

Certificate of Acceptance Report

BAA37002026

Install new ensuite shower room

**1/126 Halswell Junction Road,
Halswell
Christchurch**



Inspected by: Donna Chapman, Building Control Officer

Report compiled by: Donna Chapman

Date report prepared: 31/03/2020

Executive Summary

Works have been undertaken in order to create an additional ensuite shower room by splitting the existing bathroom. Building Approval was not obtained prior to the commencement of the works. This certificate of acceptance application is to rectify the lack of building approval.

The property was being sold at the time this application was processed.

The works are not considered dangerous or insanitary. A certificate of acceptance can be issued.

Application & Site Details:

Application Number: BAA37002026

Application Date: 24/03/2020

Project Address: 1/126 Halswell Junction Road

Legal Description: Flat 1 DP 75904 on Lot 5 DP 68654 having share in 651 m2

Site Details: Residential

Building/use: Dwelling

Previous History and other details:

Nothing specifically relating to this application.

Value of Work: \$9000

Description of Work:

- Install new ensuite shower room

Details of work carried out:

- Remove existing shower room fittings.
- Fit new wall between the ensuite and bathroom.
- Install new plumbing and drainage to ensuite fittings.
- Install new wall linings.
- Form new door from the master bedroom.
- Install shower tray, acrylic wall linings and glazed door.
- Install new WC, cistern and vanity basin.
- Fit tiled splashback above vanity.
- Install wiring and electrical fittings, towel rail and extract fan.
- Install vinyl flooring.
- Miscellaneous works in connection with the above.

Building Code clauses considered applicable:

- **E3 - Internal Moisture**
- **F2 - Hazardous Building Materials**
- **G1 - Personal Hygiene**
- **G4 - Ventilation**
- **G9 - Electricity**
- **G12 - Water Supplies**
- **G13 - Foul Water**

Documents provided:

The following documentation is provided as supporting evidence of compliance with the Building Code:

- **Plans.**
- **Producer statement - PS3 - Builder** - McLaughlin Builders - Richard McLaughlin - 107070 – Registered.
- **Producer statement - PS3 - Plumber** - Cottle Plumbing Limited - Joshua Cottle - 26118 – Registered.
- **Electrical Certificate of Compliance** - Skilled Electrical - Bradley Pomare - E259848 – Registered.
- **Photos.**

Findings:

General:

The scope of works this certificate of acceptance application relates to is for the creation of a new ensuite shower room in space which was previously the main bathroom. No other parts of the property have been considered in this application.

Council did not inspect the works as they progressed and were unable to undertake an inspection for this application due to the COVID-19 lockdown. Reliance has therefore been placed on the sign off documentation, photos and owners response to requests for information to verify compliance.

Whilst renovation works have been undertaken to the main bathroom at the same time, as they are a replacement of the original fittings, and the wall is non-loadbearing, these works have not been specifically considered in this application as they are exempt from the requirement of obtaining building approval under Schedule 1 of the Building Act.

Building code clause B2 - Durability applies from the date of issue of a code compliance certificate. As this work was not subject to building consent approval, and therefore no code compliance certificate was issued, Durability has not been specifically considered in this application.

Code Compliance:

Clause E3 - Internal Moisture - Compliance with E3.1 (a & b), E3.2 (a - c), E3.3.1, E3.3.2, E3.3.3, E3.3.4, E3.3.5, E3.3.6.

- From the photographs received with the application it can be verified that the wall to shower linings, the sanitary fittings to wall and floor linings have been sealed to reduce the risk of damage to the building elements. Floor and wall finishes are easily cleaned.
- The installation of the mechanical extract fan and heating (see Clause G4 and G9) will reduce the risk of damage to wall linings from the build-up of moisture laden air. Compliance can be accepted.

Compliance with E3 - Internal Moisture can be accepted.

Clause F2 - Hazardous Building Materials - Compliance with F2.1, F2.2, F2.3.2, F2.3.3 (a - c).

- The shower door is glazed. The applicant has confirmed that the door has been stamped with a mark to verify compliance with NZS 2208 – Safety glazing materials in buildings. Compliance can be accepted.

Compliance with F2 - Hazardous Building Materials can be accepted.

Clause G1 - Personal Hygiene - Compliance with G1.1 (a - c), G1.2, G1.3.1, G1.3.2 (a, c - h), G1.3.3.

- The photographs and floor plans provided with the application verify that the ensuite shower room provides suitable facilities and spaces to carry out tasks relating to personal hygiene. Compliance can be accepted.

Compliance with G1 - Personal Hygiene can be accepted.

Clause G4 - Ventilation - Compliance with G4.1, G4.2, G4.3.1, G4.3.2, G4.3.3 (a - c), G4.3.4, G4.3.5.

- The plans and photographs provide verification that the bathroom has been provided with both natural ventilation and mechanical ventilation. Provided either or both are used, adequate air changes can be achieved. Compliance can be accepted.

Compliance with G4 - Ventilation can be accepted.

Clause G9 - Electricity - Compliance with G9.1 (a & b), G9.2, G9.3.1 (a - g), G9.3.2 (a & b), G9.3.3.

- Alterations were undertaken to the existing electrical supply to the area to liven up the lighting, extract fan, towel rail and outlets within the ensuite.
- The alterations were undertaken by Bradley Pomare of Skilled Electrical and have been verified by the provision of an electrical certificate of compliance. Compliance can be accepted.

Compliance with G9 - Electricity can be accepted.

Clause G12 - Water Supplies - Compliance with G12.1 (a - c), G12.2, G12.3.1, G12.3.2 (a - c), G12.3.3, G12.3.4, G12.3.5 (b), G12.3.6, G12.3.7 (a - d), G12.3.8 (a & b), G12.3.9.

- Hot and cold water supplies are from the existing supplies.
- Alterations were undertaken to connect to the fittings to the existing water supplies by Certifying plumber Joshua Cottle of Cottle Plumbing Limited. Compliance can be accepted.

Compliance with G12 - Water Supplies can be accepted.

Clause G13 - Foul Water - Compliance with G13.1 (a & b), G13.2 (a), G13.3.1 (a - d), G13.3.2 (a - f).

- Additional connections have been made from the new sanitary fittings to the existing drainage outfalls.
- The alterations and additions were undertaken by Certifying plumber Joshua Cottle of Cottle Plumbing Limited. Compliance can be accepted.

Compliance with G13 - Foul Water can be accepted.

Work/building code clauses to be excluded:

- Elements that could not be sighted or otherwise verified for compliance with the Building Code are to be excluded from the Certificate of Acceptance.

Outcome:

- There is no evidence to indicate that the work does not comply with the building code or is dangerous or insanitary.
- Council can be satisfied on reasonable grounds that the work complies with the building code in as far as can be ascertained.
- Decision is to approve and issue the Certificate of Acceptance.