

Considerable extra costs may be involved to bring your building work up to the new standards after the cut off date.

Please note that it is the property owner who has the obligation to advise the Council as soon as is practicable that building work has been completed.

The Council can issue a CCC only if we are satisfied, on reasonable grounds, that the building work meets the requirements of the New Zealand Building Code. The Building Team strongly advise you to obtain your CCC while the standards under which your building consent was issued are still relevant.

To arrange a visit from a Building Consents Officer or to discuss these requirements with a member of the Building Team, please feel free to call us on 0800 111 323 or 06 278 0555.

Yours sincerely



Owen Steer

Senior Building Control Officer

Tax Invoice/Statement: 7372

GST Reg. No: 52-769-477

Invoice Date: 07 July 2009

B M O'Shea, M P O'Shea
305 Turuturu Road
RD 14
Hawera 4674

FILE COPY

Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.stdc.co.nz

Application Number: BC040207
Description: DWELLING ALTERATIONS
Owner: M P O'Shea, B M O'Shea
Location Address: 1397 Meremere Road Meremere

Charge Description	Charge	GST	Amount
Building Consent Processing/Plan Checking	\$38.22	\$4.78	\$43.00
Total	\$38.22	\$4.78	\$43.00

We look forward to receipt of your payment to enable completion of your consent.

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera 4640

Application Number: BC040207
Applicant: B M O'Shea, M P O'Shea
Amount Due: \$43.00

CONSENT PROCESSING SHEET

DATE	ACTIVITY	OFF	HRS	AMT	DATE		INSP REQ	INSP COM	HRS	AMT
15/10	Admin	for	05	155		FOOTING				
16/10	Process	for	30			EXCAVATIONS				
						FOUNDATION WALLS				
						CONCRETE FLOOR SLAB				
						TIMBER SUBFLOOR				
						CONCRETE BRICKWORK				
						PRELINE - INSULATION/ MOISTURE/STRUCTURE				
						BRACING PANEL CHECK PRIOR TO DECORATING				
						PRELINE - PLUMBING PIPEWORK				
						DRAINAGE				
						FIRES FREESTANDING/ INBUILT				
						FIRE CODES				
						COMPLETION BUILDING/ PLUMBING				
						SITE				
						OTHER				
			SUB						SUB	
						TOTAL SUB TOTALS				
						AMOUNT PAID				
						REFUND/PAY				



FILE NOTE:
This Consent originally affected a property other than that related to this file, through Subdivision this Consent now relates to this property.

FEES (INCLUSIVE OF G.S.T.)		RECEIPT NO: R. 428006		INVOICE
ADMINISTRATION CHARGE	\$ 50.00	DATE	15/10/98	<input checked="" type="checkbox"/>
PIM FEE	\$			LETTER
BRANZ LEVY	\$			<input type="checkbox"/>
DAMAGE DEPOSIT	\$			PIM
CODE COMPLIANCE CERTIFICATE	\$ 60.00	RECEIPT NO: R. 428369		<input type="checkbox"/>
RURAL/RESIDENTIAL INSPECTIONS	\$ 45.00	DATE	22/10/98	CONSENT
PROCESSING COSTS	\$ 38.00			<input checked="" type="checkbox"/>
VEHICLE CROSSING INSPECTION FEE	\$			CCC
COMMERCIAL/INDUSTRIAL INSPEC.	\$			<input checked="" type="checkbox"/>
UTILITY CHECK	\$	RECEIPT NO: R.		NTR
STRUCTURAL CHECK	\$	DATE		<input type="checkbox"/>
PHOTOCOPYING	\$			
WATER CONNECTION	\$			
SEWER CONNECTION	\$			
BIA LEVY	\$	RECEIPT NO: R.		
INITIAL CASH RECEIVED	\$ NIL	DATE		

OWNER: LB + JE GROVE	VALUATION NO: 12300 / 414 / 00
SITE ADDRESS: Mclemele Rd Mclemele	VALUE OF WORK \$
BUILDER: Taranaki Bldg Resources	KIWI NO:
DESCRIPTION OF PROPOSED WORK: Demolition	

QUALITY CONTROL COMPLETED
CONSENTS OFFICER

APPLICATION NO: BC 980684

APPLICANT: LB + JE GROVE

COMPLETED

over & seal

BUILDING:

Being moved to Mc Alpine Rd
Hawes

NC / SEPTIC TANK TO BE REMOVED OR DEMOLISHED
AND FILLED IN.

ALL 1-6
7, NOT, NZ

NOT APPROVED

DATE

APPROVED

[Signature]

DATE 16/10/98

LICENSING SECTION

NOT APPROVED

DATE

APPROVED

DATE

PLAN CHECK QUALITY CONTROL

Site	<input type="checkbox"/>
Area of Building	<input type="checkbox"/>
Concrete Floor Slabs Height From Finished Ground Line	<input type="checkbox"/>
Bracing Units (Roof)	<input type="checkbox"/>
Reinforcing Steel (Sizes Spacing etc)	<input type="checkbox"/>
Vents	<input type="checkbox"/>
Holdings Down Bolts	<input type="checkbox"/>
Foil Floor Insulation	<input type="checkbox"/>
Under Floor Access	<input type="checkbox"/>
Field Tile Drains	<input type="checkbox"/>
Footings	<input type="checkbox"/>
Pile Types & Spacings	<input type="checkbox"/>
D.P.M.	<input type="checkbox"/>
Sub Floor Framing	<input type="checkbox"/>
Framing General	<input type="checkbox"/>
Lintel Sizes	<input type="checkbox"/>
Roof Framing & Fixing	<input type="checkbox"/>
Wall & Ceiling Insulation	<input type="checkbox"/>
External Sheathing	<input type="checkbox"/>
Breather Paper	<input type="checkbox"/>
Bracing (Wall)	<input type="checkbox"/>
External Joinery Fixing & Weathering	<input type="checkbox"/>
Internal Linings	<input type="checkbox"/>
Laundry Facilities	<input type="checkbox"/>
Chimney & Fireplace Installation	<input type="checkbox"/>
Drains (Soil, Silage)	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>
Bathroom Fittings	<input type="checkbox"/>
WC's Disabled If Applicable	<input type="checkbox"/>
Truss Spacing & Fixing	<input type="checkbox"/>
Disabled Access	<input type="checkbox"/>
Fire Code Requirements	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>

Comments and conditions from other departments are completed and included on consent ☒

Building Control Officer.....

[Signature]

16.10.98



SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902 HAWERA TELEPHONE (06) 278-8010 FACSIMILE (06) 278-8757

SERVICE CENTRES:

P.O. Box 142 ELTHAM

P.O. Box 15 MANAIA

P.O. Box 19 OPUNAKE

P.O. Box 28 PATEA

AGENCIES

57 Victoria St. KAPONGA

87 Weraroa Rd. WAVERLEY

LB & JE GROVE
MEREMERE ROAD
R D 12
HAWERA

GST REG No. 52-769-477

CUST No. BC980684

19/10/98

FILE COPY

TAX INVOICE 43864

980684 : MEREMERE RD, MEREMERE
DEMOLITION - REMOVE DWELLING

QTY	DESCRIPTION	RATE	AMOUNT
	ADMINISTRATION CHARGE (\$50.00)		50.00 *
	CODE COMPLIANCE CERTIFICATE		60.00 *
	RURAL/RESIDENTIAL INSPECTION FEE		45.00 *
	CONSENT/PIM PROCESSING COSTS		38.00 *
(* INCL GST	\$21.45)	TOTAL	\$193.00
		CASH RECEIVED	150.00CR
		NET DUE	43.00

WE LOOK FORWARD TO
RECEIVING YOUR
PAYMENT TO ENABLE
COMPLETION OF YOUR
CONSENT.

Please detach here and send this portion with your remittance



SOUTH TARANAKI DISTRICT COUNCIL

LB & JE GROVE

19/10/98

BC980684 /43864

43.00

Receipts for mail remittances issued on request only

File no 01 /u/RA/RAM1 Rates Property File Record Inquiry
Rec no 1230041400 GROVE LAWRENCE BERNARD Last no 1230003201

Field	Descr	Data
1.01	OCC-NAME-1	GROVE LAWRENCE BERNARD
1.02	OCC-NAME-2	GROVE JOAN EDITH
1.03	OCC-ADDR-1	71 MEREMERE RD R D 12
1.04	OCC-ADDR-2	HAWERA
1.06	POST-CD	4800
5.01	MAINT-DATE	19/05/98
6.01	IMPROVMNTS	DWG OB OI FG
7.01	LEGAL-1	LOT 1 DP 16180 PT SECS 17 & 18 BLK VIII
7.02	LEGAL-2	HAWERA SD
11	LOCATION	MEREMERE RD, MEREMERE
13.01	LAND-VALUE	260,000
13.02	CAPL-VALUE	420,000
13.03	IMPR-VALUE	160,000
13.21	HECTARES	189.9750
14.01	N-LAND-VAL	260,000
14.02	N-CAPL-VAL	420,000

Enter = Next Screen X = End Inquiry or Next no

BUILDING CONSENT PROCESSING SHEET

DATE	ACTIVITY	OFF	HRS	AMT	DATE	INSP REQ	INSP COM	HRS	AMT
3/3	Admin			150					
6/4	Letter		1 1/2						
15/4	Amendments		1 Hr						
7/7	Amend		5	43-					
					SITE				
					FOOTING				
					FLASHINGS				
					FOUNDATION WALLS				
					CONCRETE FLOOR SLAB				
					TIMBER SUBFLOOR				
					CONCRETE BRICKWORK BLOCKWORK				
					PRELINE - INSULATION/ MOISTURE/STRUCTURE				
					BRACING PANEL CHECK PRIOR TO DECORATING				
					PRELINE - PLUMBING PIPEWORK				
					DRAINAGE				
					FIRES FREESTANDING/ INBUILT				
					FIRE CODES				
					COMPLETION BUILDING/ PLUMBING				
					VEHICLE CROSSING CHECK				
					EXTERIOR COATINGS				
					TOTAL SUB TOTALS				
					AMOUNT PAID				

inally
other
this
ion
tes



INCOMPLETE

FEES (INCLUSIVE OF G.S.T.)		RECEIPT NO:	INVOICE
ADMINISTRATION COMPONENT	\$ 50.00	707419	<input checked="" type="checkbox"/>
PIM FEE	\$ 50.00	1104104	<input checked="" type="checkbox"/>
BRANZ LEVY	\$ 60.00		<input type="checkbox"/>
DAMAGE DEPOSIT	\$ 360.00		<input checked="" type="checkbox"/>
CODE COMPLIANCE CERTIFICATE	\$ 201.50		<input checked="" type="checkbox"/>
COMMERCIAL/RESIDENTIAL INSPECTIONS			<input type="checkbox"/>
PROCESSING COSTS			<input checked="" type="checkbox"/>
VEHICLE CROSSING CHECK			<input checked="" type="checkbox"/>
COMMERCIAL/INDUSTRIAL INSPEC.			<input type="checkbox"/>
UTILITY CHECK			<input checked="" type="checkbox"/>
STRUCTURAL CHECK	\$ 2.40		<input type="checkbox"/>
PHOTOCOPYING			
WATER CONNECTION			
SEWER CONNECTION			
BIA LEVY	\$ 33.80		
INITIAL CASH RECEIVED			

OWNER: Mr B O'Steen	VALUATION NO: 6300/44140
SITE ADDRESS: 1397 Maerua Rd	VALUE OF WORK \$ 52.00
BUILDER: J. Brown	KIWI NO: 1397
DESCRIPTION OF PROPOSED WORK: Arts to Dry	RAPID NO:

QUALITY CONTROL COMPLETED
CONSENTS OFFICER

APPLICATION NO: BC. 040207

OWNER: Mr B O'Steen

OFFICER'S NAME: Oava	(BLG): Blair	(PLNG):
----------------------	--------------	---------

BUILDING:

Subfloor Venting Cortices
~~PILE FOOTING DETAILS~~
~~PILE CONNECTIONS TO BEAM DETAILS~~
~~PILE CONNECTION TO BEAM DETAILS~~
~~IMBER GRADE TO BE USED.~~
 Flashing Details for Roof & windows & Door.
~~POST FOUNDATION DETAILS.~~
 POST TO BEAM Connection Detail
 TRUSS DESIGN Schedule
 FIRE AND FLUE Type and installation Details
 Ceiling BATTEN SIZE & Cortices.
 VAPOR BARRIER for Roofing
 Shower installation Details along with floor
 MEMBRANE Requirement to MEET SECTION E3 of
 THE acceptable Solutions.

ALL 1-6

FR, SMK, 2, SF, FX, FL, 4, 3, 7, PD, HW, W, BG, NZ.

NOT APPROVED

[Signature]

DATE 6/4/04

APPROVED

[Signature]

DATE 15/4/04

VEHICLE CROSSING:

NEW CROSSING REQUIRED

YES/NO ☒

FEE PAYABLE \$

TYPE

INSPECTION FEE

YES/NO ☒

FEE PAYABLE \$

NOT APPROVED

DATE

APPROVED

[Signature]

DATE 6/4/04

BUILDING:

HAZARDOUS SECTION

☒

(Checked against the requirements of Section 31 of the Building Act 1991)

CHECKED AGAINST STDC REGISTER

☒

CHECKED AGAINST TRC REGISTER

☒

Signature

[Signature]

Date

6/4/04

QUALITY CONTROL CHECK LIST

B1 Structure	<input checked="" type="checkbox"/> Site area of building <input checked="" type="checkbox"/> Footings <input checked="" type="checkbox"/> Reinforcing <input checked="" type="checkbox"/> DPM <input checked="" type="checkbox"/> Floor slabs <input checked="" type="checkbox"/> Holding down bolts <input checked="" type="checkbox"/> Pile spacings under floor access	<input checked="" type="checkbox"/> Subfloor framing <input checked="" type="checkbox"/> Framing general <input checked="" type="checkbox"/> Lintel sizes <input checked="" type="checkbox"/> Roof framing <input checked="" type="checkbox"/> Truss spacing and fixing <input checked="" type="checkbox"/> Bracing <input checked="" type="checkbox"/> Roof bracing
B2 Durability	<input checked="" type="checkbox"/> All above <input checked="" type="checkbox"/> External joinery <input checked="" type="checkbox"/> External cladding	<input checked="" type="checkbox"/> Roof <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Fixtures and fittings
C1 Outbreak of fire	<input checked="" type="checkbox"/> Fire installations <input checked="" type="checkbox"/> Solid fuel appliances	<input type="checkbox"/> Gas appliances
C2 Means of escape	<input type="checkbox"/> Stairs <input type="checkbox"/> Corridors <input type="checkbox"/> Travel distances	<input type="checkbox"/> Fire safety systems <input type="checkbox"/> Number of occupants <input type="checkbox"/> Exit ways
C4 Structural stability	<input checked="" type="checkbox"/> Footings <input checked="" type="checkbox"/> Subfloor <input checked="" type="checkbox"/> Framing <input checked="" type="checkbox"/> Framing general	<input checked="" type="checkbox"/> Lintels <input checked="" type="checkbox"/> Roof fixing and framing <input checked="" type="checkbox"/> Bracing
C3 Spread of fire	<input type="checkbox"/> Fire walls <input type="checkbox"/> Occupants to have time to escape	<input type="checkbox"/> Fire filters to undertake rescue apps
D1 Access routes	<input type="checkbox"/> Disabled access <input type="checkbox"/> Stairwells	<input type="checkbox"/> Corridors
D2 Mechanical installations for access	<input type="checkbox"/> Lifts	<input type="checkbox"/> Escalators
E1 Surface Moisture	<input checked="" type="checkbox"/> Floor slabs above ground level	<input type="checkbox"/> Site stormwater disposal
E2 External Moisture	<input checked="" type="checkbox"/> Ventilation under house <input checked="" type="checkbox"/> Foil floor insulation <input type="checkbox"/> DPM <input checked="" type="checkbox"/> Building paper	<input checked="" type="checkbox"/> External joinery <input checked="" type="checkbox"/> External claddings (floors/walls) <input checked="" type="checkbox"/> Drainage
E3 Internal Moisture	<input checked="" type="checkbox"/> Wall linings	<input checked="" type="checkbox"/> Floor coverings and membranes
F1 Hazardous agents on site	<input type="checkbox"/> Dangerous goods, stores etc	
F2 Hazardous building material	<input type="checkbox"/> Site	<input type="checkbox"/> Asbestos etc.
F3 Hazardous substances and processes	<input type="checkbox"/> Paint shops	<input type="checkbox"/> Spray painters etc.
F4 Safety from falling	<input type="checkbox"/> Floor slabs <input checked="" type="checkbox"/> Window heights	<input type="checkbox"/> Balustrades <input type="checkbox"/> Disabled access
F5 Construction and demolition hazards	<input type="checkbox"/> Site area of building	<input type="checkbox"/> Safe practices
F6 Lighting for emergency	<input type="checkbox"/> Public buildings <input type="checkbox"/> Rest homes	<input type="checkbox"/> Hospitals etc.
F7 Warning systems	<input type="checkbox"/> Public buildings <input type="checkbox"/> Rest homes	<input type="checkbox"/> Hospitals etc. <input checked="" type="checkbox"/> Domestic Dwellings

QUALITY CONTROL CHECK LIST – continued

G1 Personal Hygiene	<input checked="" type="checkbox"/> Water temperature <input checked="" type="checkbox"/> Sanitary fixtures and fittings	<input type="checkbox"/> Floor surfaces (disabled access)
G2 Laundry facilities	<input type="checkbox"/> As required by regulations	
G3 Good preparation and prevention of contamination	<input type="checkbox"/> Surfaces used <input checked="" type="checkbox"/> Water temperatures <input type="checkbox"/> Availability of water	<input type="checkbox"/> Safeguard food from contamination <input type="checkbox"/> WHB/sinks in kitchens etc.
G4 Ventilation	<input type="checkbox"/> Mechanical	<input checked="" type="checkbox"/> Manual (opening windows)
G5 Interior Environment	<input checked="" type="checkbox"/> Insulation <input checked="" type="checkbox"/> Heating	<input checked="" type="checkbox"/> Ventilation <input checked="" type="checkbox"/> Linings
G6 Airborne and sand impact	<input type="checkbox"/> Industrial areas <input type="checkbox"/> Residential close to industrial	<input type="checkbox"/> Isolation of tenancies
G7 Natural light	<input type="checkbox"/> External joinery <input type="checkbox"/> Light wells	<input checked="" type="checkbox"/> Windows etc.
G8 Artificial light	<input type="checkbox"/> Lux at floor level throughout building	<input checked="" type="checkbox"/> Energy lighting
G9 Electricity	<input type="checkbox"/> Electrical energy certificate	
G10 Piped services	<input checked="" type="checkbox"/> Piping plumb out	<input type="checkbox"/> Gas pipe out
G11 Gas as an energy source	<input type="checkbox"/> Ventilation available <input type="checkbox"/> Isolation valves safe	<input type="checkbox"/> Gas pressures
G12 Water Supplies	<input checked="" type="checkbox"/> Safety of potable water <input checked="" type="checkbox"/> Water temperatures	<input checked="" type="checkbox"/> Pipe out of building <input checked="" type="checkbox"/> Valving to be used
G13 Foul water	<input type="checkbox"/> Disposed to reticulated disposal	<input checked="" type="checkbox"/> Disposed via onsite disposal
G14 Industrial hazardous waste	<input type="checkbox"/> Disposal of	
G15 Solid waste	<input checked="" type="checkbox"/> Disposal of	
H1 Energy efficiency	<input type="checkbox"/> Insulation <input type="checkbox"/> Glazing etc (% of glass per wall area)	
Compliance schedule	Is compliance schedule required? YES/NO If yes application/information to be sent with building consent.	

[Signature]
Consents Officer

6/4/04
Date

HERITAGE STATUS CHECK



Officer Initials

Tax Invoice

Customer Number **BC040207**



M & B O'SHEA
OHANGAI ROAD
RD 12
HAWREA 4800

Private Bag 902, Hawera
Phone: 0800-111-323
Fax: 06-278 8757

FILE COPY

Tax Invoice GST Reg. No 52-769-477

Issue Date: 15/04/04

Tax Invoice

72616

Qty	Description	Rate	Amount	
	ADMINISTRATION COMPONENT		50.00	*
	BRANZ LEVY		52.00	OG
	CODE COMPLIANCE CERTIFICATE		60.00	*
	RURAL/RESIDENTIAL INSPECTION FEE		360.00	*
	PLAN CHECKING/APPLICATION PROCESSING		201.50	*
	PHOTOCOPYING		2.40	*
	BIA LEVY		33.80	*

TOTAL NOW DUE

\$759.70

**WE LOOK FORWARD TO
RECEIVING YOUR
PAYMENT TO ENABLE
COMPLETION OF YOUR
CONSENT.**

LESS PAID

150.00

\$609.70

Remittance Notice

Customer Number: **BC040207**

Invoice Number: **72616**

Name: **M & B O'SHEA**

**South Taranaki
District Council**

Private Bag 902, Hawera

LAST DAY FOR PAYMENT

20 MAY 04

TOTAL NOW DUE

609.70

Amount Paid if Different
from Total Due:

\$



RANGIWAHIA DESIGN

architectural design & project management

187 South Road, PO Box 8, Hawera. Phone 06 278 4384, 021 547 084, Fax 06 278 4384
email: rangiwahia@bitworks.co.nz

14 April 2004

Owen Steer
STDC
Albion St.
Hawera

Dear Owen

RE BC 040207

Please find attached revisions to plans
and additional information as requested.

- Shower details Englefield Exclusive
Alcove brochure attached.

Please to provide further details if required.

Regards

Jack Raymaekere

6 April 2004

 **FILE COPY**

M & B O'SHEA
c/- J Rangiwhia
P O Box 8
HAWERA

Dear Sir/Madam

**Re: Your building consent application no. 040207
DWELLING ALTERATIONS
1397 MEREMERE ROAD, MEREMERE**

Your application for a building consent has been checked and the proposal does not comply with the requirements of the New Zealand Building Code in the following respects:

- Subfloor venting centres required to meet air flow requirements.
- Please confirm pile centres.
- Pile connection to bearer details are required.
- Timber grades to be used in identified areas is to be confirmed.
- Flashing details for all openings and roof planes are to be submitted.
- Post to beam connection details.
- Truss design schedule and truss to top plate fixing details are to be supplied.
- Fire and flue type and manufacturers fixing details are required.
- Ceiling battern size and centres.
- Vapour barrier details for roofing are to be provided.
- Shower installation details along with floor membrane requirements to meet Section E3 of the Acceptable Solutions.
- All new dwellings, alterations to dwellings and fire installations are now required to have smoke detection devices with a hush facility fitted in accordance with F7 of the Acceptable Solutions. Details of the device and a floor plan showing the location of the devices are required.

When your plans and/or specifications have been amended to comply with the above requirements, approval of your application will again be considered.

Yours faithfully

Owen Steer