

5000011786159

CHRISTCHURCH CITY COUNCIL

Application for Plumbing (Water Supply) or Drainage (Stormwater) Permit

Property File Reference

Application NO. 870

BU/40/578/19

Date 7/8/89

To the Engineer
Christchurch City Council

I hereby apply for a permit to install Plumbing (Water Supply) /
Drainage (Stormwater) at:

House No 19 Street plithoth. Lot 125 DP 13922

Owner King Address _____

Description of Work: _____
King garage to
existing

Plan provided: Yes/No

Building Permit Reference if any Permit No: _____

Name, Address and Signature of Person Entitled to do the work:-

Name Tony Watson Address F3 463 DURHAM ST

Signature T. Watson Date 7 8 89

Plumbing (Water Supply)

Size of Existing Connection _____
Size of Requested Connection _____ \$
Type of Building Served _____
If Domestic number of Household Units _____
Reserve Water Storage Provided _____ litres
Backflow Prevention Required _____
Application for connection attached: Yes/No

Stormwater Drainage

Size of Required Drainage 100
Disposal (Specify) ste
Is Drain a Common Drain: Yes/No (No) Consent Attached: Yes/No (No)
Number of Footpath Openings _____ \$ 65.00

Estimated Value of Proposed Work.
(Labour Only (Exclude G.S.T.))

Plumbing _____ Fee \$ _____

Drainage _____ Fee \$ 33.75

For Office Use

Permit No. 2002

Date 9/8/89

Plumbing (Water Supply) - Drainage (Stormwater)

Every application for a Plumbing (Water Supply) or Drainage (Stormwater) permit shall be accompanied by a Plan. Where any building is over two storeys or more, a diagrammatic elevation of the layout should support the application.

NB: The Engineer shall in the event of any dispute determine the value of the work.

The permit may not be issued if the information supplied is deficient or if the building project does not comply with the requirements of all relevant Bylaws, Acts or Regulations.



CHRISTCHURCH CITY COUNCIL

P.O. BOX 237

FORM OF NOTICE

No. 2002

..... 9th August 19.89

To the City Engineer

It is my intention to start the Plumbing (Water Supply) / Drainage (~~Stormwater~~) work at:

M King Address 19 Philpotts

Lot 125 DP 13922 at o'clock on the day
of 19.....

.....
(Signature of person to whom permit issued)

The object of these notices is to afford the City Engineer every facility and opportunity to inspect the work as it proceeds. Failure to forward this notice the day before the proposed work is commenced can result in costly and unnecessary delays.



CHRISTCHURCH CITY COUNCIL

P.O. BOX 237

FORM OF NOTICE

No. 2002

9th August 19 2002

To the City Engineer

It is my intention to start the Plumbing (Water Supply) / Drainage (Stormwater) work at:

M King Address 19 Milport
Lot 125 DP 13922 at o'clock on the day
of 19.....

(Signature of person to whom permit issued)

The object of these notices is to afford the City Engineer every facility and opportunity to inspect the work as it proceeds. Failure to forward this notice the day before the proposed work is commenced can result in costly and unnecessary delays.

CHRISTCHURCH CITY COUNCIL

BU/40/S/12119

P.O. BOX 237

Plumbing or Drainage Permit and Tax Invoice No. 2002

G.S.T. Reg. No. 10-422-124

Bob King

M T. Watson
FR - 163, Rowden St

Is hereby authorised to carry out the Plumbing (Water Supply) / Drainage (Stormwater) work in accordance with the plans and permit application deposited with me at this office for premises owned or occupied by

M King at No. 19 Milport Rd Street
Lot 125 DP 13922

Description of Work garage etc

[Signature]
for City Engineer

Estimated Value of Work

- a. 13mm, 19mm Water Connection \$
- b. Footpath Crossing(s) 10 opening \$ 65-00
- c. Permit Fee \$ 33-75
- d. Backflow Prevention \$

TOTAL G.S.T. INCLUSIVE

98-75

The work shall comply with all the relevant Acts, Regulations, Bylaws

Receipt of the amount at the foot hereof is acknowledged.

NO RECEIPT WITHOUT REGISTER-PRINTED FIGURES WILL BE RECOGNISED AS VALID

Ref. 2814

Mr T. Watson
Address of Work 19 Milport Rd

	\$	c	
Prepaid Connection			09/0/0/4/7
Prepaid Footpath Opening Fee <u>10 opening</u>	<u>65</u>		40/0/14/2/7
Permit Fee	<u>33</u>	<u>75</u>	09/0/0/18/7
Backflow Preventor Application Fee			09/0/0/5/7

No. 2002

TOTAL G.S.T. INCLUSIVE

98-75

C.A.C. 457 4/45/92 92

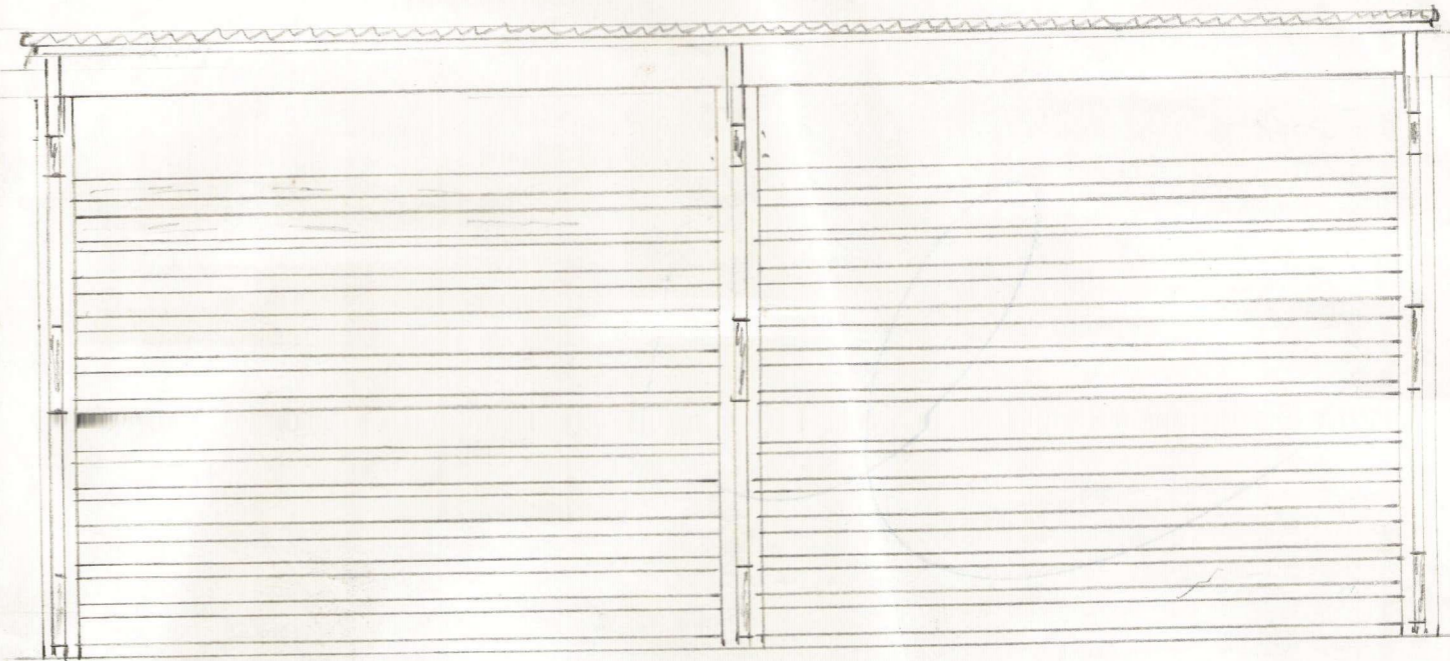
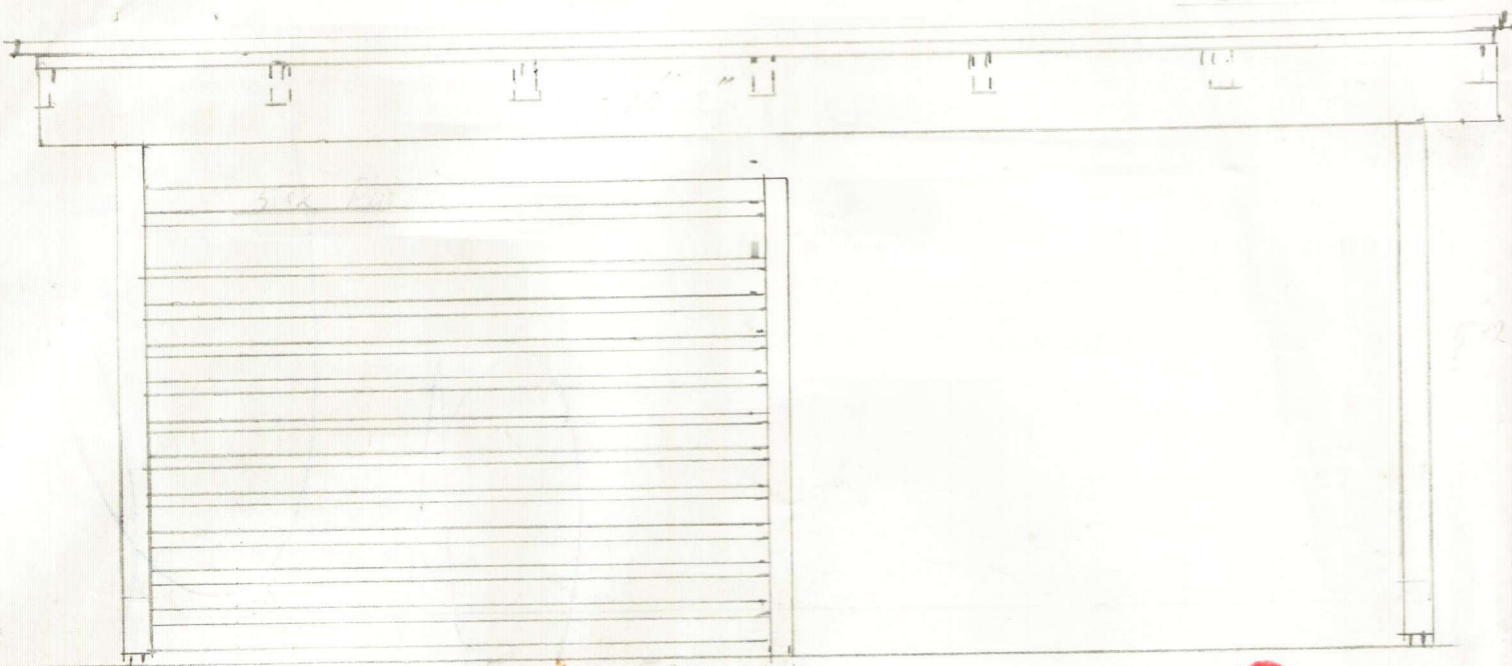
17-1-73

A. J. Shanmugham
18 Phillips Rd.

Erect a car port.

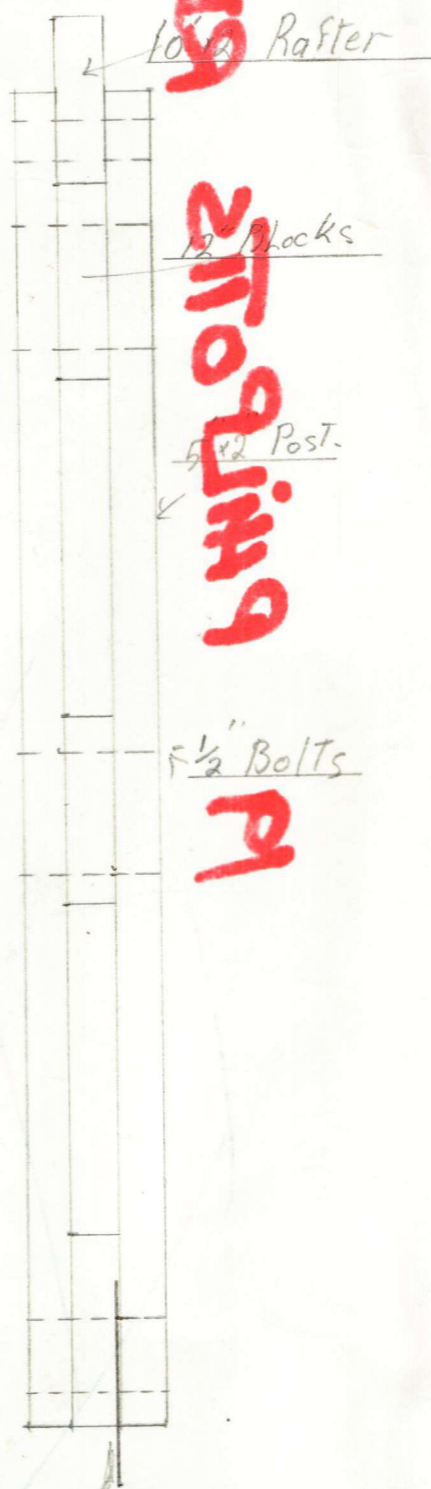
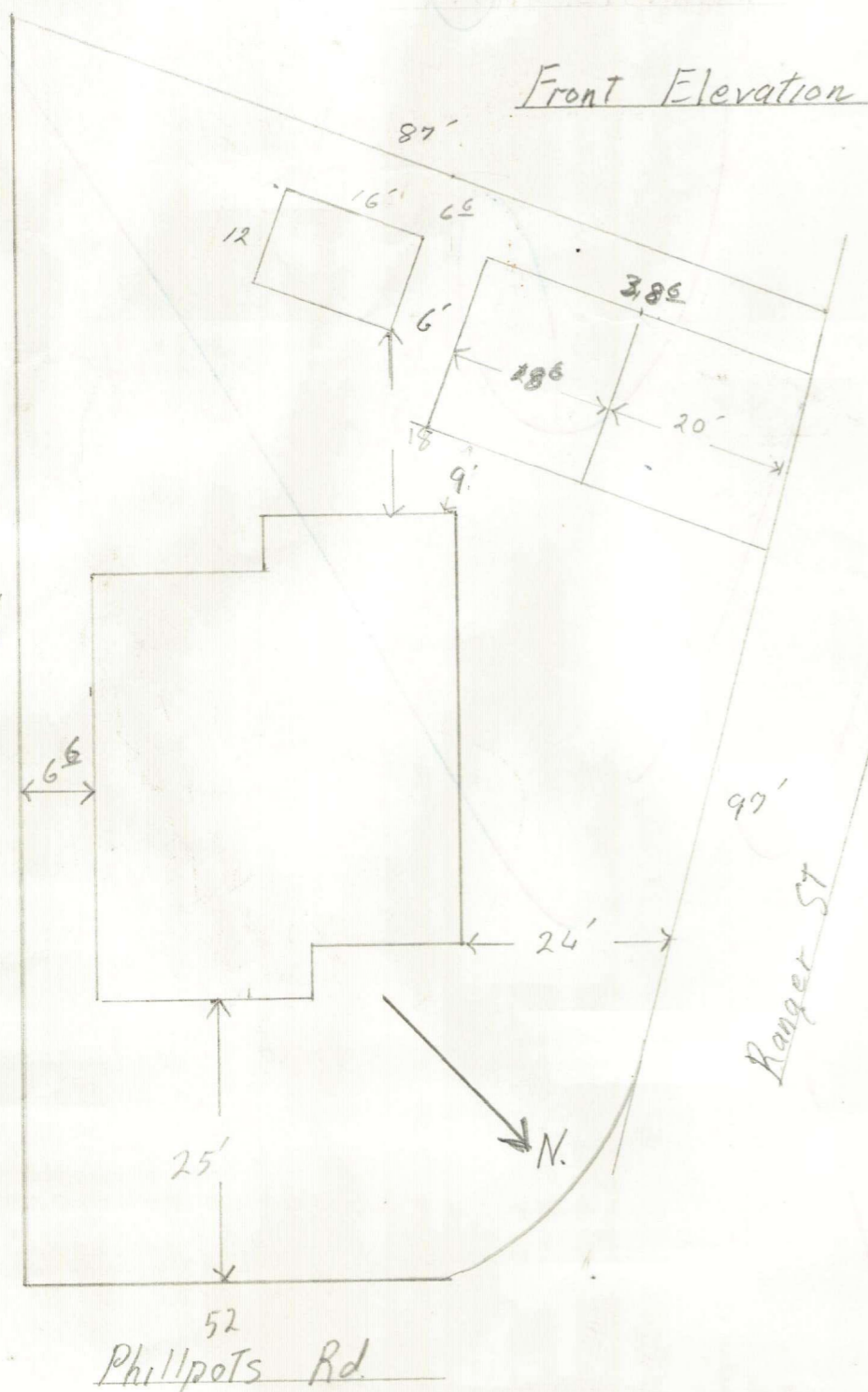
Sewer man removed

DATE	
AMOUNT BILLED	
PAID	
REMARKS	
POSTAGE PAID	



Front Elevation

EMST Elevation



52 Phillpots Rd.

Site Plan

Built up Post. $2\frac{1}{4} \times 5 \times 2$
with 12" blocks bolted with $2\frac{1}{2} \times \frac{1}{2}$ galv. bolts.

Specification of Car Port
for Mr DJ Shannahan
19 Phillpots Rd CHCH 5.

- Built up Post. $2\frac{1}{4} \times 5 \times 2$ with 12" blocks.
- Rafters = 10×2
- Sarking 1" boarding diagonally placed
- Roofing = Corrug Iron Long Run.
- Purlins = 6×2 at 5' center.
- Wall lining = 4" staggered alternately on East Wall + part of back.
- Posts bolted to steel strap which is set in concrete pad 3' deep

CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
18 JAN 1977
Roy Sabbs
For City Engineer

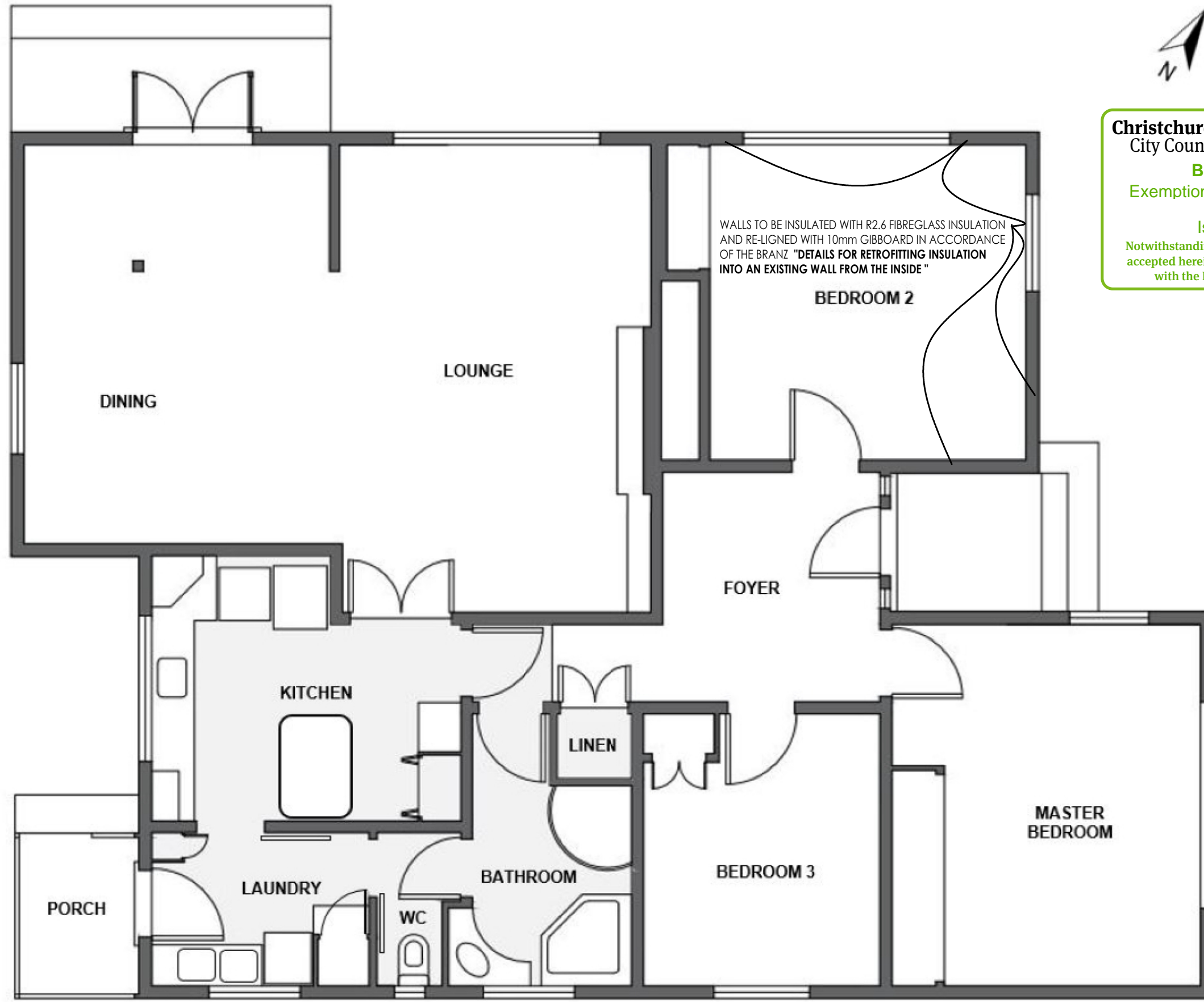
1012



Christchurch City Council  Page 1 of 2

BCN/2019/5037
 Exemption from building consent
 06/08/2019
 Isobel Garland

Notwithstanding any drawings or specifications accepted herein, all building work must comply with the New Zealand Building Code.



jkd Associates
 www.kokxdesign.com
 The Designers Institute
 Professional Member
 LICENSED BUILDING PRACTITIONER
 www.dbh.govt.nz
 BUILDING CONFIDENCE

NOTE: TOTAL FLOOR AREA EXCLUDING CARPORT 335 M²

NOTE: DO NOT SCALE, USE WRITTEN DIMENSIONS ONLY THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING

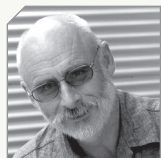
FLOOR PLAN

CONSENT EXEMPTION APPLICATION FOR 19 PHILLPOTTS RD, MAIREHAU, CHRISTCHURCH

DATE: 30-07-2019	SHEET	REV. NO.
SCALE: NTS	001	
COMPU FILE: 1064-001		
© copyright Jos Kokx and jkd associates ltd 2019		



Wall insulation retrofit update



BY TREVOR PRINGLE,
ANZIA, BRANZ PRINCIPAL
WRITER

Details for retrofitting wall insulation have been revised following increased understanding of drying in walls.

IN RETROFITTING INSULATION (pages 36–38 of *Build 146*), Figure 2 illustrated retrofitting insulation into an existing wall where the internal linings are removed and there was no building paper. Changes are now needed for that figure in line with NZS 4246:2016 *Energy efficiency – Installing bulk thermal insulation in residential buildings*.

Provide a 20 mm gap

As good practice, BRANZ recommends a 20 mm gap between the back of the cladding and the insulation is beneficial. It allows some drainage and drying in the gap created.

Two revised details

Figures 1 and 2 are revised details that should be used when retrofitting insulation to walls from the inside. Always check the wall cavity has no leaks or water damage before retrofitting. The key difference is the provision of a 20 mm gap behind the insulation.

Figure 1 has wall underlay folded in and stapled taut before installing the insulation to keep the insulation clear of the cladding.

Figure 2 is based on a rigid insulation prevented from contact with the back of the cladding with nails or screws or by short 20 × 100 mm timber packers fixed up each side of the studs.

Get a building consent

Remember that retrofitting insulation to external walls requires a building consent. ◀

For more ▶ Further information is given in BRANZ Good Repair Guide: *Retrofitting Insulation*.

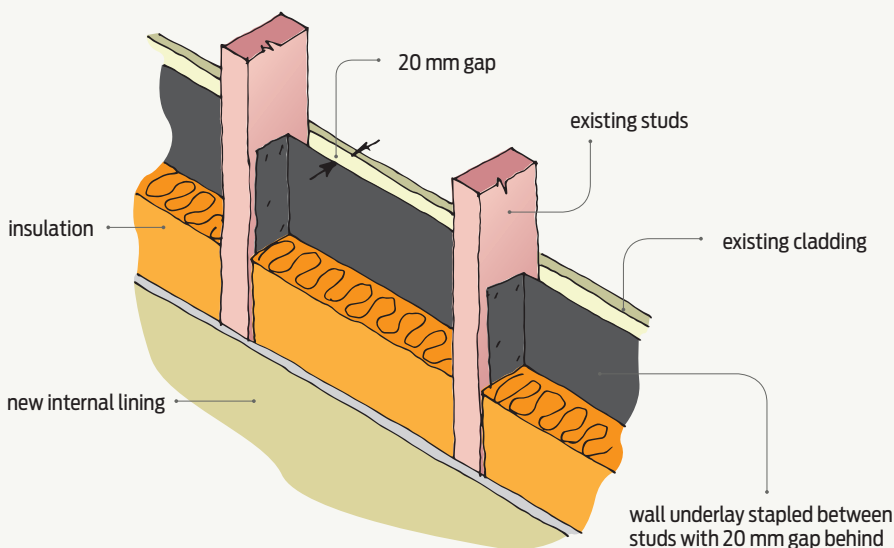


Figure 1 Retrofitting wall insulation – direct-fixed cladding and new interior lining.

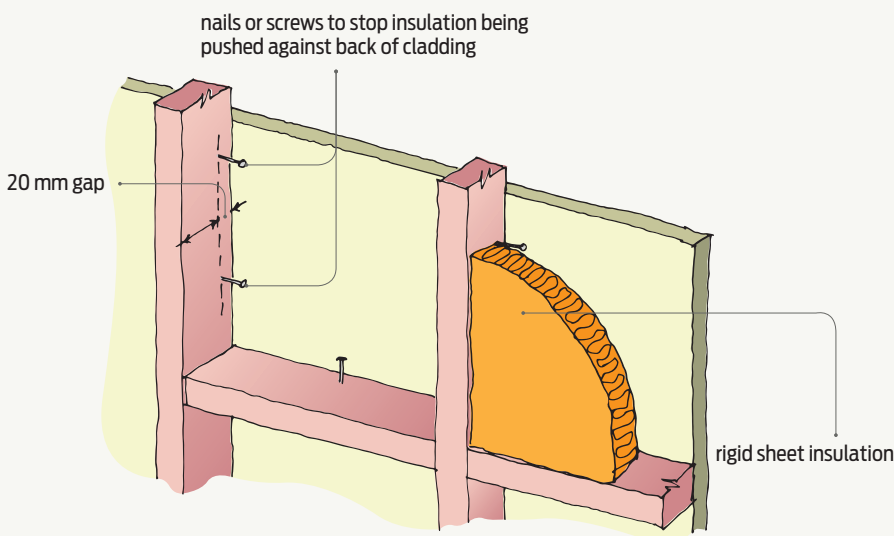


Figure 2 Rigid sheet insulation – no wall underlay.

1 August 2019

S K Valdez and R M Valdez
c/-S K Valdez
19 Philpotts Road
Christchurch 8052

Dear Shaanah

Building Act Exemption: BCN/2019/5037
19 Philpotts Road St Albans
Installing insulation in external walls of bedroom 2 and relining these walls with 10mm gibboard

Application accepted

Thank you for submitting the above application for a Building Act Exemption.

Following a pre-acceptance technical check, your application has been accepted and forwarded for allocation to processing officer to review. Please note that during processing, you may be asked to provide further information so we can assess your application.

Please find attached an invoice for processing costs. This can be paid by cheque or internet banking. Payment details are included on the invoice.

This invoice must be paid before any documentation relating to your application is released.

You can use internet banking to pay building consent fees. Please note that all payments will be credited to our account on the next business day. Any payment made without your details below may take some time to be lodged against the correct account. Our details are:

Bank	Bank of New Zealand
Account name	Christchurch City Council
Account number	02 0800 0044765 03

The information that you need to enter that will help us identify your payment is:

Particulars	159573
Code	10-275255
Reference	1521093

Once you have made payment, please reply to this email, with proof of payment, to notify us. If you are paying more than one invoice, please send remittance advice to revenue@ccc.govt.nz.

Where an invoiced amount has not been paid by the stated due date, the Council may commence debt recovery action. The Council reserves the right to charge interest, payable from the date the debt became due, and recover costs incurred in pursuing recovery of the debt.

Yours sincerely



Amy Doherty

Building Control Officer Level 2

Business Solutions Unit

DDI: 03 941 6887

Mobile: 027 200 7809

Email: Amy.Doherty@ccc.govt.nz

Civic Offices, 53 Hereford Street, Christchurch 8011

PO Box 73013, Christchurch 8154

Phone: (03) 941-8999, Fax: (03) 941-8792

www.ccc.govt.nz

Tax Invoice



GST number 53-198-554

S K Valdez
19 Philpotts Road
Christchurch 8052

Invoice number 159573
Invoice date 1 August 2019
Customer number 3285074

Application number BCN/2019/5037
Property address 19 Philpotts Road St Albans
Owner S K Valdez and R M Valdez
Invoiced to date \$0.00

Description	GST	Amount (GST incl.)
Exemption from building consent	\$76.96	\$590.00
	\$76.96	\$590.00

Balance to be paid **\$590.00**
(GST inclusive)

These fees are due within 30 days from the date of this invoice. Please ensure payment is made by the due date. Where the Council has issued an invoice for the payment of any fee or charge under this section and the amount invoiced has not been paid by the stated due date, the Council may commence debt recovery action. The Council reserves the right to charge interest, payable from the date the debt became due, and recover costs incurred in pursuing recovery of the debt on a solicitor / client basis as outlined in the Fees and Charges Schedule of the Council's Long Term Plan.

To pay by Internet banking, use the following details:

Account **02 0800 0044765 03**
Particulars **159573**
Code **10-275255**
Reference **1521093**

Send remittance advice to revenue@ccc.govt.nz.



Civic Offices, 53 Hereford Street, Christchurch 8011
PO Box 73013, Christchurch 8154
Phone: (03) 941-8999, Fax: (03) 941-8792

www.ccc.govt.nz

6 August 2019

Jos Kokx Design Associates Limited
7 Gazelle Lane
Christchurch 8081

Dear Sir/Madam

Building Act exemption approved

Building Act Exemption: BCN/2019/5037
19 Philpotts Road St Albans
Insulation

We have considered your application, under Schedule 1, clause 2(a) of the Building Act 2004, for exemption from the requirement to obtain building consent.

We are satisfied that the completed work is likely to comply with the building code, provided it is carried out in accordance with your proposal. Therefore, your application has been approved.

You can download stamped copies of your proposal documents from onlineservices.ccc.govt.nz. Please forward copies to the building owner.

Advice

- All building work must comply with the Building Act, building code, and all other applicable laws.
- This letter does not provide any approval that may be required, other than that stated.
- This approval is valid if the work is completed within two years of **6 August 2019**.

Please ensure all quality assurance procedures offered in the application are followed. Supporting evidence (Producer statements, site records/reports, photographs, etc.) should be provided to the council on completion – propertyfileinfo@ccc.govt.nz. These will be placed on the file for the property, and may prove beneficial for future enquiries (for example, land information memoranda (LIMs) or property file requests).

Yours sincerely



Isobel Garland
Building Control Officer Level 2
Business Solutions Unit
DDI: 03 941 5081
Email: Isobel.Garland@ccc.govt.nz

Christchurch City Council
BUILDING PERMIT APPLICATION ADDENDUM
GENERAL FEATURES SUMMARY

Predominant comment by District Building Inspector on initial site inspection: Where appropriate

Tick appropriate

APP NO. 584
ZONE: R1

Front Street Number Rear Corner
Street Access Yes No Letter Sent
Pegging Cert Required

BUILDING INSPECTORS CHECK

Topography Sloping Flat
Site Coverage OK Check
Crossing - Existing Length
Crossing - Required Position
Street Poles/Manholes Position
Sealed Areas - Existing Required
Vehicle Barriers - Existing Required
Landscape - Existing Required
Trees - Site Street OK Refer to TP

Fire Zone Siting
Signs & Vent. Eaves & Soud
Heat & Store WC & Laundry
Insulation Stormwater
Levels Commercial

Boundary Fess - Yes No
Easements Permit - Yes No
Site Levels OK Low
Ground Conditions - OK Suspect
Stormwater: CDB Soak Pit
Under/Channel To side channel Via existing (Ind)

Opening Fee Required No

PLAN QUALIFICATION

1
2
3
4

NAME: Mr & Mrs King
ADDRESS: 19 Philpotts Road
DATE: 10/2/89

12 MAY 1989 CHRISTCHURCH CITY COUNCIL

BUILDING PERMIT APPLICATION

To: The City Engineer, Christchurch City Council
Date: 10/2/89
I/we hereby apply for a Building Permit for the work described below and in accordance with the plans and specifications deposited herewith in duplicate.

DESCRIPTION OF WORK: 6x7.2 Garage

PROPOSED USE: Private

SITE AND LEGAL DESCRIPTION
Street Address: 19 Philpotts Road
Lot No. 125 DP No. 13322
Site Area 600 sq. m. CT No.

FLOOR AREA (m²)
New Building/Extensions: 42.52
Estimated Value: 7050

OWNER OF SITE
Name: Mr & Mrs King
Address: 19 Philpotts Road
ST 10 89

BUILDER
Name: Skyline Buildings
Address: PO Box 24170 Lincolnwood
Contact Phone No: 893926

DESIGNER
Name: [Blank]
Address: [Blank]
Contact Phone No: [Blank]

EMPLOYER FOR WHOM WORK IS BEING CARRIED OUT
Name: [Blank]
Address: [Blank]

Name of Applicant: Skyline Buildings
Signature of Applicant: [Signature]

OFF	PLAN	FORM	WWW	WW FEES	CDB	TP	TE	SW	STR	EGR	DES	HI	P&R	SUR	DBI	CBI

62-33

CITY OF CHRISTCHURCH

CITY WORKS AND PLANNING DEPARTMENT
P.O. BOX 227, CHRISTCHURCH, NEW ZEALAND

Skyline Buildings 19 May 1989
PO Box 24-170
CHRISTCHURCH

Building Application No. 584 BU/40/578/19
Mr P Cron

Dear Sir/Madam, your application for permission to erect a garage at 19 Philpotts Road has now been approved. Before work is commenced the undermentioned fees must be paid and a building permit applied for from this office.

Water Connection Charge \$
Subdivision Fee 74.00
Building Permit Fee
Building Research Levy
Vehicle Crossing
Drainage Permit/ Footpath Opening Fee
Total GST Inclusive 74.00

The Building Permit Application is approved subject to the following amendments to your proposal:

- The foundation being taken down to an approved solid bearing.
- A separate drainage permit is to be obtained from this office and an approved stormwater disposal system is to be installed within twenty eight days of the roof being fitted.

89-664

0062

BOOK PLAN 17/8/89
J.H.S. L.H.P.
DATE: 17/8/89

INSPECTOR: [Signature]

OK - Technical 13/5/89

BUILDING PERMIT CHRISTCHURCH CITY COUNCIL

The building for which this permit is issued is to be commenced within 60 months and completed within 12 months of date of this permit.

DESIGNER: [Blank] ADDRESS: [Blank]

DATE ISSUED: 25/5/89

OWNER/PROPRIETOR FOR: Mr & Mrs King, 19 Philpotts Road, CHRISTCHURCH

BUILDER: Skyline Buildings, PO Box 24-170, CHRISTCHURCH

SITE: 19 Philpotts Road, CHRISTCHURCH

LEGAL DESCRIPTION: Lot 125, D.P. 13922

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF WORK: Erect a garage

FLOOR AREA	CHALLENGE RATES	TOTAL
47.52		7,050

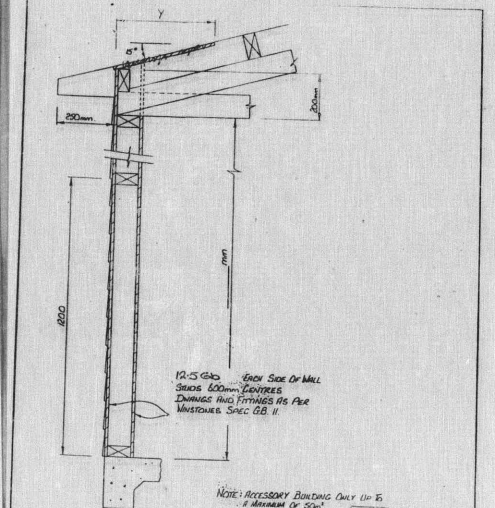
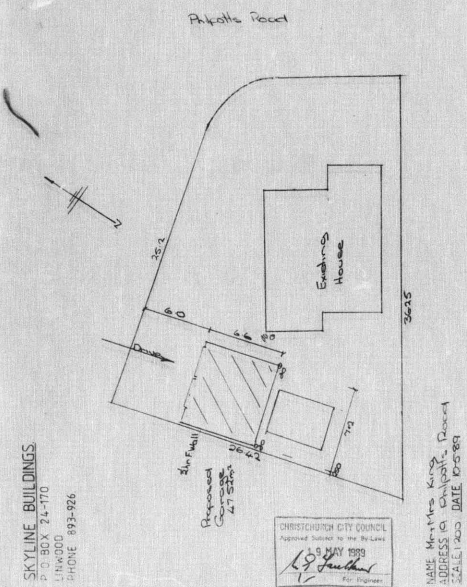
ESTIMATED VALUE: TOTAL 7,050

Permission is hereby granted for the work described above as approved in the application, and in accordance with the plans, particulars and other documents submitted to me, such work to be subject to approval during progress by the Inspector, and to all other conditions, regulations, orders, notices, and other requirements of the Christchurch City Building By-law and other By-laws for the time being in force, and all other regulations, orders, notices, and other requirements of the Christchurch City Building By-law and other By-laws for the time being in force, and all other regulations, orders, notices, and other requirements of the Christchurch City Building By-law and other By-laws for the time being in force.

I solemnly declare the estimated value of the building to be under \$ 7,050.

Value of Work: 7,050
Value of Fee inclusive GST: 74.00

Application and Agreement for Water Supply: In accordance with the requirements of the Christchurch City By-law No. 107 (Water Supply and Plumbing) I hereby apply for a restricted water supply to serve the proposed building and agree to accept a supply in accordance with the requirements and provisions of the Christchurch City By-law No. 107 (Water Supply and Plumbing).



CHRISTCHURCH DRAINAGE BOARD

BOOK PLAN 17/8/89
J.H.S. L.H.P.
DATE: 17/8/89

INSPECTOR: [Signature]

OK - Technical 13/5/89

proposed building for King
built by SKYLINE
scale [Blank] date [Blank]

sheet [Blank]
file [Blank]

contractors must verify all dimensions before commencing any work

floor plan

elevations

Scale: 1:100

CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
10 MAY 1989
L.S. Faulkner
For Engineer

Skyline 197 Ensors Road PO Box 24170 Ph 893 926 Christchurch

SKYLINE BUILDINGS
PO BOX 24-170
LINCOLNWOOD
PHONE 893-926