

Building Consent - 161059

Section 51, Building Act 2004

The Building

Street address of building: 49 Payne Court, Lincoln

Legal description of land where building is located: LOT 191 DP 489729

Building name:

Location of building within site/block number: 49 Payne Court, Lincoln

Level/unit number:

The Owner

Name of owner: A D & G M Gray

Contact person: Allan Gray

Mailing address: 27 Overbury Crescent, Rolleston 7614

Street address/registered office:

Phone number: Landline: 3473431 Mobile: 0210589263

Facsimile number:

Email address: agg.chch@gmail.com

First point of contact for communications with the council/building consent authority: Janelle Rea

Building work

The following building work is authorised by this building consent:

4 Bedroom Domestic Dwelling with attached Garage

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed

building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

There are no conditions associated with this consent.

Endorsements

As-built Truss Layout - An "as-built" truss layout, showing truss and top plate connectors, along with design verification data and lintel sizes outside the scope of NZS 3604 must be available on site at the Prewrap for the Selwyn District Council Building Consent Authority Inspector to collect to facilitate the inspection and retain for record purposes.

Waterproofing System Verification - As most internal water proofing systems rely on installation of multiple coats the BCA will not undertake inspection of these. Verification will be required from the installer of the internal tanking systems to certify that the system has been installed in accordance with the building consent and manufacturer specifications.

As with any construction there is a likelihood that some materials used may potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

Site Safety - Ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all Occupational Safety and Health requirements.

Electrical Energy Works Certificate - The BCA places full reliance of the issue of Energy Work Certificates to verify compliance of the installation and completion of electrical services with the provisions of NZBC Clauses G9. Code Compliance Certificate will not be issued unless the Energy Works Certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

Pressure Test Certificate - Upon completion of the building work the Plumber shall provide a Pressure Test Certificate to the owner to submit with their documentation for Code Compliance Certificate application.

Inspections

The following inspections are required:

- Prepour - Piles / Foundations
- Wastepipes (Prior to installing DPC for floor slab)
- Floor Slab
- Pre-wrap / Framing
- Post Wrap
- Half high Brick
- Shelf Angle
- Preline Plumbing
- Preline Building
- Drainage
- Final

Construction Monitoring Requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

HFC Group: Civil & Structural (south) Ltd.

1. Cut platform, certification of fill & the building platform.
2. Pre-Pour inspection of reinforcing & pod layout, Pre-Pour inspection of isolated post.

TM Consultants

1. Preline to check structural items designed - GARAGE DOOR LINTEL, SHELF ANGLE.

Copies of all site reports/records must be provided to the BCA as work proceeds for their records, please forward these to bca@selwyn.govt.nz referencing the BC number.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- There are no additional attachments for this building consent.

Jacqui McMillan

Building Control Officer

On behalf of: Selwyn District Council

Issue Date: 22 Jun 2016