

6711R RESENE PAINTING EXTERIOR

1. GENERAL

This section relates to the surface preparation, painting and clear finishing of new and existing exterior substrates using **Resene** architectural and decorative coating systems.

Related work

- 1.1 RELATED WORK
Refer to 6700R RESENE PAINTING GENERAL for general matters related to painting work.
Refer to 6721R RESENE PAINTING INTERIOR for interior paint systems.

2. PRODUCTS

Materials

- 2.1 PAINT TYPES GENERALLY/ THINNERS AND ADDITIVES
Refer to 6700R RESENE PAINTING GENERAL for product clauses.

3. EXECUTION

Conditions

- 3.1 EXECUTION
Refer to 6700R RESENE PAINTING GENERAL for execution clauses.

4. SELECTIONS

Substitutions are not permitted to the following, unless stated otherwise.

Exterior timber - new

- 4.1 RESENE NEW EXTERIOR TIMBER, PLYWOOD, WEATHERBOARDS - UNPRIMED
Surface Prep: Resene SIPDS No2 and Spec Sheet 2: 1/1
1st coat: Resene Quick Dry D45, Waterborne Acrylic Primer Undercoat
2nd coat: Resene Sonyx 101 D30, Semi-Gloss Acrylic
3rd coat: Resene Sonyx 101 D30, Semi-Gloss Acrylic
- 4.2 RESENE NEW EXTERIOR TIMBER, WEATHERBOARDS - FACTORY PRIMED
Surface Prep: Resene SIPDS No2 and Spec Sheet 2: 2/1
1st coat: Resene Wood Primer D40, Solvent-borne Primer (NEC)
2nd coat: Resene Sonyx 101 D30, Semi-Gloss Acrylic
3rd coat: Resene Sonyx 101 D30, Semi-Gloss Acrylic
- 4.3 RESENE NEW EXTERIOR TIMBER DOORS, JOINERY - UNPRIMED
Surface Prep: Resene SIPDS No2 and Spec Sheet 2: 7/1
1st coat: Resene Quick Dry D45, Waterborne Acrylic Primer Undercoat
2nd coat: Resene Lustacryl D310, Semi-Gloss Waterborne Enamel
3rd coat: Resene Lustacryl D310, Semi-Gloss Waterborne Enamel

Exterior fibre cement cladding - new

- 4.4 RESENE NEW EXTERIOR LINEA™ BOARDS
Surface Prep: Resene SIPDS No3 and Spec Sheet 3: 4A/1
1st coat: Resene Concrete Primer D405, Acrylic Concrete Primer
2nd coat: Resene Lumbersider D34, Low Sheen Acrylic
3rd coat: Resene Lumbersider D34, Low Sheen Acrylic
- 4.5 RESENE NEW EXTERIOR FIBRE CEMENT SOFFITS
Surface Prep: Resene SIPDS No3 and Spec Sheet 3: 4/1
1st coat: Resene Concrete Primer D405, Acrylic Concrete Primer

2nd coat: Resene Sonyx 101 D30, Semi-Gloss Acrylic
3rd coat: Resene Sonyx 101 D30, Semi-Gloss Acrylic

6721R RESENE PAINTING INTERIOR

1. GENERAL

This section relates to the surface preparation, painting and clear finishing of new and existing interior substrates using **Resene** architectural and decorative coating systems.

Related work

- 1.1 RELATED WORK
Refer to 6700R RESENE PAINTING GENERAL for general matters related to painting work.
Refer to 6711R RESENE PAINTING EXTERIOR for exterior paint systems.

2. PRODUCTS

Materials

- 2.1 PAINT TYPES GENERALLY/ THINNERS AND ADDITIVES
Refer to 6700R RESENE PAINTING GENERAL for product clauses.

3. EXECUTION

Conditions

- 3.1 EXECUTION
Refer to 6700R RESENE PAINTING GENERAL for execution clauses.

4. SELECTIONS

Substitutions are not permitted to the following, unless stated otherwise.

Plasterboard - new

- 4.1 RESENE NEW INTERIOR PLASTERBOARD, WALLS - DRY AREAS
Surface Prep: Resene SIPDS No1 and Spec Sheet 1: 1/1
Fire rating: Group 1-S. Test Report FH4967
1st coat: Resene Broadwall D403, Waterborne Wallboard Sealer
2nd coat: Resene Zylone Sheen D302, Waterborne Low Sheen
3rd coat: Resene Zylone Sheen D302, Waterborne Low Sheen
- 4.2 RESENE NEW INTERIOR PLASTERBOARD, WALLS - WET AREAS
Surface Prep: Resene SIPDS No1 and Spec Sheet 1A: 1/1
Fire rating: Group 1-S. Test Report 7-593235-CO
1st coat: Resene Sureseal D42, solvent-borne Pigmented Sealer (NEC)
2nd coat: Resene SpaceCote Low Sheen Kitchen & Bathroom D311K
Waterborne Enamel
3rd coat: Resene SpaceCote Low Sheen Kitchen & Bathroom D311K
Waterborne Enamel
- 4.3 RESENE NEW INTERIOR PLASTERBOARD, CEILINGS - DRY AREAS
Surface Prep: Resene SIPDS No1 and Spec Sheet 1: 1/1
Fire rating: Group 1-S, Test Report FH4967
1st coat: Resene Broadwall D403, Waterborne Wallboard Sealer
2nd coat: Resene Ceiling Paint D305, Waterborne Flat
3rd coat: Resene Ceiling Paint D305, Waterborne Flat
- 4.4 RESENE NEW INTERIOR PLASTERBOARD, CEILINGS - WET AREAS
Surface Prep: Resene SIPDS No1 and Spec Sheet 1A: 1/1
Fire rating: Group 1-S, Test Report 7-593235-CO
1st coat: Resene Sureseal D42, solvent-borne Pigmented Sealer (NEC)
2nd coat: Resene SpaceCote Flat Kitchen & Bathroom D314K, Waterborne Enamel

3rd coat: Resene SpaceCote Flat Kitchen & Bathroom D314K, Waterborne Enamel

Plasterboard - existing

- 4.5 RESENE EXISTING INTERIOR PLASTERBOARD, WALLS - DRY AREAS
 Surface Prep: Resene SIPDS No1 and Spec Sheet 1: 1/3
 Spot Prime: Resene Broadwall D403, Waterborne Wallboard Sealer
 1st coat: Resene Zylone Sheen D302, Waterborne Low Sheen
 2nd coat: Resene Zylone Sheen D302, Waterborne Low Sheen
- 4.6 RESENE EXISTING INTERIOR PLASTERBOARD, WALLS - WET AREAS
 Surface Prep: Resene SIPDS No1 and Spec Sheet 1A: 1/3
 Spot Prime: Resene Sureseal D42, solvent-borne Pigmented Sealer (NEC)
 1st coat: Resene SpaceCote Low Sheen Kitchen & Bathroom D311K, Waterborne Enamel
 2nd coat: Resene SpaceCote Low Sheen Kitchen & Bathroom D311K, Waterborne Enamel
- 4.7 RESENE EXISTING INTERIOR PLASTERBOARD, CEILINGS - DRY AREAS
 Surface Prep: Resene SIPDS No1 and Spec Sheet 1: 1/3
 Spot Prime: Resene Broadwall D403, Waterborne Wallboard Sealer
 1st coat: Resene Ceiling Paint D305, Waterborne Flat
 2nd coat: Resene Ceiling Paint D305, Waterborne Flat
- 4.8 RESENE EXISTING INTERIOR PLASTERBOARD, CEILINGS - WET AREAS
 Surface Prep: Resene SIPDS No1 and Spec Sheet 1A: 1/3
 Spot Prime: Resene Sureseal D42, solvent-borne Pigmented Sealer (NEC)
 1st coat: Resene SpaceCote Flat Kitchen & Bathroom D314K, Waterborne Enamel
 2nd coat: Resene SpaceCote Flat Kitchen & Bathroom D314K, Waterborne Enamel

Interior timber - new

- 4.9 RESENE NEW INTERIOR TIMBER DOORS, JOINERY, SKIRTING
 Surface Prep: Resene SIPDS No2 and Spec Sheet 2: 9/1
 1st coat: Resene Quick Dry D45, Waterborne Acrylic Primer Undercoat
 2nd coat: Resene Lustacryl D310, Waterborne Enamel
 3rd coat: Resene Lustacryl D310, Waterborne Enamel

7123B BUTELINE HOT & COLD WATER SYSTEM

1. GENERAL

This section relates to the **New Zealand manufactured Buteline** Hot and Cold Water System, from the network utility supply authority water main to designated points and appliances, the installation of hot water heating appliances, distributing piped hot water and the installation of isolating valves.

- **Buteline** Lilac tubing distribution of reclaimed / recycled non portable water supply.
- **Buteline** Green tubing distribution of rainwater supply

1.1 RELATED WORK

Refer to 7151 SANITARY FIXTURES, TAPWARE & ACCESSORIES for tapware supply.

Documents

1.2 DOCUMENTS

Refer to the general section 1233 REFERENCED DOCUMENTS. The following documents are specifically referred to in this section:

NZBC B2/AS1	Durability
NZBC C/AS1-AS2	Protection from fire
NZBC G4/AS1	Ventilation
NZBC G12/AS1	Water supplies
AS/NZS 2642.1	Polybutylene pipe fittings - Polybutylene (PB) pipe extrusion compounds
AS/NZS 2642.2	Polybutylene pipe fittings - Polybutylene (PB) pipe for hot and cold water applications
AS/NZS 2642.3	Polybutylene pipe fittings - Mechanical jointing fittings for use with polybutylene (PB) pipes for hot and cold water applications
AS/NZS 2845.1	Water supply - Backflow prevention devices - Materials, design and performance requirements
AS/NZS 3500.1:2018	Plumbing and Drainage - Water services
AS/NZS 3500.4	Plumbing and Drainage - Heated water services
NZS 4606.3	Storage water heaters - Specific requirements for water heaters with composite shells
NZS 4607	Installation of thermal storage electric water heaters: valve vented systems
NZS 4617	Tempering (3-port mixing) valves
NZS 7602	Polyethylene pipe (Type 5) for cold water services
Gas (Safety and Measurement) Regulations 2010	
Plumbers, Gasfitters and Drainlayers Act 2006	

1.3 MANUFACTURER DOCUMENTS

Manufacturer and supplier documents relating to work in this section are:

MBIE (DBH) Certificate of Accreditation 94/005B **Buteline** Polybutylene Pipe System

Buteline Plumbers technical and installation manual

Copies of the above literature are available from **Buteline**

Web: www.buteline.com
 Email: paul.carrington@buteline.com
 Telephone: 0-9-273 5800
 Facsimile: 0-9-273 5808

Warranties

1.4 WARRANTY

Warrant this work under normal environmental and use conditions against failure of materials and execution.

Warranty period: 2 years

Refer to the general section for the required form of 1237WA WARRANTY AGREEMENT and details of when completed warranty must be submitted.

- 1.5 **WARRANTY - MANUFACTURER/SUPPLIER**
Provide a **Buteline** materials warranty in the suppliers standard form.
Warranty period: 25 years

Requirements

- 1.6 **NO SUBSTITUTIONS**
Substitutions are not permitted to any specified **Buteline** product or component, or associated **Buteline** products, components or accessories.
- 1.7 **QUALIFICATIONS**
Refer to 1270 CONSTRUCTION for requirements relating to qualifications.
Registered plumbers to be experienced competent workers, familiar with the materials and the techniques specified. Carry out all work under the direct supervision of a certifying plumber under the [Plumbers, Gasfitters and Drainlayers Act 2006](#).

- 1.8 **INFORMATION FOR OPERATION AND MAINTENANCE**
Supply maintenance information to requirements set out in the 1239 OPERATION & MAINTENANCE section.

- 1.9 **HOT WATER TEMPERATURES**
To [NZBC G12/AS1,6.14](#)

Storage water heaters to store water at not less than 60°C.

Hot water piping system, with temperature controls where necessary (tempering valve etc), to provide water at the outlet at the following temperatures:

For personal hygiene fixtures (showers, baths, wash hand basins etc) temperatures to be close to but not to exceed:

- 55°C - for personal hygiene fixtures in all other buildings.

For non-personal hygiene fixtures (kitchen sinks and equipment, laundry tubs, cleaners sinks, industrial fixtures etc) temperatures are:

- Unrestricted - direct from water heater, approx. 60°C, must be less than 65°C (for kitchen sinks and equipment, laundry tubs, cleaners sinks etc) - in all buildings.
- Unrestricted - direct from water heater not tempered (for industrial fixtures and specific items etc) - in all buildings.

This clause excludes boiling units.

Performance

- 1.10 **TESTING**
Confirm the timing before carrying out any tests. Supply potable water and the apparatus needed.

Slowly fill service pipes with water to exclude air. Test to either [NZBC G12/AS1, 7.5.1a](#), 1500 kpa for period not less than 15 minutes or to [AS/NZS 3500.1.2018](#), section 18.3.1 **Hydrostatic test**, 1500 kpa for period not less than 30 minutes. Ensure there is no measurable loss of pressure. Slowly fill distribution pipes with water to exclude air. Ensure that with draw-off taps closed the system must remain water-tight.

2. PRODUCTS

Materials

- 2.1 **POLYBUTENE-1 PIPE**
Buteline Polybutene-1 tubing to [AS/NZS 2642.1](#), [AS/NZS 2642.2](#) and [AS/NZS 2642.3](#) complete with fittings and accessories brand-matched with 50 year durability to [NZBC](#)

[B2/AS1](#), table 1 and [NZBC G12/AS1](#), table1, with **MBIE (DBH) Certificate of Accreditation 94/005B** for both residential and commercial applications.

- 2.2 POLYBUTENE-1 GREEN PIPE
Buteline Polybutene-1 green tubing to [AS/NZS 2642.2](#) for use in rainwater systems.
- 2.3 ADJUSTABLE WALL ELBOW
Buteline Bute-1 adjustable wall elbow with 4 way fixing clamp.
- 2.4 VALVES
Pressure reducing or limiting valve, filter, non-return valve, cold water expansion valve, pressure relief or temperature valve, pressure relief valve and isolating valves to [NZBC G12/AS1](#): Water supplies.
- 2.5 INSULATION
Pre-formed pipe sections complete with bends and fittings, with fixing tape to the manufacturer's requirements.
- 2.6 TEMPERING VALVE
Tempering valve to [NZS 4617](#) to [NZBC G12/AS1](#).
- 2.7 HOT WATER SAFETY SYSTEM
Buteline AquaFuse hot water safety monitor to [NZS 4617](#) to [NZBC G12/AS1](#) and manufacturer requirements.
- 2.8 BACKFLOW PREVENTION DEVICES
Provide backflow prevention devices to [AS/NZS 2845.1](#) where it is possible for water or contaminants to backflow into potable water supply. Refer to [NZBC G12/AS1](#), 3.4 Backflow protection, and [NZBC G12/AS1](#), table 2, Selection of Backflow Prevention.

Materials - hot water heating appliances

- 2.9 ELECTRIC HOT WATER CYLINDER, MAINS PRESSURE
A grade to [NZS 4606.3](#), ceramic-coated steel thermal storage cylinder, insulated and complete with required fittings.

Components

- 2.10 JOINTING COMPONENTS
Buteline manufactured jointing components made from either premium grade custom thermo polymer or DR Brass designed for use with **Buteline** Polybutene-1 pipe.
- 2.11 PROTECTIVE TAPE
Plasticised PVC tape or similar for protection of jointing components for underground installations.

3. EXECUTION

Conditions

- 3.1 DELIVERY, STORAGE & HANDLING OF PRODUCTS
Refer to 1270 CONSTRUCTION for requirements relating to delivery, storage and handling of products.
- 3.2 ROUTINE MATTERS
Refer to 1250 TEMPORARY WORKS & SERVICES for protection requirements.
Refer to 1270 CONSTRUCTION for requirements relating to defective or damaged work, removal of protection and cleaning.
- 3.3 CORE HOLES AND SLEEVES
Review location and fit core holes and sleeves as needed throughout the structure in conjunction with the boxing, reinforcing and placing of concrete. Strip core holes and make good after installation of pipework.

- 3.4 **CONCEAL**
Conceal pipework within the fabric of the building unless detailed otherwise. Satin finish chrome plate exposed work, complete with matching ferrule at the surface penetration.
- 3.5 **THERMAL MOVEMENT**
Accommodate movement in pipes resulting from temperature change by the layout of the pipe runs. Sleeve through concrete or steel penetrations.
- 3.6 **PIPE SIZE**
Flow rates to each outlet to be no less than those given in [NZBC G12/AS1](#), table 3, Acceptable flow rates to sanitary fixtures, with pipe size as determined in [NZBC G12/AS1](#), table 4, Tempering valve and nominal pipe diameters.
- 3.7 **EQUIPOTENTIAL BONDING METALLIC WATER SUPPLY PIPES**
If it is an electrical requirement, before enclosing, ensure metallic water supply pipes and metallic sanitary fixtures are equipotential bonded (or at least conductor cable attached) to [NZBC G12/AS1](#).

Application - jointing

- 3.8 **JOINTING POLYBUTENE-1 PIPE**
Aluminium clamped fitting to [NZBC G12/AS1](#) and AS/NZS 2642, part 3.

Application - distribution systems

- 3.9 **WATER SUPPLY CONNECTION**
Arrange with the network utility operator for a connection to the water main and from there through a water meter and gate valve. Provide back flow prevention to [NZBC G12/AS1](#).
- 3.10 **COLD WATER INSTALLATION**
From connection point, size the runs and branches to deliver the acceptable flow rate to [NZBC G12/AS1](#), table 3, Acceptable flow rates to sanitary fixtures at each outlet. Allow for the expected concurrent use of adjoining fixtures. Lay out pipes in straight runs with support spacing to [NZBC G12/AS1](#), table 7, Water supply pipework support spacing firmly fixed and buffered to eliminate noise and hammer, with preformed tee-connection take-offs and branches, complete with necessary valves, fittings and insulation to hot water line where required.

Application isolating valves

- 3.11 **BUILDING ISOLATING VALVE**
Install an isolating valve in an accessible position at the point of entry to the building.
- 3.12 **INSTALL ADDITIONAL ISOLATING VALVES - CONCEALED**
Install additional isolating valves in an accessible and visually discrete position adjacent to or near by the specific fixture to allow for easy connection and operation. When the building is divided into zones, ensure an isolating valve is installed in each zone.
- 3.13 **IN LINE FILTER**
Install an in line filter immediately adjacent to the main isolating valve at the point of entry to the building, in an accessible position to allow for easy cleaning.

Application - hot water systems

- 3.14 **HOT WATER CYLINDER INSTALLATION GENERALLY**
Install hot water cylinders complete to the manufacturer's requirements and to [NZBC G12/AS1](#), 6.11, Water heater installation. Valve-vented systems to [NZS 4607](#).
- 3.15 **SEISMIC RESTRAINTS - NON-GAS WATER HEATING APPLIANCES**
Non-gas (electric, wet-back, solar etc) water heating appliances to be restrained to manufacturer's requirements and [NZBC G12/AS1](#), 6.11, Water Heater Installation.

3.16 HOT WATER PIPEWORK

Use a take-off spigot to give separate branches to each fitting, lay out pipes with support spacing to [NZBC G12/AS1](#), table 7 Water supply pipework support spacing. Fix firmly and buffer to eliminate noise and hammer, with preformed tee-connection take-offs and branches, and preformed bends, complete with all necessary valves and fittings. Lag all pipes with rigid insulation to the manufacturer's requirements.

3.17 INSTALL STORAGE HOT WATER CYLINDER OVERFLOW TRAY

Install drained overflow tray to storage hot water cylinder to [NZBC G12/AS1](#).

3.18 INSTALL TEMPERING VALVE

Install tempering valve with 1 metre minimum length of copper pipe from outlet of hot water cylinder and to manufacturer's instructions.

3.19 INSTALL TEMPERING VALVE WITH AQUAFUSE

Install tempering valve 1 metre minimum from outlet of hot water cylinder and to manufacturer's instructions. Install preformed copper pipe 'T' supplied with AquaFuse kit from outlet of hot water cylinder to **Buteline** AquaFuse fitting connected to the Polybutene-1 piping. Install to **Buteline's** instructions.

Installation - tapware

3.20 INSTALLING APPLIANCE ISOLATING VALVES - CONCEALED

Install isolating valves for appliances in accessible positions. Locate in adjacent cupboards and position to allow for easy connection and operation.

3.21 INSTALLING TAPWARE

Install tapware supplied under 7151 SANITARY FIXTURES, TAPWARE & ACCESSORIES. Install in accordance with the manufacturer's requirements.

Completion

3.22 COMPLETION MATTERS

Refer to 1270 CONSTRUCTION for completion requirements and if required commissioning requirements.

4. SELECTIONS

Substitutions are not permitted to the following, unless stated otherwise.

Water main

4.1 BUTELINE WATER MAIN

Size: PB 22 (18mm nominal internal bore)

4.2 POLYETHYLENE WATER MAIN

Size: 25mm outside diameter

Pipework

4.3 BUTELINE POLYBUTENE-1 PIPE WORK

Branch off take: PB 18 (13mm nominal internal bore)

Branch main: PB 22 (18mm nominal internal bore)

Main: PB 28 (23mm nominal internal bore)

Insulation: Refer drainage plan for hot water line insulation.

4.4 BUTELINE POLYBUTENE-1 GREEN PIPE WORK

Branch off take: PB 18 (13mm nominal internal bore)

Branch main: PB 22 (18mm nominal internal bore)

Hot water systems

- 4.5 ELECTRIC HOT WATER CYLINDER, MAINS PRESSURE
Brand: Selected by owner, refer drawings.
Model size: Selected by owner, refer drawings

Valves and accessories

- 4.6 APPLIANCE ISOLATING VALVES - EXPOSED
Appliance: Washing machine
Brand/type: Selected by plumber.

7151 SANITARY FIXTURES, TAPWARE & ACCESSORIES

1. GENERAL

This section relates to the supply and installation of sanitary fixtures, tapware and sanitary accessories.

1.1 RELATED WORK

Refer to 7120 or 7123 HOT AND COLD WATER SYSTEM for hot water cylinders.
Refer to 7420 or 7421 SANITARY SYSTEMS for the supply and fitting of waste disposal pipework
Refer to the electrical section/s for electrical connection of accessories.

Documents

1.2 DOCUMENTS

Refer to the general section 1233 REFERENCED DOCUMENTS. The following documents are specifically referred to in this section:

NZBC E3/AS1	Internal moisture
NZBC F2/AS1	Hazardous building materials
NZBC G1/AS1	Personal hygiene
NZBC G12/VM1	Water supplies
NZBC G12/AS1	Water supplies
NZBC G13/AS1	Foul water
NZBC G13/AS3	Plumbing and drainage
AS/NZS 1730	Washbasins
AS/NZS 2023	Baths for ablutionary purposes
AS/NZS 3500.1: 2018	Plumbing and drainage - water services
AS/NZS 3500.2: 2018	Plumbing and drainage - sanitary plumbing and drainage
AS/NZS 3662	Performance of showers for bathing
NZS 4223.3	Glazing in buildings - Human impact safety requirements
Plumbers, Gasfitters and Drainlayers Act 2006	

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

Requirements

1.3 QUALIFICATIONS

Plumbers to be experienced competent workers, familiar with the materials and the techniques specified. Carry out all work under the direct supervision of a Certifying Plumber under the [Plumbers, Gasfitters and Drainlayers Act 2006](#).

1.4 SUPPLIER

A specialist in the supply of tapware, and employing experienced architectural representatives available to assist during the course of the installation.

2. PRODUCTS

2.1 SANITARY FIXTURES

Refer to SELECTIONS for product selection.

2.2 TAPWARE

Refer to SELECTIONS for product selection.

3. EXECUTION

Conditions - sanitary fixtures

- 3.1 **DELIVERY**
Only deliver to the site fixtures or fittings that can be immediately unloaded into suitable storage or be placed for direct installation.
- 3.2 **STORAGE AND HANDLING**
Take delivery of and store components complete with protective casings and coverings in areas that are enclosed, clean and dry and where no work is being done. Remove protection only to the extent that will allow installation.
- 3.3 **QUALITY STANDARDS INCLUDING NZBC G13/AS1**
Installation work to comply with [NZBC G1/AS1](#), [NZBC G12/VM1](#), [NZBC G12/AS1](#), [NZBC G13/AS1](#) and the fixture manufacturer's requirements.
- 3.4 **SUBSTRATE**
Ensure substrate and fixings will allow work of the specified standard.
- 3.5 **CO-ORDINATION**
Do not proceed if the points of supply and drainage services do not match the points of the fixtures without force or distortion.
- 3.6 **INSTALLATION REQUIREMENTS INCLUDING NZBC G13/AS1**
Install to [NZBC G1/AS1](#), [NZBC G12/VM1](#), [NZBC G12/AS1](#), [NZBC G13/AS1](#), [NZBC E3/AS1](#) and to the fixture manufacturer's installation requirements for each component. Carry out preparatory and assembly work, including connections to supply and drainage services and the application of slurries and sealants in sequence. Seal between all sanitary fixtures and floors, wall linings, fixtures and the tops they are in, the tops and wall linings, to [NZBC E3/AS1](#), 3.2. Fixtures include toilets, urinals, baths, basins, tubs or sinks. Tops include, vanities, bath surrounds, sink benches, etc, and there upstands.
- 3.7 **PROVIDE SUPPORT**
Confirm fixing points needed for each unit and provide solid blocking at each fixing bracket location.
- 3.8 **EARTHING OR EQUIPOTENTIAL BONDING METALLIC FIXTURES**
If it is an electrical requirement, before installation or enclosing, ensure at-risk metallic sanitary fixtures are earthed or equipotential bonded (or at least conductor cable attached) to [NZBC G12/AS1](#), 9.0.

Conditions - tapware

- 3.9 **RETAIN**
Retain tapware in the manufacturer's original packaging and ensure that units are complete with fixings and installation instructions. Label each unit separately with its fitting name and space number.
- 3.10 **STORE**
Store tapware packages in a shelved, dry and securely locked area. Provide supervision when the secure area is unlocked and packages and cartons are being distributed; signing off each package from the schedule as released.

Installation - sanitary fixtures

- 3.11 **INSTALLING TOILET PAN**
Carry out preparatory and assembly work, including connections to supply and drainage services and the application of slurries/bedding and sealants in sequence. Fit the toilet pan in position, plumb, level, flush and rigid without stressing the attachment points of the component. Fixings to be corrosive resistant. Fit seat.
- 3.12 **INSTALLING CISTERNS**
Fit firmly in place and connect the specified cisterns from the supply services through the flush pipes to the relative fixtures in the positions as detailed all plumb and level.

Installation - Basins

- 3.13 **INSTALLING WASHBASINS**
Install to [NZBC G1/AS1](#), [AS/NZS 1730](#). Set basins firmly to walls or vanities as detailed and to comply with [NZBC E3/AS1](#). Connect to supply and drains through trap to the drainage system.
- 3.14 **INSTALLING VANITIES - INTEGRAL BASINS**
Install in accordance with the manufacturer's requirements. Connect to supply and drains through trap to the drainage system. Seal top and upstand to wall surface to comply with [NZBC E3/AS1](#).

Installation - Showers

- 3.15 **INSTALLING SHOWER FITTINGS**
Shower waste, mixer and rose to be install to [NZBC G1/AS1](#) and to [AS/NZS 3662](#). Seal shower wall lining penetrations (shower head, shower hose, mixer, taps etc) to [NZBC E3/AS1](#), Fig. 6.
- 3.16 **INSTALLING SHOWER DOOR AND SCREEN**
To [NZS 4223.3](#) and to the product manufacturer's requirements. Set units level, plumb and true to line and required location, with moving parts and actions freely and easily operating.

Installation - Sinks

- 3.17 **INSTALLING SINK BENCHES**
Install in accordance with manufacturer's/supplier's requirements. Connect to supply and drainage services.

Installation - Miscellaneous

- 3.18 **INSTALLING STAINLESS STEEL FIXTURES**
Carry out preparatory work and fit elements in position plumb, level, flush and rigid without stressing the attachment points in sequence. Connect to supply and drainage services.

Application - tapware

- 3.19 **GENERAL**
To [AS/NZS 3500.1](#): 2018 and in accordance with the manufacturer's requirements. Maintain safe water temperatures to comply with [NZBC G12/AS1](#).

Completion

- 3.20 **REPLACE**
Replace damaged or marked elements.
- 3.21 **PROTECTIVE COVERINGS**
Leave fixtures, fittings and accessories clean and unblemished with stickers and protective coverings removed, with supply and drainage connections and all parts fully operating and working. Leave the whole of this work free of blemishes, undamaged and to the standard of finish required for following work.
- 3.22 **REMOVE**
Remove debris, unused materials and elements from the site.

4. SELECTIONS

- 4.1 **SANITARY FIXTURES & TAPWARE**
To be selected by owner

7411 RAINWATER SPOUTING SYSTEMS

1. GENERAL

This section relates to rainwater disposal systems including spouting and downpipes in:

- metal
- PVC

1.1 ABBREVIATIONS AND DEFINITIONS

Refer to the general section 1232 INTERPRETATION & DEFINITIONS for abbreviations and definitions used throughout the specification.

BMT	Base metal thickness
NZMRM	New Zealand Metal Roofing Manufacturers Inc
Spouting	Roof gutter bracketed off the roof edge or fascia.
Gutter	Internal gutter or gutter formed as integral part of the roof fabric.

Documents

1.2 DOCUMENTS

Refer to the general section 1233 REFERENCED DOCUMENTS. The following documents are specifically referred to in this section:

NZBC E1/AS1	Surface water
NZBC E1/AS2	Surface water
AS 1273	Unplasticised PVC (uPVC) downpipe and fittings for rainwater
AS/NZS 3500.3: 2018	Plumbing and drainage - Stormwater drainage
NZMRM CoP	NZ Metal Roof and Wall Cladding Code of Practice

Warranties

1.3 WARRANTY - MANUFACTURER/SUPPLIER

Warrant this work under normal environmental and use conditions:

10 Years	For failure of coating adhesion
10 Years	For weatherproofing by material penetration

Form:	Manufacturer's standard warranty form
From:	Commence the warranty from the date of completion of installation

Refer to the general section 1237 WARRANTIES for details of when completed warranty must be submitted.

1.4 WARRANTY - INSTALLER/APPLICATOR

Warrant this work under normal environmental and use conditions against:

3 years:	For weatherproofing by substandard workmanship:
From:	Commence the warranty from the date of completion of installation
Form:	Installers standard warranty form

Refer to the general section 1237 WARRANTIES for details of when completed warranty must be submitted.

Requirements

1.5 QUALIFICATIONS

Work to be carried out by trades people experienced, competent and familiar with the materials and techniques specified.

Performance

1.6 TEST

Test the completed rainwater disposal system with water to ensure spoutings are laid to correct falls, that both spouting and downpipes are unobstructed and that no ponding occurs in spoutings.

2. PRODUCTS

Materials - uPVC

2.1 UPVC SPOUTING

Rainwater system to AS 1273, profile, jointing, brackets, rainwater heads and fittings brand matched and complete to the manufacturer's requirements. Refer to SELECTIONS for type.

2.2 UPVC DOWNPIPES

To suit the spouting system, pipes solvent cement jointed and complete with stand-off brackets, galvanized screws and accessories, brand matched and complete to the manufacturer's specifications. Refer to SELECTIONS for type.

Components

2.3 DROPPERS

Metal or uPVC droppers, compatible with spouting material and sized to fit inside the downpipe.

2.4 FASTENERS GENERALLY

Minimum Class 4 durability and not less than the roofing material being fixed.

2.5 RIVETS

Sealed aluminium, minimum diameter 4mm.

2.6 SEALANT

MS Polymer sealant.

3. EXECUTION

Conditions

3.1 HANDLE AND STORE

Handle and store downpipes, spouting and accessories to avoid damage. Store on site under cover, on a clean level area, stacked to eliminate movement and away from work in progress. Avoid exposure to sunlight if strippable film is still on the product.

3.2 SUBSTRATE

Check that fascias, bargeboards or cladding are level and true to line and face and will allow work of the required standard without distortion to the product alignment. Do not proceed until they are up to standard.

3.3 THERMAL MOVEMENT

Make adequate provision in the fixing and jointing of the spouting for thermal movement in the length of the spouting. Provide an expansion joint in spouting over 18 metres in length for steel gutter.

3.4 CORROSION

Separate metals subject to electrolytic action from each other and from treated timber, concrete and other lime substances by space, painting of surfaces, taping, or separator strips. Do not allow copper downpipes to discharge onto lower galvanized or zinc aluminium coated steel roofs.

Application - uPVC

3.5 INSTALL UPVC SPOUTINGS

From high points fix brackets true-to-line to give a fall of 1mm every 2 metres to outlets. Allowing for necessary expansion, fit expansion joiners, assemble and fit spouting to brackets complete with all accessories solvent welded or rubber sealed.

- 3.6 **INSTALL UPVC DOWNPIPES**
Assemble downpipes, solvent welded complete, fit to outlets, galvanized screw fix with pipe clips to rigidly stand 25mm off the wall, plumb and discharging into the stormwater gully or pipe inlet to the downpipe manufacturer's required practice.

Completion

- 3.7 **REPLACE**
Replace damaged or marked elements.
- 3.8 **LEAVE**
Leave the whole of this work discharging completely and freely into the stormwater system and free of all debris. Leave work to the standard required by following procedures.
- 3.9 **REMOVE**
Remove debris, unused materials and elements from the site.
- 4. SELECTIONS**
New PVC spouting & downpipes to match existing.

7420 SANITARY SYSTEMS

1. GENERAL

This section relates to above ground gravity flow sanitary systems;

- for foul water
- from sanitary fixtures to first underground drain connection
- including system wastes, floor wastes, floor waste gullies, traps, vents and valves
- with associated components and accessories to make the system work

1.1 RELATED SECTIONS

Refer to 7151 SANITARY FIXTURES, TAPWARE & ACCESSORIES for sanitary fixtures tapware and accessories.

Refer to 7430 DRAINAGE for underground drains.

1.2 DOCUMENTS

Documents referred to in this section are:

- [NZBC G1/AS1](#) Personal hygiene
- [NZBC G13/AS1](#) Foul water - Sanitary plumbing
- [NZBC G13/AS3](#) Foul water - Sanitary plumbing and drainage
- AS 2887 Plastic waste fittings
- [AS/NZS 1260](#) PVC-U pipes and fittings for drain, waste and vent applications
- [AS/NZS 2032](#) Installation of PVC pipe systems
- [AS/NZS 3500.2: 2018](#) Plumbing and drainage - Sanitary plumbing and drainage
- [Plumbers, Gasfitters and Drainlayers Act 2006](#)

1.3 QUALIFICATIONS

Carry out all work under the direct supervision of a certifying plumber under the [Plumbers, Gasfitters and Drainlayers Act 2006](#).

2. PRODUCTS

2.1 PVC-U WASTE, DISCHARGE AND VENT PIPES

PVC-U pipe to [AS/NZS 1260](#) complete with fittings brand-matched to the pipe manufacturer's requirements.

2.2 EXPOSED PIPES AND TRAPS

Chrome plate on copper pipes and associated copper and brass fittings.
White polybutylene or PVC, including all associated fittings.

3. EXECUTION

3.1 EXECUTION GENERALLY - NZBC G13/AS1

Carry out this work to [NZBC G13/AS1](#) and [NZBC G1/AS1](#) and complete all tests to G13/AS1, 7.1 **Test Methods**.

3.2 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

3.3 EQUIPOTENTIAL BONDING METALLIC WASTE PIPES

If it is an electrical requirement, before enclosing, ensure metallic waste pipes connected to metallic drains and attached metallic sanitary fixtures are equipotential bonded (or at least conductor cable attached) similar to [NZBC G12/AS1](#), 9.0.

3.4 INSTALL TRAPS, WASTE AND VENT PIPES - NZBC G13/AS1

Connect waste outlets to traps and run waste pipes and back vents concealed, sized and fixed to [NZBC G13/AS1](#) and [AS/NZS 2032](#). Discharge wastes into the drainage system stack, soil pipe, or gully trap as shown. Bird proof mesh to all roof vents and vermin proof mesh to all untrapped waste pipes.

3.5 PENETRATIONS

At penetrations through constructions provide and fit collars and escutcheon plates to match pipework.

3.6 TEST

Confirm timing before carrying out any tests. Supply potable water and apparatus needed. Test to [NZBC G13](#)/AS1 or [AS/NZS 3500.2](#): 2018, 15 as required. Carry out and record a visual inspection that each joint showed no evidence of leaks.

3.7 CLEAN UP

Remove labels and clean fittings. Remove unused materials from the site.

4. SELECTIONS

4.1 PVC-U WASTE, DISCHARGE AND VENT PIPES

Brand/type: Marley/PVC-U

4.2 EXPOSED PIPES AND TRAPS

Brand/type: Marley/PVC-U

7430 DRAINAGE

1. GENERAL

This section relates to the supply and laying of gravity foul water (sewage), stormwater and groundwater drainage.

1.1 DOCUMENTS REFERRED TO

Documents referred to in this section are:

NZBC B1/AS1	Structure
NZBC E1/AS1	Surface water
NZBC E1/AS2	Surface water
NZBC E1/VM1	Surface water
NZBC G1/AS1	Personal hygiene
NZBC G13/AS1	Foul water - sanitary plumbing
NZBC G13/AS2	Foul water - drainage
NZBC G13/AS3	Foul water - sanitary plumbing and drainage
AS/NZS 1254	PVC-U pipes and fittings for Stormwater and Surface Water applications
AS/NZS 1260	PVC-U pipes and fittings for drain, waste and vent applications
AS/NZS 2032	Installation of PVC pipe systems
AS/NZS 2033	Installation of polyethylene pipe systems
AS 2439.1	Perforated Plastics Drainage and Effluent Pipes and Fittings - Perforated drainage pipe and associated fittings
AS/NZS 2566.1	Buried Flexible Pipelines - Structural Design
AS/NZS 2566.2	Buried Flexible Pipelines - Installation
AS/NZS 3500.3: 2018	Plumbing and drainage - Stormwater drainage
NZS 3111	Method of test for water and aggregate for concrete
AS/NZS 3500.2: 2018	Plumbing and drainage - sanitary plumbing and drainage
NZS 3604	Timber-framed buildings
NZS 4402 (set)	Method of testing soils for civil engineering purposes
AS/NZS 4671	Steel reinforcing materials
AS/NZS 5065	Polyethylene and polypropylene pipes and fittings for drainage and sewerage applications
NZTA F2	Specification for pipe subsoil drain construction
Plumbers, Gasfitters and Drainlayers Act 2006	

1.2 AS BUILT DOCUMENTS

Supply a 1:100 scale as-built drawing of drains and fittings to the territorial authority and to the owner on completion.

1.3 QUALIFICATIONS

Drainlayers to be experienced, competent and familiar with the materials and techniques specified. Carry out all work under the direct supervision of a certifying drainlayer under the [Plumbers, Gasfitters and Drainlayers Act 2006](#).

2. PRODUCTS

2.1 CONCRETE

17.5 MPa prescribed mix to [NZS 3104](#).

2.2 REINFORCEMENT

Plain round and/or deformed steel bars, Grade 300 to [AS/NZS 4671](#).

Components

2.3 PVC-U PIPES

PVC-U pipes bends, junctions, fittings and joints to [AS/NZS 1254](#) and [AS/NZS 1260](#).

Underground PVC-U pipe to be classified as follows:

Classification:	Use:
SN4 - SN6	Domestic & light load areas
SN8 - SN10	Commercial & Industrial medium load areas

SN16 Public roads & high load areas

- 2.4 GULLY TRAPS - NZBC G13/AS2
To [NZBC G13/AS2](#): 3.3 Gully traps, complete with grating.

Foul water

- 2.5 TRENCH BACKFILLING MATERIAL, FOUL WATER - NZBC G13/AS2
Bedding and backfilling material to [NZBC G13/AS2](#), 2.0 **Materials**, for methods shown in [NZBC G13/AS2](#), figure 7, **Bedding and backfilling**.

3. EXECUTION

- 3.1 EXCAVATE
Excavate for drains to a firm even base with correct gradients set in straight runs. Trenches running parallel, below and close to foundations of buildings to [NZS 3604](#) or [NZS 4229](#) to be separated to:
- [NZBC E1/AS1](#), 3.9.7, **Proximity of Trench to Building**, for stormwater and subsoil drains.
- [AS/NZS 3500.3](#): 2018, 6.2.8, **Installation near and under buildings**, as modified by [NZBC E1/AS2](#).
- [NZBC G13/AS2](#), 5.6, **Proximity of Trench to Building**, for foul water drains.
- 3.2 MANUFACTURER'S REQUIREMENTS
All drainage installations to the pipe and fitting manufacturer's requirements.
- 3.3 FOUL WATER DRAINAGE GENERALLY - NZBC G13/AS2
Carry out foul water drainage work to [NZBC G13/AS2](#) and [NZBC G1/AS1](#) and complete all tests to [NZBC G13/AS1](#), 7.1 Test Methods.
Lay uPVC pipe systems to relevant sections of [AS/NZS 2032](#), [AS/NZS 2566.1](#) and [AS/NZS 2566.2](#). Lay polyethylene pipes and fittings to relevant sections of [AS/NZS 2033](#) and [AS/NZS 2566.1](#).
- 3.4 LAY FOUL WATER DRAINS
Lay drains in straight runs to correct gradients, to discharge into the network utility operator's sewer. Set inspection fittings on a concrete base.
- 3.5 CONSTRUCT GULLY TRAPS - NZBC G13/AS2
Set in a minimum 75mm thick concrete with top surround 25mm above paving and 100mm above other surfaces, to [NZBC G13/AS2](#), 3.3 Gully traps.
- 3.6 TESTING - FOUL WATER
Confirm timing before carrying out any tests. Supply potable water and apparatus needed.
Test to [NZBC G13/AS1](#) or [AS/NZS 3500.2](#): 2018, 15 as required. Carry out and record a visual inspection that each joint showed no evidence of leaks.

Backfilling and encasement - Foul water and surface water

- 3.7 CONCRETE ENCASEMENT
Concrete encase shallow drains and drains under driveways, on a 100mm deep 17.5 MPa concrete bed reinforced with three 10mm mild steel bars. Surround pipes with a polythene membrane to allow movement and encase in 100mm 17.5 MPa concrete.
- 3.8 TRENCH BACKFILLING GENERALLY - FOUL WATER
Granular bedding and selected fill shall be placed in layers no greater than 100 mm loose thickness and compacted. Base bedding (beneath the pipe) shall be placed and compacted before pipes are laid. Up to 300mm above the pipe, compaction shall be by tamping by hand tool over the entire surface of each layer to produce a compact layer without obvious voids, without disturbing or distorting the drain. Run marker tape along line of the pipe on top of the bedding.

Up to 300mm above the pipe, compaction shall be by tamping by hand using a rod with a pad foot (having an area of 75 ± 25 mm by 75 ± 25 mm) over the entire surface of each layer to produce a compact layer without obvious voids, without disturbing the drains.

More than 300 mm above the pipe, compaction shall be by at least four passes of a mechanical tamping foot compactor (whacker type) with a minimum weight of 75 kg. For plastic based pipes, ensure care taken to avoid impact loading of the pipe.

- 3.9 FOUL WATER TRENCH BACKFILLING - NZBC G13/AS2
Carry out foul water trench backfilling to/AS 2, 5.3 to 5.5 and fig 7.
PVC-U pipe to [AS/NZS 2032](#) and polyethylene pipes to [AS/NZS 2033](#).

4. SELECTIONS

- 4.1 PVC-U PIPES
Brand/type: Marley/PVC-U

7701 ELECTRICAL BASIC

1. GENERAL

This section relates to the wiring for domestic and small scale commercial installations, including:

- power
- lighting
- electrical automation
- security system
- complete with componentry
- electrically-powered fittings
- fire rated sealers, liners and accessories

1.1 ABBREVIATIONS AND DEFINITIONS

Refer to the general section 1232 INTERPRETATION & DEFINITIONS for abbreviations and definitions used throughout the specification.

The following abbreviations apply specifically to this section:

AFDD	Arc Fault Detection Device
ELV	Extra Low Voltage
GLS	general lighting service
IP	international (ingress) protection classification
NUO	Network Utility Operator
PCB	printed circuit board
PIR	passive infrared
SIA	security integration architecture
TPS	tough plastic sheathed
TCF	Telecommunications Carriers' Forum

Documents

1.2 DOCUMENTS

Refer to the general section 1233 REFERENCED DOCUMENTS. The following documents are specifically referred to in this section:

NZBC E2/AS1	External moisture
NZBC F7/AS1	Warning systems
NZBC G4/AS1	Ventilation
NZBC G9/AS1	Electricity
AS/NZS 1125	Conductors in insulated electric cables and flexible cord
AS/NZS 1768	Lightning protection
AS/NZS 2201.1	Intruder alarm systems - Client's premises - Design, installation, commissioning and maintenance
AS/NZS 3000	Electrical installations (known as the Australian/New Zealand Wiring Rules)
AS/NZS 3008.1.2	Electrical installations - Selection of cables - Cables for alternating voltages up to and including 0.6/1 kV - Typical New Zealand installation conditions
AS/NZS 3100	Approval and test specification-general requirements for electrical equipment
AS/NZS 3112	Approval and test specification - Plugs and socket-outlets
AS/NZS 3113	Approval and test specification - Ceiling roses
AS/NZS 3190	Approval and test specification - Residual current devices (current-operated earth-leakage devices)
AS/NZS 3439.3	Low-voltage switchgear and controlgear assemblies - Particular requirements for low-voltage switchgear and controlgear assemblies intended to be installed in places where unskilled persons have access for their use - Distribution boards
NZS 4514:2009	Interconnected smoke alarms for houses
NZS 4246	Energy Efficiency - Installing bulking thermal insulation in residential buildings
AS/NZS 5000.2	Electric cables - Polymeric insulated - for working voltages up to and including 450/750v

- [AS/NZS 60335.1](#) Household and similar electrical appliances - Safety - General requirements
- AS/NZS 61439.3 Low-voltage switchgear and controlgear assemblies - Part 3: Distribution boards intended to be operated by ordinary persons (DBO).
- IEC 61643 Components for low voltage surge protection devices
- [Electricity \(Safety\) Regulations 2010](#) (Reprint as at 21 January 2019).
- [TCF Premises Wiring Cable Installers Guidelines for Telecommunication Services](#)

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

Warranties

- 1.3 WARRANTY
Warrant the complete electrical installation under normal environmental and use conditions against failure of materials and execution.
1 year: Warranty period

Refer to the general section for the required form of 1237WA WARRANTY AGREEMENT and details of when completed warranty must be submitted.

Requirements

- 1.4 COMPLY
Comply with the Electricity (Safety) Regulations 2010, [AS/NZS 3000](#), [AS/NZS 3008.1.2](#), and [TCF Premises Wiring Cable Installers Guidelines for Telecommunication Services](#) for listed and prescribed work and with the utility network operator's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees.
- 1.5 QUALIFICATIONS GENERALLY
Refer to 1270 CONSTRUCTION for requirements relating to qualifications.
- 1.6 QUALIFICATIONS WORKERS – LICENSED UNDER STATUTE
Workers and supervisors to be appropriately qualified to applicable legislative requirements.
Refer to 1270 CONSTRUCTION for additional requirements relating to qualifications.
- 1.7 ELECTRICAL CERTIFICATE OF COMPLIANCE
Supply a certificate of compliance (CoC) to the owner, and if required the NUO, as required by the Electricity (Safety) Regulations 2010, prior to connection.
- Arrange for the NUO to inspect before the meter installation, listed work inspection, polarity check and supply becoming live.
- Arrange for an inspector to inspect high risk electrical work as required by regulation 70.
- 1.8 ELECTRICAL SAFETY CERTIFICATE
Provide an Electrical Safety Certificate (ESC), as required by the Electricity (Safety) Regulations 2010, Reg 74A, to the owner and when required the BCA. To be provided no later than 20 working days after connection and prior to Practical Completion.

2. PRODUCTS

- 2.1 CABLES
Tough plastic sheathed copper conductors to [AS/NZS 5000.2](#), stranded above 1.0mm², and to [AS/NZS 3008.1.2](#). Minimum sizes as below. Increase sizes if the method of installation, thermal insulation, cable length or load will reduce the cable rating below that of the MCB rating, or produce an excessive voltage drop.
- | | |
|--------------------|---|
| Lighting circuits: | Domestic: 1.5mm ² on 10 amp MCBs |
| Power circuits: | 2.5mm ² on 16 amp MCBs for domestic and unenclosed or unfilled cavity construction |

Hot water cylinder circuits: 2.5mm² on 16 amp MCBs for domestic insulated construction, or filled cavity
 Range/oven/hob circuits: 2.5mm² on 20 amp MCBs for unenclosed or unfilled cavity construction
 2.5mm² on 16 amp MCBs for insulated construction, or filled cavity, or lengths over 30 metres
 Single phase: 2.5mm² on 20 amp MCBs
 Single phase: 6mm² high temperature cable on 32 amp MCBs

Heat resistant cable for final connections to all heated appliances, and high temperature cable in ambient conditions that may be above 35°C (roof spaces above insulation etc).

2.2 WALL BOXES

Standard grid size or equivalent to be manufactured from plastic or metal, with 2 or more gang size to be metal with steel inserts for accessory securing screws. Screw fixed.

2.3 SWITCH UNITS

Single pole switches to be 16 amp minimum rated, double pole or intermediate to be 16 amp minimum rated. All switches to be 230 volt a.c. polycarbonate flushplate units.

Label all switch units that control electrical equipment or special lighting circuits by proprietary engraved switch mechanisms where applicable.

Refer to drawings/schedules for number of switches per unit, dimmer units, neon (indicator or toggle) units and 2 way units.

Refer to SELECTIONS.

2.4 SWITCHED SOCKET UNITS

10 amp, 230 volt flat 3 pin socket outlets fitted with safety shutters and manufactured to [AS/NZS 3100](#), [AS/NZS 3112](#) and [AS/NZS 3113](#), single or multi gang as detailed.

2.5 CEILING ROSES

White plastic mounting base with screwed cover, manufactured to [AS/NZS 3113](#).

Terminal type. Suspended fittings to have sheathed round flexible cord to [AS/NZS 3008.1.2](#). Refer to SELECTIONS.

2.6 HOT WATER SYSTEM SWITCH

One way 20 amp switch complete with cable clamp for flexible PVC conduit to element enclosure.

2.7 BATTEN HOLDERS

Standard white plastic bayonet cap, with cap angled where wall mounted. Brass liners.

2.8 LIGHT FITTINGS

Fluorescent and High Intensity Discharge fittings with low loss control gear and power factor corrected to 0.95 minimum. Control gear suitable for dimming if this is required.

All fittings complete with lamps; Incandescent GLS lamps pearl, coiled-coil 230v rated, bayonet cap; Fluorescent triphosphor 2700K; CFL; halogen ELV 12v dichroic reflector with cover glass unless detailed otherwise; integral/non-integral LEDs, reflectors, lenses, heatsinks and drivers - 3,000K to 4,000K, CRI >80, L70.

2.9 RECESSED LIGHT FITTINGS - RESIDENTIAL

Residential recessed light fittings to [AS/NZS 3000](#), 4.5.2.3.5:

- Existing fittings or retrofit situations, fittings maybe unmarked.

- New fittings can only be labelled - CA 80, CA 90, CA 135, IC, IC-F, & IC-4.

Refer to clause INSULATION & GENERAL CLEARANCES for clearances from insulation and other elements.

2.10 EXHAUST FANS

Ceiling, wall or duct mounted exhaust fans for ventilation to [NZBC G4/AS1](#), and compliant with [AS/NZS 60335.1](#).

- 2.11 **HEATED TOWEL RAILS**
Fixed wired heated towel warmers, double insulated, IPX4 splash-proof, compliant with [AS/NZS 60335.1](#), scratch resistant powdercoated or chrome finish.
- 2.12 **EXTERIOR SWITCHES AND SWITCHED SOCKET UNITS**
Using materials with superior UV protection, impact strength, and addition chemical resistance when compared with interior polycarbonate fittings. Weather protected, switches and sockets to IP56 minimum. Sockets fitted with safety shutters behind socket pins, and all products able to be padlocked off or on.
- 2.13 **EXTERIOR LIGHT FITTINGS**
Using materials with superior UV protection, impact strength, and addition chemical resistance.
Weather protection minimums:
 - IP54 for protected areas under eaves or verandahs etc.
 - IP55 for exposed areas not subject to pressurised water (hoses).
 - IP66 for areas subject to pressurised water or major splashing.
 - IP67 for inground lights
 - IP68 for submerged pool fittings

3. **EXECUTION**

Conditions

- 3.1 **DELIVERY, STORAGE & HANDLING OF PRODUCTS**
Refer to 1270 CONSTRUCTION for requirements relating to delivery, storage and handling of products.
- 3.2 **ROUTINE MATTERS**
Refer to 1250 TEMPORARY WORKS & SERVICES for protection requirements.
Refer to 1270 CONSTRUCTION for requirements relating to defective or damaged work, removal of protection and cleaning.

Installation

- 3.3 **EARTHING CONDUCTIVE STRUCTURE & MATERIALS**
Earth all at risk structural metalwork and conductive building materials to [AS/NZS 3000](#), 5.4.6, and the Electricity (Safety) Regulations 2010.
If they form part of the building, this includes:
 - Structural steel frames or members
 - Light steel framing
 - Exposed conductive materials, like metal sink/tub or vanity benches etc, with attached electrical units or equipment
- 3.4 **EQUIPOTENTIAL BONDING**
Equipotential Bond extraneous conductive parts together and to the electrical installation earthing system to [AS/NZS 3000](#), 5.6, and the Electricity (Safety) Regulations 2010 and the fitting manufacturer requirements.
If they form part of the building, this includes:
 - Conductive water piping (including tap etc) and exposed related connected conductive surfaces (like metal sink benches or metal cladding etc). Not required where isolated by non-conductors (plastic pipe etc) from the mass of earth.
 - Other conductive piping (not earthed by other means) and exposed related connected conductive surfaces.
 - Concrete reinforcing - for floor or wall forming part of a room with a shower or bath, or the shell and surround of a swimming/spa pool
 - Built-in Swimming pool and spa pool - exposed conductive parts of electrical equipment, as well as exposed conductive, fixtures, fittings and pool structures within 1.25m of pool edge
- 3.5 **MAIN EARTH**
Provide a plastic toby box to contain and protect the earth electrode. Fix the connecting earth wiring closely and securely against wall surfaces.

- 3.6 **ARC FAULT DETECTION DEVICE (AFDD)**
To [AS/NZS 3000](#) clause 2.9, AFDD on all final sub-circuits not exceeding 20A.
- 3.7 **RCD - SPECIFIC INSTALLATIONS**
Install fixed wired RCD protected outlets (SRCD) in the following higher risk areas:
- Wet areas: bathrooms, laundries, kitchens.
 - Near pools and water features.
 - Where intended for use with cleaning equipment.
 - Hand-held tools subject to movement in use, i.e. work-shops, garages.
- 3.8 **SET-OUT**
The position of outlets and equipment shown on drawings is indicative of requirements. Confirm documents and site conditions are not in conflict with other services or features. Resolve conflicts and discrepancies before proceeding with work affected. Confirm on site the exact location, disposition and mounting heights of all outlets, fittings, equipment, penetrations, and use of exposed wiring. Fix outlet items level, plumb and in line.
- 3.9 **CABLING**
Install wiring systems to [AS/NZS 3000](#). All cabling run concealed. No TPS cable laid directly in concrete. Locate holes in timber framing for the passage of cables at the centre line of the timber member. Install cable in conduits where required to pass through concrete or underground. In walls run cabling horizontally and vertically in straight lines. In ceilings either run cabling along ceiling framing or attached to catenary wires. Clip cabling to ceiling framing/catenary wires.
- 3.10 **CABLING CIRCUITS**
Install all circuits with the appropriately rated cable and circuit protection. Install with a maximum of 8 light switch units or 4 double or single switched socket units on any circuit. Minimum 2 lighting circuits per floor. Separate circuits for all electric heating appliances. Kitchen sockets to be on at least two different circuits.
- 3.11 **WALL BOXES**
Mount flush in cavity construction size to fit products selected. Fix vertically mounted wall boxes to studs. Screw fix horizontally mounted switched socket outlet wall boxes to solid blocking or nogs. Fix switch panel wall boxes to solid blocking.
- 3.12 **SWITCHES AND SWITCHED SOCKET UNITS**
Fit all switch units and socket units to the manufacturers requirements with heights and mounting directions as indicated in SELECTIONS.
- 3.13 **ISOLATING SWITCHES**
Locate isolating switches in positions as confirmed by the owner, when not specifically shown on the drawings.
- 3.14 **LIGHT FITTINGS**
Install light fittings in locations and at heights specified and confirmed by the owner, in accordance with the fitting manufacturer requirements.
- 3.15 **EXTRA LOW VOLTAGE LIGHTING**
Use electronic, transformers (halogen) or drivers (LED) for ELV lamps, one transformer/driver per lamp. Locate to manufacturer requirements and as close as practicable to the lamp. Ensure transformers/drivers and rear of light fittings are adequately ventilated and appropriately clear of any building elements, to [AS/NZS 3000](#).
- 3.16 **INSULATION & GENERAL CLEARANCES**
Some electrical and mechanical services, and equipment may need to have a gap to insulation and some building elements. The gaps should be to the [NZS 4246](#) based tables below or to the equipment manufacturers requirements if they require larger gaps. Smaller gaps to manufacturers requirements can be used for equipment specifically manufactured with heat shielding or similar (excludes light fittings).
- Installed gap not to be more than 50mm bigger than the required gap.

The following tables are subject to:

- The requirements of [NZS 4246](#) for insulation.
- The insulation is exposed to the source of heat or equipment etc.
- Insulation, has passed the needle flame test to [AS/NZS 60695.11.5](#) and/or is non-combustible.
- Gaps to hot surfaces may have to be increased with non-compliant insulation and plastic/polymeric type insulation (EPS, XPS, PIR, etc), check with insulation manufacturer.
- Gaps to hot surfaces may be able to be reduced with non-combustible insulation, check with equipment manufacturer.
- "Secure insulation" if required means, glue, mechanical fix, or provide fixed barriers at gap edge of insulation to hold in place. Rigid or semi rigid insulation may only need a firm friction fit (secure loose pieces).
- Loose fill insulation will require fixed barriers to [NZS 4246](#) to maintain gaps.

3.17

LIGHT FITTINGS TO INSULATION

Type of fitting	Minimum insulation clearance	Comments
Recessed, marked NON-IC, or unmarked	100mm (increase if over 100W)	To NZS 4246 . NON-IC fittings and new or old unmarked & unknown fittings, and/or insulation. Insulation to be secured.
Recessed, CA 80, CA 90, or CA 135.	Abut fittings	To NZS 4246 . Do not cover the fittings.
Recessed, IC, IC-F, or IC-4.	Abut & cover fittings.	To NZS 4246 . Ensure insulation complies.
Recessed, marked Do-Not-Cover	Manufacturer clearances	To NZS 4246 . Do not cover the fittings.
Independent control gear	Place on top of insulation & 50mm from fittings	To NZS 4246 . If not on top allow 50mm clearance to insulation, do not cover. Includes, transformers, ballasts & drivers etc.
Surface fittings not exposed to insulation	Nil	To NZS 4246 . Where surface fittings are isolated from insulation by appropriate linings. Excludes high heat fittings.
Surface fittings & exposed insulation	200mm	To NZS 4246 . This is exposed insulation to any part of the exposed fitting & bulb/tube (e.g. exposed light in an unlined basement). Insulation to be secured.

3.18

RECESSED LIGHT FITTINGS TO COMBUSTIBLE BUILDING ELEMENTS

Type of recessed fitting	Minimum building element clearance **	Comments
Marked NON-IC, or unmarked, ≤100W	100mm, vertical & horizontal	To AS/NZS 3000 :2018
Marked NON-IC, or unmarked, >100W	200mm, vertical & horizontal	To AS/NZS 3000 :2007
CA 80, CA 90 or CA 135	100mm, vertical & horizontal	To AS/NZS 3000 :2018
IC, IC-F or IC-4	100mm, horizontal NA, vertical	To AS/NZS 3000 :2018 To be NA vertical, fitting must be covered by insulation. If not covered use 100mm clearance.
Marked Do-Not-Cover	100mm, vertical & horizontal	To AS/NZS 3000 :2018. Manufacturer clearances if greater than 100mm

** Combustible building elements exclude metal elements, but include timber framing or other timber based elements, and normal linings etc. Highly flammable materials & those likely to melt will need more clearance.

3.19 INBUILT RECESSED HOT APPLIANCES TO INSULATION

Appliance	Minimum insulation clearance	Comments
Electrical heaters	Manufacturer clearances	To NZS 4246 .
Electrical heaters	100mm	Manufacturer clearances not known. To NZS 4246 . Clearance may be able to be reduced with non-combustible insulation. Insulation to be secured.
Heat producing appliances & equipment	Manufacturer clearances	To NZS 4246 .
Heat producing appliances & equipment	50mm	Manufacturer clearances not known. To NZS 4246 . Clearance may be able to be reduced with non-combustible insulation. Insulation to be secured.

Note - Appliances and equipment excludes cables, junction boxes, light switches & power sockets etc

3.20 EXTRACTS, VENTS & ROOF UNDERLAY TO INSULATION

Appliance	Minimum insulation clearance	Comments
Ducted fan motors	50mm	To NZS 4246 . Includes ducted rangehoods, extractors etc. Applies to the motor unit and electrical enclosures (not the ducts).
Ducted fan ducts	Abut	To NZS 4246 . Excludes motor unit and electrical enclosures.
Unducted fan motors usually discharging to ceiling space	200mm	To NZS 4246 . Includes unducted, rangehoods, extractors etc, discharging into roof space. To prevent debris falling into motor. Clearance may be able to be reduced, by providing a fixed barrier around the vent.
Roofing material/underlay	25mm	To NZS 4246 . Maintain clearance from underside of roofing or flexible roofing underlay, to prevent wicking.

3.21 ELECTRIC HOT WATER SYSTEM

For storage heaters, wire as a separate circuit through a wall-mounted isolating switch, with the cable from switch to element encased in flexible PVC conduit, clamp fixed at each end. Hot water cylinders, thermostats and 3000 watt element supplied and fitted under the hot and cold water system section.

3.22 ELECTRIC POWERED FITTINGS AND EQUIPMENT

Install and wire fittings and equipment to individual fittings and equipment manufacturer requirements. Refer to the drawings for required layouts and locations for equipment. Refer to SELECTIONS for schedules of fittings.

3.23 BATHROOM ELECTRICAL FIXTURES

Install all electrical fixtures. Connect the following bathroom and toilet electrical items:

- Heated towel rails: Install to manufacturers requirements and installed in accordance with [AS/NZS 3000](#)
- Mirror demisters: Locate centrally above the wash hand basin(s). Connect wiring to room lighting unless specified otherwise.
- Exhaust fans: Install exhaust fans to manufacturer requirements. Installed in accordance with [AS/NZS 3000](#) and [NZBC G4/AS1](#).

3.24 OUTDOOR/EXTERIOR SERVICES

Install all wiring systems in accordance with [AS/NZS 3000](#) and in accordance with the manufacturer recommendations:

Provide circuits and connections for exterior installations, including ELV 12/24 Volt path lighting and electronic irrigation systems. Refer to drawings for connection points.

Where underground, ensure appropriate protection, such as thickness of sheathing, conduit, depth of cabling, and proximity to other services.

Use the appropriate rated fittings for power control and power supply. Weather protected switches and sockets to IP56. Install to manufacturer specifications using recommended fittings and sealants to maintain the products integrity.

Earth leakage protection to be provided for in areas where there is increased risk to human safety in the form of either RCDs at the distribution board, or socket outlet. RCDs are recommended for visible awareness of protection.

3.25 LABELLING

Include label under each controller, switch and circuit breaker on distribution boards. Include a warning notice if light dimmers are used in the installation. List the rating of each circuit.

4. SELECTIONS

Materials

4.1 SELECTIONS - FITTINGS AND HARDWARE
By owner.

Form 2A

Memorandum from licensed building practitioner: Certificate of design work
Section 45 and Section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: 12 Rawene Street

Suburb: Waikanae

Town/City: Waikanae

Postcode: 5036

THE OWNER

Name(s): Michael & Sonya Howland

Mailing address: 12 Rawene Street

Suburb: Waikanae

PO Box/Private Bag:

Town/City: Waikanae

Postcode: 5036

Phone number: 0211913502 (Michael)

Email address: sonyaleigh76@gmail.com

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies (✓)	
()	sole designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project
()	lead designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
(✓)	lead designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design
()	specialist designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I **Mark Dray** carried out / ~~supervised~~ the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Tick (✓) if included Cross (X) if excluded	[If appropriate, provide details of the restricted building work]	[Specify whether you carried out this design work or supervised someone else carrying out this design work]	[If appropriate, specify references]

Primary structure

All RBW Design work relating to B1 (X)		() Carried out () Supervised	
Foundations and subfloor framing (√)	<i>Timber piles, bearers & floor joists.</i>	() Carried out (√) Supervised	<i>Pile design by CGW engineers , Refer sheet A2.2 for set out, bearer & joist design.</i>
Walls (√)		() Carried out (√) Supervised	Refer sheets A2.0 & A4.0 for framing setout.
Roof (X)	<i>Roof trusses have been designed by Paraparaumu Prenail to meet requirements of B1/VM1 & NZS3604:2011</i>	() Carried out () Supervised	Refer sheets A2.3 & A4.0 for layout & attached Prenail truss documentation.
Columns and beams (√)		(√) Carried out () Supervised	Refer sheets A2.1 & A6.1 for lintel sizing & installation.
Bracing (√)	<i>Bracing calculated using GIB Easy Brace software.</i>	(√) Carried out () Supervised	Refer sheet A2.4 & attached GIB bracing calculations.
Other (X)		() Carried out () Supervised	

EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

All RBW design work relating to E2 (√)		(√) Carried out () Supervised	
Damp proofing ()		() Carried out () Supervised	
Roof cladding or roof cladding system (√)	<i>NZBC/E2/AS1</i>	(√) Carried out () Supervised	Refer sheets A2.1, A5.1 & A5.2
Ventilation system (for example, subfloor or cavity) (√)	<i>Wall cladding cavity</i>	(√) Carried out () Supervised	Refer sheets A4.0, A5.1 & A5.2
Wall cladding or wall cladding system (√)	<i>NZBC/E2/AS1</i>	(√) Carried out () Supervised	Refer sheets A5.1 & A5.2
Waterproofing (X)		() Carried out () Supervised	
Other (X)		() Carried out () Supervised	

FIRE SAFETY SYSTEMS: C1 – C6

Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other	(√) <i>Smoke detectors</i>	(√) Carried out () Supervised	Refer sheets A8.0
--	----------------------------	-----------------------------------	-------------------

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are required () Yes (√) No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
<i>[List relevant clause numbers of building code]</i>	<i>[Specify nature of waiver or modification of building code]</i>

Note: continue on another page if necessary.

ISSUED BY

Name: Mark Dray	LBP or Registration number: BP115797
The practitioner is a: (√) Design LBP () Registered architect () Chartered professional engineer	
Design Entity or Company (optional): Box Architecture Ltd	
Mailing address (if different from below):	
Street address / Registered office:	
Suburb:	Town/City: Paraparaumu
PO Box/Private Bag: PO Box 287	Postcode: 5254
Phone number:	Mobile: 021 440 566
After Hours:	Fax:
Email address: mark@boxarchitecture.co.nz	Website:

DECLARATION

I Mark Dray *[name of practitioner]*, LBP,

state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code; or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature:

Date: 17 October 2021



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R.W. Muir
Registrar-General
of Land

Identifier **WN985/53**
Land Registration District **Wellington**
Date Issued 20 November 1961
Prior References
 WN940/85

BC210994
Received by
Kapiti Coast District Council
8/11/21

Estate Fee Simple
Area 890 square metres more or less
Legal Description Lot 9 Deposited Plan 22673
Registered Owners
 Michael Joseph Howland and Sonya Leigh Howland

Interests

Subject to a drainage right (in gross) over part coloured yellow on DP 22673 in favour of The Horowhenua County Council created by Transfer 487708
 482027 Notice imposing Building Line Restriction
 The easements created by Transfer 487708 are subject to Section 9A (3) (a) Land Subdivision in Counties Act 1946
 11459252.3 Mortgage to ASB Bank Limited - 21.6.2019 at 3:45 pm

Search Copy Dated 03/09/21 9:29 am, Page 2 of 2
Register Only

ALL DIMENSIONS ARE IN MILLIMETRES & TO FRAMING UNLESS OTHERWISE NOTED. CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE PRIOR TO WORK COMMENCING. ALL WORK TO COMPLY WITH NZBC, NZS3604:2011 & LOCAL TERRITORIAL AUTHORITY REGULATIONS. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION. DO NOT SCALE OFF DRAWINGS, IF IN DOUBT CONTACT AUTHOR.

DRILL & EPOXY D10 STARTERS @ 600mm CRS. 75mm INTO EXISTING PORCH SLAB PRIOR TO INSTALLING NEW CONCRETE NIB TO SECURE NEW TIMBER BOTTOM PLATE.

NEW 100mm WIDE CONCRETE NIB TO BE FORMED TO MATCH EXISTING OVER EXISTING CONCRETE PORCH.

NEW 90x45mm H3.2 SG8 FLOOR JOISTS @ 400mm CRS. TO PORCH INFILL.

MID SPAN SUPPORT, 90x45 H3.2 PLATE ON DPC. FIXED TO EXISTING PORCH SLAB WITH BOMAC M10 BLUE HEAD GALV. STEEL SCREW BOLT WITH 50x50x3mm WASHERS @ 900mm CRS.

NEW 140x45mm H3.2 TIMBER STRINGER ON DPC FIXED TO EXISTING CONCRETE RING FOUNDATION WITH M12 BOLT EMBEDDED 100mm INTO WALL @ 900mm CRS.

TYPICAL: 304 STAINLESS STEEL JOIST HANGER CONNECTION AT JOIST ENDS TO STRINGER.

DRILL & EPOXY D10 STARTERS @ 900mm CRS. 75mm INTO EXISTING PORCH SLAB PRIOR TO INSTALLING NEW CONCRETE NIB TO SECURE NEW TIMBER BOTTOM PLATE.

CONCRETE NIB UPSTAND TO HAVE SAND CEMENT PLASTER FINISH TO MATCH EXISTING.

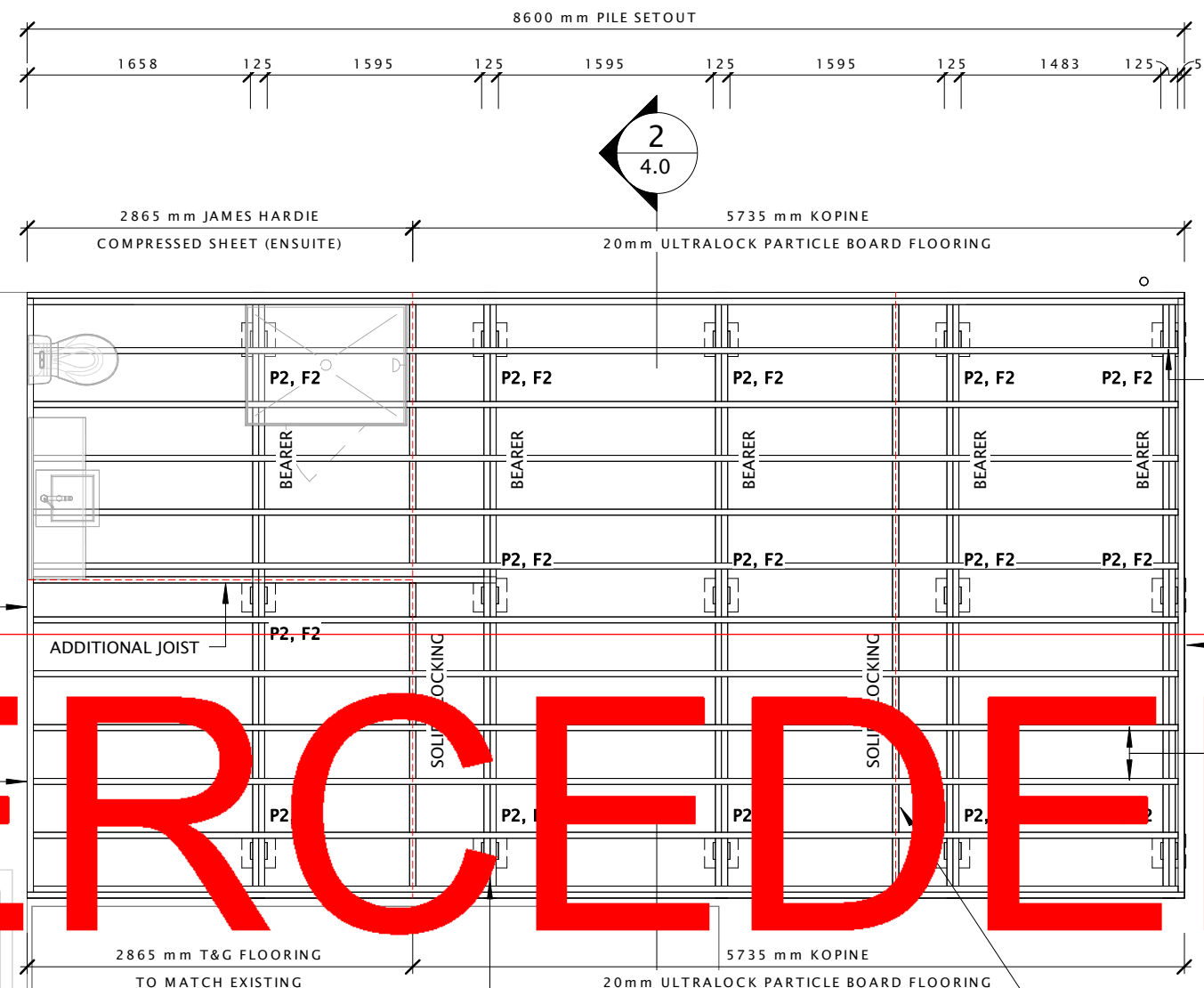
NEW 90mm WIDE CONCRETE NIB TO BE FORMED TO MATCH EXISTING OVER EXISTING CONCRETE PORCH.

END & MID SPAN JOIST SUPPORT, 90x45 H3.2 PLATE ON DPC. FIXED TO EXISTING PORCH SLAB WITH BOMAC M10 BLUE HEAD GALV. STEEL SCREW BOLT WITH 50x50x3mm WASHERS @ 900mm CRS. PLATE TO BE PACKED UP LEVEL AT 400mm CRS. FISH HEIGHT TO BE 90mm BELOW U/S EXISTING STRIP FLOORING.

NEW 90x45mm H3.2 SG8 FLOOR JOISTS @ 400mm CRS. TO PORCH INFILL.

NEW T&G FLOORING OVER TO MATCH EXISTING.

EXISTING CONCRETE STAIRS TO BE MASS FILLED WITH CONCRETE.



TYPICAL ANCHOR PILE TO BEARER CONNECTION, 1x M12 BOLT (304 SS) WITH 50x50x3mm (304 SS) SQUARE WASHER CONNECTING PILE TO BEARER.

EXPOL UNDERFLOOR R1.4 INSULATION BETWEEN FLOOR JOISTS THROUGHOUT.

NEW 140x45mm H1.2 SG8 BOUNDARY JOISTS. BOUNDARY JOIST FIXING, 90x3.15mm (2 END NAILED).

NEW 90x45mm H1.2 SG8 FLOOR JOISTS @ 400mm CRS. (450mm MAX SPAN)

PILE LEGEND:

P1 = Ex 125x125mm H5 ORDINARY PILE
P2 = Ex 125x125mm H5 ANCHOR PILE

PILE FOOTINGS:

F1 = 400x400x200mm MIN DEEP CONCRETE FOOTING (OR TO SOLID). TOP OF FOOTING SET LEVEL WITH CLEARED GROUND.
F2 = 400x400x900mm MIN DEEP CONCRETE FOOTING (OR TO SOLID). TOP OF FOOTING SET LEVEL WITH CLEARED GROUND.

EXISTING DECK PILES & FOOTINGS TO COMPLY WITH NZS 3604:2011 SECTION 6.

PILE NOTE:

REFER CGW CONSULTING ENGINEERS DOCUMENTATION FOR PILE DESIGN & SETOUT.

Box Architecture Ltd

PO BOX 287 | PARAPARAUMU | 5254
MBL: 021 440 566
EMAIL: mark@boxarchitecture.co.nz

PROJECT

NEW ADDITION

CLIENT

HOWLAND
12 RAWENE STREET
WAIKANA

PROJECT STATUS BUILDING CONSENT AMENDMENT

SCALE AS INDICATED DATE 14/06/2022

DESIGN MD DRAWN MD

PROJECT NO. SHEET NO. REV

20-005

2.2

2

1

PROPOSED SUBFLOOR FRAMING PLAN

SCALE: 1 : 50



PS4 Documentation

12 Rawene Street, Waikanae

Mike & Sonya Howland c/ Box Architecture Ltd

Document Number: 21452-PS4-001-A

Civil • Structural • Environmental • Geotechnical • Project Management

Directors: V.J. Anderson BE C&M • R.A. Pukłowski NZCE (Civil) REA MEngNZ • C.F. Short BBS PG Dip Man, CIMA Dip MA, MInstD • A.R. Wilton BE CMEngNZ CPEng IntPE DipMS

Cameron Gibson & Wells Limited
Auckland • Wellington • Nelson • Westport • Christchurch • Wanaka
www.cgwl.co.nz • office@cgwl.co.nz • Tel: +64 3 548 8259


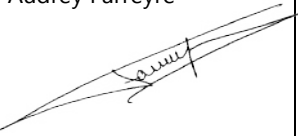



Document Control:

Project: 12 Rawene Street, Waikanae
Document Title: PS4 Documentation
Client: Mike & Sonya Howland c/ Box Architecture Ltd

Issued: Thursday, 29 February 2024
Project/File ref: 21452-PS4-001-A
Revision: A

Document QA:

Revision #	Prepared by:	Reviewed by:	Approved by:	Date
A	Tom Lott  Structural Engineer BEng(Hons)	Audrey Farreyre  Senior Structural Engineer MSc, CMEngNZ, CPEng	Alisha Toonen  Projects Administrator	29-Feb-24

Revision History:

Revision #	File Reference	Description	Date
A	21452-PS4-001-A	First issue	29-Feb-24

Contents

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1. Producer Statement – PS4 – Construction Review

BUILDING CODE CLAUSE(S): B1 **JOB NUMBER:** 21452

ISSUED BY: CGW Consulting Engineers

(Construction Monitoring Firm)

TO: Mike & Sonya Howland c/ Box Architecture Ltd

(Owner/ Developer)

TO BE SUPPLIED TO: Kapiti Coast District Council

(Building Consent Authority)

IN RESPECT OF: Pile foundations for house extension

(Description of Building Work)

AT: 12 Rawene Street, Waikanae, New Zealand

(Address, Town/City)

LEGAL DESCRIPTION: LOT 9 DP 22673

N/A: ☐

We have been engaged by the owner/developer referred to above to provide **CM 2 level of construction monitoring relating to the Clause(s) named above of the Building Code for the building work which is covered by PS1(s) issued by CGW Consulting Engineers** (Engineering Design Firm) and which is described in the documents relating to the Building consents No. 210994 and those relating to Building Consent Amendments(s) No. 210994A (05/09/2022) issued during the course of the works.

We have sighted these Building Consents and the conditions attached to them.

If any fields above are too small, please write "refer the schedule"

Authorised instructions/variations(s) detailed/listed in the Schedule have been issued during the course of the works.

On the basis of these review(s) and information supplied by the contractor during the course of the works and **on behalf of the engineering firm** undertaking this Construction Monitoring, **I believe on reasonable grounds** that the building works covered by the above-mentioned PS1(s) have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above or in the Schedule below, with respect to Clause(s) _____ of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

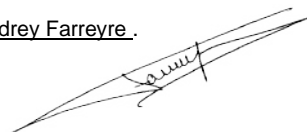
I, (Name of Construction Monitoring Professional) Audrey Farreyre am:

- CPEng 1009889
- I hold the following qualifications: MSc, CMEngNZ, CPEng

The Construction Monitoring Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000.
The Construction Monitoring Firm is a member of ACE New Zealand.

SIGNED BY (Name of Construction Monitoring Professional) Audrey Farreyre.

(Signature Below):



ON BEHALF OF CGW Consulting Engineers

Date: 29 February 2024

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied on by any other person or entity. Any liability in relation to this statement accrues to the Construction Monitoring Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Forms 6 or 8 of the Building (Forms) Regulations 2004** for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACE NEW ZEALAND AND ENGINEERING NEW ZEALAND

PRODUCER STATEMENT PS4

November 2021 (PDF)

BC210994
Received by
Kapiti Coast District Council
15/03/24
via Email

2. Inspection Schedule

Job Number: 21452
Date: 29/02/24
Job Description: Pile foundations for house extension
Job Location: 12 Rawene Street, Waikanae, New Zealand
Client: Mike & Sonya Howland c/ Box Architecture Ltd

-
- CGW Consulting Engineers have been engaged by the client to carry out the site inspections listed in the attached schedule of inspections.
 - The below inspections were carried out by CGW over the course of the construction works.
 - Relevant information from other professionals has also been reviewed and listed below.






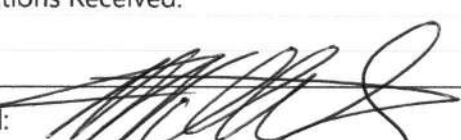
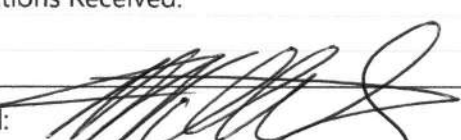
Inspections			
No	Description	Date Inspected	Carried Out By
1	Subgrade inspection once all topsoil and organic material have been removed from the excavation and hole pre-pour inspection	03/06/2022	CGW – Martin W
2	Remote Timber Connection Inspection – pre-line by photos and phone call	20/02/2024	CGW – Audrey F

Contractor Submissions			
No	Description	Date Received	Reviewed By
1	Contractor PS3 for all works	05/02/2024	CGW – Audrey F

3. Supporting Documents

BC210994
Received by
Kapiti Coast District Council
15/03/24
via Email

Site Inspection Form

Location: 12 RAWENE ST., WAIKANAE		Job No: 21452
Date: 3/JUNE/2022	Time on site: 9.30	Time off site: 9.45
CGW Representatives: MRW		BC Number:
Is Site Controlled? Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>	By Whom? BY BUILD CONTRACTOR	
Have you been inducted to site? Yes <input type="checkbox"/> / No <input checked="" type="checkbox"/>	Weather Conditions: DRY, OVERCAST	
Have I Reviewed the Risk Assessment for this Job?:		Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
Did you conduct a TAKE 5 when you arrived at site?		Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
STOP LOOK ASSESS CONTROL MONITOR		
Are there any Hazards that were not covered in the Risk Assessment		Yes <input type="checkbox"/> / No <input checked="" type="checkbox"/>
If Yes, Record these additional hazards here:		
Do I have the appropriate PPE to continue with this inspection?		Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
 <input checked="" type="checkbox"/> Hi Vis Vest  <input checked="" type="checkbox"/> Safety Boots  <input checked="" type="checkbox"/> Hard Hat  <input checked="" type="checkbox"/> Safety Glasses  <input checked="" type="checkbox"/> Dust Mask		<input type="checkbox"/> Other Please specify:
Is it safe to continue with this inspection?		Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
Site Notes / Tests Carried Out:		
<p>INSPECTED FOUNDATION HOLES, TAKEN DOWN TO COMPETENT GROUND/GRAVELS @ 900mm.</p> <ul style="list-style-type: none"> TWO HOLES IN CORNER ENCOUNTERED OLD SLAB CAST ON GROUND BELOW @ 900mm HOLES M/E + M/P WITH REF TO DWG 21452 S-01-01 REV A. INSTRUCTED SLAB COULD REMAIN, AS TOO MUCH DISRUPTION TO REMOVE + WON'T AFFECT BEARING. INSTRUCTED CONTRACTOR TO TAMP DOWN HOLE BASES + ENSURE DRY. ONE HOLE HAD WATER. COUNCIL INSPECTED DUE ON SITE AFTER MY VISIT 		
Are there additional Site Notes on the next page?		Yes <input type="checkbox"/> / No <input type="checkbox"/>
Instructions Issued:		To Whom:
AS ABOVE		
Instructions Received:		By Whom:
		
Signed: 		

From: Martin Williams
Sent: Friday, 3 June 2022 1:38 PM
To: Audrey Farreyre
Cc: Debbie Williams; Rebecca Curd
Subject: RE: [CGW-21452] Construction Monitoring for 12 Rawene Street
Attachments: 2022_06_03_21452_site_inspection.pdf

I attach site inspection form

The pile holes have not been augered just hand excavated down to the gravels about 900mm, as per our report. So they may be a bit shy of 1m in places.

However the base is good ground/300 kPa UBC. Two locations had old concrete base at the bottom, but could see it was founded on the same gravel strata, so left in place.



BC210994
Received by
Kapiti Coast District Council
15/03/24
via Email

3/06/2022 at 09:38:37
12 Rawene St
Wellington
Waikanae 5036
New Zealand



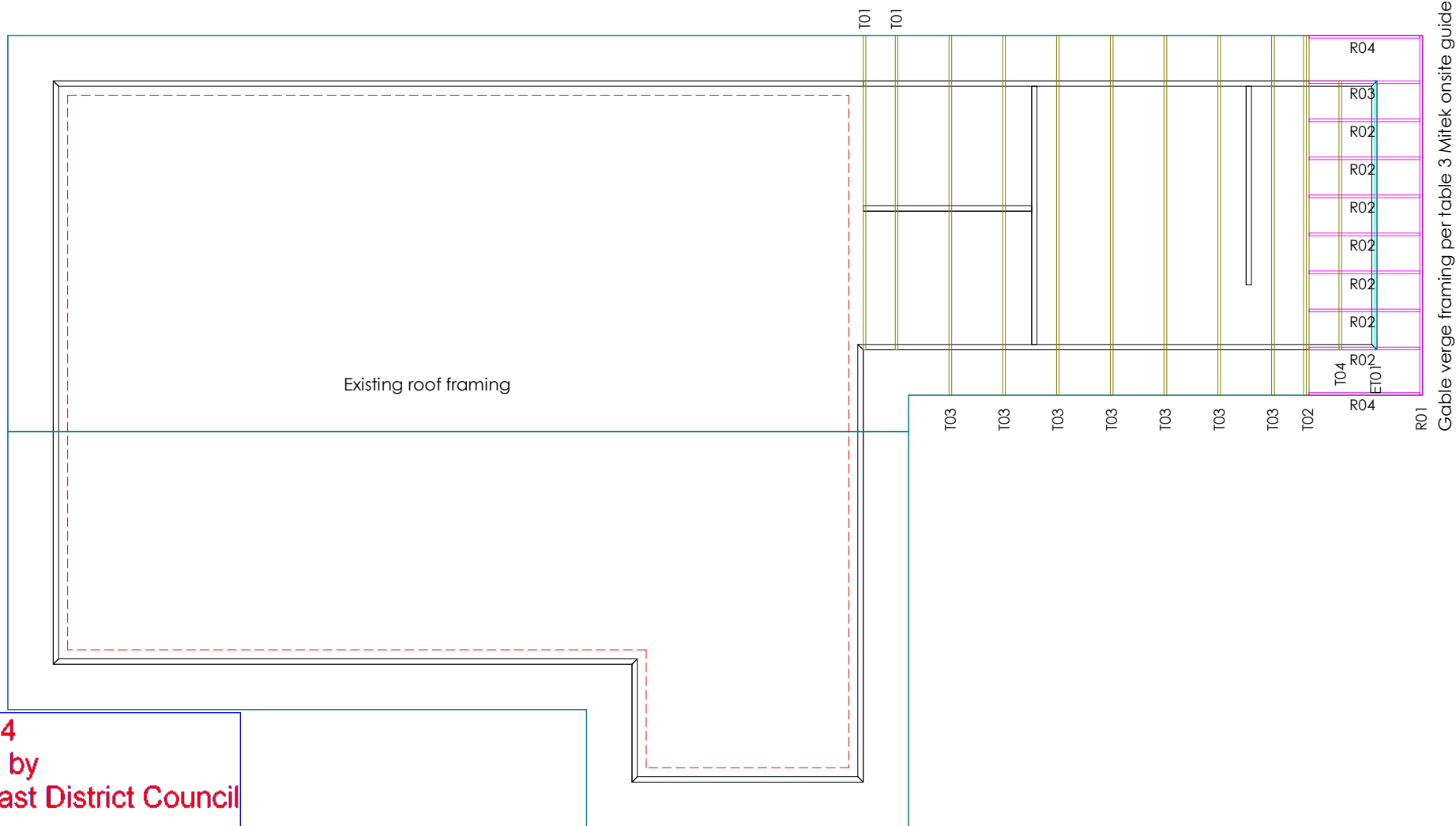
3/06/2022 at 09:39:18
12 Rawene St
Wellington
Waikanae 5036
New Zealand



Regards

Site Notes

Location: 12 Rawene St		Inspection Date: N/A
CGW Job No.: 21452	BC No.: 21099A	Time on site: N/A
CGW Attendees: N/A		Time off site: N/A
Purpose of attendance: N/A		Weather: N/A
Site Controller/Contact: N/A		Site Attendance H&S Form completed N/A
Site Notes / Tests Carried Out		
<p>These are additional photos requested by CGW to the builder to demonstrate that pile to bearer connections have been installed adequately.</p>		
		
		
Instructions Issued:		To Whom:
Instructions Received:		By Whom:
Are there additional site notes on the next page?		Yes <input type="checkbox"/> / No <input type="checkbox"/>
Signed: 		



BC210994
Received by
Kapiti Coast District Council
15/03/24
via Email



Correspondence from : AUCKLAND

40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH

14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.mitek.nz.co.nz

Printed: 08:48:15 18 Jul 2022

MiTek 20/20 Engineering 4.7.301.0

PRODUCER STATEMENT for MiTek 20/20® TRUSS DESIGN - Version 4.7

ISSUED BY: **MiTek New Zealand Limited**
TO: **Capital Precut Solutions**
IN RESPECT OF: **MiTek® Truss Designs**

This producer statement covers the MiTek 20/20® truss design and the structural performance of the GANG-NAIL® connector plate for the job reference **12222** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20® truss design program has been developed by MiTek New Zealand Limited for the design of MiTek® timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20® are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution, to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

- i) All proprietary products meeting their performance specification requirements
- ii) The provision of adequate roof bracing and overall building stability
- iii) Correct selection and placement of GANG-NAIL connector plates
- iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- v) The design being undertaken by the accredited fabricator under the terms of the software licence
- vi) Timber is graded to the requirements of NZS 3603:1993
- vii) Minimum timber treatment for these MiTek® trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20® truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of MiTek New Zealand Limited,

Date: Monday, 18 July 2022

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

BC210994
Received by
Kapiti Coast District Council
15/03/24
via Email

Job: 12222

Client: Mitre 10 Mega

Site: Howland Addition
12 Rawene Street
WalkanaeDescription:
Building Consent No.:
MITek 20/20 Engineering 4.7.301.0

Phone:

Phone:

MITek New Zealand Limited

Printed: 08:48:15 18 Jul 2022

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MITek accredited fabricator **Capital Precut Solutions**, being licensed to use the MITek 20/20® software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MITek 20/20® TRUSS DESIGN DATA

The MITek 20/20® computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MITek® trusses.

Job Details

Roof Truss	Importance Level :	2	Design Working Life :	50 years
Timber Group:	Pitch:	14.800 deg	Nominal Overhang:	750 mm
Roof	Ceiling		Wind	
Material:	Material:	Standard	Area:	High (44.0 m/s)
Dead Load:	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	Restraints:	400 mm centres		
Live Load:	Live Load:	Qc = 1.400 kN		

The minimum timber treatment for these MITek® trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003. The timber for these MITek® trusses shall be graded to the requirements of NZS 3603:1993. Proprietary fixings and timber connectors shall be selected in accordance with NZS3604:2011 Section 4 - Durability.

MITek® Truss List

Legend: * = detail only, ? = input only, ✕ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
GB = gable brace required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
ET01	1	4505	14.800	900
*FR1	1	6105	14.800	900
*OR1	9	1605	0.000	743
T01	10	4505	14.800	900

Total quantity : 21

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15/03/24
via Email

The computer design input has been carried out by:

Signed: 
Name of Detailer: Standard 
On behalf of: Capital Precut Solutions

Date: ...Monday, 18 July 2022...

Qualifications and Title: 

Job: 12222

Client: Mitre 10 Mega

Site: Howland Addition
12 Rawene Street
WaikanaeDescription:
Building Consent No.:
MiTek 20/20 Engineering 4.7.2018

MiTek New Zealand Limited

Phone:

Printed 08:46:19 18 Jul 2022

MANUFACTURER STATEMENT

This statement is issued by Capital Precut Solutions to the client listed above, and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek® trusses for the job reference 12222 have been fabricated in accordance with the MiTek 20/20® truss design, truss layout and shop drawing output and the specifications for timber defined therein, and are covered by the Producer Statement issued by MiTek New Zealand Limited and the MiTek Fabricator Design Statement.

Summary of fabricated MiTek® trusses in accordance with MiTek 20/20® output

These MiTek® trusses must be erected in accordance with the Truss Layout. Proper erection bracing must be installed to hold the trusses true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied.

Job Details

Importance Level : 2

Design Working Life : 50 years

Roof

Material: Longrun Iron
Dead Load: 0.210 kPa
Restraints: 900 mm centres
Live Load: Q_r = 0.250 kPa
Q_c = 1.100 kN

Ceiling

Material: Standard
Dead Load: 0.200 kPa
Restraints: 400 mm centres
Live Load: Q_c = 1.400 kN

Wind

Area: High (44.0 m/s)
Pressure Coeff: C_{pe} = varies; C_{pi} = -0.30, 0.20

MiTek® Truss List

Legend: * = detail only, ? = input only, Txx = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
GB = gable brace required, CF = Chemical Free Treatment

Roof Truss

Treatment: Top Chords - H1.2 Bottom Chords - H1.2 Webs - H1.2

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
ET01	1	4505	14.800	900
*FR1	1	6105	14.800	900
*OR1	9	1605	0.000	743
T01	10	4505	14.800	900

Roof Truss quantity : 21

Total quantity : 21

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The MiTek® trusses are fabricated under the supervision of:

Signed:

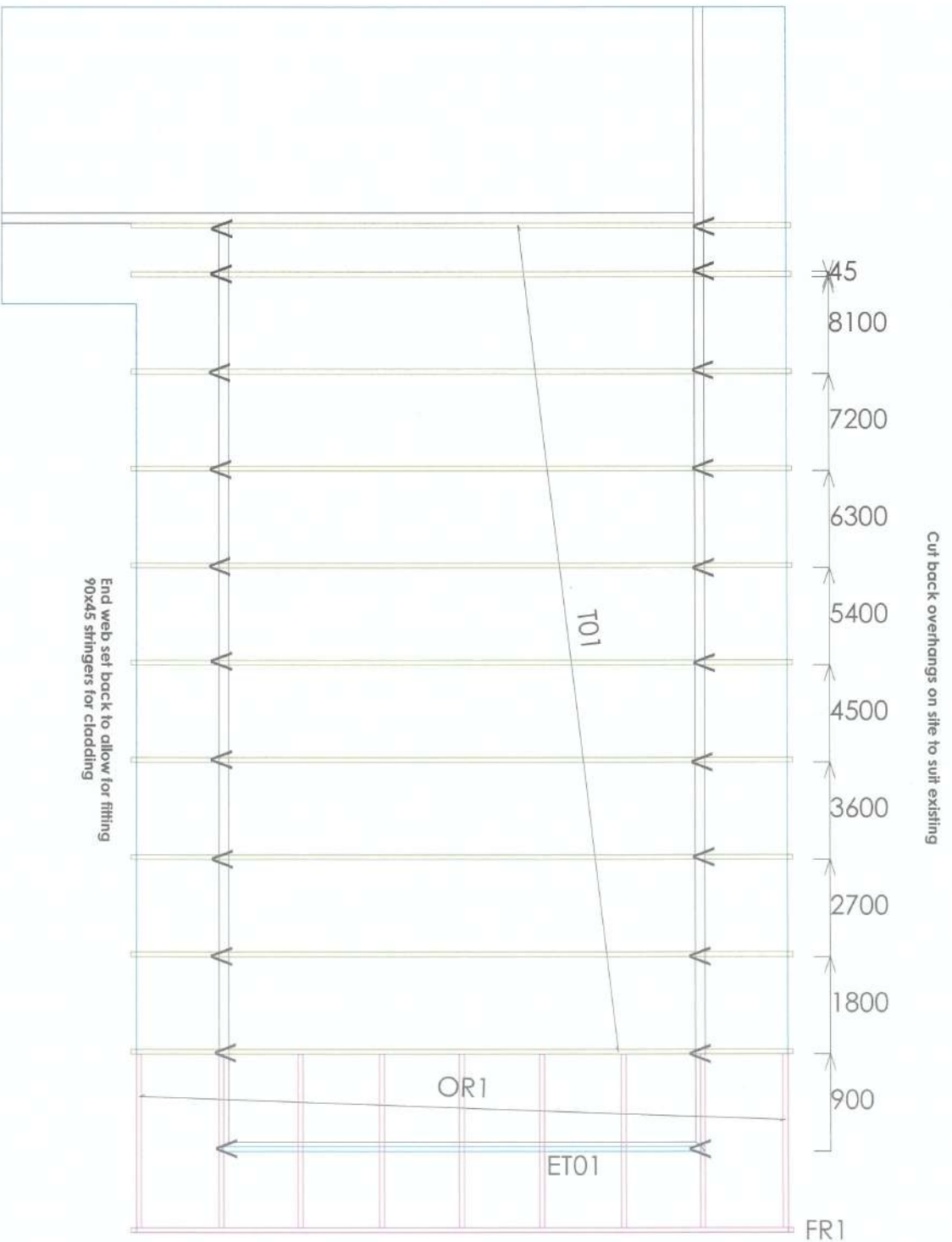
Name of Supervisor:

Date:

On behalf of : Capital Precut Solutions

Truss Fixings

- └ D - Pair of LUMBERLOK Wire Dogs
- X - LUMBERLOK JH47x90 Joist Hanger
- Z - LUMBERLOK JH47x120 Joist Hanger
- P - LUMBERLOK JH47x190 Joist Hanger
- E - LUMBERLOK JH95x165 Joist Hanger
- O - Pair of LUMBERLOK CT200 Ceiling Ties
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- M - Pair of LUMBERLOK Multi Grips
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- W - Pair of LUMBERLOK CPC40 Cleats
- K - LUMBERLOK TTP 16kN Truss to Top Plate set
- V - LUMBERLOK CPC40 single



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Capital Precut Solutions Ltd.
12 Papawai Place,
Masterion
(06) 370 1390

Site Address:
Howland Addition
12 Rawene Street
Waikanae

Sheet Title:
**As Built
Truss Fixings**
Date: 15 Jul 2022
Scale: 1:100
Drawn: Mike Bennett
System: MTRK 20/20

Job Details:
Roof Pitch : 14.80deg
Roof Material : Longrun Iron
Ceiling Material : Standard
Wind Zone : High
Roof Snow Load : 0.000kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 750mm

MITek
12222
Revision Number: 1

Job: 12222

Client: Mitre 10 Mega

Site: Howard Addison

Description:
Building Consent No.:
MiTek 2020 Engineering 573010

Phone:

12 Rawene Street
Waikanae

Phone:

Printed: 13/03/2015 15:00:02

**TRUSS FIXING SELECTION REPORT - Characteristic
Loads**

Fixings are selected from the LUMBERLOK Brochure 08/2014 (Timber Connectors Characteristic Loadings Data)

MiTek® Truss List

Legend: * = detail only, ? = input only, Fxx = failed design, Ø = non certified, Unmarked trusses = designed successfully

Truss	Qty	Span (mm)	Joint	Down (kN)	Uplift (kN)	Bearing	----- Fixing ----- Qty Selected
ET01	1	4505	M	0.840	0.000	Wide	No fixing selected
			A	0.517	0.365	Wide	No fixing selected
			L	0.903	0.740	Wide	No fixing selected
			K	0.593	0.625	Wide	No fixing selected
			J	0.714	0.736	Wide	No fixing selected
			I	0.340	0.358	Wide	No fixing selected
			H	1.304	1.351	Wide	No fixing selected
*FR1	1	6105					Refer NZS3604:2011 Tables 10.1 & 10.14
*OR1	9	1605					Refer NZS3604:2011 Tables 10.1 & 10.14
T01	10	4505	B	3.093	2.327	Cross	10 Pair of Wire Dog Staples
			J	3.465	2.120	Cross	10 Pair of Wire Dog Staples

Fixing List

Qty	Selected Fixing
20	Pair of Wire Dog Staples
7	No fixing selected

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Note:

- 1) Fixings have been selected based on loading only. Please check that selected fixings are practical for each situation and that appropriate nailing can be applied on site.
- 2) Fixings are selected from the LUMBERLOK Brochure 08/2014 (Timber Connectors Characteristic Loadings Data) with down and uplift characteristic loads or at least the values shown for each joint.

SOLID FUEL HEATER INSTALLERS CHECKSHEET

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Received by
Kapiti Coast District Council
15/03/24
via Email



Note: Please have this form completed by the installer and ready for our Building Inspector to collect when doing the final inspection or submit with your application for code compliance certificate

Building Consent Number: BC210994	
Installers Details:	
Installers Name: (Please print) Thomas Plumbing and gas	
Address: 21 Omaha St Wairarapa Phone: 2936533	
Freestanding Fire or Inbuilt Fire installed at:	
Address: 12 Rawene St - Wairarapa.	
For: Mike Howland	
The following requirements under AS/NZ 2918:2018: have been met for the solid fuel burning domestic appliance type and model <u>MEGRO SMART INSERT</u> has been installed in accordance with the manufacturer's installation instructions.	
Please Tick (where applicable) the following:	
The chimney has been cleaned.	✓
The chimney is in a sound condition.	✓
The chimney is of pumice and correct dimensions to comply with BRANZ zero clearance certificates.	✓
The chimney is ventilated to manufacturer's requirements.	✓
The appliance & hearth is restrained against seismic activity as applicable	✓
The Inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance certificate.	✓
The hearth is an approved type and size as per the manufacturer's requirements.	✓
The flue projection above the roof has been braced where applicable to NZHHA requirements	✓
The fire-surround at its connection to the fire place is fully insulated with approved material [see BRANZ Building Information Bulletin 248 (1986)].	✓
The appliance and hearth meet all minimum dimensions from combustible materials as per manufacturers specifications	✓
Signed: M. Woolcock	Date: 8-3-22

Form 6A:

Memorandum from licensed building practitioner (record of building work)

SECTION 88, BUILDING ACT 2004

The building

Street address of building:

The project

Building consent number:

The owner

Name of owner:

(include preferred form of address, eg, Mr, Miss, Dr, if an individual)

Mailing address:

Street address/registered office:

Telephone number:

Mobile number:

Email address:

Record of work that is restricted building work

Work that is restricted building work ✓	Description of restricted building work <i>(If necessary, describe the restricted building work)</i>	State whether carried out or supervised <i>(Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work)</i>
Primary structure		
Foundations and subfloor framing <input type="checkbox"/>		
Walls <input type="checkbox"/>		
Roof <input type="checkbox"/>		
Columns and beams <input type="checkbox"/>		
Bracing <input type="checkbox"/>		
Other <input type="checkbox"/>		

External moisture management systems

Damp proofing	<input type="checkbox"/>		
Roof cladding or roof cladding system	<input type="checkbox"/>		
Ventilation system (for example, subfloor or cavity)	<input type="checkbox"/>		
Wall cladding or wall cladding system	<input type="checkbox"/>		
Waterproofing	<input type="checkbox"/>		
Other	<input type="checkbox"/>		

Note: Continue on another page if necessary.**Issued by**

(Name of licensed building practitioner who is licensed to carry out or supervise restricted building work)

Licensed building practitioner number:

(if applicable)

Classe(s) licensed in:

Plumbers, Gasfitters and Drainlayers Board registration number:

(if applicable)

Mailing address:

Street address/registered office:

Telephone number:

Mobile number:

Facsimile:

Email address:

Website:

(if applicable)

DeclarationI,

(name of licensed building practitioner), carried out or supervised the restricted building work recorded on this form:

Date:

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

DAY

MONTH

YEAR

BC210994
 Received by
 Kapiti Coast District Council
 05/03/2024
 via Email

Care, maintenance and warranty

FOR YOUR WINDOWS AND DOORS

BC210994
Received by
Kapiti Coast District Council
05/03/2024
via Email

Care and maintenance of your windows and doors

Congratulations for purchasing one of New Zealand's most respected brands of windows and doors from a member of the Window and Glass Association of New Zealand.

Remember that a very simple regular maintenance programme is required in order to comply with warranty requirements and will aid in retaining the appeal of your windows and doors for many years to come.

After house construction, pay particular attention to ensuring that builder's debris and dirt are cleaned from the inside of all window and door sills so that drainage holes are unobstructed. This is especially applicable to doorways that have been in regular use during the construction phase. Regularly clean door sills, tracks and all drain holes as part of your ongoing maintenance programme.

Smartwood maintenance

To comply with warranty requirements and to ensure longevity of your Smartwood windows and doors the interior timber face should be sealed as soon as possible after installation with an appropriate finish e.g. oiled, varnished, stained or painted, according to manufacturer's instructions. If the timber is oiled or stained, this treatment will need to be reapplied every few years to maintain the appropriate level of product protection and appearance.

Klima Series maintenance

Your innovative and durable uPVC windows and doors are designed to withstand New Zealand's harsh sunlight without discolouring or degrading. Minimum maintenance is required for your uPVC windows and doors, but regular cleaning is required as per "Cleaning your windows and doors" section is recommended. For stubborn stains, use a soft cloth with Jif Cream Cleanser.

Cleaning your windows and doors

Window and door frames should be cleaned each time your windows and doors are washed in order to remove atmospheric dirt and grime. A soft brush with warm water and a mild household detergent are recommended. Rinse with fresh water.

- **DO** remove obvious deposits as they occur including cement based products
- **DO** mask windows if painting. Use only methylated spirits, isopropanol or water to remove fresh paint splashes
- **DO NOT** use abrasive steel wool, scrapers, scouring liquids or aggressive solvents, thinners, petrol, etc. These will all damage the windows and doors and the surface finish
- **DO NOT** expose your joinery to excessive heat, heaters or hot air guns as these may damage the surface finish of the joinery.

Cleaning once every three months should be sufficient, however, in coastal or industrial environments more frequent washing will be required. The frequency of washing in these harsh environments should be determined by the degree of salt and/or other contaminant build up on the windows and doors, but ideally should be at least once a month. Washing should include the rinsing of all window and door cavities to avoid salt build up and corrosion.

Powdercoated joinery can be damaged by some sunscreens. Avoid touching the surface where possible and wash any sunscreen residue off powdercoated joinery immediately after contact.

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05/03/2024
via Email



Use, care and maintenance of your hardware

Your windows and doors feature a bespoke hardware solution with unique features.

Powdercoated and anodised hardware should be cleaned regularly with a wet sponge or soft brush, warm water and a mild detergent and rinsed with fresh water. Plated products should be cleaned with a wet sponge or dry duster. NEVER use detergent on plating.

Plated hardware is not recommended for coastal applications and is excluded from any warranty as deterioration is possible under some environmental conditions.

Stainless steel hardware also needs regular cleaning. It is resistant to rust, however rust spots can sometimes occur. These can be removed with a mildly abrasive cleaner and rinsed with fresh water. In cases of heavy corrosion a Scotch-Brite hand pad can be used.

Stainless steel hardware should not be exposed to bleach products, hydrochloric acid solutions (sometimes used for tile and concrete cleaning), cement dust, soap concentrates and water with high iron content, such as bore water. We recommend regular treatment with 3M Stainless Steel Cleaner and polish to further protect and enhance stainless steel hardware.

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Surface finishing

Powdercoatings and anodising are surface finishes that have been well proven for corrosion resistance and durability.

Regular cleaning as detailed in the **Care and maintenance of your windows and doors** section is required in order to comply with warranty requirements.

Powdercoating warranties, as offered by Dulux, are:

- Duralloy, 10 years on film and 10 years colour integrity
- Duratec, 20 years on film and 15 years colour integrity

Anodising warranties offered, are

- 12 micron carries a 10 year warranty
- 25 micron carries a 20 year warranty, these are on a job-specific basis..

Projects within the coastal sea spray zone i.e. all off-shore islands or, within 500 metres of the sea or 100m from tidal estuaries and sheltered inlets, must use 25 micron anodising or Duratec as a minimum.

When judging colour consistency and integrity of finish, the accepted industry standard is inspection from a distance of two metres. Slight surface finish blemishes and/or colour variations that are not visible from two metres are deemed to be acceptable.

For products treated with anodising, variability of colour and visible grain are common features and are not defects.

Powdercoated tracks in sliding and bi-fold applications will wear over time and show a silver use line. This is unavoidable and does not contravene either the warranty or the durability requirements of the building code.



Care and maintenance of your Glass

After house construction

Glass is a very delicate product that can be easily damaged during the construction process. Remove any remaining stickers or cork/foam pads that have been left on the glass and rinse the glass thoroughly with clean water to ensure that builder's debris and dirt are removed. Clean your glazing as per the cleaning process below.

Cleaning your glazing

Regular cleaning of your glazing is recommended every three months. Commence by soaking the glass surfaces with water to loosen dirt and debris. Then wash the glass using water, glass squeegee or cloth, and one of the recommended products listed below. Rinse with water and wipe dry with a squeegee ensuring the glass is dry and water droplets are removed to avoid permanently marking the surfaces.

Use this time to check drainage holes are clear, Glazing Gasket (*Figure 2*) and flashings are intact.

DO NOT wash your windows in direct sunlight

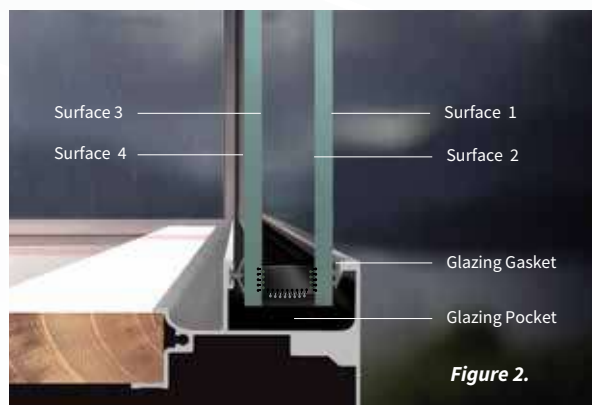
DO NOT let metal objects come into contact with the glass

DO NOT use products containing hydrofluoric acid, fluorine derivatives, any abrasive elements, or products with high acidic or alkaline content.

Due to the process of toughening glass, it is possible that very fine glass particles may fuse onto the glass surface. Care must be taken not to dislodge and drag this over the surface as it will cause scratching. Toughened glass can be identified by its safety stamp (*Figure 1*).



Figure 1.



For hard to remove marks

Remove oily spots and other organic pollution with isopropyl alcohol or acetone applied with a soft, clean cloth. Ensure these products do not enter the Glazing Pocket (*Figure 2*).

Rinse glass with clean water then follow the cleaning process.

For Reflective or Coated Glass

Coated glass has a thin metal oxide coating that is applied to the glass. These coatings are very resistant and durable. No precautions need to be taken when the coating is positioned on the inside of the insulating glass unit (*Figure 2: Surface 2 or 3*) such as with Solux-E.

For single glazing or when the coating is located on the outside of the insulating glass unit (*Figure 2: Surface 1 or 4*) such as with reflective glass, the regular cleaning process described prior is suitable.

However, bear in mind that a transparent and very thin metal surface is being washed. Test your method on an inconspicuous spot first.

DO NOT scratch the surface, this will penetrate the coating and it cannot be repaired

DO NOT use a mechanical treatment, this may remove the coating in localised areas

DO NOT let metal objects come into contact with the glass

DO NOT use products containing hydrofluoric acid, fluorine derivatives, any abrasive elements, or high acidic or alkaline content. These will attack the coating and damage it irreparably.

Recommended products for cleaning glass are:

- Glasscorp Universal Glass & Mirror Cleaner
GCGC / GC5 / GC20 / GC200 (Glasscorp.co.nz)
- Or 10-parts clean water, 1-part white vinegar
- Or 9-parts clean water, 1-part Methylated Spirits

Warranty

AGP back their world-class double-glazed units with a 12 year warranty - two years longer than the current industry standard or legislative requirements.



All AGP products meet or exceed the requirements of the New Zealand Building Code.

See agpl.co.nz/terms for the terms and conditions of this warranty.

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Sustainability

Altherm Window Systems is a brand of APL, the largest window solutions organisation in New Zealand. APL believe by building better buildings we're helping to shape a better world so we are committed to sustainable practices in all areas of our business.

We are working to pave a way forward for ourselves and other large industrial companies to do our bit for the environment. We've partnered with the New Zealand Green Building Council (NZGBC) and Sustainable Coastlines as a corporate sponsor to support industry change.

For us, it all starts with the source material; APL sources 100% of our aluminium billet from New Zealand's Aluminium Smelter (NZAS) which is hydro powered. We are the only joinery manufacturers in NZ to only use locally sourced aluminium. This also allows us to recycle 99.9% of aluminium scrap directly with the smelter – the only Australasian extruder to do so.

Altherm products are powdercoated using a chromate-free pre-treatment. Investment in new tanks and control technology means a cleaner, more environmentally-friendly chemical pre-treatment for our three major powdercoating lines.

Altherm products are shipped to manufacturers in plastic-free packaging. 100% of the packing case bases that are sent to the manufacturer network are recycled back through APL.

Products are shipped nationwide on the APL Direct fleet of trucks which 80% are Euro 5 compliant for reduced exhaust emissions. New additions to the fleet will be compliant to the highest standard – Euro 6.

We are continually reviewing and implementing changes to improve efficiency in our day-to-day operation.

These measures are outlined in a short video APL & Sustainability (available online at altherm.co.nz/about-us).

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Kapiti Coast District Council
05/03/2024
via Email



Producer Statement/Warranty

Our windows and doors comply with the New Zealand building code

All products supplied by Altherm Window Systems meet or exceed the requirements of the New Zealand Building Code and New Zealand Standards; NZS4211, Performance of Windows, and NZS4223, Glazing in Buildings - Parts 1-4 incl.

This means our windows and doors have been designed and successfully tested to perform in New Zealand's most diverse conditions, and will:

- satisfy the strength and deflection requirements of the standards
- deliver the desired levels of weathertightness appropriate to the prescribed wind zones
- meet the air leakage requirements necessary to provide comfort and efficiency
- include glazing of appropriate weight, strength and safety to satisfy not only the expected wind load but also accidental human impact.
- in the course of normal use decorative elements and non-structural fittings such as window fasteners, door rollers, weatherpile and the like may need to be replaced as they wear out. This process does not contravene the B2 Durability requirements of the New Zealand Building Code or the warranty given by the manufacturer.

In accordance with the TERMS AND CONDITIONS OF WARRANTY (altherm.co.nz/terms), a warranty for all Altherm Window Systems products is provided, under normal conditions of use, against failure of materials and/or workmanship for a period of 5 years from the date of practical completion.

The surface finishing of the aluminium extrusion is covered by a separate Performance Warranty which is dependent on the actual finish selected.

The AGP glass is covered by a separate warranty. See agpl.co.nz/terms for terms and conditions of your glass warranty.

A window and door hardware/component warranty protects against defects in manufacturing, functionality and surface finish for a period of 5 years, provided care and maintenance guidelines have been followed. Plated (soft) finishes are excluded from the warranty.

PLEASE NOTE

- This warranty is subject to correct installation as outlined in the Building Code Acceptable Solution Clause E2/AS1 External Moisture or an approved alternative solution.

Warranty details

Warranty Number: _____

Manufacturer: _____

Warranty queries should be directed to the above manufacturer



Your Altherm Window Systems Warranty

Homeowner details

Name	12 Rawene Street Waikanae
Mobile	000000
Email	fenella@cameronbuilders.co.nz

Site details

Address / lot number	12 Rawene Street Waikanae
Builder	Cameron Builders Limited
Build agreement	Builder install

Glass details

Glass	Glazed
Glass supplier	AGP

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via Email

Product details

Delivery date	31 August 2022 Warranty cover begins from this date
Glass Products used	AGP System
Joinery Products used	Residential Series
Joinery colour	Matt Warm White Pearl
Warranty number	22-09-128134A

Terms and Conditions

1. This product warranty ("Warranty") is given by us to the original end purchaser ("You") of Altherm products sold in New Zealand. "We" or "us" means the Manufacturer recorded overleaf. The Warranty is subject to the terms and conditions set out below:

2. The warranty applies to all Altherm Window Systems products ("the Products").

3. The warranty does not apply to:

- (a) Decorative elements and non-structural fittings such as window fasteners, door rollers, weatherpile and the like which may need to be replaced as they wear out;
- (b) Plated (soft) finishes;
- (c) surface finishes.

4. We warrant that: subject to the conditions and exclusions set out in the Warranty, the Products shall be free from defects due to defective workmanship and materials for 5 years from validation of your warranty by us ("the Warranty Period"). For the avoidance of doubt, if we repair or replace Products under the Warranty, the repaired or replaced products are warranted for the remainder of the Warranty Period.

5. Conditions: The Warranty will only apply where:

- (a) You register your details and retain proof of the date of purchase^[1];
- (b) You notify us of any breach of Warranty, in writing, within 3 months of the defect becoming apparent to you (or when it should reasonably have become apparent) and you provide evidence of your proof of purchase;
- (c) You make your claim before the expiry of the Warranty Period;
- (d) You provide us with a reasonable opportunity to inspect the alleged defect prior to any removal, repair or replacement;
- (e) Where not installed by us, the Products have been installed in accordance with our literature current at the time; the New Zealand Building Code and any other relevant New Zealand laws, regulations and guidelines;
- (f) You have not purchased the Products for use or installation in any works, erection, structure or construction other than a "household unit" (as defined in the Building Act 2004).

6. Limitations: For the avoidance of doubt the Warranty does not apply, and we are not liable for, the following matters (including):

- (a) Any defects in the Products resulting from a failure to comply with our care and maintenance guidelines;
- (b) Weathering and colour changes as a result of exposure to the elements;
- (c) Slight surface and colour variations. [These are not regarded as defects as variability of colour and visible grain are common features];
- (d) Any defects which are caused, or contributed to, by third party installation, third party works post installation, third party design or engineering of the building or by products supplied by third parties;
- (e) Any defects caused by factors outside our reasonable control such as any movement of the building or exposure to conditions that normally have an adverse impact on aluminium such as, seismic activity, unsuitable chemicals explosion, radiation, collision or other accident, acts of God, vandalism, adverse weather conditions such as (severe hail storm or storm);
- (f) Any Products which have been removed from their original place of installation.

7. Benefits: Subject to any legal rights you have that cannot be limited (under for example the Consumer Guarantees Act or the Building Act), our liability shall be limited at our sole option to:

- (a) replacing or repairing any defective Products; or
- (b) supplying equivalent Products; or
- (c) paying the cost of replacement Products; or
- (d) paying for the repair of the Products.

Where we elect to repair or replace any Products, we do not guarantee an exact colour match.

We otherwise exclude all liability for loss and damage (including without limitation all indirect and consequential loss). In all cases, our liability is limited to the value of the Products supplied to you.

8. Expenses: You will be liable for any expenses that you incur in making a claim.

9. Transfer: You may transfer the Warranty to a subsequent owner provided that a subsequent owner is notified, in writing, of these terms and conditions and agrees to be subject to them. You agree that following such transfer, you will no longer have any rights under the Warranty.

^[1] Where Products have been supplied to you by a builder, please ensure that you provide details of your builder and the date of installation and seek to obtain evidence of purchase from your builder. Whether you have provided sufficient information supporting any claim shall be at our discretion.



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05/03/2024
via Email

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AGP Insulating Glass Unit (IGU) Warranty Terms

Architectural Glass Products Limited (AGP) hereby provide the following warranty ("Warranty") regarding Insulating Glass Units (IGUs).

IGUs supplied by AGP meet, or exceed, the requirements of the New Zealand Building Code and New Zealand Standards NZS 4223, Glazing in buildings - Parts 1-4 included, Joint Australian/New Zealand Standard AS/NZS 4667 (Quality requirements for cut-to-size and processed glass).

This means our IGUs have been designed and successfully tested to perform in New Zealand's diverse conditions, and will, in accordance with the standards:

- satisfy the strength and deflection requirements;
- deliver the required levels of durability;
- will be of appropriate safety to satisfy not only the expected wind load but also accidental human impact;
- conform to the relevant thickness, dimensional and quality requirements;

will remain free of;

- visual or visible defects, or faults that can be seen from a distance of at least 3 metres (Refer to AS/NZS4667:2000);
- Obstruction of vision caused by dust, moisture, or film on interior surfaces of glass.

This Warranty is only for IGUs (comprising two or more glass panes) manufactured by AGP with either a silicone or a polysulfide secondary seal at the perimeter of the unit.

In accordance with the TERMS AND CONDITIONS OF WARRANTY, this Warranty is provided, under normal conditions of use, against failure of materials and/or manufacture for a period of 12 years from the date of supply to You.

WARRANTY TERMS AND CONDITIONS -

This Warranty is given by us to the original purchaser ("You") for IGUs manufactured by AGP ("We" or "us"). The Warranty is subject to the terms and conditions set out below.

1. Limitations: For the avoidance of doubt, we are not liable for, the following matters. The Warranty does not apply to IGUs which have been:

- A. Modified in any way after manufacture, including but not limited to: cut, ground or further processed, have applied to them any security system, solar or decorative films or any applied coatings;
- B. Inadequately protected from contact with lime, cement, metal and any other materials likely to cause damage;
- C. Installed in any manner other than strictly in accordance with Architectural Profile Limited's (APL) Manufacturing Pack instructions that were current at the time of manufacture- or AGP's written instructions;
- D. Installed with incompatible location blocks and/or setting blocks. Only polyamide (PA), polyethylene (PE), and polypropylene (PP) are pre-approved location and setting block materials. Some silicone location and setting blocks may also be suitable but are subject to testing and AGP's written approval in advance;
- E. Damaged during storage, transport or installation;
- F. Damaged by third party works post installation, third party design or engineering of the building or by products supplied by third parties;
- G. Deemed to have failed because of glass breakage of any kind;
- H. Installed in such a way that exposes the IGU to prolonged contact with water or water vapour;
- I. Exposed to chemicals, fumes, gas, heat or radiation other than that found in normal atmospheric air or from normal sunlight;
- J. Glazed in a manner that exposes the secondary seal to UV light (other than IGUs with silicone secondary seals);
- K. Subjected to abnormal vibration;
- L. Subjected to abnormal stress caused by deformation of the building;
- M. Manufactured to include a third party's internal or external decorative element (lead light or other item of art);
- N. Installed in or on, refrigeration products, land vehicles, trailers, watercraft without AGP's prior written approval of the installation detail and glazing method;
- O. Installed or treated with sealant or other glazing materials that are incompatible with the glass type or the IGU seal system;
- P. Cleaned and maintained in a manner other than strictly in accordance with AGP's written instructions. Use of harsh or abrasive cleaners will invalidate this Warranty;
- Q. Any damage caused by factors outside our reasonable control such as exposure to conditions that normally have an adverse impact on glass and IGUs such as, seismic activity, unsuitable explosions, collision or other accident, acts of God, vandalism, adverse weather conditions such as (severe hail storm or storms);
- R. Any IGUs which have been removed from their original place of installation.

2. AGP having been paid in full for the IGUs.

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3. You acknowledge at the time of delivery that the IGU was undamaged and free of defects.
4. Normal visual characteristics such as deflection, reflection, Brewster's Fringes, iridescence and preferential wetting patterns are not considered defects.
5. You register your details and provide us proof of purchase (as below).
6. You notify us of any breach of Warranty, in writing, within 3 months of the defect becoming apparent to You (or when it should reasonably have become apparent to You).
7. You make your claim before the expiry of the Warranty Period.
8. You provide us with a reasonable opportunity to inspect the alleged defect prior to any removal, repair or replacement of the IGU by You.

9. Benefits: Subject to any legal rights you have that cannot be limited (under, for example, the Consumer Guarantees Act or the Building Act), our liability shall be limited, at our sole option, to:

- a. resupply to the original delivery address a replacement for any defective IGU; or
- b. supply to the original delivery address an equivalent IGU; or
- c. refund the original purchase price;

Where We elect to do A or B We do not guarantee an exact colour match for any replacement.

We otherwise exclude all liability for loss and damage (including without limitation all indirect and consequential loss).

In all cases, our liability under this Warranty is limited to the value of the IGUs supplied to You.

10. Expenses: You will be liable for any expenses that You may incur in making a claim.

11. Transfer: You may transfer the Warranty to a subsequent owner provided that a subsequent owner is notified, in writing, of these terms and conditions and agrees, in writing, to be subject to them. You agree that following such transfer, You will no longer have any rights under this Warranty.

12. Where an IGU has been supplied to You by a builder, glass merchant or window fabricator, please ensure that you provide details of your builder, glass merchant or window fabricator and the date of installation and seek to obtain evidence of purchase from them. Whether you have provided enough information supporting this Warranty shall be at our discretion.

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Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: 12 Rawene Street,	
Suburb: Waikanae	
Town/City: Waikanae	Postcode: 5036

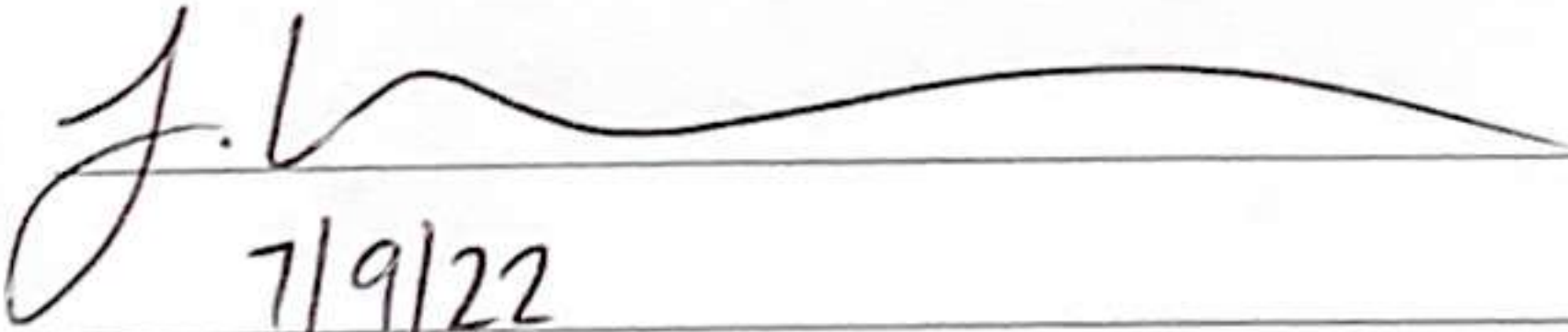
THE PROJECT
Building consent number:

THE OWNER(S)	
Name(s): Sonya Howland	
Mailing address: 12 Rawene Street	
Suburb: Waikanae	PO Box/Private Bag:
Town/City: Waikanae	Postcode: 5036
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK		
PRIMARY STRUCTURE		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input checked="" type="checkbox"/>	Install RU24 underlay	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Roof cladding or roof cladding system <input checked="" type="checkbox"/>	Install iron roofing	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY	
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.	
Name: Jesse Woolhouse	LBP number: BP127413
Class(es) licensed in:	
R2, R3	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 122 Ngarara Road	
Suburb: Waikanae	Town/City: Waikanae
PO Box/Private Bag 437, Paraparaumu	Postcode: 5036
Phone number:	Mobile: 027 488 6345
After hours:	Fax:
Email address: coastalroofing@live.com	Website:

DECLARATION	
I, Jesse Woolhouse carried out or supervised the restricted building work recorded on this form.	
Signature:	
Date:	7/9/22

Residential Warranty and Maintenance Requirements

SUPPLY DATE: AUGUST 2022

PROPERTY OWNER	Sonya Howland
SITE ADDRESS	12 Rawene Street, Waikanae 5036, New Zealand
SITE ENVIRONMENT	Moderate
BUILDING TYPE	Residential
ROLLFORMER	Brockelsby (Wellington)

WARRANTY THAT PRODUCT:	ROOFING	WALL CLADDING	GUTTERS/DOWNPipes	FLASHINGS	FASCIA	FENCING MODERATE ENVIRONMENT ONLY
Paint will not flake, peel or excessively fade	18 Years	-	-	-	-	-
Will not perforate through corrosion	30 Years	-	-	-	-	-

The product manufactured from **COLORSTEEL® ENDURA®** is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension between the sheets, is a natural weathering phenomenon of **COLORSTEEL® ENDURA®** and does not constitute a failure of the coating system. Testing to determine the performance of the product will be in accordance with the methods described in Australian Standard AS1580.

This warranty is issued by New Zealand Steel Limited and is subject to the following terms and conditions:

(Note: all New Zealand Steel literature referred to in this warranty is that which is current at the time of installation and is available from the rollformer or www.colorsteel.co.nz)

- The maintenance programme specified on the reverse **BEING STRICTLY ADHERED TO and documented.**
- The warranty periods stated above start from the date the material is supplied to site.
- The installed pitch of the roof is equal to or greater than 3°, or the minimum recommended for the profile, whichever is greater.
- The product is only used in the environments and applications as recommended in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure (or on-line *Guidelines for Use*).
- The product is designed, formed, stored, handled and installed in accordance with recommendations given in *Specifiers and Builders Guide* (on-line *Guidelines for Use*), *Information Bulletins* and *NZ Metal Roof and Wall Cladding Code of Practice*.
- This warranty covers the **COLORSTEEL® ENDURA®** material only and no accessories supplied which include, without limitation, fasteners, soft edge and building wrap.
- All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed in law. In particular, where the product is supplied for the purpose of business, the guarantees contained in the Consumer Guarantees Act 1993 do not apply.
- Failure of the material or the coating partially or wholly due to one or more of the following causes is not covered by this warranty:
 - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as air-conditioning units, PV/Solar energy systems, and failure to remove swarf.
 - Contact or immersion in soil, ash, fertilizer, moisture retaining substances, sunscreen or water (of any type).

- Contact with or runoff from lead or copper and other dissimilar metals, chemical agents, green or wet timber or treated timber.
- Water, rain, snow or ponding for any reason.
- Mechanical damage, chemical attack, corrosion or other damage sustained during transport, handling, storage, installation or subsequent to installation.
- Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
- Application of post paint treatments or systems.
- Failure to install, use and maintain the product in accordance with NZ Steel's guidelines and applicable industry standards.
- Underside corrosion as a result of high humidity, condensation or pollution generated within a building.
- Failure to replace corroded fasteners, or use of incorrect fasteners.
- Corrosion arising from lapped areas of end-lapped sheets.
- The product having been inappropriately stored prior to installation.
- Causes beyond the control of New Zealand Steel or the roofing manufacturer, including earthquakes, fires, cyclones, tornadoes, storms, hurricanes, lightning, hail, volcanic activity and other similar extreme "Acts of God".
- Actions by other persons.

If **COLORSTEEL® ENDURA®** pre-painted steel has failed to perform as warranted, then a claim, in writing, specifying in what respect the **COLORSTEEL® ENDURA®** has failed to perform, must be made within the applicable warranty period, to New Zealand Steel who will at its sole option repair or replace (including labour) the affected material or provide a refund equal to the cash value based on New Zealand Steel's estimate of the cost of the then current New Zealand Steel equivalent product. All claims must be accompanied by this original warranty document. A new warranty will be issued to cover the balance of the original warranty offer for both the paint coating and perforation protection where repair or replacement is made, this period is not extended in case of replacement. Neither the roofing manufacturer named below nor New Zealand Steel will be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. Nothing in this warranty is intended to exclude or limit any rights consumers may have under the Consumer Guarantees Act 1993.

New Zealand Steel and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.

PRODUCT USAGES

Roofing with a Corrugate profile and a pitch of 25 degrees

- Paint will not flake, peel or excessively fade for **18 years**
- Will not perforate through corrosion for **30 years**

Coil References: P726364: Gull Grey, 0.4mm

MANUFACTURING

COLORSTEEL® ENDURA® manufactured by New Zealand Steel Limited.

Rollformed by Brockelsby (Wellington).

Installed by Costal Roofing Solutions.

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APPROVAL

This Warranty is issued by (the manufacturer), New Zealand Steel Limited.

Date: 07 September, 2022

MAINTENANCE PROGRAMME

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	MODERATE ISO CATEGORY 3	SEVERE ISO CATEGORY 4	VERY SEVERE ISO CATEGORY 5
Roof	Rain washing	Rain washing	Not warranted
Wall Cladding	Manual washing every year	Not warranted	Not warranted
Gutters, fascias and unwashed or high risk areas	Manual washing every 6 months	Manual washing every 3 months	Not warranted

Environment zones are described in detail in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure. If your building is within 1000 metres of the sea or in an area with a corrosive environment you should check these Categories.

Regular washing of **COLORSTEEL® ENDURA®** products increases the durability by reducing attack from airborne salts and pollutants. **COLORSTEEL® ENDURA®** surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa. Regular inspection for, and removal of lichen should be carried out as per Information Bulletin - *Removal of Lichen*.

Note: **high risk** areas include areas around flues, chimneys and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris. External objects such as walkways and platforms, air conditioning units, solar hot water and solar photovoltaic systems, all have the potential to create areas on the roof that are sheltered from the rain (unwashed areas) and, as such, additional maintenance of the roof area affected is required as highlighted in the above table.

COLORSTEEL® and **COLORSTEEL® ENDURA®** are registered trademarks of New Zealand Steel Limited.



Warranty ID: 85244

For information relating to your warranty certificate please call 0800 697 833,
or you can write to us at nzs.warranty@bluescopesteel.com





ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.:

01/23

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

12 Rawene St Waikanae

Contact Details:
(Name and address)

U. Howland

Name of Electrical
worker:

M. Howland

Registration/Practising
licence number:

E 169 85

Phone & email:

021 2287610

Name and registration number
of person(s) supervised:

—

Certificate of Compliance

Type of work:

☒ Addition☒ Alteration☐ New work

The prescribed electrical work is:

☒ Low risk☒ General☐ High-risk (Specify):

Means of compliance:

☐ Part 1 of AS/NZS 3000☒ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:

☒ No☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

1/6/22 - 1/2/23

Contains fittings that are safe to connect to a power supply?

☒ Yes☐ No

Specify type of supply system:

MEN

The installation has an earthing system that is correctly rated (where applicable)

☒ Yes☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☒ All ☐ Parts (specify)

The work relies on manufacturers instructions:

☐ Yes☒ No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work has been done in accordance with a certified design:

☐ Yes☒ No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work relies on a Supplier Declaration of Conformity (SDoC):

☐ Yes☒ No

If yes – identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010

☐ No ☒ Yes

Description of Work:

Replace switchboard - wire new extension
and kitchen.

Test Results (provide values)

Polarity (Independent earth):	✓
Insulation resistance:	10 M Ohms
Earth Continuity:	0.2 Ohms
Bonding:	— Ohms
Fault Loop impedance	< 1.5 Ohms
Other (specify):	

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature:

Date:

20/02/23.

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's
name:Registration/Practising
licence number:Certifier's
signature:Certificate
Issue Date:

Connection Date:

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

Gorilla Showers Ltd

Limited Installation and Water Tightness Warranty

Date of Installation: 7th of October 2022

Job Ref: 12 Rawene Street Waikanae

A limited installation and water tightness warranty of 12 months from installation date, subject to environment.

No warranty is given on liner discolouration, door components i.e., hinges, cams, door pivots, soft close mechanisms, and seals.

No water tightness warranty is given if:

- the hot water temperature exceeds 55 degrees
- a shower dome is fitted
- shower tray not level
- no fixing has been supplied for the wall receivers and toggles have been used
- the bathroom venting does not comply with G4/A51 venting standards
- the internal plumbing fails or leaks
- the liner is penetrated and not sealed correctly
- the walls have been painted more than 150mm from finished edge of the liner acrylic liner.
- the walls are plastered or sealed behind the acrylic shower liner.
- Incorrect acrylic liner penetration by others.
- If the shower is fitted onto a cavity slider.
- If the surface for the acrylic liner is not Villa board, Fibre cement or Plaster board.

The liner warranty installation is nullified if the following products are used:

- Alcohol
- Solvents
- Hair Dye
- Acetone
- Bleach
- Bath oils/salts
- Abrasives
- Citrus-based products

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Completion Certificate

PURSUANT TO PROVISIONS OF THE GUARANTEE



This Certificate needs to be completed by the Owner when the Building Work has achieved Practical Completion.

Guarantee Number 74560-1 Guarantee Contract version V20201001
Legal Name of Builder Cameron Builders 2008 Limited
Name of Owner(s) Michael & Sonya Howland

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BUILDING SITE

Street Address 12 Rawene Street

Suburb

Town/City Waikanae

Postcode 5036

The Owner certifies that:

1. The Owner has inspected the Building, and agrees that Practical Completion has been achieved.
2. The commencement of cover under the Guarantee begins from the date of this certificate.

DATE OF POSSESSION / PRACTICAL COMPLETION

Day 12	Month 12	Year 2022
---------------	-----------------	------------------

FINAL CONTRACT PRICE

Price including GST \$ 320,488 -
(including any variations to the original building contract but excluding any land value)

SIGNED FOR AND ON BEHALF OF THE OWNER(S)

(where there is more than one owner, to be signed by one of the owners on behalf of the Owner/s)

Signature

S. Howland

Date

23/5/23

Owner Name

Sonya Howland

(name of the owner signing on behalf of the Owner/s).

Guarantee Schedule

10 YEAR RESIDENTIAL GUARANTEE

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Guarantee number	74560-1 Guarantee Contract version V20201001
NZCB Builder (Legal Name)	Cameron Builders 2008 Limited
NZCB Builder Mobile No	+6421447568
NZCB Builder Email address	fenella@cameronbuilders.co.nz
Owners Names	Michael & Sonya Howland
Owners Contact Person(s)	Michael Howland
Owners Postal Address	12 Rawene Street, Waikanae, 5036
Owners Email Address	sonyaleigh76@gmail.com
Owners Contact Number	+64211913502
Estimated Start Date	20 May 2022
Estimated Completion Date	20 October 2022
Site Address	12 Rawene Street, Waikanae, 5036
Lot Number	9
DP Number	22673
CT Number	WN985/53
Building Contract	Small Works and Alterations Contract (Fixed Price+)
Original Contract or Estimated Price	\$320,488 (Original Contract Price)
Deposit	\$32,048
Intended Use	Solely Residential
Number of buildings	1
Number of storeys in each building	1
Homeowner Handbook Version	Guarantee Contract version V20201001

Confirmation of Commencement of Cover

10 YEAR RESIDENTIAL GUARANTEE



23 May 2023

Guarantee number 74560-1 Guarantee Contract version V20201001

for the dwelling at 12 Rawene Street, Waikanae, 5036

Lot - 9 DP - 22673 Title # - WN985/53

Dear Michael & Sonya Howland,

We are pleased to confirm that cover under your 10 Year Residential Guarantee ("Guarantee") commenced on 12, December, 2022 and ends on 11, December, 2032 subject to the terms and conditions of the Guarantee.

For the purpose of your Maximum Limit of Guarantee Cover (refer to section 2, page 6 of the Guarantee Handbook), we confirm the value of your Building Contract is \$320,488.00

Please refer to the terms and conditions of the Guarantee for detailed information including what you are covered for, the period of cover and the process of making a claim.

If you want to make a claim under this Guarantee, you should contact us at:

Halo Guarantees Limited
PO Box 13415
Tauranga Central
Tauranga 3141 New Zealand

Or via email to: hello@halo.nz

It is important that you contact us straight away if you think you might be in a situation where you believe you have a claim under the Guarantee.

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Guarantee Schedule

10 YEAR RESIDENTIAL GUARANTEE

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Guarantee number	74560-1 Guarantee Contract version V20201001
NZCB Builder (Legal Name)	Cameron Builders 2008 Limited
NZCB Builder Mobile No	+6421447568
NZCB Builder Email address	fenella@cameronbuilders.co.nz
Owners Names	Michael & Sonya Howland
Owners Contact Person(s)	Michael Howland
Owners Postal Address	12 Rawene Street, Waikanae, 5036
Owners Email Address	sonyaleigh76@gmail.com
Owners Contact Number	+64211913502
Estimated Start Date	20 May 2022
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Deposit	\$32,048
Intended Use	Solely Residential
Number of buildings	1
Number of storeys in each building	1
Homeowner Handbook Version	Guarantee Contract version V20201001

Guarantee Schedule

10 YEAR RESIDENTIAL GUARANTEE

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Guarantee number	74560-1 Guarantee Contract version V20201001
NZCB Builder (Legal Name)	Cameron Builders 2008 Limited
NZCB Builder Mobile No	+6421447568
NZCB Builder Email address	fenella@cameronbuilders.co.nz
Owners Names	Michael & Sonya Howland
Owners Contact Person(s)	Michael Howland
Owners Postal Address	12 Rawene Street, Waikanae, 5036
Owners Email Address	sonyaleigh76@gmail.com
Owners Contact Number	+64211913502
Estimated Start Date	20 May 2022
Estimated Completion Date	12 December 2022
Site Address	12 Rawene Street, Waikanae, 5036
Lot Number	9
DP Number	22673
CT Number	WN985/53
Building Contract	Small Works and Alterations Contract (Fixed Price+)
Original Contract or Estimated Price	\$320,488.00(Original Contract Price)
Deposit	\$32,048
Intended Use	Solely Residential
Number of buildings	1
Number of storeys in each building	1
Homeowner Handbook Version	Guarantee Contract version V20201001

Waiver of Subrogation

10 YEAR RESIDENTIAL GUARANTEE



Guarantee Number 74560-1 Guarantee Contract version V20201001

Legal Name of Builder Cameron Builders 2008 Limited

Name of Owner(s) Michael & Sonya Howland

BUILDING SITE

Site Details Lot No. 9 **DP No.** 22673 **CT No.** WN985/53

Site Address 12 Rawene Street, Waikanae, 5036

To the Builder named above:

1. Subject to the provisions in 2 and 3 below, Halo Guarantees Limited agrees to waive all rights of subrogation, which it may have or acquire against the Builder arising out of any claim(s) accepted under the Guarantee identified above ("the Guarantee") which are discovered and notified to Halo Guarantees Limited during the period commencing on the second anniversary of the Practical Completion Date specified in the Guarantee and finishing at the end of the Period of Cover under the Guarantee ("the Waiver Period").
2. For the purposes of this waiver, and of Part 2 Subpart 1 of the Contract and Commercial Law Act 2017, the expression "Builder":
 - a) Means the Individual or Business Member of the New Zealand Certified Builders Association Inc. who was engaged to carry out the relevant building work, and includes
 - b) All employees and contractors in the nature of employees of the Builder, and
 - c) (if the Builder is a partnership or similar unincorporated group of people) all the partners or members of the group, and
 - d) (if the Builder is a company or similar incorporated entity) all the shareholders of, directors of, and people who effectively manage or control the Builder, but
 - e) does not include any independent supplier to or subcontractor of the Builder.
3. This waiver does not apply and cannot be enforced against Halo Guarantees Limited in circumstances where, in the reasonable opinion of Halo Guarantees Ltd:
 - a) the Builder does not have genuine grounds on which to contest the claim(s) accepted under the Guarantee (irrespective of whether those grounds are ultimately proven);
 - b) the Builder has failed to comply with a final and binding ruling against the Builder in respect of the claim(s) accepted under the Guarantee, which ruling has been issued by a Court, Tribunal, Arbitrator, Adjudicator or Referee of competent jurisdiction: or
 - c) the Builder is not a Member of the New Zealand Certified Builders Association Inc. (in any category) at the time the relevant claim(s) is/are discovered and notified to Halo Guarantees Limited.

SIGNED FOR AND ON BEHALF OF HALO GUARANTEES LIMITED

A handwritten signature in blue ink, appearing to read "David Lee".

Date 23/05/2023

SIGNATURE

NAME/TITLE David Lee, Halo Guarantees Limited, Chief Executive

BC210994
Received by
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05/03/2024
via Email

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Kapiti Coast District Council
05/03/2024
via Email



PS4 Documentation

12 Rawene Street, Waikanae

Mike & Sonya Howland c/ Box Architecture Ltd

Document Number: 21452-PS4-001-A

Civil • Structural • Environmental • Geotechnical • Project Management

Directors: V.J. Anderson BE C&M • R.A. Pukłowski NZCE (Civil) REA MEngNZ • C.F. Short BBS PG Dip Man, CIMA Dip MA, MInstD • A.R. Wilton BE CMEngNZ CPEng IntPE DipMS

Cameron Gibson & Wells Limited
Auckland • Wellington • Nelson • Westport • Christchurch • Wanaka
www.cgwl.co.nz • office@cgwl.co.nz • Tel: +64 3 548 8259


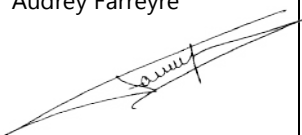



Document Control:

Project: 12 Rawene Street, Waikanae
 Document Title: PS4 Documentation
 Client: Mike & Sonya Howland c/ Box Architecture Ltd

Issued: Thursday, 29 February 2024
 Project/File ref: 21452-PS4-001-A
 Revision: A

Document QA:

Revision #	Prepared by:	Reviewed by:	Approved by:	Date
A	Tom Lott  Structural Engineer BEng(Hons)	Audrey Farreyre  Senior Structural Engineer MSc, CMEngNZ, CPEng	Alisha Toonen  Projects Administrator	29-Feb-24

Revision History:

Revision #	File Reference	Description	Date
A	21452-PS4-001-A	First issue	29-Feb-24

BC210994
 Received by
 Kapiti Coast District Council
 05/03/2024
 via Email

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BC210994
Received by
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05/03/2024
via Email

1. Producer Statement – PS4 – Construction Review

BUILDING CODE CLAUSE(S): B1 **JOB NUMBER:** 21452

ISSUED BY: CGW Consulting Engineers

(Construction Monitoring Firm)

TO: Mike & Sonya Howland c/ Box Architecture Ltd

(Owner/ Developer)

TO BE SUPPLIED TO: Kapiti Coast District Council

(Building Consent Authority)

IN RESPECT OF: Pile foundations for house extension

(Description of Building Work)

AT: 12 Rawene Street, Waikanae, New Zealand

(Address, Town/City)

LEGAL DESCRIPTION: LOT 9 DP 22673

N/A: ☐

We have been engaged by the owner/developer referred to above to provide **CM 2 level of construction monitoring relating to the Clause(s) named above of the Building Code for the building work which is covered by PS1(s) issued by CGW Consulting Engineers** (Engineering Design Firm) and which is described in the documents relating to the Building consents No. 210994 and those relating to Building Consent Amendments(s) No. 210994A (05/09/2022) issued during the course of the works.

We have sighted these Building Consents and the conditions attached to them.

If any fields above are too small, please write "refer the schedule"

Authorised instructions/variations(s) detailed/listed in the Schedule have been issued during the course of the works.

On the basis of these review(s) and information supplied by the contractor during the course of the works and **on behalf of the engineering firm** undertaking this Construction Monitoring, **I believe on reasonable grounds** that the building works covered by the above-mentioned PS1(s) have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above or in the Schedule below, with respect to Clause(s) _____ of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

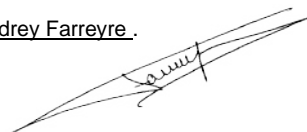
I, (Name of Construction Monitoring Professional) Audrey Farreyre am:

- CPEng 1009889
- I hold the following qualifications: MSc, CMEngNZ, CPEng

The Construction Monitoring Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000.
The Construction Monitoring Firm is a member of ACE New Zealand.

SIGNED BY (Name of Construction Monitoring Professional) Audrey Farreyre.

(Signature Below):



ON BEHALF OF CGW Consulting Engineers

Date: 29 February 2024

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied on by any other person or entity. Any liability in relation to this statement accrues to the Construction Monitoring Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Forms 6 or 8 of the Building (Forms) Regulations 2004** for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACE NEW ZEALAND AND ENGINEERING NEW ZEALAND

PRODUCER STATEMENT PS4

November 2021 (PDF)

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Received by
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05/03/2024
via Email

2. Inspection Schedule

Job Number: 21452
Date: 29/02/24
Job Description: Pile foundations for house extension
Job Location: 12 Rawene Street, Waikanae, New Zealand
Client: Mike & Sonya Howland c/ Box Architecture Ltd

- CGW Consulting Engineers have been engaged by the client to carry out the site inspections listed in the attached schedule of inspections.
- The below inspections were carried out by CGW over the course of the construction works.
- Relevant information from other professionals has also been reviewed and listed below.

Inspections			
No	Description	Date Inspected	Carried Out By
1	Subgrade inspection once all topsoil and organic material have been removed from the excavation and hole pre-pour inspection	03/06/2022	CGW – Martin W
2	Remote Timber Connection Inspection – pre-line by photos and phone call	20/02/2024	CGW – Audrey F






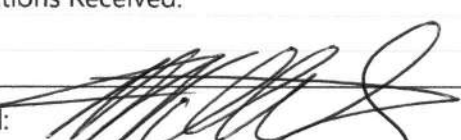
Contractor Submissions			
No	Description	Date Received	Reviewed By
1	Contractor PS3 for all works	05/02/2024	CGW – Audrey F

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 via Email

3. Supporting Documents

BC210994
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via Email

Site Inspection Form

Location: 12 RAWENE ST., WAIKANA E		Job No: 21452
Date: 3/JUNE/2022	Time on site: 9.30	Time off site: 9.45
CGW Representatives: MRW		BC Number:
Is Site Controlled? Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>	By Whom? BY BUILD CONTRACTOR	
Have you been inducted to site? Yes <input type="checkbox"/> / No <input checked="" type="checkbox"/>	Weather Conditions: DRY, OVERCAST	
Have I Reviewed the Risk Assessment for this Job?:		Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
Did you conduct a TAKE 5 when you arrived at site?		Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
STOP LOOK ASSESS CONTROL MONITOR		
Are there any Hazards that were not covered in the Risk Assessment		Yes <input type="checkbox"/> / No <input checked="" type="checkbox"/>
If Yes, Record these additional hazards here:		
Do I have the appropriate PPE to continue with this inspection?		Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
 <input checked="" type="checkbox"/> Hi Vis Vest  <input checked="" type="checkbox"/> Safety Boots  <input checked="" type="checkbox"/> Hard Hat  <input checked="" type="checkbox"/> Safety Glasses  <input checked="" type="checkbox"/> Dust Mask		<input type="checkbox"/> Other Please specify:
Is it safe to continue with this inspection?		Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
Site Notes / Tests Carried Out:		
INSPECTED FOUNDATION HOLES, TAKEN DOWN TO COMPETENT GROUND/GRAVELS @ 900mm.		
<ul style="list-style-type: none"> TWO HOLES IN CORNER ENCOUNTERED OLD SLAB CAST ON GROUND BELOW @ 900mm HOLES M/E + M/P WITH REF TO DWG 21452 S-01-01 REV A. INSTRUCTED SLAB COULD REMAIN, AS TOO MUCH DISRUPTION TO REMOVE + WON'T AFFECT BEARING. INSTRUCTED CONTRACTOR TO TAMP DOWN HOLE BASES + ENSURE DRY. ONE HOLE HAD WATER. COUNCIL INSPECTED DUE ON SITE AFTER MY VISIT 		
Are there additional Site Notes on the next page?		Yes <input type="checkbox"/> / No <input type="checkbox"/>
Instructions Issued:		To Whom:
AS ABOVE		
Instructions Received:		By Whom:
		
Signed:		

From: Martin Williams
Sent: Friday, 3 June 2022 1:38 PM
To: Audrey Farreyre
Cc: Debbie Williams; Rebecca Curd
Subject: RE: [CGW-21452] Construction Monitoring for 12 Rawene Street
Attachments: 2022_06_03_21452_site_inspection.pdf

I attach site inspection form

The pile holes have not been augered just hand excavated down to the gravels about 900mm, as per our report. So they may be a bit shy of 1m in places.

However the base is good ground/300 kPa UBC. Two locations had old concrete base at the bottom, but could see it was founded on the same gravel strata, so left in place.



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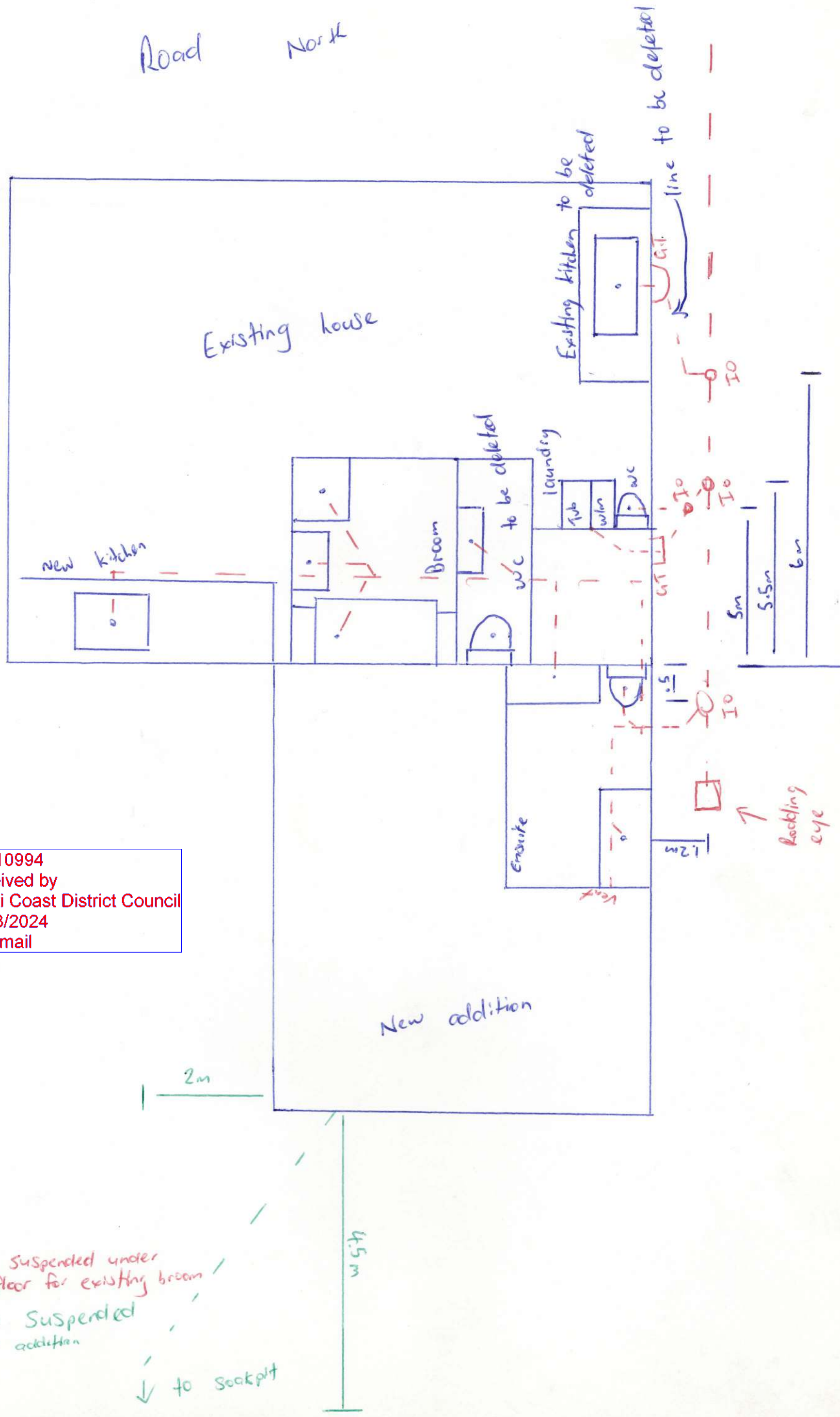


Regards

Site Notes

Location: 12 Rawene St		Inspection Date: N/A
CGW Job No.: 21452	BC No.: 21099A	Time on site: N/A
CGW Attendees: N/A		Time off site: N/A
Purpose of attendance: N/A		Weather: N/A
Site Controller/Contact: N/A		Site Attendance H&S Form completed N/A
Site Notes / Tests Carried Out		
<p>These are additional photos requested by CGW to the builder to demonstrate that pile to bearer connections have been installed adequately.</p>		
		
		
Instructions Issued:		To Whom:
Instructions Received:		By Whom:
Are there additional site notes on the next page?		Yes <input type="checkbox"/> / No <input type="checkbox"/>
Signed: 		

27th September 2022



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- S/S suspended under existing floor for existing broom
- S/W suspended under new addition
↓ to soakpit

STATEMENT PIPED SERVICES AND PLUMBING STACKS



Construction Review

Send or deliver this form to: Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

TO BE COMPLETED BY THE INSTALLER

Issued by: *West coast plumbing Limited.*

Registration number: *19014*

In respect of Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2

Installed at: *12 Raewene Street, Warkane*

Building Consent No: *210994*

As a certified plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 150 kPa.

Name: *Scott Tether*

Signature: *[Signature]*

Address: *104 Kapiti Road*

Date: *2/3/23*

Phone:

Fax:

Mobile: *021 52 45 45*

Email:

Scott@westcoastplumbing.co.nz

Kāpiti Coast District Council Office Use Only

Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Date:

Name:

Signature:

**STATEMENT
DRAINAGE WORK INSTALLED**
Construction Review



Send or deliver this form to: Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032; Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

TO BE COMPLETED BY THE INSTALLER

Issued by: West coast Plumbing Limited

Registration number: 19014

Tick applicable



In respect of: Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan.

Soak pit done by client



In respect of: Private Sewer Drains installed in accordance with G13 AS2 or AS/NZS 3500 .2.2 as shown on the approved plans or as per the attached amended plan.

Installed at: 12 Raehene Street, Waihanae

Building Consent No: 210994

As a certified drainlayer, currently holding an annual practicing license, I certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Name: Scott Tither

Signature: S. Tither

Address: 104 Kapiti Road

Date: 2/3/23

Phone:

Fax:

Mobil: 021 52 45 45

Email:

Note: Fully dimensioned as built drain plan to be supplied. (scale 1:100)
Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

Kāpiti Coast District Council Office Use Only

Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Name:

Signature:

Date:

Soak pit installed by client



Statement of Compliance with the NZ Building Code

Consent No: 210994

ISSUED BY: Kapiti Coast District Council

PROJECT

Site Address: 12 Rawene Street, Waikanae
Legal Description: LOT 9 DP 22673
Work Description: New master bedroom and ensuite extension, plus existing kitchen relocation
Building Category: R1

OWNER

Name(s): Michael & Sonya Howland
Address: 12 Rawene Street, Waikanae

- [P] Application for CCC received and accepted
- [P] Consent description accurate and reflects amendments (if relevant).
- [P] Confirm owner named on Building Consent application is current owner
- [P] Confirm all required inspections completed and documented in GoGet
- [P] Work in accordance with approved consent and approved amendments
- [P] Supporting documentation required in building consent addenda received
- [P] Quality assurance documentation
- [P] Restricted building work
- [P] Additional information required and received
- [P] Code Compliance Certificate Sign Off
- [P] Approve to issue Code Compliance Certificate if all fees paid

NOTES:

Inspections Prepaid:

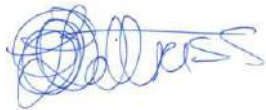
Inspections Done:

LICENSED BUILDING PRACTITIONERS:

Designer 1	BP115797	Mark Dray
Designer 2	CPENG102481	Domenico Sciofani
Carpentry 1	BP105864	Duane Cameron
Roofing 1	BP127413	Jesse Woolhouse
Plumber	19014	Scott Tither
Drainlayer	19014	Scott Tither
Electrician	I216985	M Howland

On review of the documentation and inspection notes it can be considered on reasonable grounds that all work has been completed in compliance with the building consent.

Signed:



Date: 25 March 2024

Name: Luke Nattrass

Position: Building Officer

2 February 2022

Registrar-General of Land
Land Information New Zealand
PO Box 5501
Wellington 6145

Dear Sir/Madam,

Notification of Building Consent Granted for Building on Land Subject to Natural Hazard/s

Site Address: 12 Rawene Street, Waikanae
Legal Description: LOT 9 DP 22673
Project Description: New master bedroom and ensuite extension, plus existing kitchen relocation BC210994.

The Kapiti Coast District Council hereby gives notice that it has granted a building consent to the owner of the land in the Schedule pursuant to the provisions of Section 73 of the Building Act 2004.

Valuation No.	1493168400
Location	WN985/53
Legal Description	Lot 9 DP 22673
Owner	Michael Joseph Howland and Sonya Leigh Howland
Description of the Building Consent	Addition to existing dwelling
Type of Hazard	Inundation/ponding
Area (hectares)	0.0890

Signed this 2nd day of February 2022 by the Kapiti Coast District Council.

Yours sincerely



Steve Cody
Building Team Manager
Under Delegated Authority
for
Chief Executive



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **WN985/53**
Land Registration District **Wellington**
Date Issued 20 November 1961
Prior References
WN940/85

Estate Fee Simple
Area 890 square metres more or less
Legal Description Lot 9 Deposited Plan 22673
Original Registered Owners
Harold Arthur Hay and Jill Yvonne Hay

Interests

Subject to a drainage right (in gross) over part coloured yellow on DP 22673 in favour of The Horowhenua County Council created by Transfer 487708

482027 Notice imposing Building Line Restriction

The easements created by Transfer 487708 are subject to Section 9A (3) (a) Land Subdivision in Counties Act 1946

B787414.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 9.6.2000 at 2:51 pm

6136566.1 Transmission to Harold Arthur Hay - 3.9.2004 at 9:00 am

6376513.1 Discharge of Mortgage B787414.1 - 11.4.2005 at 9:00 am

6762958.1 Transmission to Mark Stephen Hay and Janice Elizabeth Harvey as Executors - 23.2.2006 at 9:00 am

6904269.1 Transfer to Janice Elizabeth Harvey - 13.6.2006 at 9:00 am

6904269.2 Mortgage to ANZ National Bank Limited - 13.6.2006 at 9:00 am

7460860.1 Discharge of Mortgage 6904269.2 - 30.8.2007 at 2:37 pm

7460860.2 Transfer to Michael Joseph Howland and Sonya Leigh Schmidt - 30.8.2007 at 2:37 pm

7460860.3 Mortgage to ANZ National Bank Limited - 30.8.2007 at 2:37 pm

8868736.1 Discharge of Mortgage 7460860.3 - 20.9.2011 at 2:44 pm

8868736.2 Mortgage to New Zealand Home Lending Limited - 20.9.2011 at 2:44 pm

11459252.1 Discharge of Mortgage 8868736.2 - 21.6.2019 at 3:45 pm

11459252.2 Change of Name of Sonya Leigh Schmidt to Sonya Leigh Howland - 21.6.2019 at 3:45 pm

11459252.3 Mortgage to ASB Bank Limited - 21.6.2019 at 3:45 pm

Vol. 985 Folio 53Land and Deeds—4
FORM No. 2Reference: Vol. 940, Folio 86
Transfer No. 512896
Order for N/C No.

NEW ZEALAND

REGISTER

Register-book,
Vol. 985, folio 53

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twentieth day of November, one thousand nine hundred and sixty-one
under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON WITNESSETH that
RODERICK HENRY RAMSLEY of Wellington retired--

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 25.2 perches more or less situate in Block IX of the Kaitava Survey District and being part Ngarara West A Section 300 and being also Lot 9 on Deposited Plan 22673--



Woodward
District Land Registrar.

Fencing covenant in Transfer 412801.

Subject to the building line restriction imposed
by Notice 482027.

Subject to the drainage easement (in gross) over the
part within land shown coloured yellow on plan 22673
in favour of the Chairman Councillors and Inhabitants
of the County of Horowhenua created by Transfer 457709
Subject to Section 9a(2)(a) Land Subdivision in
Counties Act 1946.

Transfer 522183 to Leonard Leigh Hunt
of Wellington, Estate Agent, 19.3.1962 at
9.17am

Settled as a joint Family Home under

The Joint Family Homes Act 1950 on Leonardand Florence Monica

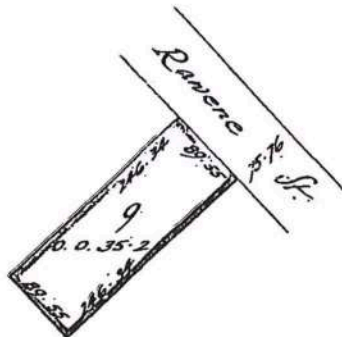
Hunt

now vested as joint tenants subject to the said Act.

Entered 11.6.1964 at 9.55 amApplication 270786 T 15/808.1

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952
Woodward
A.L.R.

-OVER-



EQUIVALENT METRIC
AREA IS 890m²

Scale: 1 chain to an inch.

C.T. 985/53

Transmission 089117.1 to Florence
Monica Hunt as survivor - 3/2.1976
at 9.47 a.m.

Refner
L.R.

Transfer 151808.1 to Cedric Fleetwood
Thompson of Waikanae, Retired and Eva
Helen Thompson his wife - 30.6.1976 at
12.24 p.m.

364339.1 36866.1
Mortgage 151808.2 DISCHARGE New Zealand
Co-operative Terminating Building
Society 30.6.1976 at 12.24 p.m.
RECEIVED L.R.

B:267130.1 Transmission to Eva Helen
Thompson as survivor - 4.12.1992 at 11.25
am.

Refner
A.L.R.

B.456087.1 Transmission to Geoffrey
William Fleetwood Thompson, Solicitor and
George Edgar Fleetwood Thompson, Company
Manager both of Waikanae as executors -
18.9.1995 at 12.15 p.m.

Refner
A.L.R.

B.489078.1 Transfer to Guy William
Simpson, Company Director of Waikanae and
Vanessa Marie Lawton, Company Director of
Waikanae as tenants in common in equal
shares

Refner
A.L.R.

B.489078.2 Mortgage to The National Bank
of New Zealand Limited - 24.11.1995 at
2.30 p.m.

DISCHARGE
7/12/1999
for RGL

Refner
A.L.R.

B758853.2 Transfer to Harold Arthur Hay
and Jill Yvonne Hay
7.12.1999 at 3.06

B787414.1 Mortgage to ANZ Banking Group
(New Zealand) Limited
9.6.2000 at 2.51

Refner
for RGL



Building Consent Office Record

Building Consent No.	210994
Building Project	New master bedroom and ensuite extension, plus existing kitchen relocation
Location (Site Address)	12 Rawene Street, Waikanae
Building Category	R1

CONSENT DATA INPUT REQUIREMENTS

Please delete yes/no as applicable

Yes	No	Compliance Schedule	
Yes	No	Restricted building work	
Yes	No	Owner Builder	Owner Builder register: ED2526609
Yes	No	Certificate for Public Use	
Yes	No	Natural Hazard	Type:

Dialogue Record

Record all telephone discussions in relation to the application.

Note: all written records including emails are to be directly saved to the building consent folder in ED.

Date / time	State content of discussion!!!	Initials

[illegible]

Michael & Sonya Howland
12 Rawene Street
Waikanae 5036

19 December 2023

Dear Building Consent Applicant / Building Owner

**Notification of Code Compliance Certificate Decision
Building Consent 210994**

Site Address: 12 Rawene Street, Waikanae
Legal Description: LOT 9 DP 22673
Project Description: New master bedroom and ensuite extension, plus existing kitchen relocation

The Council, under Section 93 of the Building Act 2004, must decide whether to issue a Code Compliance Certificate (CCC) within 20 working days of the 2-year anniversary of the date the building consent was granted, or any further completion date agreed between the owner and Council. It is now 2 years since your building consent was granted, or the extension of time approved for you to obtain a Code Compliance Certificate has now expired.

Under section 92 of the Building Act 2004, the building owner must apply for a CCC after all building work to be carried out under a building consent has been completed. The work covered by the building consent must be completed for the Council to be able to issue the CCC.

Council does not currently have sufficient information to determine that work has been completed in accordance with the approved building consent and cannot make a decision to issue a Code Compliance Certificate at this time.

Once you have completed all building work, please apply for a Code Compliance Certificate using the enclosed application form. The Act does not set a time limit for applicants to complete their building project, but we recommend you complete this work to obtain a Code Compliance Certificate as soon as possible. A delay in obtaining your Code Compliance Certificate may result in the need for a building consent amendment regarding B2 Durability.

If you have any questions please contact me on (04) 296 4700 or 0800 486 486 or via email: Building.Approvals@kapiticoast.govt.nz referencing Building Consent: 210994.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ms Salmon'.

Michelle Salmon
Building Inspections Team Leader

Cc: Box Architecture Ltd
PO Box 287, Paraparaumu 5254

Encl: CCC application form


PLANNING PROCESSING CHECKSHEET

Building Consent Number: BC210994



Property Information				
Property Address:	12 Rawene Street, Waikanae			
Legal Description:	LOT 9 DP 22673			
Planning Zone:	General Residential			
Building Project:	New master bedroom and ensuite extension, plus existing kitchen relocation			
	Yes	No	Action Required	
Record of Title	Y			
Easements	Y		BLR	
Section 221		N	Include copy	

District Plan Items to Check				
	Yes	No	Action Required	Page
Heritage Register				10A.1
Eco-site/Native Veg			Check PDP tree list	3A.1
Flood Hazards	Y		RL9.44	NH-FLOOD-R3
Min Floor Level	Y		Check Latest Flood Extent layer 8.8-9	
Coastal B.L.R.				D1 - 31
Relocatable / No build				D1 - 32
EQ Hazard				9B.1
Airport Zones				
	Complies?		Action Required	Page
Yards	Y		1.524m side	GRZ-R6.11 & 7A.1.3.5
HIRB	Y		RMPB210060	GRZ-R6.8 & 7A.1.3.6
Site Coverage – 40% / 35%	Y		22.6%	GRZ.R6.5
Max Height	Y		existnig	GRZ-R6.7 & 7A.1.3.2
Permeable Surface - 30%				GRZ-R1.2
Accessory Buildings <60m ²			Max height 4.5m	GRZ R6.6&7 & 7A.1.3.2
Earthworks				EW R2.1&2; 4A.1.1.2 & NH-FLOOD R4
Water Tank				11B.1.2.1 & 11B.1.3
Stormwater system	Y		Connect to existing	INF-MENU-P17
Parking x2 per dwelling	Y			TR-Park-R19
Minor flat – 54m ² / 60m ²				GRZ R6.3 & 7A.1.3.4
Retaining Walls			Not a building if 1.5m or less in height	GRZ R3
Outdoor Court 40m ²				GRZ R6.10
Noise Corridor				NOISE-R14
National Grid Yard (HVT lines)				11C.1

Separation from waterbodies				9A.1.2
Other Provisions				
	Yes	No	Action required	Page
Designations				
Outstanding natural landscape and feature			Buildings must be no greater than 60m ² and 6m in height	3A.1.7
Paraparaumu North Rural Precinct			All buildings in this precinct are Controlled Activity	7A.2.3
Rural Eco Hamlet Zone			Waikanae North Eco Hamlet, Ōtaki North Eco Hamlet & Ngarara Precinct	7A.1.8
Does the building straddle Title/crosslease boundary			Section 77 required	
Waikanae North (All need RC)	5B.1	O/R	Ferndale	Appendix
Yards	5B.1.3		Minor Flat	5.3.ii
Insulation	DEV2-R5.b		Yards	5.3.iii
Solar Panels 2m ²	DEV-R5.a		Max Height	5.3.iv
Design Certificate	DEV-R5.c		Site Coverage — 30% / 35%	5.3.v
			Permeable Surface	5.3.vi
			Solar Hot Water & Grey Water Recycling	5.3.vii
Boundary Activity	Y		RMPB210060	
Type				
Application forms sent			Apply Section 37 and advise Plan Vetting Team	
Existing Resource Consent			RM	
Resource Consent required			Apply Section 37 and advise Plan Vetting Team	
Marginal / Temporary				
DIF Required?			http://ed/otes/llisapi.dll/Overview/1275242	
Calculate DIF Fees			USE CALCULATOR SHEET , print and attach	Amount
Send DIF letter out			Date sent	
Additional Comments				
** all works to be in accordance with BCPB210060				
Decision: (tick item which applies)				
<input type="checkbox"/> Application complies with District Plan requirements Y				
<input type="checkbox"/> Application does not comply with District Plan — BC to be issued subject to s37				
Officers Name: Kirstie Spiller		Officers Signature: 		Date: 20/12/21

03 March 2022

Robyn Renouf
Atahuri Limited
PO Box 498
Waikanae 5250

Client Ref: Order No.357542

Land Transfer Act 2017: Registration Confirmation Statement

The dealing 12379585, lodged on 17/02/2022 has been registered.

The Record of Title(s) affected by the dealing are:

WN985/53

Any plans deposited as a result of the registration of this dealing are listed below:

Group Manager Titles

C73 12379585.1 Buil

Cpy - 01/03, Pgs - 002, 16/02/22, 11



DocID: 52288824

2 February 2022

Registrar-General of Land
Land Information New Zealand
PO Box 5501
Wellington 6145

Dear Sir/Madam,

Notification of Building Consent Granted for Building on Land Subject to Natural Hazard/s

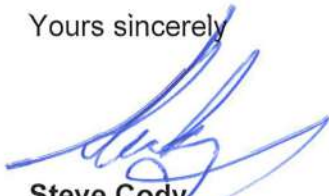
Site Address: 12 Rawene Street, Waikanae
Legal Description: LOT 9 DP 22673
Project Description: New master bedroom and ensuite extension, plus existing kitchen relocation BC210994.

The Kapiti Coast District Council hereby gives notice that it has granted a building consent to the owner of the land in the Schedule pursuant to the provisions of Section 73 of the Building Act 2004.

Valuation No.	1493168400
Location	WN985/53
Legal Description	Lot 9 DP 22673
Owner	Michael Joseph Howland and Sonya Leigh Howland
Description of the Building Consent	Addition to existing dwelling
Type of Hazard	Inundation/ponding
Area (hectares)	0.0890

Signed this 2nd day of February 2022 by the Kapiti Coast District Council.

Yours sincerely



Steve Cody
Building Team Manager
Under Delegated Authority
for
Chief Executive



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier WN985/53
Land Registration District Wellington
Date Issued 20 November 1961
Prior References
WN940/85

Estate Fee Simple
Area 890 square metres more or less
Legal Description Lot 9 Deposited Plan 22673
Original Registered Owners
Harold Arthur Hay and Jill Yvonne Hay

Interests

Subject to a drainage right (in gross) over part coloured yellow on DP 22673 in favour of The Horowhenua County Council created by Transfer 487708

482027 Notice imposing Building Line Restriction

The easements created by Transfer 487708 are subject to Section 9A (3) (a) Land Subdivision in Counties Act 1946

B787414.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 9.6.2000 at 2:51 pm

6136566.1 Transmission to Harold Arthur Hay - 3.9.2004 at 9:00 am

6376513.1 Discharge of Mortgage B787414.1 - 11.4.2005 at 9:00 am

6762958.1 Transmission to Mark Stephen Hay and Janice Elizabeth Harvey as Executors - 23.2.2006 at 9:00 am

6904269.1 Transfer to Janice Elizabeth Harvey - 13.6.2006 at 9:00 am

6904269.2 Mortgage to ANZ National Bank Limited - 13.6.2006 at 9:00 am

7460860.1 Discharge of Mortgage 6904269.2 - 30.8.2007 at 2:37 pm

7460860.2 Transfer to Michael Joseph Howland and Sonya Leigh Schmidt - 30.8.2007 at 2:37 pm

7460860.3 Mortgage to ANZ National Bank Limited - 30.8.2007 at 2:37 pm

8868736.1 Discharge of Mortgage 7460860.3 - 20.9.2011 at 2:44 pm

8868736.2 Mortgage to New Zealand Home Lending Limited - 20.9.2011 at 2:44 pm

11459252.1 Discharge of Mortgage 8868736.2 - 21.6.2019 at 3:45 pm

11459252.2 Change of Name of Sonya Leigh Schmidt to Sonya Leigh Howland - 21.6.2019 at 3:45 pm

11459252.3 Mortgage to ASB Bank Limited - 21.6.2019 at 3:45 pm

Vol. 985 Folio 53

Reference: Vol. 940, Folio 85
 Transfer No. 512896
 Order for N/C No.



NEW ZEALAND

REGISTER

 Register-book,
 Vol. 985, folio 53
Land and Deeds-4
FORM No. 2

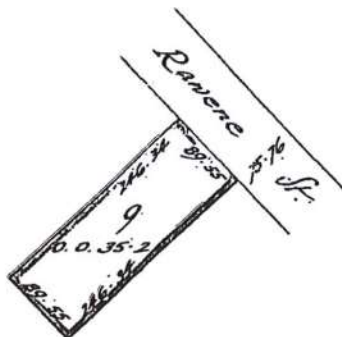
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twentieth day of November, one thousand nine hundred and sixty-one
 under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON WITNESSETH that
RODERICK HENRY RAMSLEY of Wellington retired--

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 35.2 perches more or less situate in Block IX of the Kaitawa Survey District and being part Ngarara West A Section 30D and being also Lot 9 on Deposited Plan 22673--



W. W. W. W.
 District Land Registrar.



EQUIVALENT METRIC
 AREA IS 390.0m²

Scale: 1 chain to an inch.

Fencing covenant in Transfer 418801.

Subject to the building line restriction imposed by Notice 482027.

Subject to the drainage easement (in gross) over the part within land shown coloured yellow on plan 22673 in favour of the Chairman Councillors and Inhabitants of the County of Horowhenua created by Transfer 487700 Subject to Section 9a(2)(a) Land Subdivision in Counties Act 1946.

Transfer 522183 to Leonard Leigh Hunt of Wellington, Estate Agent - 19.3.1962 at 9.17am.

Settled as a joint family home under the Joint Family Homes Act 1950 on Leonaed Leigh Hunt and Florence Monica Hunt her wife. The land is now vested as joint tenants subject to the said Act. Entered 11.6.1964 at 9.55 am. Application 2708/64 T 15/808-1 W. W. W. W. ALR

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT (1952)

-OVER-

C.T. 985/53

Transmission 089117.1 to Florence
Monica Hunt as survivor - 362.1976
at 9.47 a.m.

Transfer 151808.1 to Cedric Fleetwood
Thompson of Waikanae, Retired and Eva
Helen Thompson his wife - 30.6.1976 at
12.24 p.m.

364339.1 362066.1
Mortgage 151808.2 to The New Zealand
Co-operative Terminating Building
Society 30.6.1976 at 12.24 p.m.

B:267130.1 Transmission to Eva Helen
Thompson as survivor - 4.12.1992 at 11.25
am.

A.L.R.

B.456087.1 Transmission to Geoffrey
William Fleetwood Thompson, Solicitor and
George Edgar Fleetwood Thompson, Company
Manager both of Waikanae as executors -
18.9.1995 at 12.15 p.m.

A.L.R.

B.489078.1 Transfer to Guy William
Simpson, Company Director of Waikanae and
Vanessa Marie Lawton, Company Director of
Waikanae as tenants in common in equal
shares

A.L.R.

B.489078.2 Mortgage to The National Bank
of New Zealand Limited - 24.11.1995 at
2.30 p.m.

B758853.2 Transfer to Harold Arthur Hay
and Jill Yvonne Hay
7.12.1999 at 3.06

B787414.1 Mortgage to ANZ Banking Group
(New Zealand) Limited
9.6.2000 at 2.51

for RGL

GoGet Inspection Audit Report

Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Chimney Inspection**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

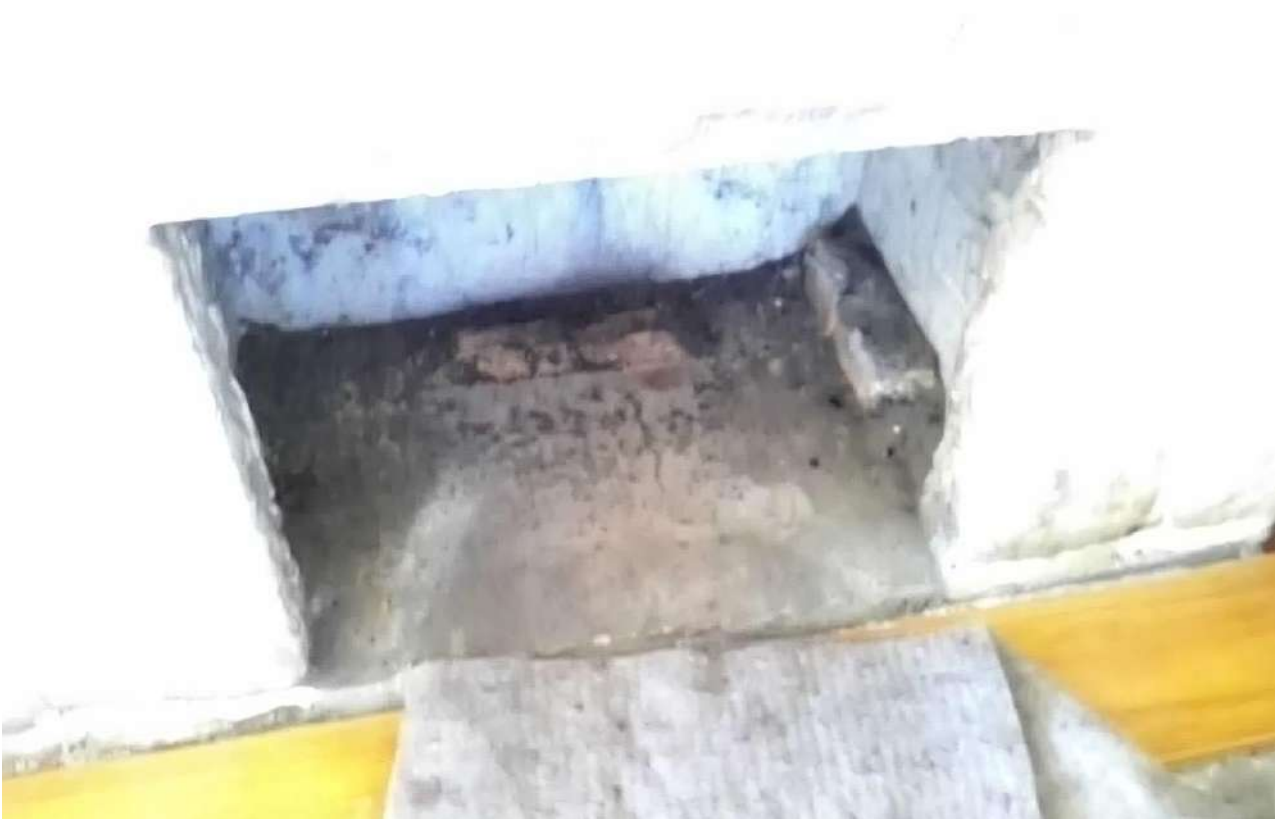
Inspection Date: **24 February 2022 9:37 a.m.**

Duration: **30 minutes**

Inspection Element	Status
Inbuilt - chimney cavity	Pass
Chimney interior	Pass
Chimney Swept	Pass
Internal brickwork sound and all gaps sealed	Pass
External brickwork and palster in sound condition	Pass
non compliance discussed onsite	N/A
Other	N/A



Taken at 9:32 AM on Thursday 24/02/2022



Taken at 9:32 AM on Thursday 24/02/2022



Taken at 9:33 AM on Thursday 24/02/2022



Taken at 9:35 AM on Thursday 24/02/2022



Kapiti Coast District Council
175 Rimu Road
Private Bag 60601
Paraparaumu 5254
Phone (04) 296 4700

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Chimney Inspection**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **24 February 2022**

Passed Items

Inbuilt - chimney cavity

Chimney interior

Chimney Swept

Internal brickwork sound and all gaps sealed

External brickwork and plaster in sound condition

GoGet Inspection Audit Report

Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Luke Natrass**

Inspection Date: **25 March 2024 3:06 p.m.**

Duration: **15 minutes**

Inspection Element	Status
Exterior	Pass
All previous inspections/notes passed	Pass
photos supplied for the soakpit as requested	
All passed items on this inspection have been assessed against the consented documentation.	
non compliance discussed onsite	Pass
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Kapiti Coast District Council
175 Rimu Road
Private Bag 60601
Paraparaumu 5254
Phone (04) 296 4700

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Drainage**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **25 March 2024**

Passed Items

General

Soak pit

photos of soakpit received and uploaded to building file

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **25 March 2024**

Passed Items

Exterior

All previous inspections/notes passed

photos supplied for the soakpit as requested
All passed items on this inspection have been assessed against the consented documentation.

non compliance discussed onsite

Other

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

GoGet Inspection Audit Report

Consent No: **210994**
 Applicant: **Box Architecture Ltd**
 Site Address: **12 Rawene Street, Waikanae**
 Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Final Inspection**
 Inspection Outcome: **Fail**
 Inspected By: **Luke Natrass**
 Inspection Date: **20 March 2024 2:28 p.m.**
 Duration: **60 minutes**

Inspection Element	Status
Exterior	Fail
All previous inspections/notes passed	Fail
Drainage inspection still required to be passed , photos to be supplied for the soakpit	
Drawings	Pass
Plans on site and reviewed	
Additional information/plan	N/A
Sub-floor ventilation	Pass
Timber base boards in place with 20mm gaps between boards	
Roof fixings	Pass
roof all screwed off s required	
Spouting and down-pipes	Pass
Spouting and downpipes in place and connected as required	
Deck structure	N/A
Original and untouched	
Flashings - roof	Pass
Roof all flashed as required	
Penetrations - flashings	Pass
all penetrations flashed as required	
Barriers	N/A
Not part of this consent	
Gully dishes	N/A
Not part of this consent	
Stormwater and site drainage	N/A
Not part of this consent	
Handrails	N/A
Not part of this consent	
Wastes to gully	N/A
Not part of this consent	
Fixings - durability	Pass
all fixings and connections in place as required for the climate zone c	
Steps/stairs	N/A
original and untouched	
Terminal vents/AAVs	N/A
in place and sighted previously	
Cladding painted/sealed	Pass
all cladding painted and sealed as required	
Flashings - windows/doors	Pass
All windows and doors flashed as required	
Cladding ground clearance	Pass
fine , min 600above ground	
non compliance discussed onsite	Pass

Spoke with Duane re requiring photos of sokpit install

Final check complete	N/A
Other	N/A
Interior	Pass
All previous inspections/notes passed	N/A
Drawings	Pass
Plans on site and reviewed	
Additional information/plan	N/A
Service areas-floors/walls	Pass
All floors sealed as required	
Stair design	N/A
Not part of this consent	
Handrails	N/A
Not part of this consent	
Balustrades	N/A
Not part of this consent	
Lightings	Pass
As required	
Laundering	N/A
Not part of this consent	
Cooking facilities	N/A
Not part of this consent	
Smoke detectors	Pass
One new smoke alarm installed inside new bedroom	
Food storage/preparation	Pass
S per consented plans	
Ventilation	Pass
opening windows , ducted fan in new ensuite	
Insulation and clearance	N/A
Not part of this consent	
HWC flues	N/A
Not part of this consent	
HWC restraint	N/A
Not part of this consent	
Tempering valve	N/A
Not part of this consent	
Glazing - human impact	Pass
Safety glass in place as and were required including to shower screen	
Hot water temp	N/A
Originals	
Solid fuel heater	Pass
Original inbuilt fire re installed	
Water supply tank	N/A
Original	
Trap seals and AAVS	N/A
New vanity installed and trapped as required	
Cistern flushing	Pass
New toilet Flushing as required	
WC pan connection	Pass
New toilet bolted and sealed as required	
Septic tank	N/A
Window labels	N/A
non compliance discussed onsite	N/A
Final check complete	Pass

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Other Pass

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Intertenancy/commercial N/A

Other N/A

Documentation

Electrical safety certificate - Inspector Clear

No new connection so not required?

Membrane applicator certificates - internal wet area Clear

Acrylic Shower installed ARDEX WPM 001 wet area membrane installers PS3.

Membrane applicator certificates - deck Clear

Quality assurance documentation Clear

No timber remediation



Taken at 2:17 PM on Wednesday 20/03/2024



Taken at 2:18 PM on Wednesday 20/03/2024



Taken at 2:18 PM on Wednesday 20/03/2024



Taken at 2:18 PM on Wednesday 20/03/2024



Taken at 2:19 PM on Wednesday 20/03/2024



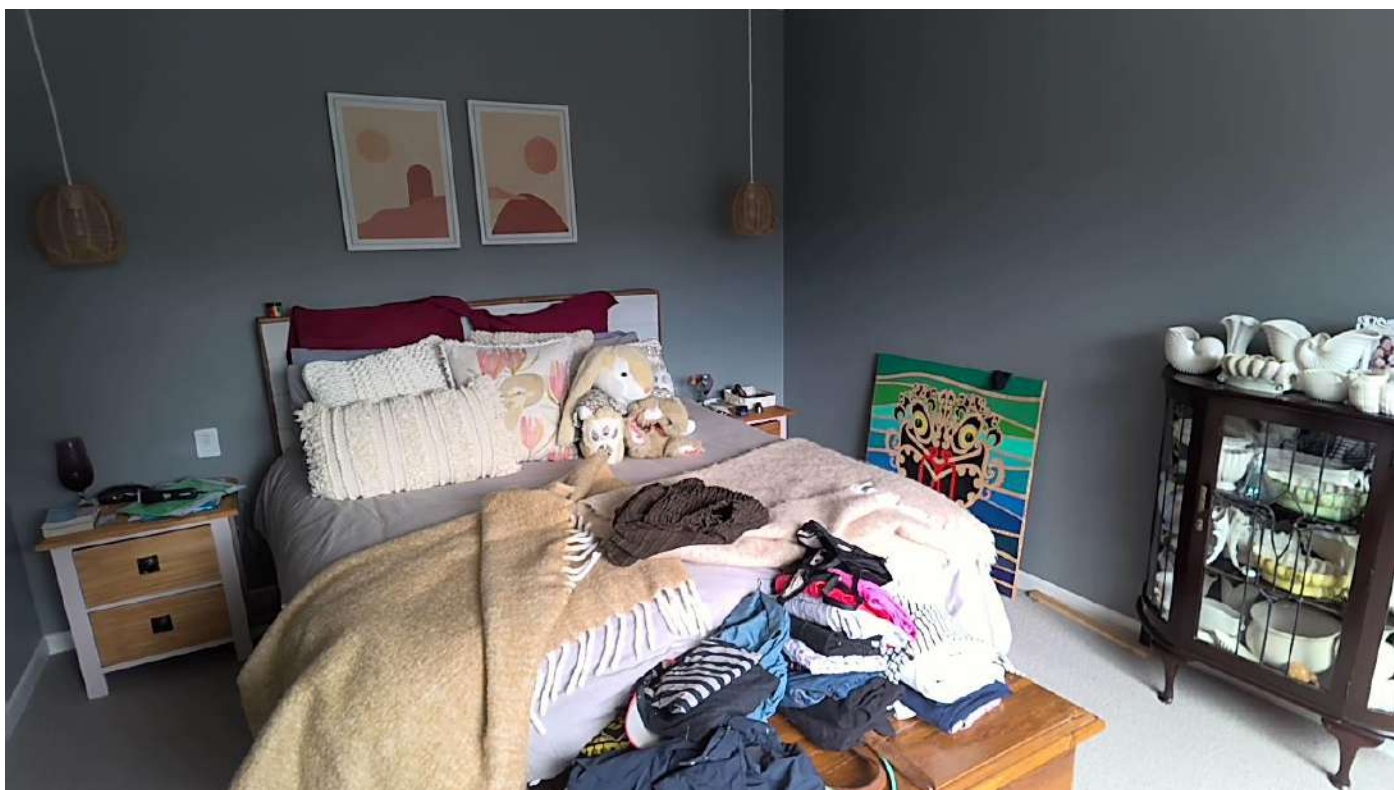
Taken at 2:19 PM on Wednesday 20/03/2024



Taken at 2:20 PM on Wednesday 20/03/2024



Taken at 2:20 PM on Wednesday 20/03/2024



Taken at 2:20 PM on Wednesday 20/03/2024



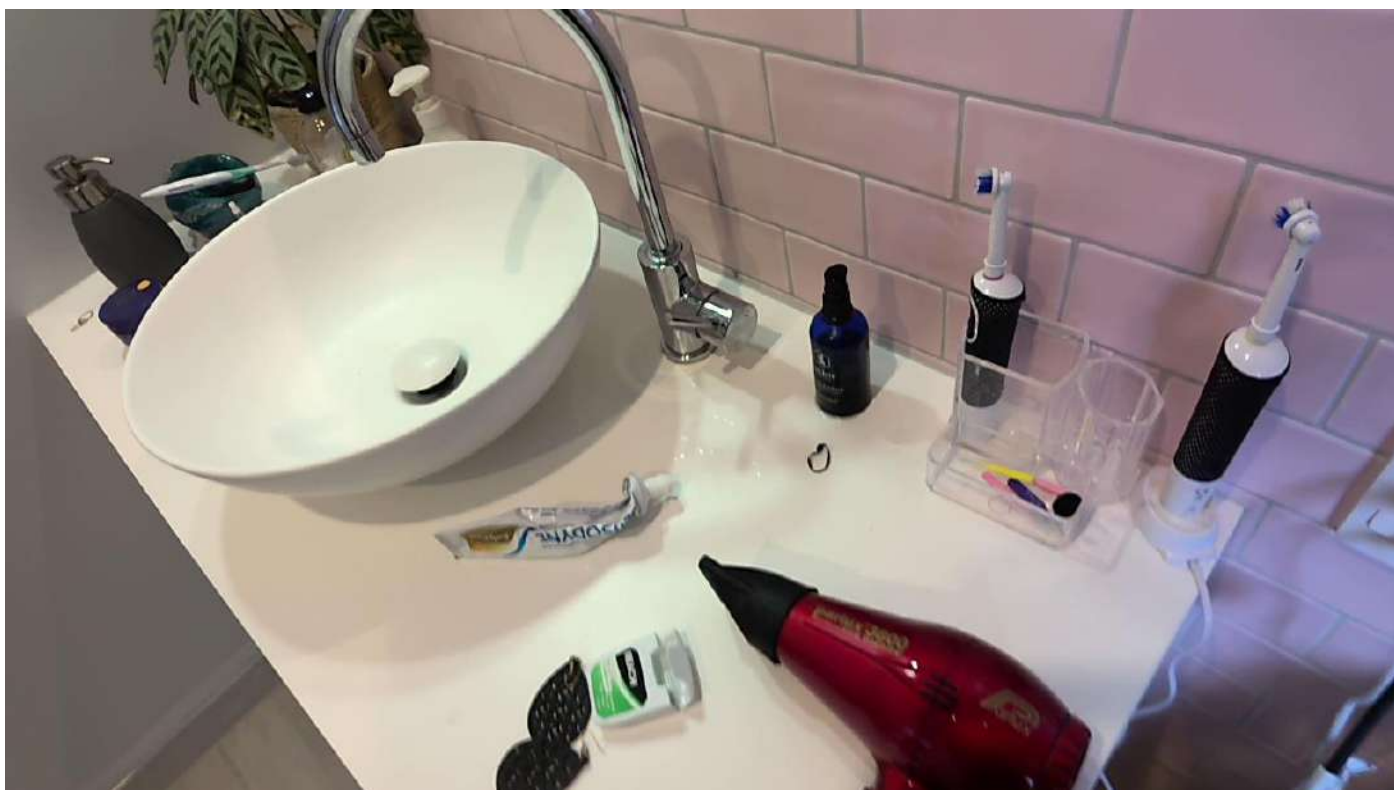
Taken at 2:21 PM on Wednesday 20/03/2024



Taken at 2:21 PM on Wednesday 20/03/2024



Taken at 2:21 PM on Wednesday 20/03/2024



Taken at 2:22 PM on Wednesday 20/03/2024



Taken at 2:22 PM on Wednesday 20/03/2024



Taken at 2:23 PM on Wednesday 20/03/2024



Taken at 2:23 PM on Wednesday 20/03/2024

GoGet Inspection Audit Report

Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Luke Natrass**

Inspection Date: **20 March 2024 2:29 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
non compliance discussed onsite	Pass
Next Inspection required	Pass
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	

Documentation

Electrical safety certificate - Inspector	Clear
No new connection so not required?	
Membrane applicator certificates - internal wet area	Clear
Acrylic Shower installed ARDEX WPM 001 wet area membrane installers PS3.	
Membrane applicator certificates - deck	Clear
Quality assurance documentation	Clear
No timber remediation	

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **20 March 2024**

Passed Items

General

non compliance discussed onsite

Next Inspection required

Other

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Inspection Type: **Final Inspection**
Inspection Outcome: **Fail**
Inspected By: **Luke Natrass**
Inspection Date: **20 March 2024**

Failed Items

Exterior

All previous inspections/notes passed

Drainage inspection still required to be passed , photos to be supplied for the soakpit

Passed Items

Exterior

Drawings

Sub-floor ventilation

Roof fixings

Spouting and down-pipes

Flashings - roof

Penetrations - flashings

Fixings - durability

Cladding painted/sealed

Flashings - windows/doors

Cladding ground clearance

Plans on site and reviewed

Timber base boards in place with 20mm gaps between boards

roof all screwed off s required

Spouting and downpipes in place and connected as required

Roof all flashed as required

all penetrations flashed as required

all fixings and connections in place as required for the climate zone c

all cladding painted and sealed as required

All windows and doors flashed as required

fine , min 600above ground

non compliance discussed onsite

Interior

Drawings

Service areas-floors/walls

Lightings

Smoke detectors

Food storage/preparation

Ventilation

Glazing - human impact

Solid fuel heater

Cistern flushing

WC pan connection

Final check complete

Other

Spoke with Duane re requiring photos of sokpit install

Plans on site and reviewed

All floors sealed as required

As required

One new smoke alarm installed inside new bedroom

S per consented plans

opening windows , ducted fan in new ensuite

Safety glass in place as and were required including to shower screen

Original inbuilt fire re installed

New toilet Flushing as required

New toilet bolted and sealed as required

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Melissa Sharrock

From: HOWLAND, Michael <Michael.Howland@police.govt.nz>
Sent: Wednesday, 10 November 2021 10:17 am
To: Sharleen McArtney
Subject: Re: [EXTERNAL] 210994-Intention to Issue Consent under Section 72 12 Rawene Street
Attachments: image001.jpg; image002.png; image003.png; 210994-Intention to Issue Consent under Section 72 - 211105 15.10.03.635.pdf

Hi Sharleen

Please continue and proceed with consent process under S 72 Building Act.

Thanks

Mike Howland

Sent from my iPhone

On 5/11/2021, at 3:29 PM, Sharleen McArtney <sharleen.mcartney@kapiticoast.govt.nz> wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Michael

Please see the attached correspondence.

Kind regards

Sharleen McArtney
Building Compliance Officer
Te Āpiha Tūtohu Whare
Mobile 027 5555 634

www.kapiticoast.govt.nz

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GoGet Inspection Audit Report

Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Piles**

Inspection Outcome: **Pass**

Inspected By: **Luke Natrass**

Inspection Date: **7 June 2022 11:33 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Pile size 125x125	Pass
Pile layout As per consented plans	Pass
Special piles	N/A
Timber treatment H 5	Pass
Hole depth all pile holes 900mm deep	Pass
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
LBP number Dawyne Cameron	Pass
Next Inspection required	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass
Site Inspection	Pass
Boundaries identified Extension off existing building	Pass
Ground conditions checked confirmed by geotec engineer	Pass
Existing damage	N/A
Dogs	N/A



Taken at 11:06 AM on Tuesday 7/06/2022



Taken at 11:06 AM on Tuesday 7/06/2022



Taken at 11:07 AM on Tuesday 7/06/2022



Taken at 11:07 AM on Tuesday 7/06/2022



Taken at 11:09 AM on Tuesday 7/06/2022

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Piles**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **7 June 2022**

Passed Items

General

Pile size	125x125
Pile layout	As per consented plans
Timber treatment	H 5
Hole depth	all pile holes 900mm deep
LBP number	Dawyne Cameron
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Site Inspection

Boundaries identified	Extension off existing building
Ground conditions checked	confirmed by geotec engineer

GoGet Inspection Audit Report

Consent No: **210994**
Applicant: **Box Architecture Ltd**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Fail**
Inspected By: **Anthony Wilson**
Inspection Date: **6 July 2022 12:42 p.m.**
Duration: **30 minutes**

Inspection Element	Status
General	Fail
wall inspection only	
Inspection notes	Pass
Sighted previous inspection notes	
Drawings	Pass
On site and reviewed	
Additional information/plan	N/A
Fire Separations	N/A
Cladding type identified	Pass
Vertical Linea oblique a d timber weatherboards	
Framing moisture meets cladding requirements	N/A
Stud spacing appropriate for cladding	Pass
400mm centers	
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	Fail
Gib handi brackets bolts still to be installed , to be sighted at next inspection	
Building wrap type	Pass
Watergate plus	
Roof Cross Bracing	Fail
Trusses not yet installed	
Purlin fixing	Fail
Trusses not yet installed	
Decking substrate	N/A
Top Plate Connection	Pass
Wire dogs	
Lintel Connections	Pass
metal straps	
Truss connections	Fail
Trusses not yet installed	
Column posts	N/A
LBP number	Pass
Dwayne Cameron	
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	Pass
Pre wrap roof inspection	



Taken at 11:55 AM on Wednesday 6/07/2022



Taken at 11:55 AM on Wednesday 6/07/2022



Taken at 11:55 AM on Wednesday 6/07/2022



Taken at 11:55 AM on Wednesday 6/07/2022



Taken at 11:56 AM on Wednesday 6/07/2022



Taken at 11:56 AM on Wednesday 6/07/2022



Taken at 11:56 AM on Wednesday 6/07/2022



Taken at 11:56 AM on Wednesday 6/07/2022



Taken at 11:56 AM on Wednesday 6/07/2022



Taken at 11:57 AM on Wednesday 6/07/2022

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Fail**
Inspected By: **Anthony Wilson**
Inspection Date: **6 July 2022**

Failed Items

General

Bottom plate connections

Roof Cross Bracing

Purlin fixing

Truss connections

wall inspection only

Gib handi brackets bolts still to be installed , to be sighted at next inspection

Trusses not yet installed

Trusses not yet installed

Trusses not yet installed

Passed Items

General

Inspection notes

Drawings

Cladding type identified

Stud spacing appropriate for cladding

Building wrap type

Top Plate Connection

Lintel Connections

LBP number

Next Inspection required

wall inspection only

Sighted previous inspection notes

On site and reviewed

Vertical Linea oblique a d timber weatherboards

400mm centers

Watergate plus

Wire dogs

metal straps

Dwayne Cameron

Pre wrap roof inspection

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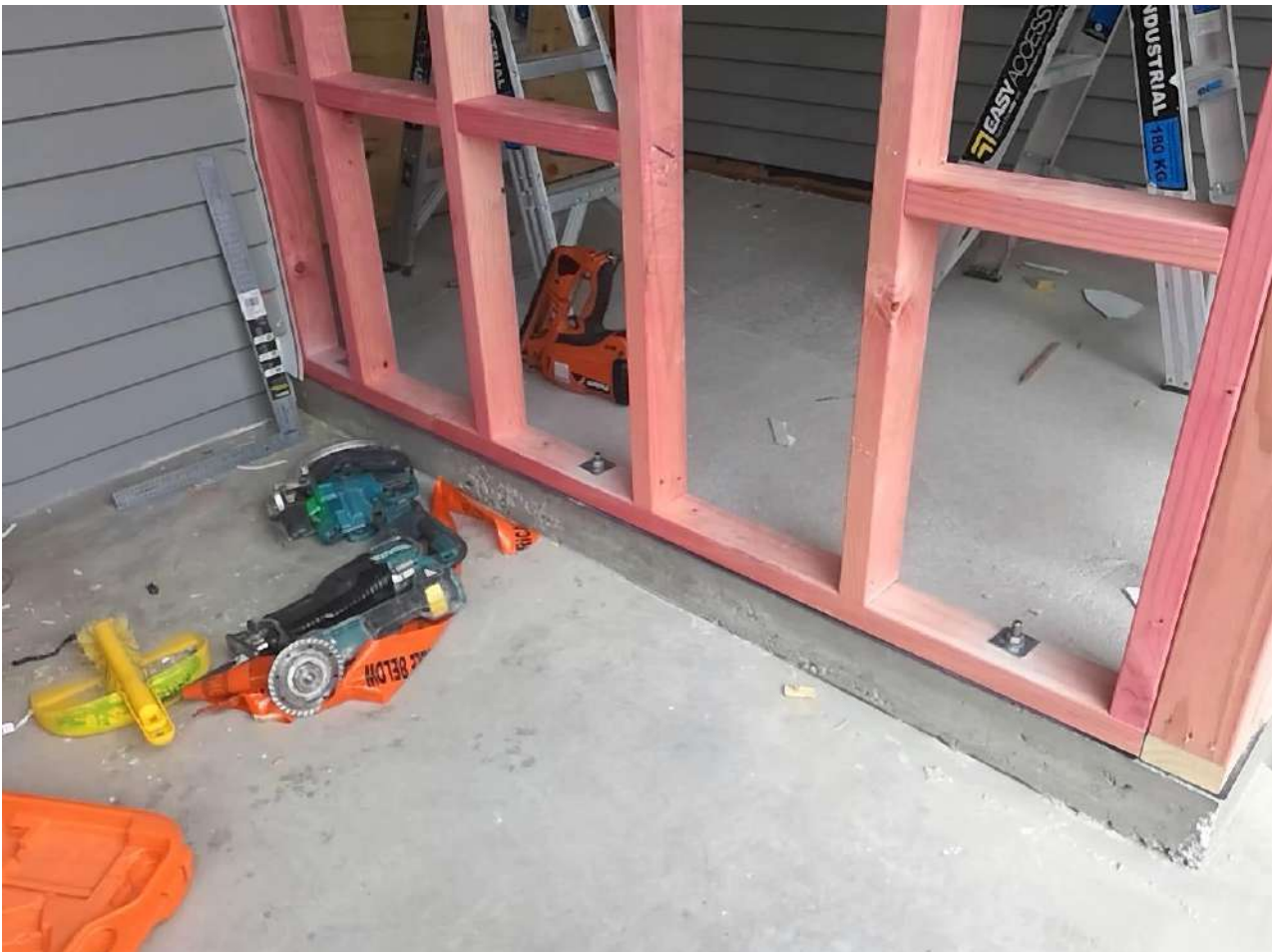
Consent No: **210994**
 Applicant: **Box Architecture Ltd**
 Site Address: **12 Rawene Street, Waikanae**
 Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Pre Wrap**
 Inspection Outcome: **Pass**
 Inspected By: **Luke Natrass**
 Inspection Date: **10 October 2022 1:45 p.m.**
 Duration: **30 minutes**

Inspection Element	Status
General	Pass
on demand pre wrap inspection of pantry only	
Inspection notes	Pass
On demand inspection	
Drawings	Pass
On site and reviewed	
Additional information/plan	N/A
Fire Separations	N/A
Cladding type identified	Pass
Direct fix timber weatherboards	
Framing moisture meets cladding requirements	N/A
Stud spacing appropriate for cladding	Pass
400mm centers	
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	Pass
Concrete bolts at 900mm centers	
All bottom plate connections fixed in compliance with the building consent documentation	
Building wrap type	Pass
water gate plus	
Roof Cross Bracing	N/A
Not required as under existing roof	
Purlin fixing	N/A
Not required as under existing roof	
Decking substrate	N/A
Top Plate Connection	N/A
Not required as under existing roof	
Lintel Connections	N/A
Not required as under existing roof	
Truss connections	N/A
Not required as under existing roof	
Column posts	N/A
LBP number	Pass
Duane Cameron	
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	Pass
Postline inspection. Photos to be provided of building wrap I place and of insulation	
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Taken at 1:41 PM on Monday 10/10/2022



Taken at 1:41 PM on Monday 10/10/2022



Taken at 1:42 PM on Monday 10/10/2022



Taken at 1:45 PM on Monday 10/10/2022

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **10 October 2022**

Passed Items

General

Inspection notes	on demand pre wrap inspection of pantry only
Drawings	On demand inspection
Cladding type identified	On site and reviewed
Stud spacing appropriate for cladding	Direct fix timber weatherboards
Bottom plate connections	400mm centers
	Concrete bolts at 900mm centers
	All bottom plate connections fixed in compliance with the building consent documentation
Building wrap type	water gate plus
LBP number	Duane Cameron
Next Inspection required	Postline inspection. Photos to be provided of building wrap I place and of insulation
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

Inspected By: **Luke Natrass**

Inspection Date: **9 August 2022 1:06 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Fail
wall inspection only	
Roof Cross Bracing	Pass
Metal strap braces in place with tensioners	
Purlin fixing	Pass
14gge buggie screws	
Purlins fixed and screw in accordance with the building consent documentation	
Truss connections	Pass
Cpc 40's	



Taken at 1:04 PM on Tuesday 9/08/2022



Taken at 1:05 PM on Tuesday 9/08/2022



Taken at 1:05 PM on Tuesday 9/08/2022



Taken at 1:05 PM on Tuesday 9/08/2022

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Consent No: **210994**
 Applicant: **Box Architecture Ltd**
 Site Address: **12 Rawene Street, Waikanae**
 Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Pre Clad**
 Inspection Outcome: **Fail**
 Inspected By: **Luke Natrass**
 Inspection Date: **9 August 2022 1:25 p.m.**
 Duration: **30 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
sighted and updated previous inspection notes	
Drawings	Pass
On site	
Additional information/plan	N/A
Fire Separations	N/A
Building wrap type	Pass
Watergate plus	
Flexible sealing tape	Pass
Ali band tapes	
Deck membrane fixed in accordance with specification	N/A
Head flashings	Fail
Head flashing's not yet installed. Reinspection required	
Sill flashings	Fail
Sill flashing's not installed reinspection required	
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	Fail
flashings between old and new cladding	
Jamb flashings	N/A
Capillary clearances	N/A
Flashing penetrations	N/A
Ground/Deck Cladding Clearance	N/A
Additional strapping to wrap	N/A
Batten timber treatment	Pass
H 3.1	
Cavity closers	Pass
Pvc	
Battens in place	Pass
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	N/A
LBP number	Pass
Dwayne Cameron	
Agent/owner written approval	N/A
non compliance discussed onsite	Pass
Spoke with matt builder on site re requiring re check of window head flashings and want barsv	

Next Inspection required
pre clad re check

Pass

Other

Fail



Taken at 1:10 PM on Tuesday 9/08/2022



Taken at 1:11 PM on Tuesday 9/08/2022



Taken at 1:11 PM on Tuesday 9/08/2022



Taken at 1:11 PM on Tuesday 9/08/2022



Taken at 1:11 PM on Tuesday 9/08/2022



Taken at 1:11 PM on Tuesday 9/08/2022



Taken at 1:12 PM on Tuesday 9/08/2022



Taken at 1:14 PM on Tuesday 9/08/2022



Taken at 1:14 PM on Tuesday 9/08/2022

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Fail**
Inspected By: **Luke Natrass**
Inspection Date: **9 August 2022**

Failed Items

General	wall inspection only
Bottom plate connections	Gib handi brackets bolts still to be installed , to be sighted at next inspection

Passed Items

General	wall inspection only
Roof Cross Bracing	Metal strap braces in place with tensioners
Purlin fixing	14gge bugle screws
	Purlins fixed and screw in accordance with the building consent documentation
Truss connections	Cpc 40's

Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Luke Natrass**
Inspection Date: **9 August 2022**

Failed Items

General	
Head flashings	Head flashing's not yet installed. Reinspection required
Sill flashings	Sill flashing's not installed reinspection required
Internal/external corner flashings	flashings between old and new cladding
Other	

Passed Items

General	
Inspection notes	sighted and updated previous inspection notes
Drawings	On site
Building wrap type	Watergate plus
Flexible sealing tape	Ali band tapes
Batten timber treatment	H 3.1

Cavity closers
Battens in place
LBP number
non compliance discussed onsite

Next Inspection required

Pvc

Dwayne Cameron

Spoke with matt builder on site re requiring re check
of window head flashings and want barsv
pre clad re check

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Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Pre Clad**

Inspection Outcome: **Fail**

Inspected By: **Luke Natrass**

Inspection Date: **29 August 2022 2:40 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Inspection notes sighted and updated previous inspection notes.	Pass
Drawings On site.	Pass
Building wrap type Watergate plus.	Pass
Flexible sealing tape Ali band tapes.	Pass
Head flashings Head flashings in place and taped back to paper as required.	Pass
Sill flashings Wanz bars in place and screwed as required.	Pass
Internal/external corner flashings flashings between old and new cladding photos to be provided.	Fail
Flashing penetrations not yet installed and photos to be provided at next inspection	Fail
Ground/Deck Cladding Clearance fine	N/A
Batten timber treatment H 3.1.	Pass
Cavity closers Pvc.	Pass
Battens in place 100 %	Pass
LBP number Dwayne Cameron.	Pass
non compliance discussed onsite Spoke with matt builder on site re requiring photos of penetration flashings and internal flashing between old and new cladding's	Pass
Next Inspection required pre line inspection	Pass



Taken at 2:35 PM on Monday 29/08/2022



Taken at 2:35 PM on Monday 29/08/2022



Taken at 2:36 PM on Monday 29/08/2022



Taken at 2:37 PM on Monday 29/08/2022



Taken at 2:38 PM on Monday 29/08/2022

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Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Pass**

Inspected By: **Luke Natrass**

Inspection Date: **29 August 2022 2:50 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
wall inspection only	
Bottom plate connections	Pass
Gib handi brackets bolts still to be installed , to be sighted at next inspection	
All bottom plate connections fixed in compliance with the building consent documentation	
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Taken at 2:45 PM on Monday 29/08/2022



Taken at 2:46 PM on Monday 29/08/2022

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Pre Wrap**
Inspection Outcome: **Pass**
Inspected By: **Luke Natrass**
Inspection Date: **29 August 2022**

Passed Items

General

Bottom plate connections

wall inspection only

Gib handi brackets bolts still to be installed , to be sighted at next inspection

All bottom plate connections fixed in compliance with the building consent documentation

Other

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Inspection Type: **Pre Clad**
Inspection Outcome: **Fail**
Inspected By: **Luke Natrass**
Inspection Date: **29 August 2022**

Failed Items

General

Internal/external corner flashings

flashings between old and new cladding photos to be provided.

Flashing penetrations

not yet installed and photos to be provided at next inspection

Other

Passed Items

General

Inspection notes

sighted and updated previous inspection notes.

Drawings

On site.

Building wrap type

Watergate plus.

Flexible sealing tape

Ali band tapes.

Head flashings

Head flashings in place and taped back to paper as required.

Sill flashings

Wanz bars in place and screwed as required.

Batten timber treatment

H 3.1.

Cavity closers

Pvc.

Battens in place
LBP number
non compliance discussed onsite

Next Inspection required

100 %
Dwayne Cameron.
Spoke with matt builder on site re requiring photos of penetration flashings and internal flashing between old and new cladding's
pre line inspection

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Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Preline Building**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **22 September 2022 8:37 a.m.**

Duration: **15 minutes**

Inspection Element

Status

General

Fail

Bracing connections

Pass

Air seals

Pass

Bottom plate fixings

Pass

All gs1 internal fixed still to install handi bracks on bl walls



Taken at 8:35 AM on Thursday 22/09/2022

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Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Postline / Wet area Pre Application**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **22 September 2022 8:39 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Sheet bracing	Pass
As per consent	
Sheet fixings	Pass
As required	
Fire/acoustic separation	N/A
Agent/owner written approval	N/A
Wet area substrate system	N/A
LBP number	Pass
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	N/A

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Alan Tinney**
Inspection Date: **22 September 2022**

Failed Items

General

Next Inspection required

This inspection covers addition Also note still to inspect existing house alts

Passed Items

General

Bracing connections
Air seals
Bottom plate fixings

All gs1 internal fixed still to install handi bracks on bl walls

Inspection Type: **Postline / Wet area Pre Application**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **22 September 2022**

Passed Items

General

Sighted previous inspection notes
Conforms with approved drawings
Confirm additional information/amended plan
Sheet bracing
Sheet fixings
LBP number

**As per consent
As required**

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Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Pre Clad**

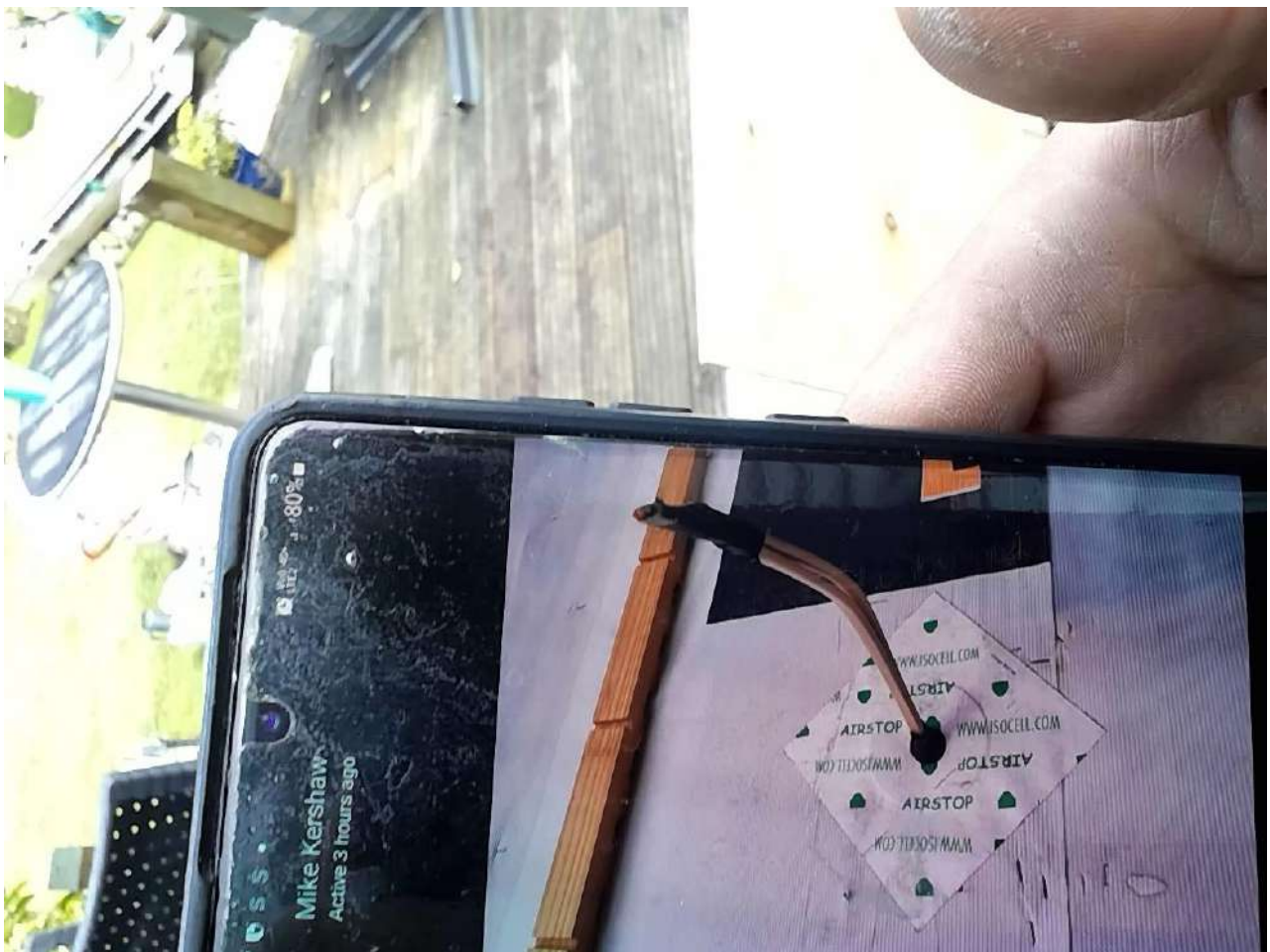
Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

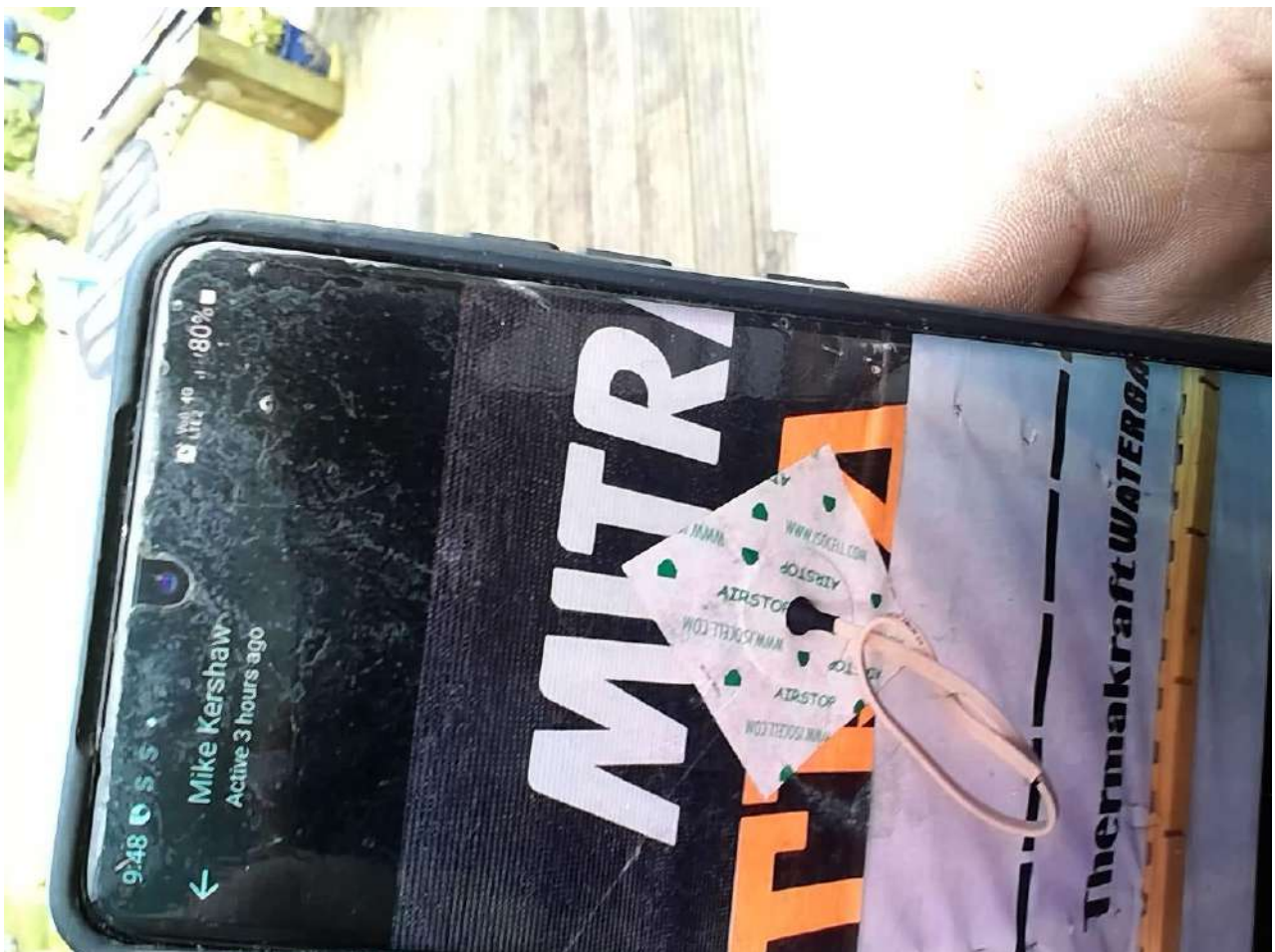
Inspection Date: **20 September 2022 9:57 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Internal/external corner flashings	Pass
Sighted photos	
Flashing penetrations	Pass
Sighted photos on builders	
non compliance discussed onsite	Pass
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Taken at 9:47 AM on Tuesday 20/09/2022



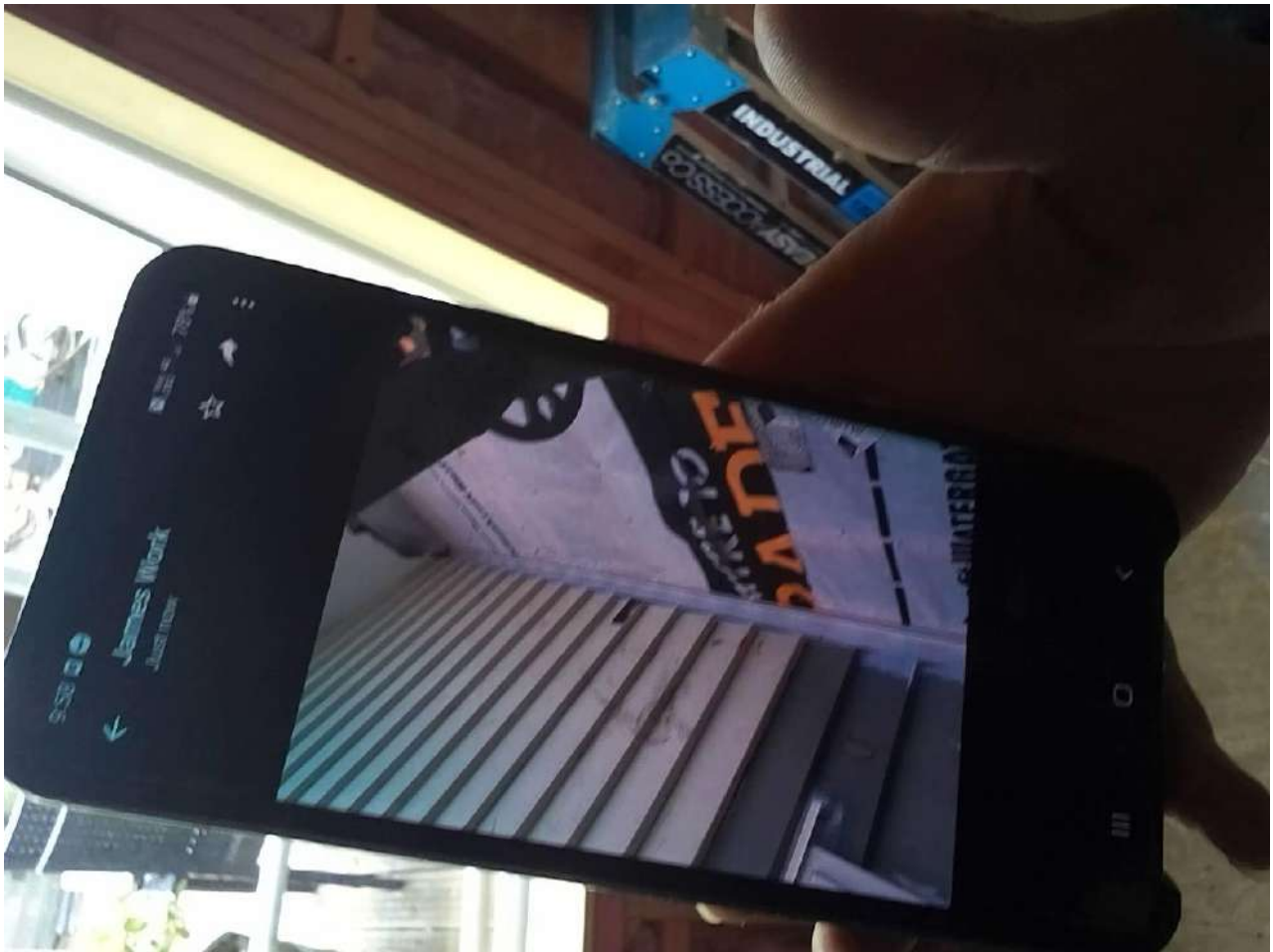
Taken at 9:48 AM on Tuesday 20/09/2022

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Consent No: **210994**
 Applicant: **Box Architecture Ltd**
 Site Address: **12 Rawene Street, Waikanae**
 Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Preline Building**
 Inspection Outcome: **Fail**
 Inspected By: **Gareth McCullagh**
 Inspection Date: **20 September 2022 10:04 a.m.**
 Duration: **45 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Fire Separations	N/A
Max moisture content 16-19%	Pass
Ventilation to rooms Window sizes and openings as per consented documentation	Pass
Timber treatment H1.2	Pass
Lintel/beam size and fixing	Pass
Insulation Pink bates ceilings 3.2 walls 2.6	Pass
Top plate connection	Pass
Ceiling batten spacing Timber at 400mm centres double nailed	Pass
Stud spacing	Pass
Bracing connections	Fail
Air seals As discussed provide Good photos or re inspect	Fail
Bottom plate fixings All gs1 internal fixed still to install handi bracks on bl walls	Fail
Building closed in Building closed in adequately to allow lining	Pass
Grade of timber framing Sg8	Pass
Framing cut outs	Pass
wet area substrate Not part of this consent	N/A
insert or inbuilt fireplace	N/A
LBP number Duane Cameron	Pass
Agent/owner written approval	N/A
non compliance discussed onsite Spoke to builder	Pass
Next Inspection required This inspection covers addition Also note still to inspect existing house alts	Fail
Other	N/A



Taken at 9:58 AM on Tuesday 20/09/2022



Taken at 10:04 AM on Tuesday 20/09/2022



Taken at 10:04 AM on Tuesday 20/09/2022



Taken at 10:04 AM on Tuesday 20/09/2022



Taken at 10:05 AM on Tuesday 20/09/2022



Taken at 10:05 AM on Tuesday 20/09/2022

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Preline Building**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **20 September 2022**

Failed Items

General

Bracing connections

Air seals

Bottom plate fixings

Next Inspection required

As discussed provide Good photos or re inspect

All gs1 internal fixed still to install handi bracks on bl walls

This inspection covers addition Also note still to inspect existing house alts

Passed Items

General

Sighted previous inspection notes

Conforms with approved drawings

Max moisture content

Ventilation to rooms

Timber treatment

Lintel/beam size and fixing

Insulation

Top plate connection

Ceiling batten spacing

Stud spacing

Building closed in

Grade of timber framing

Framing cut outs

LBP number

non compliance discussed onsite

16-19%

Window sizes and openings as per consented documentation

H1.2

Pink bates ceilings 3.2 walls 2.6

Timber at 400mm centres double nailed

Building closed in adequately to allow lining Sg8

Duane Cameron

Spoke to builder

Inspection Type: **Pre Clad**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **20 September 2022**

Passed Items

General

Internal/external corner flashings
Flashing penetrations
non compliance discussed onsite
Other

Sighted photos

Sighted photos on builders

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Preline Plumbing**

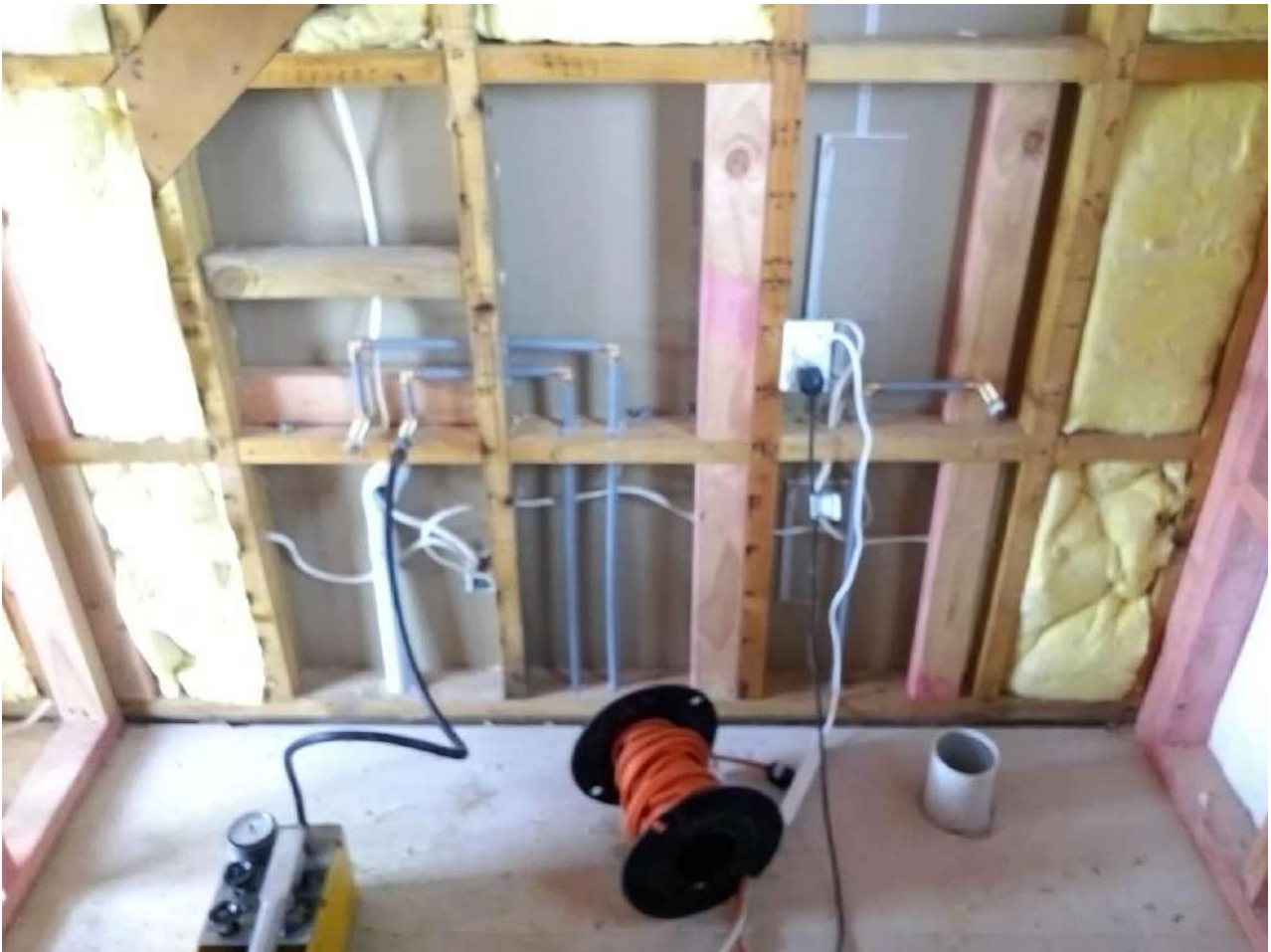
Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **14 September 2022 1:12 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Plumber 19014	Pass
Soil pipe size and test Not part of this consent	N/A
Pipes fixed/supported All clipped and secured	Pass
System used AS3500	Pass
TPR line Not assessed at this inspection	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated New 50mm off ensuite	Pass
Pressure test All 20-15 and 10mm dux segura	Pass
Waste pipe size and test	Pass
Floor wastes	N/A
Shut off valves	Pass
Fire wraps and collars	N/A
LBP number	N/A
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass



Taken at 1:07 PM on Wednesday 14/09/2022



Taken at 1:07 PM on Wednesday 14/09/2022



Taken at 1:07 PM on Wednesday 14/09/2022



Taken at 1:07 PM on Wednesday 14/09/2022



Taken at 1:07 PM on Wednesday 14/09/2022



Taken at 1:07 PM on Wednesday 14/09/2022



Taken at 1:08 PM on Wednesday 14/09/2022

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Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Drainage**

Inspection Outcome: **Fail**

Inspected By: **Gareth McCullagh**

Inspection Date: **14 September 2022 1:21 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Pipe diameter New 100mm i	Pass
Bedding material Sandy soil	Pass
Gully trap Existing gully	Pass
Connections/angles Swept junction	Pass
Branch length	Pass
Direction/fall Good fall into existing	Pass
Holding water	Pass
Terminal vent One new and one existing	Pass
Registration number 19014	Pass
Stormwater sumps Not part of this consent	N/A
Elevated drainage In and sized correctly	Pass
Soak pit Done by owners as discussed to provide a photo of soak pit	Fail
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass



Taken at 1:13 PM on Wednesday 14/09/2022



Taken at 1:14 PM on Wednesday 14/09/2022



Taken at 1:14 PM on Wednesday 14/09/2022



Taken at 1:17 PM on Wednesday 14/09/2022

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Drainage**
Inspection Outcome: **Fail**
Inspected By: **Gareth McCullagh**
Inspection Date: **14 September 2022**

Failed Items

General

Soak pit	Done by owners as discussed to provide a photo of soak pit
----------	--

Passed Items

General

Pipe diameter	New 100mm i
Bedding material	Sandy soil
Gully trap	Existing gully
Connections/angles	Swept junction
Branch length	
Direction/fall	Good fall into existing
Holding water	
Terminal vent	One new and one existing
Registration number	19014
Elevated drainage	In and sized correctly
Other	All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Inspection Type: **Preline Plumbing**
Inspection Outcome: **Pass**
Inspected By: **Gareth McCullagh**
Inspection Date: **14 September 2022**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Plumber	19014
Pipes fixed/supported	All clipped and secured

System used
Vents terminated
Pressure test
Waste pipe size and test
Shut off valves
Other

AS3500
New 50mm off ensuite
All 20-15 and 10mm dux segura

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

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Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Pre-Slab Building**

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **3 October 2022 10:45 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Tidy slab over top of existing concrete patio	
Engineers details required	N/A
Rebate for brick veneer	N/A
Ground clearance	N/A
Concrete cover	Pass
Driveway S/W control	N/A
Sand blinding	N/A
Slab thickenings	N/A
Vapour barrier	Pass
Polythene	
Bottom plate fixings	N/A
Steel reinforcing	Pass
All steel work placed and tied as per consented documentation	
Bar chairs	N/A
Not needed, mesh spanning across is clear of underlay	
DPC penetrations taped	N/A
Minimum floor level	N/A
Registration numbers	N/A
Siting	N/A
Sub slab insulation	N/A
In-slab heating	N/A
LBP number	Pass
Duane Cameron	
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Taken at 10:43 AM on Monday 3/10/2022

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Pre-Slab Building**
Inspection Outcome: **Pass**
Inspected By: **Anthony Wilson**
Inspection Date: **3 October 2022**

Passed Items

General

Concrete cover
Vapour barrier
Steel reinforcing

LBP number
Other

Tidy slab over top of existing concrete patio

Polythene

All steel work placed and tied as per consented documentation

Duane Cameron

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

GoGet Request for Information Report

Consent No: 210994

Type	Created	Signed Off
RFI 1	18 Nov 2021 Craig Rogerson Details: Please provide your subfloor bracing calculations. Response 08/12/21. Please refer engineer drawings and calculation attached to the Building consent documentation for subfloor bracing. There is a note on the architectural bracing sheet 2.4 to refer to CGW consulting Engineer for subfloor bracing requirements. <i>Response: SED subfloor bracing. Means of compliance NZBC V1/VM1 B1/VM4. Refer to sheet S01-01 for anchor pile layout.</i>	8 Dec 2021 Russell Officer
RFI 2	18 Nov 2021 Craig Rogerson Details: Please update the subfloor framing plan to show a maximum of 200mm where a load bearing wall runs @ right angles to the line of the joists as per NZS 3604:2011, 7.1.3.3 Response 08/12/21. The red dashed lines on the subfloor framing plans are centred on the internal walls. There is a joist located directly under the wall running at right angles. Please note, the internal walls are not load bearing, trusses are supported on external walls. <i>Response: It is agreed that the internal walls are not load bearing. I am S.O.R.G. compliance has been achieved with NZS3604:2011 section 7.1.3.3.</i>	8 Dec 2021 Russell Officer
RFI 3	19 Nov 2021 Craig Rogerson Details: Please update the relevant pages of the plans to note dwangs @ 600mm centres where Linea Oblique is proposed as per their installation manual. Response 08/12/21. Wall type ST02 on architectural sheet 2.1 clearly states dwangs are to be spaced at 600mm crs. I have added an additional note to the section on sheet 4.0 Rev 2 to ensure this is clear. <i>Response: I am S.O.R.G. Compliance has been achieved with NZBC E2.3.2 and manufacturers specs.</i>	8 Dec 2021 Russell Officer
RFI 4	19 Nov 2021 Craig Rogerson Details: Please provide the specifications and installation manual for the proposed Metrofire smart insert wood fire and flue system Response 08/12/21. See attached Metrofire installation and owners manual. Metrofire smart insert VE wood fire with wetback. Metro Eco Mega Smart Metro Eco Smart 59 0.8 67 Fireplace inse <i>Response: I am S.O.R.G. compliance has been achieved with NZBC C/AS1 section 7.1.1 and AS/NZS2918.</i>	8 Dec 2021 Russell Officer
RFI 5	19 Nov 2021 Craig Rogerson	8 Dec 2021 Russell Officer

Type	Created	Signed Off
Details: Please provide details/drawings of the soakpits size		
<p>Response 08/12/21 Please refer attached G015001 Rainsmart stormwater module Installation Guide and soakpit calculations by owner.</p> <p><i>Response: Refer to sheet 9.0 for soak pit design and refer to new SDs for soak pit calculation information. I am S.O.R.G. compliance has been achieved with NZBC E1/VM1 section 9.0 and fig 13.</i></p>		
RFI 6	19 Nov 2021 Craig Rogerson	8 Dec 2021 Russell Officer
Details: Please provide details/drawings of the flue penetrations @ the fire. Please give consideration to E2/AS1, figure 54.		
<p>Response 08/12/21.</p> <p>The proposed Metrofire is an insert fire and is to replace the existing insert fire. The roof penetration is existing.</p> <p><i>Response: Agreed. I am S.O.R.G. the existing roof flashing will be retained or replaced if necessary like for like and compliance will be achieved with NZBC E2.3.1.</i></p>		
RFI 7	19 Nov 2021 Craig Rogerson	8 Dec 2021 Russell Officer
Details: Please provide details/drawing of the threshold junction from the proposed addition to the existing deck.		
<p>Response 08/12/21.</p> <p>Alterations to the existing low level deck are to be carried out the owner under schedule 1 of the Building Act (Building work that does not require a BC). A basic detail has been added to architectural sheet 5.2 and detail 3.7 to show clearance way from the new cladding to meet requirements of NZBC E2/AS1.</p> <p><i>Response: Agreed. Owner will be responsible for compliance with NZBA 2004 Section 17. Compliance achieved with NZBC E2/AS1 section 7.1 for threshold.</i></p>		
RFI 8	19 Nov 2021 Craig Rogerson	8 Dec 2021 Russell Officer
Details: Please provide confirmation from the owners stating they are aware the following conditions will form part of the consent approval:		
<p>(1) A registered Building Surveyor or a Timber Remediation Specialist will be required to be engaged should any timber deterioration be found (when opening-up) due cladding failure to monitor the remediation, all works to the affected area are to cease until the credentials of the nominated specialist have been provided to KCDC for review and acceptance and a Quality Assurance Plan has been provided and agreed to, this document will be required for CCC on completion.</p> <p>(2) If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the building officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted.</p>		

Type	Created	Signed Off
	<p>Response 08/12/21.</p> <p>Client is aware of the above remediation conditions.</p> <p><i>Response: I am S.O.R.G. will be achieved with NZBC B2.3.1 for above information.</i></p>	
RFI 9	19 Nov 2021 Craig Rogerson	8 Dec 2021 Russell Officer
	Details: Please provide the specifications and installation manual for the wet area membrane proposed.	
	<p>Response 08/12/21.</p> <p>Specification for ARDEX WPM 001 and WPM002 attached.</p> <p><i>Response: I am S.O.R.G. compliance will be achieved with NZBC E3/AS2.</i></p>	
RFI 10	19 Nov 2021 Craig Rogerson	8 Dec 2021 Russell Officer
	Details: Please provide details/drawings of how the proposed substrate to carry the weight of the tiles @ the shower areas will be fixed off.	
	<p>Response 08/12/21.</p> <p>Please refer attached architectural sheet 6.3 rev 1 for GIB Aqualine fixing requirements.</p> <p><i>Response: I am S.O.R.G. compliance will be achieved with NZBC E3.3.1 and B1.3.1 for tiled shower installation.</i></p>	
RFI 11	19 Nov 2021 Craig Rogerson	8 Dec 2021 Russell Officer
	Details: Please update the drainage to note the system proposed and gradients used @ the foul water drains.	
	<p>Response 08/12/21.</p> <p>Please refer updated architectural sheet 9.0Rev 2.</p> <p><i>Response: Means of compliance AS/NZS3500.2.:2018. Gradient complies with AS/NZS3500.2 table 3.3.1.</i></p>	
RFI 12	19 Nov 2021 Craig Rogerson	8 Dec 2021 Russell Officer
	Details: Please update the drainage plan to show the safe tray waste and relief pipe terminating separately to the exterior of the dwelling to a safe and visible place, also not vermin proofing to be installed to the safe tray waste.	
	<p>Response 08/12/21.</p> <p>The drainage plan has been updated to show separate copper TPR drain to GT, refer attached architectural sheet 9.0 Rev2.</p> <p><i>Response: Compliance achieved with AS/NZS3500.2 SECTION 10.6</i></p>	
RFI 13	8 Dec 2021 Russell Officer	10 Dec 2021 Russell Officer

Type	Created	Signed Off
	<p>Details: Thank you for responding to RFI for Metrofire Smart Insert heater. Please provide a hot water wet back installation plumbing schematic from the Metrofire heater to the HWC in accordance with NZBC G12/AS1 section 6.13.1. Apologies for failing to previously request this important information</p> <p>Response 09/12/21 In response to RFI #2, please refer to the attached Rheem installation manual, page 6 for typical wetback schematic. This was included in the initial BC application specification.</p> <p><i>Response: I am S.O.R.G compliance has been achieved with NZBC G12/AS1 section 6.13.1.</i></p>	

GoGet Processing Summary Report

Consent No: 210994

Site Address: 12 Rawene Street, Waikanae

Description: New master bedroom and ensuite extension, plus existing kitchen relocation

Checklist/Elements	Status	Notes	Processed By
<u>Vetting</u>			Angie Mazur,Sharleen McArtney
Application documentation	Pass		SHH
Application type	Pass	The application is for a building consent.	SHH
Application form signed	Pass	The owners match those listed on the CT. The application form is signed by the owner or by an agent nominated by the owner.	SHH
Proof of ownership	Pass	A certificate of title dated within the last three months.	SHH
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	SHH
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works.	SHH
Compliance documentation	Pass	Relevant documentation is shown for: - B1: the truss manufacturer, including a PS1; - B1: bracing calculations; - B2: appraisals for specific products, including all membranes and specific cladding systems; - E2: risk matrix; - E2: cladding specifications and maintenance requirements where relevant; - H1: energy efficiency compliance report or calculation;	SHH
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. - the designer is a CPEng 1028481	SHH
Heritage Building	N/A		SHH
Owner Builder	N/A		SHH
Any outstanding CCC's	N/A		SHH
Building act	Pass		SHH
S71 Natural Hazard	Pass	The site is subject to the following hazard(s): Inundation.	SHH
S71-72 assessment	Pass	Section 72 applies because adequate provision has been made to protect building work or other property from the natural hazard confirmation of floor level to be assessed by processing officer, The consent can be granted with a s73 certificate.	SHH
S71-72 Recommendation	Pass	The building consent can be granted with a s73 certificate	SHH
S 84 - Restricted building work	Pass	A certificate of design work has been provided by each of the designers contributing to the restricted building work.	SHH
S 112 or 133AT - Alterations to existing buildings	N/A		SHH
S 115 - Change of use	N/A		SHH
S 118 - Access and facilities for persons with disabilities	N/A		SHH
S 363 - Public use prior to issuing CCC	N/A		SHH
Decision- s71-74			SHH
Hazard entered into register in ED	Pass		SHH
Waivers and Modifications	N/A		SHH
Multi Use	N/A		SHH

Checklist/Elements	Status	Notes	Processed By
Payment	Pass		AMS,SHH
Payment requested	Pass		SHH
Payment received	Pass		AMS,SHH
<u>CCC and Category</u>			Craig Rogerson (contractor)
Consent Category	Pass		CRR
Consent categorised correctly	Pass	R1	CRR
<u>Specified Systems Compliance</u>	N/A		Russell Officer (contractor)
<u>Environmental Health</u>	N/A		Russell Officer (contractor)
<u>Quick Consent</u>	N/A		Russell Officer (contractor)
<u>B1 - Structure</u>	Pass		Craig Rogerson (contractor),Russell Officer (contractor)
Verification method	Pass		CRR
Structural review	N/A		CRR
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	CRR
Engineer	Pass	The engineer is working within their scope. Domenico Sclofani The PS1 identifies the engineer, their CPEng number is: 1028481	CRR
Scope	Pass	The scope of the engineering is: Pile foundations for house extension	CRR
Monitoring requirements	Pass	Construction monitoring to: CM2	CRR
Structural proprietary systems	Pass	Construction monitoring schedule: (1) Subgrade inspections once all topsoil and organic material have been removed from the excavation. (2) Pre-pour Inspection. (3) Timber connection Inspection - Pre-line. The building work contains SED. The following elements are proprietary systems, and compliance with B1 requirements has been ascertained by manufacturer's tables / producer statements. Trusses - correct parameters have been used for the design, and a PS1 has been provided. Fixings are correctly specified.	CRR
NZS 3604	Pass		CRR
Scope	Pass	The building is within the scope and limitation of NZS 3604.	CRR
Good ground	Pass	CGW Consulting Engineers Liquefaction assessment report provided.	CRR
Site requirements	Pass	CGW Consulting Engineers Liquefaction assessment report provided.	CRR
Risk of Liquefaction/ lateral spread	Pass	CGW Consulting Engineers Liquefaction assessment report provided.	CRR
Deck structure	N/A		CRR
Foundations and sub-floor framing	Pass		CRR,ROF
Piles	Pass	SED Design. Please refer to the engineers drawings for details.	CRR
Foundation walls	N/A		CRR
Bearers	Pass	Bearers are sized appropriately for their given span, spacing, and loaded dimensions. Correct fixings are shown to other structural members.	CRR

Checklist/Elements	Status	Notes	Processed By
Stringers	Pass	Stringers are sized appropriately given the span of the joists they are supporting and the spacing of their fixings. - Checked. 140 x 45mm H3.2 stringer on DPC fixed to existing concrete ring foundation with M12 bolts embedded 100mm into wall @ 900mm centres.	CRR
Sub-floor bracing	Pass	Please provide your subfloor bracing calculations. --- Response - ROF 8 Dec 2021 11:06am --- SED subfloor bracing. Means of compliance NZBC V1/VM1 B1/VM4. Refer to sheet S01-01 for anchor pile layout.	CRR,ROF
<u>Request for Further Information:</u>			
Request:		Please provide your subfloor bracing calculations.	CRR
Response		08/12/21.	
		Please refer engineer drawings and calculation attached to the Building consent documentation for subfloor bracing. There is a note on the architectural bracing sheet 2.4 to refer to CGW consulting Engineer for subfloor bracing requirements.	
Response:		SED subfloor bracing. Means of compliance NZBC V1/VM1 B1/VM4. Refer to sheet S01-01 for anchor pile layout.	CRR
Moisture control and access	Pass	There are adequate provisions to the sub-floor space preventing dampness. There is adequate ground clearance beneath the floor joists allowing for inspection of the subfloor framing.	CRR
Floors	Pass		CRR,ROF
Suspended timber floors (ground)	Pass	Floor joists are adequately sized given their spans and spacing. Adequate lateral support is provided to floor joists where required. Double joists are provided under loadbearing walls, and where other load paths pass through the floor structure. Please update the subfloor framing plan to show a maximum of 200mm where a load bearing wall runs @ right angles to the line of the joists as per NZS 3604:2011, 7.1.3.3 --- Response - ROF 8 Dec 2021 10:44am --- It is agreed that the internal walls are not load bearing. I am S.O.R.G. compliance has been achieved with NZS3604:2011 section 7.1.3.3.	CRR,ROF
<u>Request for Further Information:</u>			
Request:		Please update the subfloor framing plan to show a maximum of 200mm where a load bearing wall runs @ right angles to the line of the joists as per NZS 3604:2011, 7.1.3.3	CRR
Response		08/12/21.	
		The red dashed lines on the subfloor framing plans are centred on the internal walls. There is a joist located directly under the wall running at right angles. Please note, the internal walls are not load bearing, trusses are supported on external walls.	
Response:		It is agreed that the internal walls are not load bearing. I am S.O.R.G. compliance has been achieved with NZS3604:2011 section 7.1.3.3.	CRR
Suspended timber floors (first floor and above)	N/A		CRR

Checklist/Elements	Status	Notes	Processed By
Flooring	Pass	Flooring meets the requirements in regards to materials, thickness, and layout.	CRR
Concrete slab	Pass	Concrete nibs proposed @ existing porches, D10 starters to be epoxied in @ 600mm centres	CRR
Walls	Pass		CRR,ROF
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing. Where load paths from beams, lintels, and building elements above pass through the wall framing trimming studs are built up to sufficiently be able to take the additional load. Please update the relevant pages of the plans to note dwangs @ 600mm centres where Linea Oblique is proposed as per their installation manual. --- Response - ROF 8 Dec 2021 11:09am --- I am S.O.R.G. Compliance has been achieved with NZBC E2.3.2 and manufacturers specs.	CRR,ROF
<u>Request for Further Information:</u>			
Request:	Please update the relevant pages of the plans to note dwangs @ 600mm centres where Linea Oblique is proposed as per their installation manual.		CRR
	Response 08/12/21. Wall type ST02 on architectural sheet 2.1 clearly states dwangs are to be spaced at 600mm crs. I have added an additional note to the section on sheet 4.0 Rev 2 to ensure this is clear.		
	Response: I am S.O.R.G. Compliance has been achieved with NZBC E2.3.2 and manufacturers specs.		CRR
Lintels	Pass	Lintels over openings in wall framing have been sized appropriately given the building elements they support, their loaded dimension, and their span. Fixings are detailed to prevent uplift.	CRR
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required.	CRR
Bracing	Pass	Correct parameters have been used for calculating wall bracing demand. This includes considerations around wind, earthquakes, cladding types, and building characteristics. The wall bracing design shows adequate strength to resist lateral loads expected given the above parameters. The layout of the bracing meets the provisions to avoid torsion due to asymmetric design.	CRR
Posts	N/A		CRR
Roof structure	Pass		CRR
Framed roof	N/A		CRR
Truss roof	Pass	The roof truss has been specifically designed according to B1/VM1. Refer to the Verification Method checklist item. Documentation of the trusses meets the requirements of 10.2.2.3.	CRR
Eaves and gable verges	Pass	Eaves and gable verges are supported by rafters, purlins or outriggers that are sized appropriately given the permitted spans.	CRR
Purlins / tile battens	Pass	The purlins or tile battens are adequately sized given the wind zone, their span and spacing. Correct fixings are specified given the uplift loads expected.	CRR
Bracing	Pass	Adequate bracing is provided for the roof given the	CRR

Checklist/Elements	Status	Notes	Processed By
		roof pitch and area. Bracing is provided by: bracing straps.	
Ceilings	Pass	Ceilings are supported by allowed members, with ceiling battens sized appropriately given their span and spacing.	CRR
Verandah beams	N/A		CRR
Snow loading	N/A		CRR
External stairs	N/A		CRR
Internal Barriers	N/A		CRR
3kPa floor loads	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>B2 - Durability</u>	Pass		Craig Rogerson (contractor)
B2 prompts	Pass		CRR
Material compatibility	Pass	Adjoining materials are compatible.	CRR
Concrete and concrete masonry	Pass	Concrete strength and cover is appropriate for the exposure zone.	CRR
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1. The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1.	CRR
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	CRR
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure.	CRR
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes.	CRR
Limited life consent	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>C1-C2 - Protection From Fire</u>	Pass		Craig Rogerson (contractor), Russell Officer (contractor)
C/AS1 - Residential and outbuildings	Pass		CRR,ROF
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1.	CRR
Means of escape	Pass	An escape route leading to a place of safety is provided, with the length of the route not exceeding the length allowed given the type of fire safety system provided.	CRR
Control of internal fire and smoke spread	N/A		CRR
Control of external fire spread	Pass	The open-sided structure is not fire rated as it meets the requirements for open sides, ownership, size, and proximity to the boundary.	CRR
Firefighting	N/A		CRR
Prevention of fire occurring	Pass	Please provide the specifications and installation manual for the proposed Metrofire smart insert wood fire and flue system --- Response - ROF 8 Dec 2021 11:19am --- I am S.O.R.G. compliance has been achieved with NZBC C/AS1 section 7.1.1 and AS/NZS2918.	CRR,ROF
<u>Request for Further Information:</u>			
Request:	Please provide the specifications and installation manual for the proposed Metrofire smart insert wood		CRR

Checklist/Elements	Status	Notes	Processed By
fire and flue system			
Response 08/12/21. See attached Metrofire installation and owners manual.			
Metrofire smart insert VE wood fire with wetback. Metro Eco Mega Smart			
Response: I am S.O.R.G. compliance has been achieved with NZBC C/AS1 section 7.1.1 and AS/NZS2918.			CRR
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>D1 - Access Routes</u>	N/A	Craig Rogerson (contractor)	
<u>D2 - Mechanical Installations For Access</u>	N/A	Craig Rogerson (contractor)	
<u>E1 - Surface Water</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Drainage design	N/A		CRR
Verification method	N/A		CRR
Soak pits	Pass		CRR, ROF
Field testing	N/A		CRR
Soak pit design	Pass	Please provide details/drawings of the soakpits size --- Response - ROF 8 Dec 2021 11:31am --- Refer to sheet 9.0 for soak pit design and refer to new SDs for soak pit calculation information. I am S.O.R.G. compliance has been achieved with NZBC E1/VM1 section 9.0 and fig 13.	CRR, ROF
<u>Request for Further Information:</u>			
Request: Please provide details/drawings of the soakpits size			CRR
Response 08/12/21 Please refer attached G015001 Rainsmart stormwater module Installation Guide and soakpit calculations by owner.			
Response: Refer to sheet 9.0 for soak pit design and refer to new SDs for soak pit calculation information. I am S.O.R.G. compliance has been achieved with NZBC E1/VM1 section 9.0 and fig 13.			CRR
Acceptable solution	Pass		CRR
Scope	Pass	The site is within the area, location, and site history requirements of E1/AS1.	CRR
Floor level	Pass		CRR
Minimum finished floor level	Pass	The slab and/or suspended timber floor is: at least 150mm above surrounding ground, and; 150mm above the lowest point of the site boundary.	CRR
Stormwater drainage	Pass		CRR
Size and gradient	Pass	The stormwater drains are adequately sized given their gradient and catchment area. The gradient meets or exceeds the minimum requirements.	CRR
Sumps	N/A		CRR
Roof catchment	Pass		CRR
Downpipes	Pass	The downpipe size is adequate given the roof pitch and plan area of the roof catchment area.	CRR
Gutters	Pass	Gutters have an adequate cross sectional area given the rainfall intensity, plan area of the roof	CRR

Checklist/Elements	Status	Notes	Processed By
		catchment area, and the pitch of the roof.	
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>E2 - External moisture</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Acceptable solution	Pass		CRR
Scope	Pass	The building work is within the scope of E2/AS1.	CRR
Risk matrix	Pass		CRR
Score	Pass	A risk matrix score of 2 has been calculated for the worst case elevation.	CRR
Wall cladding	Pass	Given the risk matrix score it is appropriate to use Linea Oblique.	CRR
Roof cladding	Pass		CRR, ROF
General	Pass	An appropriate roofing underlay is used given the type roofing. - Checked. Thermakraft 215 Gutters and downpipes are adequately sized, and where necessary, to calculations as laid out in E1/AS1. The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	CRR
Cladding junctions	Pass	Where new roof meets existing roof, this is detailed on sheet number 5.3 of the plans.	CRR
Masonry tiles	N/A		CRR
Pressed metal tiles	N/A		CRR
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile. - Checked. Details, including flashing sizes and material compatibility are appropriate for the barge and eave given the type of the metal profile. Penetrations through the profiled metal roof are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration. Please provide details/drawings of the flue penetrations @ the fire. Please give consideration to E2/AS1, figure 54. --- Response - ROF 8 Dec 2021 11:33am --- Agreed. I am S.O.R.G. the existing roof flashing will be retained or replaced if necessary like for like and compliance will be achieved with NZBC E2.3.1.	CRR, ROF
<u>Request for Further Information:</u>			
Request:	Please provide details/drawings of the flue penetrations @ the fire. Please give consideration to E2/AS1, figure 54.		CRR
Response	08/12/21.		
	The proposed Metrofire is an insert fire and is to replace the existing insert fire. The roof penetration is existing.		
Response:	Agreed. I am S.O.R.G. the existing roof flashing will be retained or replaced if necessary like for like and compliance will be achieved with NZBC E2.3.1.		CRR

Checklist/Elements	Status	Notes	Processed By
Membrane roofs	N/A		CRR
Wall cladding	Pass		CRR,ROF
General	Pass	An appropriate wall underlay is shown. - Checked. Thermakraft Watertight Plus The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	CRR
Threshold junctions	Pass	Please provide details/drawing of the threshold junction from the proposed addition to the existing deck. --- Response - ROF 8 Dec 2021 11:41am --- Agreed. Owner will be responsible for compliance with NZBA 2004 Section 17. Compliance achieved with NZBC E2/AS1 section 7.1 for threshold.	CRR,ROF
<u>Request for Further Information:</u>			
Request: Please provide details/drawing of the threshold junction from the proposed addition to the existing deck.			CRR
Response 08/12/21.			
Alterations to the existing low level deck are to be carried out the owner under schedule 1 of the Building Act (Building work that does not require a BC). A basic detail has been added to architectural sheet 5.2 and detail 3.7 to show clearance way from the new cladding to meet requirements of NZBC E2/AS1.			
Response: Agreed. Owner will be responsible for compliance with NZBA 2004 Section 17. Compliance achieved with NZBC E2/AS1 section 7.1 for threshold.			CRR
Cladding junctions	Pass	Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information.	CRR
Masonry veneer	N/A		CRR
Stucco	N/A		CRR
Timber weatherboards	Pass	The bottom of the timber weatherboard cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the timber weatherboard cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing where the soffit is exposed.	CRR
Fibre cement weatherboards	Pass	The bottom of the fibre cement weatherboard cladding has adequate clearance to paved and	CRR

Checklist/Elements	Status	Notes	Processed By
		<p>unpaved surfaces.</p> <p>Pipe penetrations through the fibre cement weatherboard cladding show adequate flashing tape and/or a flange plate.</p> <p>Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant.</p> <p>Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing.</p> <p>External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone.</p> <p>Soffit junctions are shown, with the correct flashing where the soffit is exposed.</p>	
Profile metal wall cladding	N/A		CRR
Fibre cement sheet	N/A		CRR
Plywood sheet	N/A		CRR
EIFS	N/A		CRR
Wall tanking	N/A		CRR
Parapets	N/A		CRR
Decks	N/A		CRR
Manufacturer's details	Pass		CRR
Roof claddings	Pass	<p>The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal.</p> <p>The pitch of the roof cladding is appropriate.</p> <p>Details, including flashing sizes and material compatibility are appropriate for the ridge, barge and eave of the roof cladding.</p>	CRR
Wall claddings	Pass	<p>The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal.</p> <p>The bottom of the cladding has adequate clearance to paved and unpaved surfaces.</p> <p>Pipe penetrations through the cladding show adequate flashing tape and/or a flange plate.</p> <p>Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant.</p> <p>Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure.</p> <p>External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone.</p> <p>Soffit junctions are shown, with the correct flashing where the soffit is exposed.</p>	CRR
Re-cladding	Pass		CRR,ROF
Roofs	N/A		CRR
Walls	Pass	Please provide confirmation from the owners stating they are aware the following conditions will form part of the consent approval:	CRR,ROF

Checklist/Elements	Status	Notes	Processed By
		<p>(1) A registered Building Surveyor or a Timber Remediation Specialist will be required to be engaged should any timber deterioration be found (when opening-up) due cladding failure to monitor the remediation, all works to the affected area are to cease until the credentials of the nominated specialist have been provided to KCDC for review and acceptance and a Quality Assurance Plan has been provided and agreed to, this document will be required for CCC on completion.</p> <p>(2) If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the building officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted.</p> <p>--- Response - ROF 8 Dec 2021 11:42am --- I am S.O.R.G. will be achieved with NZBC B2.3.1 for above information.</p>	
<u>Request for Further Information:</u>			
Request:	Please provide confirmation from the owners stating they are aware the following conditions will form part of the consent approval:		CRR
	<p>(1) A registered Building Surveyor or a Timber Remediation Specialist will be required to be engaged should any timber deterioration be found (when opening-up) due cladding failure to monitor the remediation, all works to the affected area are to cease until the credentials of the nominated specialist have been provided to KCDC for review and acceptance and a Quality Assurance Plan has been provided and agreed to, this document will be required for CCC on completion.</p> <p>(2) If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the building officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted.</p>		
	<p>Response 08/12/21.</p> <p>Client is aware of the above remediation conditions.</p>		
	Response: I am S.O.R.G. will be achieved with NZBC B2.3.1 for above information.		CRR
Timber joinery	N/A		CRR
Skylights	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>E3 - Internal Moisture</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
E3 prompts	Pass		CRR, ROF
Moisture control	N/A		CRR
Overflow	N/A		CRR
Impervious surfaces	Pass	Details have been provided for surfaces to be impervious, easily cleaned, and for the prevention of water penetration into concealed spaces where the surface is adjacent to sanitary fixtures and appliances or likely to be splashed.	CRR
Proprietary shower tray/walls	N/A		CRR
Tiled shower	Pass	A tiled shower / wet area is proposed, and sufficient	CRR

Checklist/Elements	Status	Notes	Processed By
		details of substrate, membrane, and details are provided. There is adequate membrane coverage to the wet area.	
Level access shower	N/A		CRR
Wet area membrane	Pass	Please provide the specifications and installation manual for the wet area membrane proposed.	CRR,ROF
		Please provide details/drawings of how the proposed substrate to carry the weight of the tiles @ the shower areas will be fixed off. --- Response - ROF 8 Dec 2021 11:48am --- I am S.O.R.G. compliance will be achieved with NZBC E3.3.1 and B1.3.1 for tiled shower installation.	
<u>Request for Further Information:</u>			
Request:		Please provide the specifications and installation manual for the wet area membrane proposed.	CRR
		Response 08/12/21.	
		Specification for ARDEX WPM 001 and WPM002 attached.	
Response:		I am S.O.R.G. compliance will be achieved with NZBC E3/AS2.	CRR
<u>Request for Further Information:</u>			
Request:		Please provide details/drawings of how the proposed substrate to carry the weight of the tiles @ the shower areas will be fixed off.	CRR
		Response 08/12/21.	
		Please refer attached architectural sheet 6.3 rev 1 for GIB Aqualine fixing requirements.	
Response:		I am S.O.R.G. compliance will be achieved with NZBC E3.3.1 and B1.3.1 for tiled shower installation.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F1 - Hazardous Agents On Site</u>	N/A		Craig Rogerson (contractor)
<u>F2 - Hazardous Building Materials</u>	Pass		Craig Rogerson (contractor)
Asbestos	N/A		CRR
Glazing	Pass		CRR
Manifestation	N/A		CRR
Glazing requirements	Pass	Correct types and thicknesses of glazing are specified to show compliance with the provisions of NZS 4223.3 based on the area of the glazing, its height, and width.	CRR
Bathrooms	Pass	Glazing in bathrooms, including glazing in the shower enclosure, is specified to be compliant with NZS 4223.3.	CRR
Balustrades	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F3 - Hazardous Substances And Processes</u>	N/A		Craig Rogerson (contractor)
<u>F4 - Safety From Falling</u>	N/A		Craig Rogerson (contractor)
<u>F5 - Construction and Demolition Hazards</u>	Pass		Craig Rogerson (contractor)
F5 prompts	Pass		CRR
Consent addendum	Pass	Compliance with F5 Site Safety to be addressed on site.	CRR

Checklist/Elements	Status	Notes	Processed By
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F6 - Visibility In Escape Routes</u>	N/A		Craig Rogerson (contractor)
<u>F7 - Warning Systems</u>	Pass		Craig Rogerson (contractor)
F7 prompts	Pass		CRR
System type (excluding simple residential situations)	N/A		CRR
Domestic alarms	Pass	Domestic alarms are proposed, and are able to be tested and have a hush facility. Alarms are located: on each level of the household unit; within 3.0m of each sleeping space; and are audible to sleeping occupants. - section 3.0 F7/AS1	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F8 - Signs</u>	N/A		Craig Rogerson (contractor)
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A		Craig Rogerson (contractor)
<u>G1 - Personal hygiene</u>	Pass		Craig Rogerson (contractor)
Provision of sanitary fixtures	Pass		CRR
General sanitary fixture requirements	Pass	An adequate number of sanitary fixtures with appropriate space dimensions have been provided given the building use, user group, occupancy, and type of fixtures provided.	CRR
Privacy	Pass		CRR
Location	Pass	As sanitary fixtures in a household unit, there is at least one door provided between the toilets and the food preparation / storage areas.	CRR
Line of sight	Pass	There is no direct line of sight between an access route and a WC, urinal , bath, shower, or bidet. This is achieved by: visual separation of a single fixture with a door.	CRR
Lobbies	N/A		CRR
Accessible toilets	N/A		CRR
Accessible showers	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G2 - Laundering</u>	Pass		Craig Rogerson (contractor)
G2 prompts	Pass		CRR
Provision of laundry spaces	Pass	An adequate number of laundering facilities, with a tub or washing machine and sufficient activity space, have been provided given the building use and the building occupancy.	CRR
Accessible laundries	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G3 - Food Preparation And Prevention Of Contamination</u>	Pass		Craig Rogerson (contractor)
Domestic kitchen facilities	Pass		CRR
Activity space and functionality	Pass	The domestic kitchen provides space for a cooker, perishable food storage, a sink, sufficient food preparation area, and adequate plan area to allow for activity space.	CRR

Checklist/Elements	Status	Notes	Processed By
Interior linings	Pass	Surface linings adjacent to kitchen appliances and facilities are impervious and can be easily cleaned and maintained in a hygienic condition.	CRR
Commercial facilities	N/A		CRR
Accessible kitchen facilities	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G4 - Ventilation</u>	Pass		Craig Rogerson (contractor)
G4 prompts	Pass		CRR
Natural ventilation	Pass	Sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area.	CRR
Mechanical ventilation	Pass	Sufficient mechanical ventilation is provided to occupied spaces by an extract with an adequate air flow rate. Range hoods/extracts with an appropriate air flow rate are provided to kitchen spaces.	CRR
Gas fuelled appliances	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G5 - Interior Environment</u>	N/A		Craig Rogerson (contractor)
G5 prompts	N/A		CRR
Space temperature	N/A		CRR
Activity space	N/A		CRR
Reception counters	N/A		CRR
Listening systems	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G6 - Airborne And Impact Sound</u>	N/A		Craig Rogerson (contractor)
<u>G7 - Natural Light</u>	Pass		Craig Rogerson (contractor)
G7 prompts	Pass		CRR
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area.	CRR
Visual awareness	Pass	At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G8 - Artificial Light</u>	Pass		Craig Rogerson (contractor)
G8 prompts	Pass		CRR
Artificial lighting	Pass	There is adequate lighting to the: access route. exitways.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G9 - Electricity</u>	Pass		Craig Rogerson (contractor)
G9 prompts	Pass		CRR
Energy works certificate	Pass	An energy works certificate will be required upon completion.	CRR
Electrical switches and outlets	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR

Checklist/Elements	Status	Notes	Processed By
<u>G10 - Piped Services</u>	N/A		Craig Rogerson (contractor)
<u>G11 - Gas As An Energy Source</u>	N/A		Craig Rogerson (contractor)
<u>G12 - Water Supplies</u>	Pass		Craig Rogerson (contractor), Russell Officer (contractor)
Water supply	N/A		CRR
Water tanks	N/A		CRR
Hot water	Pass		CRR
Water heater type	Pass	Hot water is supplied via a(n): electric storage water heater.	CRR
Installation	Pass	The hot water supply system shows an appropriate layout with correct elements given the type of the water heater, venting system, and the water pressure level. Overflow from relief valves is discharged appropriately into the drainage system.	CRR
Structural support	Pass	Adequate structural support and seismic restraints are provided to the storage hot water heater.	CRR
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	CRR
Solar hot water	N/A		CRR
Wetback hot water	Pass		CRR, ROF
Installation	Pass	RFI - Thank you for responding to RFI for Metrofire Smart Insert heater. Please provide a hot water wet back installation plumbing schematic from the Metrofire heater to the HWC in accordance with NZBC G12/AS1 section 6.13.1 --- Response - ROF 10 Dec 2021 7:53am --- I am S.O.R.G compliance has been achieved with NZBC G12/AS1 section 6.13.1.	ROF
<u>Request for Further Information:</u>			
Request:	Thank you for responding to RFI for Metrofire Smart Insert heater. Please provide a hot water wet back installation plumbing schematic from the Metrofire heater to the HWC in accordance with NZBC G12/AS1 section 6.13.1. Apologies for failing to previously request this important information		ROF
Response			
09/12/21			
	In response to RFI #2, please refer to the attached Rheem installation manual, page 6 for typical wetback schematic. This was included in the initial BC application specification.		
Response:	I am S.O.R.G compliance has been achieved with NZBC G12/AS1 section 6.13.1.		ROF
Structural support	Pass	Adequate structural support and seismic restraints are provided to the storage hot water heater.	ROF
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	ROF
Accessible water supply	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G13 - Foul Water</u>	Pass		Craig Rogerson (contractor), Russell Officer (contractor)
Drainage design	Pass		CRR
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents.	CRR
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed.	CRR
Acceptable solution	Pass		CRR, ROF
Sanitary plumbing	Pass	Refer to AS/NZS3500. The discharge pipe layout, sizes, and falls are	CRR, ROF

Checklist/Elements	Status	Notes	Processed By
		appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs.	
		Please update the drainage plan to show the safe tray waste and relief pipe terminating separately to the exterior of the dwelling to a safe and visible place, also not vermin proofing to be installed to the safe tray waste. --- Response - ROF 8 Dec 2021 12:01pm --- Compliance achieved with AS/NZS3500.2 SECTION 10.6	
<u>Request for Further Information:</u>			
Request:		Please update the drainage to note the system proposed and gradients used @ the foul water drains.	CRR
		Response 08/12/21.	
		Please refer updated architectural sheet 9.0Rev 2.	
Response:		Means of compliance AS/NZS3500.2:2018. Gradient complies with AS/NZS3500.2 table 3.3.1.	CRR
<u>Request for Further Information:</u>			
Request:		Please update the drainage plan to show the safe tray waste and relief pipe terminating separately to the exterior of the dwelling to a safe and visible place, also not vermin proofing to be installed to the safe tray waste.	CRR
		Response 08/12/21.	
		The drainage plan has been updated to show separate copper TPR drain to GT, refer attached architectural sheet 9.0 Rev2.	
Response:		Compliance achieved with AS/NZS3500.2 SECTION 10.6	CRR
Drainage	Pass	Refer to AS/NZS3500.	CRR,ROF
		Please update the drainage to note the system proposed and gradients used @ the foul water drains	
		Response 08/12/21.	
		The drainage plan has been updated to show separate copper TPR drain to GT, refer attached architectural sheet 9.0 Rev2.	
		Compliance achieved with AS/NZS3500.2 SECTION 10.6	
Grease traps	N/A		CRR
AS/NZS 3500.2	Pass		CRR,ROF
Drainage principles	Pass	The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Existing Fixture vent pipes are shown where required to ensure the functionality of water traps and the drainage system. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with	ROF

Checklist/Elements	Status	Notes	Processed By
		adequate height difference to the lowest sanitary fixture.	
Elevated drainage principles	N/A		ROF
Single stack	N/A		ROF
Single stack variations	N/A		ROF
Fully vented	N/A		ROF
Fully vented modified	Pass	The discharge pipe and stack layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Fixture vent pipes are shown where required to ensure the functionality of water traps and the drainage system. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture.	ROF
Pumping systems	N/A		ROF
AS/NZS 3500.5	N/A		CRR
Hydraulic design	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G14 - Industrial Liquid Waste</u>	N/A		Craig Rogerson (contractor)
<u>G15 - Solid Waste</u>	N/A		Craig Rogerson (contractor)
<u>H1 - Energy Efficiency</u>	Pass		Craig Rogerson (contractor)
H1 prompts	Pass		CRR
Small building envelope thermal performance	Pass	The building has been assessed as compliant with H1 using the: calculation method, as modified by H1/AS1.	CRR
		Floor: R1.4 Walls: R2.4 batts Ceiling: R3.2 batts	
Large building envelope performance	N/A		CRR
Hot water system efficiency	Pass	There is adequate thermal insulation to the hot water supply to the sink, with the pipe run not exceeding allowable limits.	CRR
Artificial lighting	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>S67 - Waivers And Modifications</u>	N/A		Russell Officer (contractor)
<u>S75 - Build over 2 allotments</u>	N/A		Russell Officer (contractor)
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	Pass		Craig Rogerson (contractor)
Scope	Pass		CRR
S112 (1)	Pass	Alteration to an existing dwelling, smoke alarms are shown and comply remainder of dwelling will comply to at least the same extent as before the alteration, as per section 112.	CRR
S112 (2)	N/A		CRR
S 133 AT (from 13 May 2018)	N/A		CRR
Escape from fire	N/A		CRR
Access and facilities for persons with disabilities	N/A		CRR
<u>S113 - Buildings with specified intended</u>	N/A		Russell Officer (contractor)

Checklist/Elements	Status	Notes	Processed By
<u>lives</u>			
<u>S115 and S133 AN- Change Of Use</u>	N/A		Russell Officer (contractor)
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A		Russell Officer (contractor)
<u>S363 - Certificate For Public Use</u>	N/A		Russell Officer (contractor)
<u>Warnings & Bans</u>	N/A		Russell Officer (contractor)
<u>Restricted Building Work</u>	Pass		Craig Rogerson (contractor)
Primary structure	Pass		CRR
Foundations and sub-floor framing	Pass	Domenico Sclofani - CPEng # 1028481 Mark Dray - Design 2 - LBP # 115797	CRR
Walls	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Roof	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Columns and beams	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Bracing	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Other	N/A		CRR
External moisture	Pass		CRR
Damp proofing	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Roof cladding	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Ventilation system	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Wall cladding	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Waterproofing	N/A		CRR
Other	N/A		CRR
Fire safety	N/A		CRR

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: _____ Date: 10 December 2021 7:59 am
Russell Officer (contractor)

GoGet Processing Summary Report

Consent No: 210994

Site Address: 12 Rawene Street, Waikanae

Description: New master bedroom and ensuite extension, plus existing kitchen relocation

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A		Simon Copp
<u>Vetting</u>			Angie Mazur, Sharleen McCartney
Application documentation	Pass		SHH
Application type	Pass	The application is for a building consent.	SHH
Application form signed	Pass	The owners match those listed on the CT. The application form is signed by the owner or by an agent nominated by the owner.	SHH
Proof of ownership	Pass	A certificate of title dated within the last three months.	SHH
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	SHH
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works.	SHH
Compliance documentation	Pass	Relevant documentation is shown for: - B1: the truss manufacturer, including a PS1; - B1: bracing calculations; - B2: appraisals for specific products, including all membranes and specific cladding systems; - E2: risk matrix; - E2: cladding specifications and maintenance requirements where relevant; - H1: energy efficiency compliance report or calculation;	SHH
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. - the designer is a CPEng 1028481	SHH
Heritage Building	N/A		SHH
Owner Builder	N/A		SHH
Any outstanding CCC's	N/A		SHH
Building act	Pass		SHH
S71 Natural Hazard	Pass	The site is subject to the following hazard(s): Inundation.	SHH
S71-72 assessment	Pass	Section 72 applies because adequate provision has been made to protect building work or other property from the natural hazard confirmation of floor level to be assessed by processing officer, The consent can be granted with a s73 certificate.	SHH
S71-72 Recommendation	Pass	The building consent can be granted with a s73 certificate	SHH
S 84 - Restricted building work	Pass	A certificate of design work has been provided by each of the designers contributing to the restricted building work.	SHH
S 112 or 133AT - Alterations to existing buildings	N/A		SHH
S 115 - Change of use	N/A		SHH
S 118 - Access and facilities for persons with disabilities	N/A		SHH
S 363 - Public use prior to issuing CCC	N/A		SHH
Decision- s71-74			SHH
Hazard entered into register in ED	Pass		SHH
Waivers and Modifications	N/A		SHH

Checklist/Elements	Status	Notes	Processed By
Multi Use	N/A		SHH
Payment	Pass		AMS,SHH
Payment requested	Pass		SHH
Payment received	Pass		AMS,SHH
<u>CCC and Category</u>	Pass	Craig Rogerson (contractor),Simon Copp	
Outstanding CCCs	N/A		SC
Consent Category	Pass		CRR
Consent categorised correctly	Pass	R1	CRR
<u>Specified Systems Compliance</u>	N/A	Russell Officer (contractor)	
<u>Environmental Health</u>	N/A	Russell Officer (contractor)	
<u>Quick Consent</u>	N/A	Russell Officer (contractor)	
<u>B1 - Structure</u>	Pass	Craig Rogerson (contractor),Russell Officer (contractor)	
Verification method	Pass		CRR
Structural review	N/A		CRR
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	CRR
Engineer	Pass	The engineer is working within their scope. Domenico Sclofani The PS1 identifies the engineer, their CPEng number is: 1028481	CRR
Scope	Pass	The scope of the engineering is: Pile foundations for house extension	CRR
Monitoring requirements	Pass	Construction monitoring to: CM2	CRR
Structural proprietary systems	Pass	Construction monitoring schedule: (1) Subgrade inspections once all topsoil and organic material have been removed from the excavation. (2) Pre-pour Inspection. (3) Timber connection Inspection - Pre-line. The building work contains SED. The following elements are proprietary systems, and compliance with B1 requirements has been ascertained by manufacturer's tables / producer statements. Trusses - correct parameters have been used for the design, and a PS1 has been provided. Fixings are correctly specified.	CRR
NZS 3604	Pass		CRR
Scope	Pass	The building is within the scope and limitation of NZS 3604.	CRR
Good ground	Pass	CGW Consulting Engineers Liquefaction assessment report provided.	CRR
Site requirements	Pass	CGW Consulting Engineers Liquefaction assessment report provided.	CRR
Risk of Liquefaction/ lateral spread	Pass	CGW Consulting Engineers Liquefaction assessment report provided.	CRR
Deck structure	N/A		CRR
Foundations and sub-floor framing	Pass		CRR,ROF
Piles	Pass	SED Design. Please refer to the engineers drawings for details.	CRR
Foundation walls	N/A		CRR
Bearers	Pass	Bearers are sized appropriately for their given span,	CRR

Checklist/Elements	Status	Notes	Processed By
		spacing, and loaded dimensions. Correct fixings are shown to other structural members.	
Stringers	Pass	Stringers are sized appropriately given the span of the joists they are supporting and the spacing of their fixings. - Checked. 140 x 45mm H3.2 stringer on DPC fixed to existing concrete ring foundation with M12 bolts embedded 100mm into wall @ 900mm centres.	CRR
Sub-floor bracing	Pass	Please provide your subfloor bracing calculations. --- Response - ROF 8 Dec 2021 11:06am --- SED subfloor bracing. Means of compliance NZBC V1/VM1 B1/VM4. Refer to sheet S01-01 for anchor pile layout.	CRR,ROF
<u>Request for Further Information:</u>			
Request:		Please provide your subfloor bracing calculations.	CRR
		Response 08/12/21. Please refer engineer drawings and calculation attached to the Building consent documentation for subfloor bracing. There is a note on the architectural bracing sheet 2.4 to refer to CGW consulting Engineer for subfloor bracing requirements.	
Response:		SED subfloor bracing. Means of compliance NZBC V1/VM1 B1/VM4. Refer to sheet S01-01 for anchor pile layout.	CRR
Moisture control and access	Pass	There are adequate provisions to the sub-floor space preventing dampness. There is adequate ground clearance beneath the floor joists allowing for inspection of the subfloor framing.	CRR
Floors	Pass		CRR,ROF
Suspended timber floors (ground)	Pass	Floor joists are adequately sized given their spans and spacing. Adequate lateral support is provided to floor joists where required. Double joists are provided under loadbearing walls, and where other load paths pass through the floor structure. Please update the subfloor framing plan to show a maximum of 200mm where a load bearing wall runs @ right angles to the line of the joists as per NZS 3604:2011, 7.1.3.3 --- Response - ROF 8 Dec 2021 10:44am --- It is agreed that the internal walls are not load bearing. I am S.O.R.G. compliance has been achieved with NZS3604:2011 section 7.1.3.3.	CRR,ROF
<u>Request for Further Information:</u>			
Request:		Please update the subfloor framing plan to show a maximum of 200mm where a load bearing wall runs @ right angles to the line of the joists as per NZS 3604:2011, 7.1.3.3	CRR
		Response 08/12/21. The red dashed lines on the subfloor framing plans are centred on the internal walls. There is a joist located directly under the wall running at right angles. Please note, the internal walls are not load bearing, trusses are supported on external walls.	
Response:		It is agreed that the internal walls are not load bearing.	CRR

Checklist/Elements	Status	Notes	Processed By
I am S.O.R.G. compliance has been achieved with NZS3604:2011 section 7.1.3.3.			
Suspended timber floors (first floor and above)	N/A		CRR
Flooring	Pass	Flooring meets the requirements in regards to materials, thickness, and layout.	CRR
Concrete slab	Pass	Concrete nibs proposed @ existing porches, D10 starters to be epoxied in @ 600mm centres	CRR
Walls	Pass		CRR,ROF
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing. Where load paths from beams, lintels, and building elements above pass through the wall framing trimming studs are built up to sufficiently be able to take the additional load. Please update the relevant pages of the plans to note dwangs @ 600mm centres where Linea Oblique is proposed as per their installation manual. --- Response - ROF 8 Dec 2021 11:09am --- I am S.O.R.G. Compliance has been achieved with NZBC E2.3.2 and manufacturers specs.	CRR,ROF
<u>Request for Further Information:</u>			
Request:	Please update the relevant pages of the plans to note dwangs @ 600mm centres where Linea Oblique is proposed as per their installation manual.		CRR
Response 08/12/21.			
Wall type ST02 on architectural sheet 2.1 clearly states dwangs are to be spaced at 600mm crs. I have added an additional note to the section on sheet 4.0 Rev 2 to ensure this is clear.			
Response:	I am S.O.R.G. Compliance has been achieved with NZBC E2.3.2 and manufacturers specs.		CRR
Lintels	Pass	Lintels over openings in wall framing have been sized appropriately given the building elements they support, their loaded dimension, and their span. Fixings are detailed to prevent uplift.	CRR
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required.	CRR
Bracing	Pass	Correct parameters have been used for calculating wall bracing demand. This includes considerations around wind, earthquakes, cladding types, and building characteristics. The wall bracing design shows adequate strength to resist lateral loads expected given the above parameters. The layout of the bracing meets the provisions to avoid torsion due to asymmetric design.	CRR
Posts	N/A		CRR
Roof structure	Pass		CRR
Framed roof	N/A		CRR
Truss roof	Pass	The roof truss has been specifically designed according to B1/VM1. Refer to the Verification Method checklist item. Documentation of the trusses meets the requirements of 10.2.2.3.	CRR
Eaves and gable verges	Pass	Eaves and gable verges are supported by rafters, purlins or outriggers that are sized appropriately given the permitted spans.	CRR
Purlins / tile battens	Pass	The purlins or tile battens are adequately sized	CRR

Checklist/Elements	Status	Notes	Processed By
		given the wind zone, their span and spacing. Correct fixings are specified given the uplift loads expected.	
Bracing	Pass	Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: bracing straps.	CRR
Ceilings	Pass	Ceilings are supported by allowed members, with ceiling battens sized appropriately given their span and spacing.	CRR
Verandah beams	N/A		CRR
Snow loading	N/A		CRR
External stairs	N/A		CRR
Internal Barriers	N/A		CRR
3kPa floor loads	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>B2 - Durability</u>	Pass		Craig Rogerson (contractor)
B2 prompts	Pass		CRR
Material compatibility	Pass	Adjoining materials are compatible.	CRR
Concrete and concrete masonry	Pass	Concrete strength and cover is appropriate for the exposure zone.	CRR
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1. The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1.	CRR
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	CRR
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure.	CRR
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes.	CRR
Limited life consent	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>C1-C2 - Protection From Fire</u>	Pass		Craig Rogerson (contractor), Russell Officer (contractor)
C/AS1 - Residential and outbuildings	Pass		CRR,ROF
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1.	CRR
Means of escape	Pass	An escape route leading to a place of safety is provided, with the length of the route not exceeding the length allowed given the type of fire safety system provided.	CRR
Control of internal fire and smoke spread	N/A		CRR
Control of external fire spread	Pass	The open-sided structure is not fire rated as it meets the requirements for open sides, ownership, size, and proximity to the boundary.	CRR
Firefighting	N/A		CRR
Prevention of fire occurring	Pass	Please provide the specifications and installation manual for the proposed Metrofire smart insert wood fire and flue system --- Response - ROF 8 Dec 2021 11:19am ---	CRR,ROF

Checklist/Elements	Status	Notes	Processed By
		I am S.O.R.G. compliance has been achieved with NZBC C/AS1 section 7.1.1 and AS/NZS2918.	
<u>Request for Further Information:</u>			
Request: Please provide the specifications and installation manual for the proposed Metrofire smart insert wood fire and flue system			CRR
Response 08/12/21. See attached Metrofire installation and owners manual.			
Metrofire smart insert VE wood fire with wetback. Metro Eco Mega Smart Metro Eco Smart 59 0.8 67 Fireplace inse			
Response: I am S.O.R.G. compliance has been achieved with NZBC C/AS1 section 7.1.1 and AS/NZS2918.			CRR
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>D1 - Access Routes</u>	N/A	Craig Rogerson (contractor)	
<u>D2 - Mechanical Installations For Access</u>	N/A	Craig Rogerson (contractor)	
<u>E1 - Surface Water</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Drainage design	N/A		CRR
Verification method	N/A		CRR
Soak pits	Pass		CRR,ROF
Field testing	N/A		CRR
Soak pit design	Pass	Please provide details/drawings of the soakpits size --- Response - ROF 8 Dec 2021 11:31am --- Refer to sheet 9.0 for soak pit design and refer to new SDs for soak pit calculation information. I am S.O.R.G. compliance has been achieved with NZBC E1/VM1 section 9.0 and fig 13.	CRR,ROF
<u>Request for Further Information:</u>			
Request: Please provide details/drawings of the soakpits size			CRR
Response 08/12/21 Please refer attached G015001 Rainsmart stormwater module Installation Guide and soakpit calculations by owner.			
Response: Refer to sheet 9.0 for soak pit design and refer to new SDs for soak pit calculation information. I am S.O.R.G. compliance has been achieved with NZBC E1/VM1 section 9.0 and fig 13.			CRR
Acceptable solution	Pass		CRR
Scope	Pass	The site is within the area, location, and site history requirements of E1/AS1.	CRR
Floor level	Pass		CRR
Minimum finished floor level	Pass	The slab and/or suspended timber floor is: at least 150mm above surrounding ground, and; 150mm above the lowest point of the site boundary.	CRR
Stormwater drainage	Pass		CRR
Size and gradient	Pass	The stormwater drains are adequately sized given their gradient and catchment area. The gradient meets or exceeds the minimum requirements.	CRR
Sumps	N/A		CRR
Roof catchment	Pass		CRR
Downpipes	Pass	The downpipe size is adequate given the roof pitch	CRR

Checklist/Elements	Status	Notes	Processed By
Gutters	Pass	and plan area of the roof catchment area. Gutters have an adequate cross sectional area given the rainfall intensity, plan area of the roof catchment area, and the pitch of the roof.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>E2 - External moisture</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Acceptable solution	Pass		CRR
Scope	Pass	The building work is within the scope of E2/AS1.	CRR
Risk matrix	Pass		CRR
Score	Pass	A risk matrix score of 2 has been calculated for the worst case elevation.	CRR
Wall cladding	Pass	Given the risk matrix score it is appropriate to use Linea Oblique.	CRR
Roof cladding	Pass		CRR, ROF
General	Pass	An appropriate roofing underlay is used given the type roofing. - Checked. Thermakraft 215 Gutters and downpipes are adequately sized, and where necessary, to calculations as laid out in E1/AS1. The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	CRR
Cladding junctions	Pass	Where new roof meets existing roof, this is detailed on sheet number 5.3 of the plans.	CRR
Masonry tiles	N/A		CRR
Pressed metal tiles	N/A		CRR
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile. - Checked. Details, including flashing sizes and material compatibility are appropriate for the barge and eave given the type of the metal profile. Penetrations through the profiled metal roof are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration. Please provide details/drawings of the flue penetrations @ the fire. Please give consideration to E2/AS1, figure 54. --- Response - ROF 8 Dec 2021 11:33am --- Agreed. I am S.O.R.G. the existing roof flashing will be retained or replaced if necessary like for like and compliance will be achieved with NZBC E2.3.1.	CRR, ROF
<u>Request for Further Information:</u>			
Request:	Please provide details/drawings of the flue penetrations @ the fire. Please give consideration to E2/AS1, figure 54.		CRR
Response	08/12/21.		
	The proposed Metrofire is an insert fire and is to replace the existing insert fire. The roof penetration is existing.		

Checklist/Elements	Status	Notes	Processed By
Response: Agreed. I am S.O.R.G. the existing roof flashing will be retained or replaced if necessary like for like and compliance will be achieved with NZBC E2.3.1.			CRR
Membrane roofs	N/A		CRR
Wall cladding	Pass		CRR,ROF
General	Pass	An appropriate wall underlay is shown. - Checked. Thermakraft Watertight Plus The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	CRR
Threshold junctions	Pass	Please provide details/drawing of the threshold junction from the proposed addition to the existing deck. --- Response - ROF 8 Dec 2021 11:41am --- Agreed. Owner will be responsible for compliance with NZBA 2004 Section 17. Compliance achieved with NZBC E2/AS1 section 7.1 for threshold.	CRR,ROF
<u>Request for Further Information:</u>			
Request: Please provide details/drawing of the threshold junction from the proposed addition to the existing deck.			CRR
Response 08/12/21.			
Alterations to the existing low level deck are to be carried out the owner under schedule 1 of the Building Act (Building work that does not require a BC). A basic detail has been added to architectural sheet 5.2 and detail 3.7 to show clearance way from the new cladding to meet requirements of NZBC E2/AS1.			
Response: Agreed.			CRR
Owner will be responsible for compliance with NZBA 2004 Section 17. Compliance achieved with NZBC E2/AS1 section 7.1 for threshold.			
Cladding junctions	Pass	Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information.	CRR
Masonry veneer	N/A		CRR
Stucco	N/A		CRR
Timber weatherboards	Pass	The bottom of the timber weatherboard cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the timber weatherboard cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing	CRR

Checklist/Elements	Status	Notes	Processed By
Fibre cement weatherboards	Pass	<p>where the soffit is exposed.</p> <p>The bottom of the fibre cement weatherboard cladding has adequate clearance to paved and unpaved surfaces.</p> <p>Pipe penetrations through the fibre cement weatherboard cladding show adequate flashing tape and/or a flange plate.</p> <p>Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant.</p> <p>Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing.</p> <p>External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone.</p> <p>Soffit junctions are shown, with the correct flashing where the soffit is exposed.</p>	CRR
Profile metal wall cladding	N/A		CRR
Fibre cement sheet	N/A		CRR
Plywood sheet	N/A		CRR
EIFS	N/A		CRR
Wall tanking	N/A		CRR
Parapets	N/A		CRR
Decks	N/A		CRR
Manufacturer's details	Pass		CRR
Roof claddings	Pass	<p>The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal.</p> <p>The pitch of the roof cladding is appropriate.</p> <p>Details, including flashing sizes and material compatibility are appropriate for the ridge, barge and eave of the roof cladding.</p>	CRR
Wall claddings	Pass	<p>The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal.</p> <p>The bottom of the cladding has adequate clearance to paved and unpaved surfaces.</p> <p>Pipe penetrations through the cladding show adequate flashing tape and/or a flange plate.</p> <p>Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant.</p> <p>Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure.</p> <p>External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone.</p> <p>Soffit junctions are shown, with the correct flashing where the soffit is exposed.</p>	CRR
Re-cladding	Pass		CRR,ROF
Roofs	N/A		CRR

Checklist/Elements	Status	Notes	Processed By
Walls	Pass	<p>Please provide confirmation from the owners stating they are aware the following conditions will form part of the consent approval:</p> <p>(1) A registered Building Surveyor or a Timber Remediation Specialist will be required to be engaged should any timber deterioration be found (when opening-up) due cladding failure to monitor the remediation, all works to the affected area are to cease until the credentials of the nominated specialist have been provided to KCDC for review and acceptance and a Quality Assurance Plan has been provided and agreed to, this document will be required for CCC on completion.</p> <p>(2) If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the building officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted.</p> <p>--- Response - ROF 8 Dec 2021 11:42am --- I am S.O.R.G. will be achieved with NZBC B2.3.1 for above information.</p>	CRR,ROF
<u>Request for Further Information:</u>			
Request:		<p>Please provide confirmation from the owners stating they are aware the following conditions will form part of the consent approval:</p> <p>(1) A registered Building Surveyor or a Timber Remediation Specialist will be required to be engaged should any timber deterioration be found (when opening-up) due cladding failure to monitor the remediation, all works to the affected area are to cease until the credentials of the nominated specialist have been provided to KCDC for review and acceptance and a Quality Assurance Plan has been provided and agreed to, this document will be required for CCC on completion.</p> <p>(2) If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the building officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted.</p>	CRR
<p>Response 08/12/21.</p> <p>Client is aware of the above remediation conditions.</p> <p>Response: I am S.O.R.G. will be achieved with NZBC B2.3.1 for above information.</p>			
Timber joinery	N/A		CRR
Skylights	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>E3 - Internal Moisture</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
E3 prompts	Pass		CRR,ROF
Moisture control	N/A		CRR
Overflow	N/A		CRR
Impervious surfaces	Pass	Details have been provided for surfaces to be impervious, easily cleaned, and for the prevention of water penetration into concealed spaces where the surface is adjacent to sanitary fixtures and	CRR

Checklist/Elements	Status	Notes	Processed By
		appliances or likely to be splashed.	
Proprietary shower tray/walls	N/A		CRR
Tiled shower	Pass	A tiled shower / wet area is proposed, and sufficient details of substrate, membrane, and details are provided. There is adequate membrane coverage to the wet area.	CRR
Level access shower	N/A		CRR
Wet area membrane	Pass	Please provide the specifications and installation manual for the wet area membrane proposed. Please provide details/drawings of how the proposed substrate to carry the weight of the tiles @ the shower areas will be fixed off. --- Response - ROF 8 Dec 2021 11:48am --- I am S.O.R.G. compliance will be achieved with NZBC E3.3.1 and B1.3.1 for tiled shower installation.	CRR,ROF
<u>Request for Further Information:</u>			
Request:	Please provide the specifications and installation manual for the wet area membrane proposed.		CRR
Response 08/12/21.			
Specification for ARDEX WPM 001 and WPM002 attached.			
Response:	I am S.O.R.G. compliance will be achieved with NZBC E3/AS2.		CRR
<u>Request for Further Information:</u>			
Request:	Please provide details/drawings of how the proposed substrate to carry the weight of the tiles @ the shower areas will be fixed off.		CRR
Response 08/12/21.			
Please refer attached architectural sheet 6.3 rev 1 for GIB Aqualine fixing requirements.			
Response:	I am S.O.R.G. compliance will be achieved with NZBC E3.3.1 and B1.3.1 for tiled shower installation.		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F1 - Hazardous Agents On Site</u>	N/A		Craig Rogerson (contractor)
<u>F2 - Hazardous Building Materials</u>	Pass		Craig Rogerson (contractor)
Asbestos	N/A		CRR
Glazing	Pass		CRR
Manifestation	N/A		CRR
Glazing requirements	Pass	Correct types and thicknesses of glazing are specified to show compliance with the provisions of NZS 4223.3 based on the area of the glazing, its height, and width.	CRR
Bathrooms	Pass	Glazing in bathrooms, including glazing in the shower enclosure, is specified to be compliant with NZS 4223.3.	CRR
Balustrades	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F3 - Hazardous Substances And Processes</u>	N/A		Craig Rogerson (contractor)
<u>F4 - Safety From Falling</u>	N/A		Craig Rogerson (contractor)
<u>F5 - Construction and Demolition Hazards</u>	Pass		Craig Rogerson (contractor)

Checklist/Elements	Status	Notes	Processed By
F5 prompts	Pass		CRR
Consent addendum	Pass	Compliance with F5 Site Safety to be addressed on site.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F6 - Visibility In Escape Routes</u>	N/A		Craig Rogerson (contractor)
<u>F7 - Warning Systems</u>	Pass		Craig Rogerson (contractor)
F7 prompts	Pass		CRR
System type (excluding simple residential situations)	N/A		CRR
Domestic alarms	Pass	Domestic alarms are proposed, and are able to be tested and have a hush facility. Alarms are located: on each level of the household unit; within 3.0m of each sleeping space; and are audible to sleeping occupants. - section 3.0 F7/AS1	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F8 - Signs</u>	N/A		Craig Rogerson (contractor)
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A		Craig Rogerson (contractor)
<u>G1 - Personal hygiene</u>	Pass		Craig Rogerson (contractor)
Provision of sanitary fixtures	Pass		CRR
General sanitary fixture requirements	Pass	An adequate number of sanitary fixtures with appropriate space dimensions have been provided given the building use, user group, occupancy, and type of fixtures provided.	CRR
Privacy	Pass		CRR
Location	Pass	As sanitary fixtures in a household unit, there is at least one door provided between the toilets and the food preparation / storage areas.	CRR
Line of sight	Pass	There is no direct line of sight between an access route and a WC, urinal , bath, shower, or bidet. This is achieved by: visual separation of a single fixture with a door.	CRR
Lobbies	N/A		CRR
Accessible toilets	N/A		CRR
Accessible showers	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G2 - Laundering</u>	Pass		Craig Rogerson (contractor)
G2 prompts	Pass		CRR
Provision of laundry spaces	Pass	An adequate number of laundering facilities, with a tub or washing machine and sufficient activity space, have been provided given the building use and the building occupancy.	CRR
Accessible laundries	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G3 - Food Preparation And Prevention Of Contamination</u>	Pass		Craig Rogerson (contractor)
Domestic kitchen facilities	Pass		CRR

Checklist/Elements	Status	Notes	Processed By
Activity space and functionality	Pass	The domestic kitchen provides space for a cooker, perishable food storage, a sink, sufficient food preparation area, and adequate plan area to allow for activity space.	CRR
Interior linings	Pass	Surface linings adjacent to kitchen appliances and facilities are impervious and can be easily cleaned and maintained in a hygienic condition.	CRR
Commercial facilities	N/A		CRR
Accessible kitchen facilities	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G4 - Ventilation</u>	Pass		Craig Rogerson (contractor)
G4 prompts	Pass		CRR
Natural ventilation	Pass	Sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area.	CRR
Mechanical ventilation	Pass	Sufficient mechanical ventilation is provided to occupied spaces by an extract with an adequate air flow rate. Range hoods/extracts with an appropriate air flow rate are provided to kitchen spaces.	CRR
Gas fuelled appliances	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G5 - Interior Environment</u>	N/A		Craig Rogerson (contractor)
G5 prompts	N/A		CRR
Space temperature	N/A		CRR
Activity space	N/A		CRR
Reception counters	N/A		CRR
Listening systems	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G6 - Airborne And Impact Sound</u>	N/A		Craig Rogerson (contractor)
<u>G7 - Natural Light</u>	Pass		Craig Rogerson (contractor)
G7 prompts	Pass		CRR
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area.	CRR
Visual awareness	Pass	At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G8 - Artificial Light</u>	Pass		Craig Rogerson (contractor)
G8 prompts	Pass		CRR
Artificial lighting	Pass	There is adequate lighting to the: access route. exitways.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G9 - Electricity</u>	Pass		Craig Rogerson (contractor)
G9 prompts	Pass		CRR
Energy works certificate	Pass	An energy works certificate will be required upon completion.	CRR

Checklist/Elements	Status	Notes	Processed By
Electrical switches and outlets	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G10 - Piped Services</u>	N/A	Craig Rogerson (contractor)	
<u>G11 - Gas As An Energy Source</u>	N/A	Craig Rogerson (contractor)	
<u>G12 - Water Supplies</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Water supply	N/A		CRR
Water tanks	N/A		CRR
Hot water	Pass		CRR
Water heater type	Pass	Hot water is supplied via a(n): electric storage water heater.	CRR
Installation	Pass	The hot water supply system shows an appropriate layout with correct elements given the type of the water heater, venting system, and the water pressure level. Overflow from relief valves is discharged appropriately into the drainage system.	CRR
Structural support	Pass	Adequate structural support and seismic restraints are provided to the storage hot water heater.	CRR
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	CRR
Solar hot water	N/A		CRR
Wetback hot water	Pass		CRR, ROF
Installation	Pass	RFI - Thank you for responding to RFI for Metrofire Smart Insert heater. Please provide a hot water wet back installation plumbing schematic from the Metrofire heater to the HWC in accordance with NZBC G12/AS1 section 6.13.1 --- Response - ROF 10 Dec 2021 7:53am --- I am S.O.R.G compliance has been achieved with NZBC G12/AS1 section 6.13.1.	ROF
<u>Request for Further Information:</u>			
Request:	Thank you for responding to RFI for Metrofire Smart Insert heater. Please provide a hot water wet back installation plumbing schematic from the Metrofire heater to the HWC in accordance with NZBC G12/AS1 section 6.13.1. Apologies for failing to previously request this important information		ROF
Response	09/12/21 In response to RFI #2, please refer to the attached Rheem installation manual, page 6 for typical wetback schematic. This was included in the initial BC application specification.		
Response:	I am S.O.R.G compliance has been achieved with NZBC G12/AS1 section 6.13.1.		ROF
Structural support	Pass	Adequate structural support and seismic restraints are provided to the storage hot water heater.	ROF
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	ROF
Accessible water supply	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G13 - Foul Water</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Drainage design	Pass		CRR
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents.	CRR
Connections	Pass	Existing drainage plans have been checked to ensure	CRR

Checklist/Elements	Status	Notes	Processed By
Acceptable solution	Pass	the feasibility of the connections proposed.	CRR,ROF
Sanitary plumbing	Pass	Refer to AS/NZS3500. The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Please update the drainage plan to show the safe tray waste and relief pipe terminating separately to the exterior of the dwelling to a safe and visible place, also not vermin proofing to be installed to the safe tray waste. --- Response - ROF 8 Dec 2021 12:01pm --- Compliance achieved with AS/NZS3500.2 SECTION 10.6	CRR,ROF
<u>Request for Further Information:</u>			
Request:		Please update the drainage to note the system proposed and gradients used @ the foul water drains.	CRR
Response 08/12/21.			
Please refer updated architectural sheet 9.0Rev 2.			
Response:		Means of compliance AS/NZS3500.2.:2018. Gradient complies with AS/NZS3500.2 table 3.3.1.	CRR
<u>Request for Further Information:</u>			
Request:		Please update the drainage plan to show the safe tray waste and relief pipe terminating separately to the exterior of the dwelling to a safe and visible place, also not vermin proofing to be installed to the safe tray waste.	CRR
Response 08/12/21.			
The drainage plan has been updated to show separate copper TPR drain to GT, refer attached architectural sheet 9.0 Rev2.			
Response:		Compliance achieved with AS/NZS3500.2 SECTION 10.6	CRR
Drainage	Pass	Refer to AS/NZS3500. Please update the drainage to note the system proposed and gradients used @ the foul water drains Response 08/12/21. The drainage plan has been updated to show separate copper TPR drain to GT, refer attached architectural sheet 9.0 Rev2. Compliance achieved with AS/NZS3500.2 SECTION 10.6	CRR,ROF
Grease traps	N/A		CRR
AS/NZS 3500.2	Pass		CRR,ROF
Drainage principles	Pass	The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Existing Fixture vent pipes are shown where required	ROF

Checklist/Elements	Status	Notes	Processed By
		to ensure the functionality of water traps and the drainage system.	
		Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture.	
Elevated drainage principles	N/A		ROF
Single stack	N/A		ROF
Single stack variations	N/A		ROF
Fully vented	N/A		ROF
Fully vented modified	Pass	The discharge pipe and stack layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Fixture vent pipes are shown where required to ensure the functionality of water traps and the drainage system. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture.	ROF
Pumping systems	N/A		ROF
AS/NZS 3500.5	N/A		CRR
Hydraulic design	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G14 - Industrial Liquid Waste</u>	N/A		Craig Rogerson (contractor)
<u>G15 - Solid Waste</u>	N/A		Craig Rogerson (contractor)
<u>H1 - Energy Efficiency</u>	Pass		Craig Rogerson (contractor)
H1 prompts	Pass		CRR
Small building envelope thermal performance	Pass	The building has been assessed as compliant with H1 using the: calculation method, as modified by H1/AS1.	CRR
		Floor: R1.4 Walls: R2.4 batts Ceiling: R3.2 batts	
Large building envelope performance	N/A		CRR
Hot water system efficiency	Pass	There is adequate thermal insulation to the hot water supply to the sink, with the pipe run not exceeding allowable limits.	CRR
Artificial lighting	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>S67 - Waivers And Modifications</u>	N/A		Russell Officer (contractor)
<u>S75 - Build over 2 allotments</u>	N/A		Russell Officer (contractor)
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	Pass		Craig Rogerson (contractor)
Scope	Pass		CRR
S112 (1)	Pass	Alteration to an existing dwelling, smoke alarms are shown and comply remainder of dwelling will comply to at least the same extent as before the alteration, as per section 112.	CRR
S112 (2)	N/A		CRR
S 133 AT (from 13 May 2018)	N/A		CRR

Checklist/Elements	Status	Notes	Processed By
Escape from fire	N/A		CRR
Access and facilities for persons with disabilities	N/A		CRR
<u>S113 - Buildings with specified intended lives</u>	N/A		Russell Officer (contractor)
<u>S115 and S133 AN- Change Of Use</u>	N/A		Russell Officer (contractor)
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A		Russell Officer (contractor)
<u>S363 - Certificate For Public Use</u>	N/A		Russell Officer (contractor)
<u>Warnings & Bans</u>	N/A		Russell Officer (contractor)
<u>Restricted Building Work</u>	Pass		Craig Rogerson (contractor)
Primary structure	Pass		CRR
Foundations and sub-floor framing	Pass	Domenico Sclofani - CPEng # 1028481 Mark Dray - Design 2 - LBP # 115797	CRR
Walls	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Roof	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Columns and beams	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Bracing	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Other	N/A		CRR
External moisture	Pass		CRR
Damp proofing	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Roof cladding	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Ventilation system	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Wall cladding	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Waterproofing	N/A		CRR
Other	N/A		CRR
Fire safety	N/A		CRR
<u>Reviews</u>	Pass		Simon Copp
Consent Approval	Pass		SC
Can this building consent be approved?	Yes		SC
Supervision review	N/A		SC
Quick Consent	N/A		SC
Alternative solution	N/A		SC
S67 - Waivers or modifications	N/A		SC
S71 - Natural hazard assessment	Pass		SC
Signing officer	Pass	Leon to complete	SC
S112 - Alterations to existing buildings	Pass		SC
Signing officer	Pass	contractor checked	SC
S115 - Change of use	N/A		SC
<u>Contractor Review</u>	Pass		Simon Copp
TA Decisions	Pass		SC
Sections 36-37, 67, 71-73, 75, 112(2), 113(1), 115(b) and 133AT(3)	Pass	I have reviewed 'enter Contractors Name' recommendations under sections 36-37, 67, 71-73, 75, 112(2), 115(b) and 133AT(3) and confirm these findings Leon to complete Sec 72 review	SC
BCA Decisions	N/A		SC
S113(1)	N/A	50 Plus years	SC

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: _____ Date: 10 December 2021 12:17 pm
Simon Copp

GoGet Processing Summary Report

Consent No: 210994

Site Address: 12 Rawene Street, Waikanae

Description: New master bedroom and ensuite extension, plus existing kitchen relocation

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A		Simon Copp
<u>Vetting</u>			Angie Mazur, Sharleen McCartney
Application documentation	Pass		SHH
Application type	Pass	The application is for a building consent.	SHH
Application form signed	Pass	The owners match those listed on the CT. The application form is signed by the owner or by an agent nominated by the owner.	SHH
Proof of ownership	Pass	A certificate of title dated within the last three months.	SHH
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	SHH
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works.	SHH
Compliance documentation	Pass	Relevant documentation is shown for: - B1: the truss manufacturer, including a PS1; - B1: bracing calculations; - B2: appraisals for specific products, including all membranes and specific cladding systems; - E2: risk matrix; - E2: cladding specifications and maintenance requirements where relevant; - H1: energy efficiency compliance report or calculation;	SHH
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. - the designer is a CPEng 1028481	SHH
Heritage Building	N/A		SHH
Owner Builder	N/A		SHH
Any outstanding CCC's	N/A		SHH
Building act	Pass		SHH
S71 Natural Hazard	Pass	The site is subject to the following hazard(s): Inundation.	SHH
S71-72 assessment	Pass	Section 72 applies because adequate provision has been made to protect building work or other property from the natural hazard confirmation of floor level to be assessed by processing officer, The consent can be granted with a s73 certificate.	SHH
S71-72 Recommendation	Pass	The building consent can be granted with a s73 certificate	SHH
S 84 - Restricted building work	Pass	A certificate of design work has been provided by each of the designers contributing to the restricted building work.	SHH
S 112 or 133AT - Alterations to existing buildings	N/A		SHH
S 115 - Change of use	N/A		SHH
S 118 - Access and facilities for persons with disabilities	N/A		SHH
S 363 - Public use prior to issuing CCC	N/A		SHH
Decision- s71-74			SHH
Hazard entered into register in ED	Pass		SHH
Waivers and Modifications	N/A		SHH

Checklist/Elements	Status	Notes	Processed By
Multi Use	N/A		SHH
Payment	Pass		AMS,SHH
Payment requested	Pass		SHH
Payment received	Pass		AMS,SHH
<u>CCC and Category</u>	Pass	Craig Rogerson (contractor),Simon Copp	
Outstanding CCCs	N/A		SC
Consent Category	Pass		CRR
Consent categorised correctly	Pass	R1	CRR
<u>Specified Systems Compliance</u>	N/A	Russell Officer (contractor)	
<u>Environmental Health</u>	N/A	Russell Officer (contractor)	
<u>Quick Consent</u>	N/A	Russell Officer (contractor)	
<u>B1 - Structure</u>	Pass	Craig Rogerson (contractor),Russell Officer (contractor)	
Verification method	Pass		CRR
Structural review	N/A		CRR
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	CRR
Engineer	Pass	The engineer is working within their scope. Domenico Sclofani The PS1 identifies the engineer, their CPEng number is: 1028481	CRR
Scope	Pass	The scope of the engineering is: Pile foundations for house extension	CRR
Monitoring requirements	Pass	Construction monitoring to: CM2	CRR
Structural proprietary systems	Pass	Construction monitoring schedule: (1) Subgrade inspections once all topsoil and organic material have been removed from the excavation. (2) Pre-pour Inspection. (3) Timber connection Inspection - Pre-line. The building work contains SED. The following elements are proprietary systems, and compliance with B1 requirements has been ascertained by manufacturer's tables / producer statements. Trusses - correct parameters have been used for the design, and a PS1 has been provided. Fixings are correctly specified.	CRR
NZS 3604	Pass		CRR
Scope	Pass	The building is within the scope and limitation of NZS 3604.	CRR
Good ground	Pass	CGW Consulting Engineers Liquefaction assessment report provided.	CRR
Site requirements	Pass	CGW Consulting Engineers Liquefaction assessment report provided.	CRR
Risk of Liquefaction/ lateral spread	Pass	CGW Consulting Engineers Liquefaction assessment report provided.	CRR
Deck structure	N/A		CRR
Foundations and sub-floor framing	Pass		CRR,ROF
Piles	Pass	SED Design. Please refer to the engineers drawings for details.	CRR
Foundation walls	N/A		CRR
Bearers	Pass	Bearers are sized appropriately for their given span,	CRR

Checklist/Elements	Status	Notes	Processed By
		spacing, and loaded dimensions. Correct fixings are shown to other structural members.	
Stringers	Pass	Stringers are sized appropriately given the span of the joists they are supporting and the spacing of their fixings. - Checked. 140 x 45mm H3.2 stringer on DPC fixed to existing concrete ring foundation with M12 bolts embedded 100mm into wall @ 900mm centres.	CRR
Sub-floor bracing	Pass	Please provide your subfloor bracing calculations. --- Response - ROF 8 Dec 2021 11:06am --- SED subfloor bracing. Means of compliance NZBC V1/VM1 B1/VM4. Refer to sheet S01-01 for anchor pile layout.	CRR,ROF
<u>Request for Further Information:</u>			
Request:		Please provide your subfloor bracing calculations.	CRR
		Response 08/12/21. Please refer engineer drawings and calculation attached to the Building consent documentation for subfloor bracing. There is a note on the architectural bracing sheet 2.4 to refer to CGW consulting Engineer for subfloor bracing requirements.	
Response:		SED subfloor bracing. Means of compliance NZBC V1/VM1 B1/VM4. Refer to sheet S01-01 for anchor pile layout.	CRR
Moisture control and access	Pass	There are adequate provisions to the sub-floor space preventing dampness. There is adequate ground clearance beneath the floor joists allowing for inspection of the subfloor framing.	CRR
Floors	Pass		CRR,ROF
Suspended timber floors (ground)	Pass	Floor joists are adequately sized given their spans and spacing. Adequate lateral support is provided to floor joists where required. Double joists are provided under loadbearing walls, and where other load paths pass through the floor structure. Please update the subfloor framing plan to show a maximum of 200mm where a load bearing wall runs @ right angles to the line of the joists as per NZS 3604:2011, 7.1.3.3 --- Response - ROF 8 Dec 2021 10:44am --- It is agreed that the internal walls are not load bearing. I am S.O.R.G. compliance has been achieved with NZS3604:2011 section 7.1.3.3.	CRR,ROF
<u>Request for Further Information:</u>			
Request:		Please update the subfloor framing plan to show a maximum of 200mm where a load bearing wall runs @ right angles to the line of the joists as per NZS 3604:2011, 7.1.3.3	CRR
		Response 08/12/21. The red dashed lines on the subfloor framing plans are centred on the internal walls. There is a joist located directly under the wall running at right angles. Please note, the internal walls are not load bearing, trusses are supported on external walls.	
Response:		It is agreed that the internal walls are not load bearing.	CRR

Checklist/Elements	Status	Notes	Processed By
I am S.O.R.G. compliance has been achieved with NZS3604:2011 section 7.1.3.3.			
Suspended timber floors (first floor and above)	N/A		CRR
Flooring	Pass	Flooring meets the requirements in regards to materials, thickness, and layout.	CRR
Concrete slab	Pass	Concrete nibs proposed @ existing porches, D10 starters to be epoxied in @ 600mm centres	CRR
Walls	Pass		CRR,ROF
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing. Where load paths from beams, lintels, and building elements above pass through the wall framing trimming studs are built up to sufficiently be able to take the additional load. Please update the relevant pages of the plans to note dwangs @ 600mm centres where Linea Oblique is proposed as per their installation manual. --- Response - ROF 8 Dec 2021 11:09am --- I am S.O.R.G. Compliance has been achieved with NZBC E2.3.2 and manufacturers specs.	CRR,ROF
<u>Request for Further Information:</u>			
Request:	Please update the relevant pages of the plans to note dwangs @ 600mm centres where Linea Oblique is proposed as per their installation manual.		CRR
	Response 08/12/21.		
	Wall type ST02 on architectural sheet 2.1 clearly states dwangs are to be spaced at 600mm crs. I have added an additional note to the section on sheet 4.0 Rev 2 to ensure this is clear.		
Response:	I am S.O.R.G. Compliance has been achieved with NZBC E2.3.2 and manufacturers specs.		CRR
Lintels	Pass	Lintels over openings in wall framing have been sized appropriately given the building elements they support, their loaded dimension, and their span. Fixings are detailed to prevent uplift.	CRR
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required.	CRR
Bracing	Pass	Correct parameters have been used for calculating wall bracing demand. This includes considerations around wind, earthquakes, cladding types, and building characteristics. The wall bracing design shows adequate strength to resist lateral loads expected given the above parameters. The layout of the bracing meets the provisions to avoid torsion due to asymmetric design.	CRR
Posts	N/A		CRR
Roof structure	Pass		CRR
Framed roof	N/A		CRR
Truss roof	Pass	The roof truss has been specifically designed according to B1/VM1. Refer to the Verification Method checklist item. Documentation of the trusses meets the requirements of 10.2.2.3.	CRR
Eaves and gable verges	Pass	Eaves and gable verges are supported by rafters, purlins or outriggers that are sized appropriately given the permitted spans.	CRR
Purlins / tile battens	Pass	The purlins or tile battens are adequately sized	CRR

Checklist/Elements	Status	Notes	Processed By
		given the wind zone, their span and spacing. Correct fixings are specified given the uplift loads expected.	
Bracing	Pass	Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: bracing straps.	CRR
Ceilings	Pass	Ceilings are supported by allowed members, with ceiling battens sized appropriately given their span and spacing.	CRR
Verandah beams	N/A		CRR
Snow loading	N/A		CRR
External stairs	N/A		CRR
Internal Barriers	N/A		CRR
3kPa floor loads	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>B2 - Durability</u>	Pass		Craig Rogerson (contractor)
B2 prompts	Pass		CRR
Material compatibility	Pass	Adjoining materials are compatible.	CRR
Concrete and concrete masonry	Pass	Concrete strength and cover is appropriate for the exposure zone.	CRR
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1. The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1.	CRR
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	CRR
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure.	CRR
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes.	CRR
Limited life consent	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>C1-C2 - Protection From Fire</u>	Pass		Craig Rogerson (contractor), Russell Officer (contractor)
C/AS1 - Residential and outbuildings	Pass		CRR,ROF
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1.	CRR
Means of escape	Pass	An escape route leading to a place of safety is provided, with the length of the route not exceeding the length allowed given the type of fire safety system provided.	CRR
Control of internal fire and smoke spread	N/A		CRR
Control of external fire spread	Pass	The open-sided structure is not fire rated as it meets the requirements for open sides, ownership, size, and proximity to the boundary.	CRR
Firefighting	N/A		CRR
Prevention of fire occurring	Pass	Please provide the specifications and installation manual for the proposed Metrofire smart insert wood fire and flue system --- Response - ROF 8 Dec 2021 11:19am ---	CRR,ROF

Checklist/Elements	Status	Notes	Processed By
		I am S.O.R.G. compliance has been achieved with NZBC C/AS1 section 7.1.1 and AS/NZS2918.	
<u>Request for Further Information:</u>			
Request: Please provide the specifications and installation manual for the proposed Metrofire smart insert wood fire and flue system			CRR
Response 08/12/21. See attached Metrofire installation and owners manual.			
Metrofire smart insert VE wood fire with wetback. Metro Eco Mega Smart Metro Eco Smart 59 0.8 67 Fireplace inse			
Response: I am S.O.R.G. compliance has been achieved with NZBC C/AS1 section 7.1.1 and AS/NZS2918.			CRR
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>D1 - Access Routes</u>	N/A	Craig Rogerson (contractor)	
<u>D2 - Mechanical Installations For Access</u>	N/A	Craig Rogerson (contractor)	
<u>E1 - Surface Water</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Drainage design	N/A		CRR
Verification method	N/A		CRR
Soak pits	Pass		CRR,ROF
Field testing	N/A		CRR
Soak pit design	Pass	Please provide details/drawings of the soakpits size --- Response - ROF 8 Dec 2021 11:31am --- Refer to sheet 9.0 for soak pit design and refer to new SDs for soak pit calculation information. I am S.O.R.G. compliance has been achieved with NZBC E1/VM1 section 9.0 and fig 13.	CRR,ROF
<u>Request for Further Information:</u>			
Request: Please provide details/drawings of the soakpits size			CRR
Response 08/12/21 Please refer attached G015001 Rainsmart stormwater module Installation Guide and soakpit calculations by owner.			
Response: Refer to sheet 9.0 for soak pit design and refer to new SDs for soak pit calculation information. I am S.O.R.G. compliance has been achieved with NZBC E1/VM1 section 9.0 and fig 13.			CRR
Acceptable solution	Pass		CRR
Scope	Pass	The site is within the area, location, and site history requirements of E1/AS1.	CRR
Floor level	Pass		CRR
Minimum finished floor level	Pass	The slab and/or suspended timber floor is: at least 150mm above surrounding ground, and; 150mm above the lowest point of the site boundary.	CRR
Stormwater drainage	Pass		CRR
Size and gradient	Pass	The stormwater drains are adequately sized given their gradient and catchment area. The gradient meets or exceeds the minimum requirements.	CRR
Sumps	N/A		CRR
Roof catchment	Pass		CRR
Downpipes	Pass	The downpipe size is adequate given the roof pitch	CRR

Checklist/Elements	Status	Notes	Processed By
Gutters	Pass	and plan area of the roof catchment area. Gutters have an adequate cross sectional area given the rainfall intensity, plan area of the roof catchment area, and the pitch of the roof.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>E2 - External moisture</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Acceptable solution	Pass		CRR
Scope	Pass	The building work is within the scope of E2/AS1.	CRR
Risk matrix	Pass		CRR
Score	Pass	A risk matrix score of 2 has been calculated for the worst case elevation.	CRR
Wall cladding	Pass	Given the risk matrix score it is appropriate to use Linea Oblique.	CRR
Roof cladding	Pass		CRR, ROF
General	Pass	An appropriate roofing underlay is used given the type roofing. - Checked. Thermakraft 215 Gutters and downpipes are adequately sized, and where necessary, to calculations as laid out in E1/AS1. The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	CRR
Cladding junctions	Pass	Where new roof meets existing roof, this is detailed on sheet number 5.3 of the plans.	CRR
Masonry tiles	N/A		CRR
Pressed metal tiles	N/A		CRR
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile. - Checked. Details, including flashing sizes and material compatibility are appropriate for the barge and eave given the type of the metal profile. Penetrations through the profiled metal roof are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration. Please provide details/drawings of the flue penetrations @ the fire. Please give consideration to E2/AS1, figure 54. --- Response - ROF 8 Dec 2021 11:33am --- Agreed. I am S.O.R.G. the existing roof flashing will be retained or replaced if necessary like for like and compliance will be achieved with NZBC E2.3.1.	CRR, ROF
<u>Request for Further Information:</u>			
Request:	Please provide details/drawings of the flue penetrations @ the fire. Please give consideration to E2/AS1, figure 54.		CRR
Response	08/12/21.		
	The proposed Metrofire is an insert fire and is to replace the existing insert fire. The roof penetration is existing.		

Checklist/Elements	Status	Notes	Processed By
Response: Agreed. I am S.O.R.G. the existing roof flashing will be retained or replaced if necessary like for like and compliance will be achieved with NZBC E2.3.1.			CRR
Membrane roofs	N/A		CRR
Wall cladding	Pass		CRR,ROF
General	Pass	An appropriate wall underlay is shown. - Checked. Thermakraft Watertight Plus The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	CRR
Threshold junctions	Pass	Please provide details/drawing of the threshold junction from the proposed addition to the existing deck. --- Response - ROF 8 Dec 2021 11:41am --- Agreed. Owner will be responsible for compliance with NZBA 2004 Section 17. Compliance achieved with NZBC E2/AS1 section 7.1 for threshold.	CRR,ROF
<u>Request for Further Information:</u>			
Request: Please provide details/drawing of the threshold junction from the proposed addition to the existing deck.			CRR
Response 08/12/21.			
Alterations to the existing low level deck are to be carried out the owner under schedule 1 of the Building Act (Building work that does not require a BC). A basic detail has been added to architectural sheet 5.2 and detail 3.7 to show clearance way from the new cladding to meet requirements of NZBC E2/AS1.			
Response: Agreed. Owner will be responsible for compliance with NZBA 2004 Section 17. Compliance achieved with NZBC E2/AS1 section 7.1 for threshold.			CRR
Cladding junctions	Pass	Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information.	CRR
Masonry veneer	N/A		CRR
Stucco	N/A		CRR
Timber weatherboards	Pass	The bottom of the timber weatherboard cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the timber weatherboard cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing	CRR

Checklist/Elements	Status	Notes	Processed By
Fibre cement weatherboards	Pass	<p>where the soffit is exposed.</p> <p>The bottom of the fibre cement weatherboard cladding has adequate clearance to paved and unpaved surfaces.</p> <p>Pipe penetrations through the fibre cement weatherboard cladding show adequate flashing tape and/or a flange plate.</p> <p>Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant.</p> <p>Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing.</p> <p>External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone.</p> <p>Soffit junctions are shown, with the correct flashing where the soffit is exposed.</p>	CRR
Profile metal wall cladding	N/A		CRR
Fibre cement sheet	N/A		CRR
Plywood sheet	N/A		CRR
EIFS	N/A		CRR
Wall tanking	N/A		CRR
Parapets	N/A		CRR
Decks	N/A		CRR
Manufacturer's details	Pass		CRR
Roof claddings	Pass	<p>The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal.</p> <p>The pitch of the roof cladding is appropriate.</p> <p>Details, including flashing sizes and material compatibility are appropriate for the ridge, barge and eave of the roof cladding.</p>	CRR
Wall claddings	Pass	<p>The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal.</p> <p>The bottom of the cladding has adequate clearance to paved and unpaved surfaces.</p> <p>Pipe penetrations through the cladding show adequate flashing tape and/or a flange plate.</p> <p>Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant.</p> <p>Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure.</p> <p>External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone.</p> <p>Soffit junctions are shown, with the correct flashing where the soffit is exposed.</p>	CRR
Re-cladding	Pass		CRR,ROF
Roofs	N/A		CRR

Checklist/Elements	Status	Notes	Processed By
Walls	Pass	<p>Please provide confirmation from the owners stating they are aware the following conditions will form part of the consent approval:</p> <p>(1) A registered Building Surveyor or a Timber Remediation Specialist will be required to be engaged should any timber deterioration be found (when opening-up) due cladding failure to monitor the remediation, all works to the affected area are to cease until the credentials of the nominated specialist have been provided to KCDC for review and acceptance and a Quality Assurance Plan has been provided and agreed to, this document will be required for CCC on completion.</p> <p>(2) If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the building officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted.</p> <p>--- Response - ROF 8 Dec 2021 11:42am --- I am S.O.R.G. will be achieved with NZBC B2.3.1 for above information.</p>	CRR,ROF
<u>Request for Further Information:</u>			
Request:		<p>Please provide confirmation from the owners stating they are aware the following conditions will form part of the consent approval:</p> <p>(1) A registered Building Surveyor or a Timber Remediation Specialist will be required to be engaged should any timber deterioration be found (when opening-up) due cladding failure to monitor the remediation, all works to the affected area are to cease until the credentials of the nominated specialist have been provided to KCDC for review and acceptance and a Quality Assurance Plan has been provided and agreed to, this document will be required for CCC on completion.</p> <p>(2) If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the building officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted.</p>	CRR
<p>Response 08/12/21.</p> <p>Client is aware of the above remediation conditions.</p> <p>Response: I am S.O.R.G. will be achieved with NZBC B2.3.1 for above information.</p>			
Timber joinery	N/A		CRR
Skylights	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>E3 - Internal Moisture</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
E3 prompts	Pass		CRR,ROF
Moisture control	N/A		CRR
Overflow	N/A		CRR
Impervious surfaces	Pass	Details have been provided for surfaces to be impervious, easily cleaned, and for the prevention of water penetration into concealed spaces where the surface is adjacent to sanitary fixtures and	CRR

Checklist/Elements	Status	Notes	Processed By
		appliances or likely to be splashed.	
Proprietary shower tray/walls	N/A		CRR
Tiled shower	Pass	A tiled shower / wet area is proposed, and sufficient details of substrate, membrane, and details are provided. There is adequate membrane coverage to the wet area.	CRR
Level access shower	N/A		CRR
Wet area membrane	Pass	Please provide the specifications and installation manual for the wet area membrane proposed. Please provide details/drawings of how the proposed substrate to carry the weight of the tiles @ the shower areas will be fixed off. --- Response - ROF 8 Dec 2021 11:48am --- I am S.O.R.G. compliance will be achieved with NZBC E3.3.1 and B1.3.1 for tiled shower installation.	CRR,ROF
<u>Request for Further Information:</u>			
Request:	Please provide the specifications and installation manual for the wet area membrane proposed.		CRR
Response 08/12/21.			
Specification for ARDEX WPM 001 and WPM002 attached.			
Response:	I am S.O.R.G. compliance will be achieved with NZBC E3/AS2.		CRR
<u>Request for Further Information:</u>			
Request:	Please provide details/drawings of how the proposed substrate to carry the weight of the tiles @ the shower areas will be fixed off.		CRR
Response 08/12/21.			
Please refer attached architectural sheet 6.3 rev 1 for GIB Aqualine fixing requirements.			
Response:	I am S.O.R.G. compliance will be achieved with NZBC E3.3.1 and B1.3.1 for tiled shower installation.		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F1 - Hazardous Agents On Site</u>	N/A		Craig Rogerson (contractor)
<u>F2 - Hazardous Building Materials</u>	Pass		Craig Rogerson (contractor)
Asbestos	N/A		CRR
Glazing	Pass		CRR
Manifestation	N/A		CRR
Glazing requirements	Pass	Correct types and thicknesses of glazing are specified to show compliance with the provisions of NZS 4223.3 based on the area of the glazing, its height, and width.	CRR
Bathrooms	Pass	Glazing in bathrooms, including glazing in the shower enclosure, is specified to be compliant with NZS 4223.3.	CRR
Balustrades	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F3 - Hazardous Substances And Processes</u>	N/A		Craig Rogerson (contractor)
<u>F4 - Safety From Falling</u>	N/A		Craig Rogerson (contractor)
<u>F5 - Construction and Demolition Hazards</u>	Pass		Craig Rogerson (contractor)

Checklist/Elements	Status	Notes	Processed By
F5 prompts	Pass		CRR
Consent addendum	Pass	Compliance with F5 Site Safety to be addressed on site.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F6 - Visibility In Escape Routes</u>	N/A		Craig Rogerson (contractor)
<u>F7 - Warning Systems</u>	Pass		Craig Rogerson (contractor)
F7 prompts	Pass		CRR
System type (excluding simple residential situations)	N/A		CRR
Domestic alarms	Pass	Domestic alarms are proposed, and are able to be tested and have a hush facility. Alarms are located: on each level of the household unit; within 3.0m of each sleeping space; and are audible to sleeping occupants. - section 3.0 F7/AS1	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F8 - Signs</u>	N/A		Craig Rogerson (contractor)
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A		Craig Rogerson (contractor)
<u>G1 - Personal hygiene</u>	Pass		Craig Rogerson (contractor)
Provision of sanitary fixtures	Pass		CRR
General sanitary fixture requirements	Pass	An adequate number of sanitary fixtures with appropriate space dimensions have been provided given the building use, user group, occupancy, and type of fixtures provided.	CRR
Privacy	Pass		CRR
Location	Pass	As sanitary fixtures in a household unit, there is at least one door provided between the toilets and the food preparation / storage areas.	CRR
Line of sight	Pass	There is no direct line of sight between an access route and a WC, urinal , bath, shower, or bidet. This is achieved by: visual separation of a single fixture with a door.	CRR
Lobbies	N/A		CRR
Accessible toilets	N/A		CRR
Accessible showers	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G2 - Laundering</u>	Pass		Craig Rogerson (contractor)
G2 prompts	Pass		CRR
Provision of laundry spaces	Pass	An adequate number of laundering facilities, with a tub or washing machine and sufficient activity space, have been provided given the building use and the building occupancy.	CRR
Accessible laundries	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G3 - Food Preparation And Prevention Of Contamination</u>	Pass		Craig Rogerson (contractor)
Domestic kitchen facilities	Pass		CRR

Checklist/Elements	Status	Notes	Processed By
Activity space and functionality	Pass	The domestic kitchen provides space for a cooker, perishable food storage, a sink, sufficient food preparation area, and adequate plan area to allow for activity space.	CRR
Interior linings	Pass	Surface linings adjacent to kitchen appliances and facilities are impervious and can be easily cleaned and maintained in a hygienic condition.	CRR
Commercial facilities	N/A		CRR
Accessible kitchen facilities	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G4 - Ventilation</u>	Pass		Craig Rogerson (contractor)
G4 prompts	Pass		CRR
Natural ventilation	Pass	Sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area.	CRR
Mechanical ventilation	Pass	Sufficient mechanical ventilation is provided to occupied spaces by an extract with an adequate air flow rate. Range hoods/extracts with an appropriate air flow rate are provided to kitchen spaces.	CRR
Gas fuelled appliances	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G5 - Interior Environment</u>	N/A		Craig Rogerson (contractor)
G5 prompts	N/A		CRR
Space temperature	N/A		CRR
Activity space	N/A		CRR
Reception counters	N/A		CRR
Listening systems	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G6 - Airborne And Impact Sound</u>	N/A		Craig Rogerson (contractor)
<u>G7 - Natural Light</u>	Pass		Craig Rogerson (contractor)
G7 prompts	Pass		CRR
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area.	CRR
Visual awareness	Pass	At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G8 - Artificial Light</u>	Pass		Craig Rogerson (contractor)
G8 prompts	Pass		CRR
Artificial lighting	Pass	There is adequate lighting to the: access route. exitways.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G9 - Electricity</u>	Pass		Craig Rogerson (contractor)
G9 prompts	Pass		CRR
Energy works certificate	Pass	An energy works certificate will be required upon completion.	CRR

Checklist/Elements	Status	Notes	Processed By
Electrical switches and outlets	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G10 - Piped Services</u>	N/A	Craig Rogerson (contractor)	
<u>G11 - Gas As An Energy Source</u>	N/A	Craig Rogerson (contractor)	
<u>G12 - Water Supplies</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Water supply	N/A		CRR
Water tanks	N/A		CRR
Hot water	Pass		CRR
Water heater type	Pass	Hot water is supplied via a(n): electric storage water heater.	CRR
Installation	Pass	The hot water supply system shows an appropriate layout with correct elements given the type of the water heater, venting system, and the water pressure level. Overflow from relief valves is discharged appropriately into the drainage system.	CRR
Structural support	Pass	Adequate structural support and seismic restraints are provided to the storage hot water heater.	CRR
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	CRR
Solar hot water	N/A		CRR
Wetback hot water	Pass		CRR, ROF
Installation	Pass	RFI - Thank you for responding to RFI for Metrofire Smart Insert heater. Please provide a hot water wet back installation plumbing schematic from the Metrofire heater to the HWC in accordance with NZBC G12/AS1 section 6.13.1 --- Response - ROF 10 Dec 2021 7:53am --- I am S.O.R.G compliance has been achieved with NZBC G12/AS1 section 6.13.1.	ROF
<u>Request for Further Information:</u>			
Request:	Thank you for responding to RFI for Metrofire Smart Insert heater. Please provide a hot water wet back installation plumbing schematic from the Metrofire heater to the HWC in accordance with NZBC G12/AS1 section 6.13.1. Apologies for failing to previously request this important information		ROF
Response	09/12/21 In response to RFI #2, please refer to the attached Rheem installation manual, page 6 for typical wetback schematic. This was included in the initial BC application specification.		
Response:	I am S.O.R.G compliance has been achieved with NZBC G12/AS1 section 6.13.1.		ROF
Structural support	Pass	Adequate structural support and seismic restraints are provided to the storage hot water heater.	ROF
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	ROF
Accessible water supply	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G13 - Foul Water</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Drainage design	Pass		CRR
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents.	CRR
Connections	Pass	Existing drainage plans have been checked to ensure	CRR

Checklist/Elements	Status	Notes	Processed By
Acceptable solution	Pass	the feasibility of the connections proposed.	CRR,ROF
Sanitary plumbing	Pass	Refer to AS/NZS3500. The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Please update the drainage plan to show the safe tray waste and relief pipe terminating separately to the exterior of the dwelling to a safe and visible place, also not vermin proofing to be installed to the safe tray waste. --- Response - ROF 8 Dec 2021 12:01pm --- Compliance achieved with AS/NZS3500.2 SECTION 10.6	CRR,ROF
<u>Request for Further Information:</u>			
Request:		Please update the drainage to note the system proposed and gradients used @ the foul water drains.	CRR
Response 08/12/21.			
Please refer updated architectural sheet 9.0Rev 2.			
Response:		Means of compliance AS/NZS3500.2.:2018. Gradient complies with AS/NZS3500.2 table 3.3.1.	CRR
<u>Request for Further Information:</u>			
Request:		Please update the drainage plan to show the safe tray waste and relief pipe terminating separately to the exterior of the dwelling to a safe and visible place, also not vermin proofing to be installed to the safe tray waste.	CRR
Response 08/12/21.			
The drainage plan has been updated to show separate copper TPR drain to GT, refer attached architectural sheet 9.0 Rev2.			
Response:		Compliance achieved with AS/NZS3500.2 SECTION 10.6	CRR
Drainage	Pass	Refer to AS/NZS3500. Please update the drainage to note the system proposed and gradients used @ the foul water drains Response 08/12/21. The drainage plan has been updated to show separate copper TPR drain to GT, refer attached architectural sheet 9.0 Rev2. Compliance achieved with AS/NZS3500.2 SECTION 10.6	CRR,ROF
Grease traps	N/A		CRR
AS/NZS 3500.2	Pass		CRR,ROF
Drainage principles	Pass	The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Existing Fixture vent pipes are shown where required	ROF

Checklist/Elements	Status	Notes	Processed By
		to ensure the functionality of water traps and the drainage system.	
		Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture.	
Elevated drainage principles	N/A		ROF
Single stack	N/A		ROF
Single stack variations	N/A		ROF
Fully vented	N/A		ROF
Fully vented modified	Pass	The discharge pipe and stack layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Fixture vent pipes are shown where required to ensure the functionality of water traps and the drainage system. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture.	ROF
Pumping systems	N/A		ROF
AS/NZS 3500.5	N/A		CRR
Hydraulic design	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G14 - Industrial Liquid Waste</u>	N/A		Craig Rogerson (contractor)
<u>G15 - Solid Waste</u>	N/A		Craig Rogerson (contractor)
<u>H1 - Energy Efficiency</u>	Pass		Craig Rogerson (contractor)
H1 prompts	Pass		CRR
Small building envelope thermal performance	Pass	The building has been assessed as compliant with H1 using the: calculation method, as modified by H1/AS1.	CRR
		Floor: R1.4 Walls: R2.4 batts Ceiling: R3.2 batts	
Large building envelope performance	N/A		CRR
Hot water system efficiency	Pass	There is adequate thermal insulation to the hot water supply to the sink, with the pipe run not exceeding allowable limits.	CRR
Artificial lighting	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>S67 - Waivers And Modifications</u>	N/A		Russell Officer (contractor)
<u>S75 - Build over 2 allotments</u>	N/A		Russell Officer (contractor)
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	Pass		Craig Rogerson (contractor)
Scope	Pass		CRR
S112 (1)	Pass	Alteration to an existing dwelling, smoke alarms are shown and comply remainder of dwelling will comply to at least the same extent as before the alteration, as per section 112.	CRR
S112 (2)	N/A		CRR
S 133 AT (from 13 May 2018)	N/A		CRR

Checklist/Elements	Status	Notes	Processed By
Escape from fire	N/A		CRR
Access and facilities for persons with disabilities	N/A		CRR
<u>S113 - Buildings with specified intended lives</u>	N/A		Russell Officer (contractor)
<u>S115 and S133 AN- Change Of Use</u>	N/A		Russell Officer (contractor)
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A		Russell Officer (contractor)
<u>S363 - Certificate For Public Use</u>	N/A		Russell Officer (contractor)
<u>Warnings & Bans</u>	N/A		Russell Officer (contractor)
<u>Restricted Building Work</u>	Pass		Craig Rogerson (contractor)
Primary structure	Pass		CRR
Foundations and sub-floor framing	Pass	Domenico Sclofani - CPEng # 1028481 Mark Dray - Design 2 - LBP # 115797	CRR
Walls	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Roof	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Columns and beams	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Bracing	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Other	N/A		CRR
External moisture	Pass		CRR
Damp proofing	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Roof cladding	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Ventilation system	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Wall cladding	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Waterproofing	N/A		CRR
Other	N/A		CRR
Fire safety	N/A		CRR
<u>Reviews</u>	Pass		Simon Copp
Consent Approval	Pass		SC
Can this building consent be approved?	Yes		SC
Supervision review	N/A		SC
Quick Consent	N/A		SC
Alternative solution	N/A		SC
S67 - Waivers or modifications	N/A		SC
S71 - Natural hazard assessment	Pass		SC
Signing officer	Pass	Leon to complete	SC
S112 - Alterations to existing buildings	Pass		SC
Signing officer	Pass	contractor checked	SC
S115 - Change of use	N/A		SC
<u>Contractor Review</u>	Pass		Simon Copp
TA Decisions	Pass		SC
Sections 36-37, 67, 71-73, 75, 112(2), 113(1), 115(b) and 133AT(3)	Pass	I have reviewed 'enter Contractors Name' recommendations under sections 36-37, 67, 71-73, 75, 112(2), 115(b) and 133AT(3) and confirm these findings Leon to complete Sec 72 review	SC
BCA Decisions	N/A		SC
S113(1)	N/A	50 Plus years	SC

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: _____ Date: 10 December 2021 12:32 pm
Simon Copp

GoGet Processing Summary Report

Consent No: 210994

Site Address: 12 Rawene Street, Waikanae

Description: New master bedroom and ensuite extension, plus existing kitchen relocation

Checklist/Elements	Status	Notes	Processed By
<u>Pre-Application Record</u>	N/A		Simon Copp
<u>Vetting</u>	Pass		Angie Mazur, Leon Smith, Sharleen McCartney
Application documentation	Pass		SHH
Application type	Pass	The application is for a building consent.	SHH
Application form signed	Pass	The owners match those listed on the CT. The application form is signed by the owner or by an agent nominated by the owner.	SHH
Proof of ownership	Pass	A certificate of title dated within the last three months.	SHH
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build.	SHH
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works.	SHH
Compliance documentation	Pass	Relevant documentation is shown for: - B1: the truss manufacturer, including a PS1; - B1: bracing calculations; - B2: appraisals for specific products, including all membranes and specific cladding systems; - E2: risk matrix; - E2: cladding specifications and maintenance requirements where relevant; - H1: energy efficiency compliance report or calculation;	SHH
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided. - the designer is a CPEng 1028481	SHH
Heritage Building	N/A		SHH
Owner Builder	N/A		SHH
Any outstanding CCC's	N/A		SHH
Building act	Pass		SHH
S71 Natural Hazard	Pass	The site is subject to the following hazard(s): Inundation.	SHH
S71-72 assessment	Pass	Section 72 applies because adequate provision has been made to protect building work or other property from the natural hazard confirmation of floor level to be assessed by processing officer, The consent can be granted with a s73 certificate.	SHH
S71-72 Recommendation	Pass	The building consent can be granted with a s73 certificate	SHH
S 84 - Restricted building work	Pass	A certificate of design work has been provided by each of the designers contributing to the restricted building work.	SHH
S 112 or 133AT - Alterations to existing buildings	N/A		SHH
S 115 - Change of use	N/A		SHH
S 118 - Access and facilities for persons with disabilities	N/A		SHH
S 363 - Public use prior to issuing CCC	N/A		SHH
Decision- s71-74	Pass		LPS,SHH
Hazard entered into register in ED	Pass		SHH
Signing officer	Pass	Leon Smith I have reviewed the building file and	LPS

Checklist/Elements	Status	Notes	Processed By
		confirm the decision to issue the building consent with a section 72.	
Waivers and Modifications	N/A		SHH
Multi Use	N/A		SHH
Payment	Pass		AMS,SHH
Payment requested	Pass		SHH
Payment received	Pass		AMS,SHH
<u>CCC and Category</u>	Pass		Craig Rogerson (contractor), Simon Copp
Outstanding CCCs	N/A		SC
Consent Category	Pass		CRR
Consent categorised correctly	Pass	R1	CRR
<u>Planning</u>	Pass		Kirstie Spiller
District Plan	Pass		KIS
District Plan Items Checked	Yes		KIS
Section 221 checked	N/A		KIS
Resource Consent granted	Yes	RMPB210060 issued 24/09/21	KIS
Building Act	N/A		KIS
Sec 37 required	N/A		KIS
<u>Specified Systems Compliance</u>	N/A		Russell Officer (contractor)
<u>Environmental Health</u>	N/A		Russell Officer (contractor)
<u>Quick Consent</u>	N/A		Russell Officer (contractor)
<u>B1 - Structure</u>	Pass		Craig Rogerson (contractor), Russell Officer (contractor)
Verification method	Pass		CRR
Structural review	N/A		CRR
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	CRR
Engineer	Pass	The engineer is working within their scope. Domenico Sclofani The PS1 identifies the engineer, their CPEng number is: 1028481	CRR
Scope	Pass	The scope of the engineering is: Pile foundations for house extension	CRR
Monitoring requirements	Pass	Construction monitoring to: CM2	CRR
Structural proprietary systems	Pass	Construction monitoring schedule: (1) Subgrade inspections once all topsoil and organic material have been removed from the excavation. (2) Pre-pour Inspection. (3) Timber connection Inspection - Pre-line. The building work contains SED. The following elements are proprietary systems, and compliance with B1 requirements has been ascertained by manufacturer's tables / producer statements. Trusses - correct parameters have been used for the design, and a PS1 has been provided. Fixings are correctly specified.	CRR
NZS 3604	Pass		CRR
Scope	Pass	The building is within the scope and limitation of NZS 3604.	CRR
Good ground	Pass	CGW Consulting Engineers liquefaction assessment	CRR

Checklist/Elements	Status	Notes	Processed By
Site requirements	Pass	report provided. CGW Consulting Engineers Liquefaction assessment report provided.	CRR
Risk of Liquefaction/ lateral spread	Pass	CGW Consulting Engineers Liquefaction assessment report provided.	CRR
Deck structure	N/A		CRR
Foundations and sub-floor framing	Pass		CRR,ROF
Piles	Pass	SED Design. Please refer to the engineers drawings for details.	CRR
Foundation walls	N/A		CRR
Bearers	Pass	Bearers are sized appropriately for their given span, spacing, and loaded dimensions. Correct fixings are shown to other structural members.	CRR
Stringers	Pass	Stringers are sized appropriately given the span of the joists they are supporting and the spacing of their fixings. - Checked. 140 x 45mm H3.2 stringer on DPC fixed to existing concrete ring foundation with M12 bolts embedded 100mm into wall @ 900mm centres.	CRR
Sub-floor bracing	Pass	Please provide your subfloor bracing calculations. --- Response - ROF 8 Dec 2021 11:06am --- SED subfloor bracing. Means of compliance NZBC V1/VM1 B1/VM4. Refer to sheet S01-01 for anchor pile layout.	CRR,ROF
<u>Request for Further Information:</u>			
Request:		Please provide your subfloor bracing calculations.	CRR
		Response 08/12/21. Please refer engineer drawings and calculation attached to the Building consent documentation for subfloor bracing. There is a note on the architectural bracing sheet 2.4 to refer to CGW consulting Engineer for subfloor bracing requirements.	
		Response: SED subfloor bracing. Means of compliance NZBC V1/VM1 B1/VM4. Refer to sheet S01-01 for anchor pile layout.	CRR
Moisture control and access	Pass	There are adequate provisions to the sub-floor space preventing dampness. There is adequate ground clearance beneath the floor joists allowing for inspection of the subfloor framing.	CRR
Floors	Pass		CRR,ROF
Suspended timber floors (ground)	Pass	Floor joists are adequately sized given their spans and spacing. Adequate lateral support is provided to floor joists where required. Double joists are provided under loadbearing walls, and where other load paths pass through the floor structure. Please update the subfloor framing plan to show a maximum of 200mm where a load bearing wall runs @ right angles to the line of the joists as per NZS 3604:2011, 7.1.3.3 --- Response - ROF 8 Dec 2021 10:44am --- It is agreed that the internal walls are not load bearing. I am S.O.R.G. compliance has been achieved with NZS3604:2011 section 7.1.3.3.	CRR,ROF

Checklist/Elements	Status	Notes	Processed By
<u>Request for Further Information:</u>			
Request:	Please update the subfloor framing plan to show a maximum of 200mm where a load bearing wall runs @ right angles to the line of the joists as per NZS 3604:2011, 7.1.3.3		CRR
Response	08/12/21.		
	The red dashed lines on the subfloor framing plans are centred on the internal walls. There is a joist located directly under the wall running at right angles. Please note, the internal walls are not load bearing, trusses are supported on external walls.		
Response:	It is agreed that the internal walls are not load bearing. I am S.O.R.G. compliance has been achieved with NZS3604:2011 section 7.1.3.3.		CRR
Suspended timber floors (first floor and above)	N/A		CRR
Flooring	Pass	Flooring meets the requirements in regards to materials, thickness, and layout.	CRR
Concrete slab	Pass	Concrete nibs proposed @ existing porches, D10 starters to be epoxied in @ 600mm centres	CRR
Walls	Pass		CRR,ROF
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing. Where load paths from beams, lintels, and building elements above pass through the wall framing trimming studs are built up to sufficiently be able to take the additional load. Please update the relevant pages of the plans to note dwangs @ 600mm centres where Linea Oblique is proposed as per their installation manual. --- Response - ROF 8 Dec 2021 11:09am --- I am S.O.R.G. Compliance has been achieved with NZBC E2.3.2 and manufacturers specs.	CRR,ROF
<u>Request for Further Information:</u>			
Request:	Please update the relevant pages of the plans to note dwangs @ 600mm centres where Linea Oblique is proposed as per their installation manual.		CRR
Response	08/12/21.		
	Wall type ST02 on architectural sheet 2.1 clearly states dwangs are to be spaced at 600mm crs. I have added an additional note to the section on sheet 4.0 Rev 2 to ensure this is clear.		
Response:	I am S.O.R.G. Compliance has been achieved with NZBC E2.3.2 and manufacturers specs.		CRR
Lintels	Pass	Lintels over openings in wall framing have been sized appropriately given the building elements they support, their loaded dimension, and their span. Fixings are detailed to prevent uplift.	CRR
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required.	CRR
Bracing	Pass	Correct parameters have been used for calculating wall bracing demand. This includes considerations around wind, earthquakes, cladding types, and building characteristics. The wall bracing design shows adequate strength to resist lateral loads expected given the above parameters. The layout of the bracing meets the provisions to avoid torsion due to asymmetric design.	CRR

Checklist/Elements	Status	Notes	Processed By
Posts	N/A		CRR
Roof structure	Pass		CRR
Framed roof	N/A		CRR
Truss roof	Pass	The roof truss has been specifically designed according to B1/VM1. Refer to the Verification Method checklist item. Documentation of the trusses meets the requirements of 10.2.2.3.	CRR
Eaves and gable verges	Pass	Eaves and gable verges are supported by rafters, purlins or outriggers that are sized appropriately given the permitted spans.	CRR
Purlins / tile battens	Pass	The purlins or tile battens are adequately sized given the wind zone, their span and spacing. Correct fixings are specified given the uplift loads expected.	CRR
Bracing	Pass	Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: bracing straps.	CRR
Ceilings	Pass	Ceilings are supported by allowed members, with ceiling battens sized appropriately given their span and spacing.	CRR
Verandah beams	N/A		CRR
Snow loading	N/A		CRR
External stairs	N/A		CRR
Internal Barriers	N/A		CRR
3kPa floor loads	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>B2 - Durability</u>	Pass		Craig Rogerson (contractor)
B2 prompts	Pass		CRR
Material compatibility	Pass	Adjoining materials are compatible.	CRR
Concrete and concrete masonry	Pass	Concrete strength and cover is appropriate for the exposure zone.	CRR
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1. The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1.	CRR
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	CRR
Engineered elements	Pass	The durability aspects of all of the elements designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure.	CRR
Plumbing materials	Pass	Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes.	CRR
Limited life consent	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>C1-C2 - Protection From Fire</u>	Pass		Craig Rogerson (contractor), Russell Officer (contractor)
C/AS1 - Residential and outbuildings	Pass		CRR, ROF
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1.	CRR
Means of escape	Pass	An escape route leading to a place of safety is provided, with the length of the route not exceeding	CRR

Checklist/Elements	Status	Notes	Processed By
		the length allowed given the type of fire safety system provided.	
Control of internal fire and smoke spread	N/A		CRR
Control of external fire spread	Pass	The open-sided structure is not fire rated as it meets the requirements for open sides, ownership, size, and proximity to the boundary.	CRR
Firefighting	N/A		CRR
Prevention of fire occurring	Pass	Please provide the specifications and installation manual for the proposed Metrofire smart insert wood fire and flue system --- Response - ROF 8 Dec 2021 11:19am --- I am S.O.R.G. compliance has been achieved with NZBC C/AS1 section 7.1.1 and AS/NZS2918.	CRR,ROF
<u>Request for Further Information:</u>			
Request:	Please provide the specifications and installation manual for the proposed Metrofire smart insert wood fire and flue system		CRR
	Response 08/12/21. See attached Metrofire installation and owners manual.		
	Metrofire smart insert VE wood fire with wetback. Metro Eco Mega Smart Metro Eco Smart 59 0.8 67 Fireplace inse		
	Response: I am S.O.R.G. compliance has been achieved with NZBC C/AS1 section 7.1.1 and AS/NZS2918.		CRR
C/AS* - Large multi-residential, commercial, and vehicle storage	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>D1 - Access Routes</u>	N/A	Craig Rogerson (contractor)	
<u>D2 - Mechanical Installations For Access</u>	N/A	Craig Rogerson (contractor)	
<u>E1 - Surface Water</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Drainage design	N/A		CRR
Verification method	N/A		CRR
Soak pits	Pass		CRR,ROF
Field testing	N/A		CRR
Soak pit design	Pass	Please provide details/drawings of the soakpits size --- Response - ROF 8 Dec 2021 11:31am --- Refer to sheet 9.0 for soak pit design and refer to new SDs for soak pit calculation information. I am S.O.R.G. compliance has been achieved with NZBC E1/VM1 section 9.0 and fig 13.	CRR,ROF
<u>Request for Further Information:</u>			
Request:	Please provide details/drawings of the soakpits size		CRR
	Response 08/12/21 Please refer attached G015001 Rainsmart stormwater module Installation Guide and soakpit calculations by owner.		
	Response: Refer to sheet 9.0 for soak pit design and refer to new SDs for soak pit calculation information. I am S.O.R.G. compliance has been achieved with NZBC E1/VM1 section 9.0 and fig 13.		CRR
Acceptable solution	Pass		CRR
Scope	Pass	The site is within the area, location, and site history requirements of E1/AS1.	CRR
Floor level	Pass		CRR

Checklist/Elements	Status	Notes	Processed By
Minimum finished floor level	Pass	The slab and/or suspended timber floor is: at least 150mm above surrounding ground, and; 150mm above the lowest point of the site boundary.	CRR
Stormwater drainage	Pass		CRR
Size and gradient	Pass	The stormwater drains are adequately sized given their gradient and catchment area. The gradient meets or exceeds the minimum requirements.	CRR
Sumps	N/A		CRR
Roof catchment	Pass		CRR
Downpipes	Pass	The downpipe size is adequate given the roof pitch and plan area of the roof catchment area.	CRR
Gutters	Pass	Gutters have an adequate cross sectional area given the rainfall intensity, plan area of the roof catchment area, and the pitch of the roof.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>E2 - External moisture</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
Acceptable solution	Pass		CRR
Scope	Pass	The building work is within the scope of E2/AS1.	CRR
Risk matrix	Pass		CRR
Score	Pass	A risk matrix score of 2 has been calculated for the worst case elevation.	CRR
Wall cladding	Pass	Given the risk matrix score it is appropriate to use Linea Oblique.	CRR
Roof cladding	Pass		CRR,ROF
General	Pass	An appropriate roofing underlay is used given the type roofing. - Checked. Thermakraft 215 Gutters and downpipes are adequately sized, and where necessary, to calculations as laid out in E1/ AS1. The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	CRR
Cladding junctions	Pass	Where new roof meets existing roof, this is detailed on sheet number 5.3 of the plans.	CRR
Masonry tiles	N/A		CRR
Pressed metal tiles	N/A		CRR
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile. - Checked. Details, including flashing sizes and material compatibility are appropriate for the barge and eave given the type of the metal profile. Penetrations through the profiled metal roof are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration. Please provide details/drawings of the flue penetrations @ the fire. Please give consideration to E2/AS1, figure 54. --- Response - ROF 8 Dec 2021 11:33am --- Agreed. I am S.O.R.G. the existing roof flashing will be retained or replaced if necessary like for like and	CRR,ROF

Checklist/Elements	Status	Notes	Processed By
		compliance will be achieved with NZBC E2.3.1.	
<u>Request for Further Information:</u>			
Request:		Please provide details/drawings of the flue penetrations @ the fire. Please give consideration to E2/AS1, figure 54.	CRR
		Response 08/12/21.	
		The proposed Metrofire is an insert fire and is to replace the existing insert fire. The roof penetration is existing.	
Response:		Agreed. I am S.O.R.G. the existing roof flashing will be retained or replaced if necessary like for like and compliance will be achieved with NZBC E2.3.1.	CRR
Membrane roofs	N/A		CRR
Wall cladding	Pass		CRR,ROF
General	Pass	An appropriate wall underlay is shown. - Checked. Thermakraft Watertight Plus The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	CRR
Threshold junctions	Pass	Please provide details/drawing of the threshold junction from the proposed addition to the existing deck. --- Response - ROF 8 Dec 2021 11:41am --- Agreed. Owner will be responsible for compliance with NZBA 2004 Section 17. Compliance achieved with NZBC E2/AS1 section 7.1 for threshold.	CRR,ROF
<u>Request for Further Information:</u>			
Request:		Please provide details/drawing of the threshold junction from the proposed addition to the existing deck.	CRR
		Response 08/12/21.	
		Alterations to the existing low level deck are to be carried out the owner under schedule 1 of the Building Act (Building work that does not require a BC). A basic detail has been added to architectural sheet 5.2 and detail 3.7 to show clearance way from the new cladding to meet requirements of NZBC E2/AS1.	
Response:		Agreed. Owner will be responsible for compliance with NZBA 2004 Section 17. Compliance achieved with NZBC E2/AS1 section 7.1 for threshold.	CRR
Cladding junctions	Pass	Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information.	CRR
Masonry veneer	N/A		CRR
Stucco	N/A		CRR
Timber weatherboards	Pass	The bottom of the timber weatherboard cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the timber weatherboard cladding show adequate flashing tape and/or a flange plate.	CRR

Checklist/Elements	Status	Notes	Processed By
		Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing where the soffit is exposed.	
Fibre cement weatherboards	Pass	The bottom of the fibre cement weatherboard cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the fibre cement weatherboard cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing where the soffit is exposed.	CRR
Profile metal wall cladding	N/A		CRR
Fibre cement sheet	N/A		CRR
Plywood sheet	N/A		CRR
EIFS	N/A		CRR
Wall tanking	N/A		CRR
Parapets	N/A		CRR
Decks	N/A		CRR
Manufacturer's details	Pass		CRR
Roof claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. The pitch of the roof cladding is appropriate. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge and eave of the roof cladding.	CRR
Wall claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. The bottom of the cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance and flashing where relevant.	CRR

Checklist/Elements	Status	Notes	Processed By
		Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing where the soffit is exposed.	
Re-cladding	Pass		CRR,ROF
Roofs	N/A		CRR
Walls	Pass	Please provide confirmation from the owners stating they are aware the following conditions will form part of the consent approval: (1) A registered Building Surveyor or a Timber Remediation Specialist will be required to be engaged should any timber deterioration be found (when opening-up) due cladding failure to monitor the remediation, all works to the affected area are to cease until the credentials of the nominated specialist have been provided to KCDC for review and acceptance and a Quality Assurance Plan has been provided and agreed to, this document will be required for CCC on completion. (2) If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the building officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted. --- Response - ROF 8 Dec 2021 11:42am --- I am S.O.R.G. will be achieved with NZBC B2.3.1 for above information.	CRR,ROF
<u>Request for Further Information:</u>			
Request:	Please provide confirmation from the owners stating they are aware the following conditions will form part of the consent approval:		CRR
	(1) A registered Building Surveyor or a Timber Remediation Specialist will be required to be engaged should any timber deterioration be found (when opening-up) due cladding failure to monitor the remediation, all works to the affected area are to cease until the credentials of the nominated specialist have been provided to KCDC for review and acceptance and a Quality Assurance Plan has been provided and agreed to, this document will be required for CCC on completion. (2) If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the building officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted.		
	Response 08/12/21. Client is aware of the above remediation conditions.		
	Response: I am S.O.R.G. will be achieved with NZBC B2.3.1 for above information.		CRR
Timber joinery	N/A		CRR
Skylights	N/A		CRR

Checklist/Elements	Status	Notes	Processed By
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>E3 - Internal Moisture</u>	Pass	Craig Rogerson (contractor), Russell Officer (contractor)	
E3 prompts	Pass		CRR, ROF
Moisture control	N/A		CRR
Overflow	N/A		CRR
Impervious surfaces	Pass	Details have been provided for surfaces to be impervious, easily cleaned, and for the prevention of water penetration into concealed spaces where the surface is adjacent to sanitary fixtures and appliances or likely to be splashed.	CRR
Proprietary shower tray/walls	N/A		CRR
Tiled shower	Pass	A tiled shower / wet area is proposed, and sufficient details of substrate, membrane, and details are provided. There is adequate membrane coverage to the wet area.	CRR
Level access shower	N/A		CRR
Wet area membrane	Pass	Please provide the specifications and installation manual for the wet area membrane proposed. Please provide details/drawings of how the proposed substrate to carry the weight of the tiles @ the shower areas will be fixed off. --- Response - ROF 8 Dec 2021 11:48am --- I am S.O.R.G. compliance will be achieved with NZBC E3.3.1 and B1.3.1 for tiled shower installation.	CRR, ROF
<u>Request for Further Information:</u>			
Request: Please provide the specifications and installation manual for the wet area membrane proposed.			CRR
Response 08/12/21.			
Specification for ARDEX WPM 001 and WPM002 attached.			
Response: I am S.O.R.G. compliance will be achieved with NZBC E3/AS2.			CRR
<u>Request for Further Information:</u>			
Request: Please provide details/drawings of how the proposed substrate to carry the weight of the tiles @ the shower areas will be fixed off.			CRR
Response 08/12/21.			
Please refer attached architectural sheet 6.3 rev 1 for GIB Aqualine fixing requirements.			
Response: I am S.O.R.G. compliance will be achieved with NZBC E3.3.1 and B1.3.1 for tiled shower installation.			CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F1 - Hazardous Agents On Site</u>	N/A	Craig Rogerson (contractor)	
<u>F2 - Hazardous Building Materials</u>	Pass	Craig Rogerson (contractor)	
Asbestos	N/A		CRR
Glazing	Pass		CRR
Manifestation	N/A		CRR
Glazing requirements	Pass	Correct types and thicknesses of glazing are specified to show compliance with the provisions of NZS 4223.3 based on the area of the glazing, its	CRR

Checklist/Elements	Status	Notes	Processed By
Bathrooms	Pass	height, and width. Glazing in bathrooms, including glazing in the shower enclosure, is specified to be compliant with NZS 4223.3.	CRR
Balustrades	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F3 - Hazardous Substances And Processes</u>	N/A		Craig Rogerson (contractor)
<u>F4 - Safety From Falling</u>	N/A		Craig Rogerson (contractor)
<u>F5 - Construction and Demolition Hazards</u>	Pass		Craig Rogerson (contractor)
F5 prompts	Pass		CRR
Consent addendum	Pass	Compliance with F5 Site Safety to be addressed on site.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F6 - Visibility In Escape Routes</u>	N/A		Craig Rogerson (contractor)
<u>F7 - Warning Systems</u>	Pass		Craig Rogerson (contractor)
F7 prompts	Pass		CRR
System type (excluding simple residential situations)	N/A		CRR
Domestic alarms	Pass	Domestic alarms are proposed, and are able to be tested and have a hush facility. Alarms are located: on each level of the household unit; within 3.0m of each sleeping space; and are audible to sleeping occupants. - section 3.0 F7/AS1	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>F8 - Signs</u>	N/A		Craig Rogerson (contractor)
<u>F9 Means of Restricting Access to Residential Pools</u>	N/A		Craig Rogerson (contractor)
<u>G1 - Personal hygiene</u>	Pass		Craig Rogerson (contractor)
Provision of sanitary fixtures	Pass		CRR
General sanitary fixture requirements	Pass	An adequate number of sanitary fixtures with appropriate space dimensions have been provided given the building use, user group, occupancy, and type of fixtures provided.	CRR
Privacy	Pass		CRR
Location	Pass	As sanitary fixtures in a household unit, there is at least one door provided between the toilets and the food preparation / storage areas.	CRR
Line of sight	Pass	There is no direct line of sight between an access route and a WC, urinal , bath, shower, or bidet. This is achieved by: visual separation of a single fixture with a door.	CRR
Lobbies	N/A		CRR
Accessible toilets	N/A		CRR
Accessible showers	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G2 - Laundering</u>	Pass		Craig Rogerson (contractor)
G2 prompts	Pass		CRR

Checklist/Elements	Status	Notes	Processed By
Provision of laundry spaces	Pass	An adequate number of laundering facilities, with a tub or washing machine and sufficient activity space, have been provided given the building use and the building occupancy.	CRR
Accessible laundries	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G3 - Food Preparation And Prevention Of Contamination</u>	Pass		Craig Rogerson (contractor)
Domestic kitchen facilities	Pass		CRR
Activity space and functionality	Pass	The domestic kitchen provides space for a cooker, perishable food storage, a sink, sufficient food preparation area, and adequate plan area to allow for activity space.	CRR
Interior linings	Pass	Surface linings adjacent to kitchen appliances and facilities are impervious and can be easily cleaned and maintained in a hygienic condition.	CRR
Commercial facilities	N/A		CRR
Accessible kitchen facilities	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G4 - Ventilation</u>	Pass		Craig Rogerson (contractor)
G4 prompts	Pass		CRR
Natural ventilation	Pass	Sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area.	CRR
Mechanical ventilation	Pass	Sufficient mechanical ventilation is provided to occupied spaces by an extract with an adequate air flow rate. Range hoods/extracts with an appropriate air flow rate are provided to kitchen spaces.	CRR
Gas fuelled appliances	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G5 - Interior Environment</u>	N/A		Craig Rogerson (contractor)
G5 prompts	N/A		CRR
Space temperature	N/A		CRR
Activity space	N/A		CRR
Reception counters	N/A		CRR
Listening systems	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G6 - Airborne And Impact Sound</u>	N/A		Craig Rogerson (contractor)
<u>G7 - Natural Light</u>	Pass		Craig Rogerson (contractor)
G7 prompts	Pass		CRR
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area.	CRR
Visual awareness	Pass	At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G8 - Artificial Light</u>	Pass		Craig Rogerson (contractor)

Checklist/Elements	Status	Notes	Processed By
G8 prompts	Pass		CRR
Artificial lighting	Pass	There is adequate lighting to the: access route. exitways.	CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G9 - Electricity</u>	Pass		Craig Rogerson (contractor)
G9 prompts	Pass		CRR
Energy works certificate	Pass	An energy works certificate will be required upon completion.	CRR
Electrical switches and outlets	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G10 - Piped Services</u>	N/A		Craig Rogerson (contractor)
<u>G11 - Gas As An Energy Source</u>	N/A		Craig Rogerson (contractor)
<u>G12 - Water Supplies</u>	Pass		Craig Rogerson (contractor), Russell Officer (contractor)
Water supply	N/A		CRR
Water tanks	N/A		CRR
Hot water	Pass		CRR
Water heater type	Pass	Hot water is supplied via a(n): electric storage water heater.	CRR
Installation	Pass	The hot water supply system shows an appropriate layout with correct elements given the type of the water heater, venting system, and the water pressure level. Overflow from relief valves is discharged appropriately into the drainage system.	CRR
Structural support	Pass	Adequate structural support and seismic restraints are provided to the storage hot water heater.	CRR
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	CRR
Solar hot water	N/A		CRR
Wetback hot water	Pass		CRR, ROF
Installation	Pass	RFI - Thank you for responding to RFI for Metrofire Smart Insert heater. Please provide a hot water wet back installation plumbing schematic from the Metrofire heater to the HWC in accordance with NZBC G12/AS1 section 6.13.1 --- Response - ROF 10 Dec 2021 7:53am --- I am S.O.R.G compliance has been achieved with NZBC G12/AS1 section 6.13.1.	ROF
<u>Request for Further Information:</u>			
Request:	Thank you for responding to RFI for Metrofire Smart Insert heater. Please provide a hot water wet back installation plumbing schematic from the Metrofire heater to the HWC in accordance with NZBC G12/AS1 section 6.13.1. Apologies for failing to previously request this important information		ROF
Response	09/12/21 In response to RFI #2, please refer to the attached Rheem installation manual, page 6 for typical wetback schematic. This was included in the initial BC application specification.		
Response:	I am S.O.R.G compliance has been achieved with NZBC G12/AS1 section 6.13.1.		ROF
Structural support	Pass	Adequate structural support and seismic restraints are provided to the storage hot water heater.	ROF
Water temperature	Pass	The hot water temperature supplied at the sanitary	ROF

Checklist/Elements	Status	Notes	Processed By
		fixtures meets required levels given the classified use of the building.	
Accessible water supply	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G13 - Foul Water</u>	Pass	Craig Rogerson (contractor),Russell Officer (contractor)	
Drainage design	Pass		CRR
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents.	CRR
Connections	Pass	Existing drainage plans have been checked to ensure the feasibility of the connections proposed.	CRR
Acceptable solution	Pass		CRR,ROF
Sanitary plumbing	Pass	Refer to AS/NZS3500. The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Please update the drainage plan to show the safe tray waste and relief pipe terminating separately to the exterior of the dwelling to a safe and visible place, also not vermin proofing to be installed to the safe tray waste. --- Response - ROF 8 Dec 2021 12:01pm --- Compliance achieved with AS/NZS3500.2 SECTION 10.6	CRR,ROF
<u>Request for Further Information:</u>			
Request:	Please update the drainage to note the system proposed and gradients used @ the foul water drains.		CRR
	Response 08/12/21.		
	Please refer updated architectural sheet 9.0Rev 2.		
Response:	Means of compliance AS/NZS3500.2.:2018. Gradient complies with AS/NZS3500.2 table 3.3.1.		CRR
<u>Request for Further Information:</u>			
Request:	Please update the drainage plan to show the safe tray waste and relief pipe terminating separately to the exterior of the dwelling to a safe and visible place, also not vermin proofing to be installed to the safe tray waste.		CRR
	Response 08/12/21.		
	The drainage plan has been updated to show separate copper TPR drain to GT, refer attached architectural sheet 9.0 Rev2.		
Response:	Compliance achieved with AS/NZS3500.2 SECTION 10.6		CRR
Drainage	Pass	Refer to AS/NZS3500. Please update the drainage to note the system proposed and gradients used @ the foul water drains Response 08/12/21. The drainage plan has been updated to show separate copper TPR drain to GT, refer attached	CRR,ROF

Checklist/Elements	Status	Notes	Processed By
		architectural sheet 9.0 Rev2.	
		Compliance achieved with AS/NZS3500.2 SECTION 10.6	
Grease traps	N/A		CRR
AS/NZS 3500.2	Pass		CRR,ROF
Drainage principles	Pass	The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Existing Fixture vent pipes are shown where required to ensure the functionality of water traps and the drainage system.	ROF
		Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture.	
Elevated drainage principles	N/A		ROF
Single stack	N/A		ROF
Single stack variations	N/A		ROF
Fully vented	N/A		ROF
Fully vented modified	Pass	The discharge pipe and stack layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Fixture vent pipes are shown where required to ensure the functionality of water traps and the drainage system. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture.	ROF
Pumping systems	N/A		ROF
AS/NZS 3500.5	N/A		CRR
Hydraulic design	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>G14 - Industrial Liquid Waste</u>	N/A		Craig Rogerson (contractor)
<u>G15 - Solid Waste</u>	N/A		Craig Rogerson (contractor)
<u>H1 - Energy Efficiency</u>	Pass		Craig Rogerson (contractor)
H1 prompts	Pass		CRR
Small building envelope thermal performance	Pass	The building has been assessed as compliant with H1 using the: calculation method, as modified by H1/AS1.	CRR
		Floor: R1.4 Walls: R2.4 batts Ceiling: R3.2 batts	
Large building envelope performance	N/A		CRR
Hot water system efficiency	Pass	There is adequate thermal insulation to the hot water supply to the sink, with the pipe run not exceeding allowable limits.	CRR
Artificial lighting	N/A		CRR
Other compliance paths	N/A		CRR
Alternative solution	N/A		CRR
<u>S67 - Waivers And Modifications</u>	N/A		Russell Officer (contractor)

Checklist/Elements	Status	Notes	Processed By
<u>S75 - Build over 2 allotments</u>	N/A		Russell Officer (contractor)
<u>S112 and S133 AT - Alterations To Existing Buildings</u>	Pass		Craig Rogerson (contractor)
Scope	Pass		CRR
S112 (1)	Pass	Alteration to an existing dwelling, smoke alarms are shown and comply remainder of dwelling will comply to at least the same extent as before the alteration, as per section 112.	CRR
S112 (2)	N/A		CRR
S 133 AT (from 13 May 2018)	N/A		CRR
Escape from fire	N/A		CRR
Access and facilities for persons with disabilities	N/A		CRR
<u>S113 - Buildings with specified intended lives</u>	N/A		Russell Officer (contractor)
<u>S115 and S133 AN- Change Of Use</u>	N/A		Russell Officer (contractor)
<u>S116A - Subdivision Code Compliance Requirements</u>	N/A		Russell Officer (contractor)
<u>S363 - Certificate For Public Use</u>	N/A		Russell Officer (contractor)
<u>Warnings & Bans</u>	N/A		Russell Officer (contractor)
<u>Restricted Building Work</u>	Pass		Craig Rogerson (contractor)
Primary structure	Pass		CRR
Foundations and sub-floor framing	Pass	Domenico Sciofani - CPEng # 1028481 Mark Dray - Design 2 - LBP # 115797	CRR
Walls	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Roof	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Columns and beams	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Bracing	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Other	N/A		CRR
External moisture	Pass		CRR
Damp proofing	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Roof cladding	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Ventilation system	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Wall cladding	Pass	Mark Dray - Design 2 - LBP # 115797	CRR
Waterproofing	N/A		CRR
Other	N/A		CRR
Fire safety	N/A		CRR
<u>Reviews</u>	Pass		Simon Copp
Consent Approval	Pass		SC
Can this building consent be approved?	Yes		SC
Supervision review	N/A		SC
Quick Consent	N/A		SC
Alternative solution	N/A		SC
S67 - Waivers or modifications	N/A		SC
S71 - Natural hazard assessment	Pass		SC
Signing officer	Pass	Leon to complete	SC
S112 - Alterations to existing buildings	Pass		SC
Signing officer	Pass	contractor checked	SC
S115 - Change of use	N/A		SC
<u>Contractor Review</u>	Pass		Simon Copp

Checklist/Elements	Status	Notes	Processed By
TA Decisions	Pass		SC
Sections 36-37, 67, 71-73, 75, 112(2), 113(1), 115(b) and 133AT(3)	Pass	I have reviewed 'enter Contractors Name' recommendations under sections 36-37, 67, 71-73, 75, 112(2), 115(b) and 133AT(3) and confirm these findings Leon to complete Sec 72 review	SC
BCA Decisions	N/A		SC
S113(1)	N/A	50 Plus years	SC

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: _____ Date: 20 December 2021 4:10 pm
Leon Smith

19 November 2021

Box Architecture Ltd
PO Box 287
Paraparaumu 5254

Dear Building Consent Applicant/Building Owner

Request for Further Information – Building Consent: 210994

Site Address: 12 Rawene Street, Waikanae
Legal Description: LOT 9 DP 22673
Project Description: New master bedroom and ensuite extension, plus existing kitchen relocation

Following checking of your [Choose an item](#) it is apparent that further information is required.

Information needed:

BUILDING

1. Please provide your subfloor bracing calculations.
2. Please update the subfloor framing plan to show a maximum of 200mm where a load bearing wall runs @ right angles to the line of the joists as per NZS 3604:2011, 7.1.3.3
3. Please update the relevant pages of the plans to note dwangs @ 600mm centres where Linea Oblique is proposed as per their installation manual.
4. Please provide the specifications and installation manual for the proposed Metrofire smart insert wood fire and flue system
5. Please provide details/drawings of the soakpits size
6. Please provide details/drawings of the flue penetrations @ the fire. Please give consideration to E2/AS1, figure 54.
7. Please provide details/drawing of the threshold junction from the proposed addition to the existing deck.
8. Please provide confirmation from the owners stating they are aware the following conditions will form part of the consent approval:

(1) A registered Building Surveyor or a Timber Remediation Specialist will be required to be engaged should any timber deterioration be found (when opening-up) due cladding failure to monitor the remediation, all works to the affected area are to cease until the credentials of the nominated specialist have been provided to KCDC for review and acceptance and a Quality Assurance Plan has been provided and agreed to, this document will be required for CCC on completion.

(2) If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the building officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted.

9. Please provide the specifications and installation manual for the wet area membrane proposed.
10. Please provide details/drawings of how the proposed substrate to carry the weight of the tiles @ the shower areas will be fixed off.
11. Please update the drainage to note the system proposed and gradients used @ the foul water drains
12. Please update the drainage plan to show the safe tray waste and relief pipe terminating separately to the exterior of the dwelling to a safe and visible place, also not vermin proofing to be installed to the safe tray waste.

A letter has been sent to the owners giving advice of the Council's intention to issue a Building Consent under section 72 of the Building Act 2004. A copy is attached for your information.

We have suspended your application pending receipt of the above information. Please send it to us by [Select a date](#). We are unable to issue your [Choose an item](#) until these matters are resolved.

Information can be posted, emailed to Building.Approvals@kapiticoast.govt.nz or dropped in at one of Council's service centres.

If you need more time, have any questions or you would like to discuss this matter, please contact me on (04) 296 4700 or 0800 486 486 referencing Building Consent No 210994.

Yours sincerely

Craig Rogerson (contractor)
Building Officer

cc Building Owner

19 November 2021

Box Architecture Ltd
PO Box 287
Paraparaumu 5254

Dear Building Consent Applicant/Building Owner

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Legal Description: LOT 9 DP 22673
Project Description: New master bedroom and ensuite extension, plus existing kitchen relocation

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Yours sincerely

Zoe Robertson
Building Officer

cc Building Owner

8 December 2021

Box Architecture Ltd
PO Box 287
Paraparaumu 5254

Dear Building Consent Applicant/Building Owner

Request for Further Information – Building Consent: 210994

Site Address: 12 Rawene Street, Waikanae
Legal Description: LOT 9 DP 22673
Project Description: New master bedroom and ensuite extension, plus existing kitchen relocation

Following checking of your [Choose an item](#) it is apparent that further information is required.

Information needed:

BUILDING

1. Thank you for responding to RFI for Metrofire Smart Insert heater. Please provide a hot water wet back installation plumbing schematic from the Metrofire heater to the HWC in accordance with NZBC G12/AS1 section 6.13.1. Apologies for failing to previously request this important information

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If you need more time, have any questions or you would like to discuss this matter, please contact me on (04) 296 4700 or 0800 486 486 referencing Building Consent No 210994.

Yours sincerely

Zoe Robertson
Building Officer

cc Building Owner

GoGet Inspection Audit Report

Consent No: **210994**

Applicant: **Box Architecture Ltd**

Site Address: **12 Rawene Street, Waikanae**

Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**

Inspection Type: **Subfloor**

Inspection Outcome: **Pass**

Inspected By: **Anthony Wilson**

Inspection Date: **27 June 2022 10:32 a.m.**

Duration: **45 minutes**

Inspection Element	Status
General	Pass
Pile/bearer/joist fixings	Pass
Notching/holes	N/A
Solid blocking	Pass
In place for non load bearing walls as marked on joist plan	
Joists	Pass
Joists fixed as required H1.2 SG8	
Beams/bearers	Pass
140mm x 90mm	
LBP number	Pass
Dwane Cameron	
Agent/owner written approval	N/A
non compliance discussed onsite	N/A
Next Inspection required	N/A
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



Taken at 10:26 AM on Monday 27/06/2022



Taken at 10:26 AM on Monday 27/06/2022



Taken at 10:27 AM on Monday 27/06/2022

SITE NOTICE

Consent No: **210994**
Applicant: **Michael & Sonya Howland**
Site Address: **12 Rawene Street, Waikanae**
Work Type: **New master bedroom and ensuite extension, plus existing kitchen relocation**
Building Category: **R1**

Inspection Type: **Subfloor**
Inspection Outcome: **Pass**
Inspected By: **Anthony Wilson**
Inspection Date: **27 June 2022**

Passed Items

General

Pile/bearer/joist fixings

Solid blocking

Joists

Beams/bearers

LBP number

Other

In place for non load bearing walls as marked on joist plan

Joists fixed as required H1.2 SG8

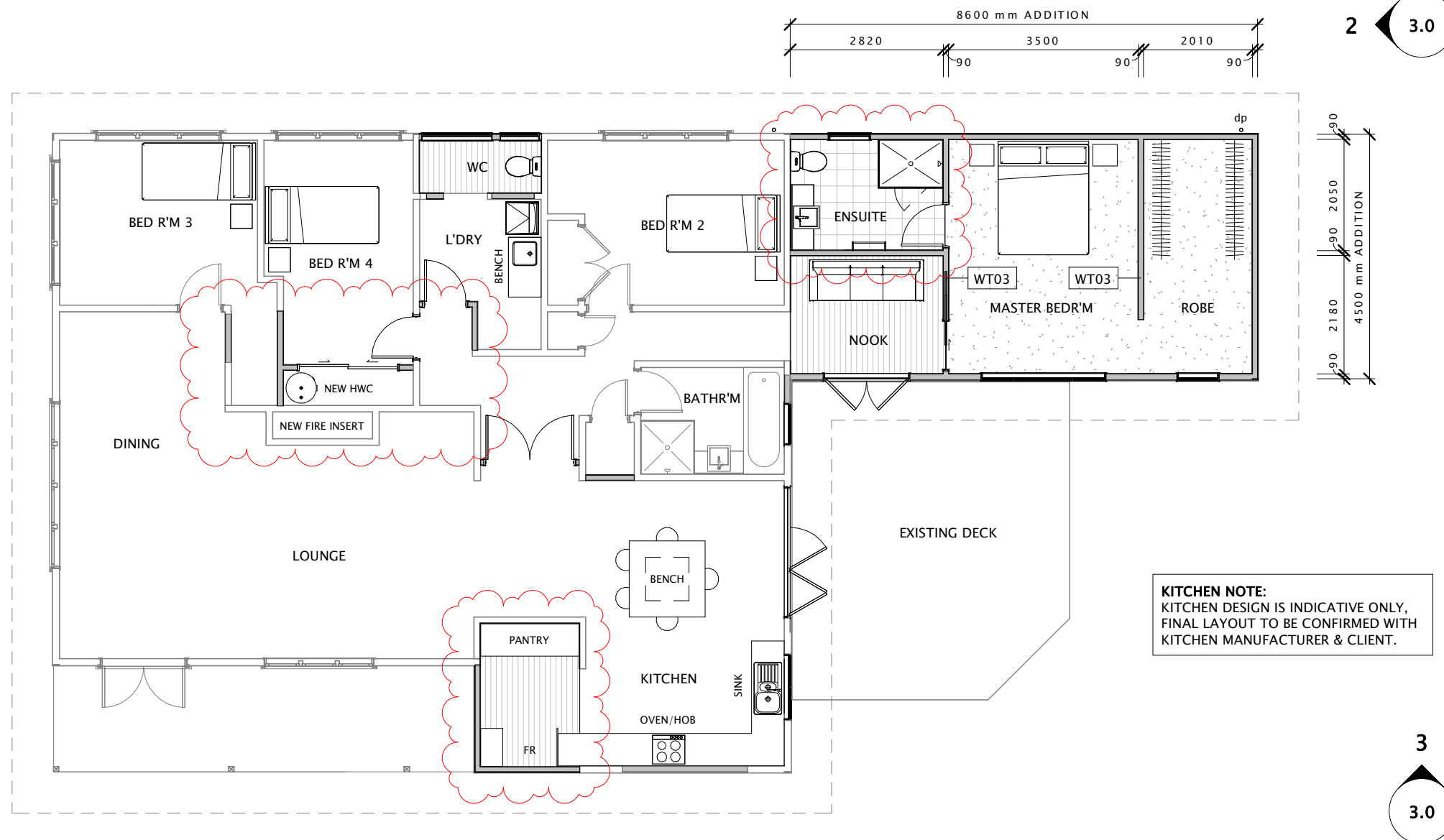
140mm x 90mm

Dwane Cameron

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

3.0

1



ALL DIMENSIONS ARE IN MILLIMETRES & TO FRAMING UNLESS OTHERWISE NOTED. CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE PRIOR TO WORK COMMENCING. ALL WORK TO COMPLY WITH NZBC, NZS3604:2011 & LOCAL TERRITORIAL AUTHORITY REGULATIONS. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION. DO NOT SCALE OFF DRAWINGS, IF IN DOUBT CONTACT AUTHOR.

FLOOR FINISHES LEGEND

	TIMBER STRIP FLOORING TO MATCH EXISTING.
	CARPET ON UNDERLAY, SELECTED BY OWNER.
	FLOOR TILES, SELECTED BY OWNER.

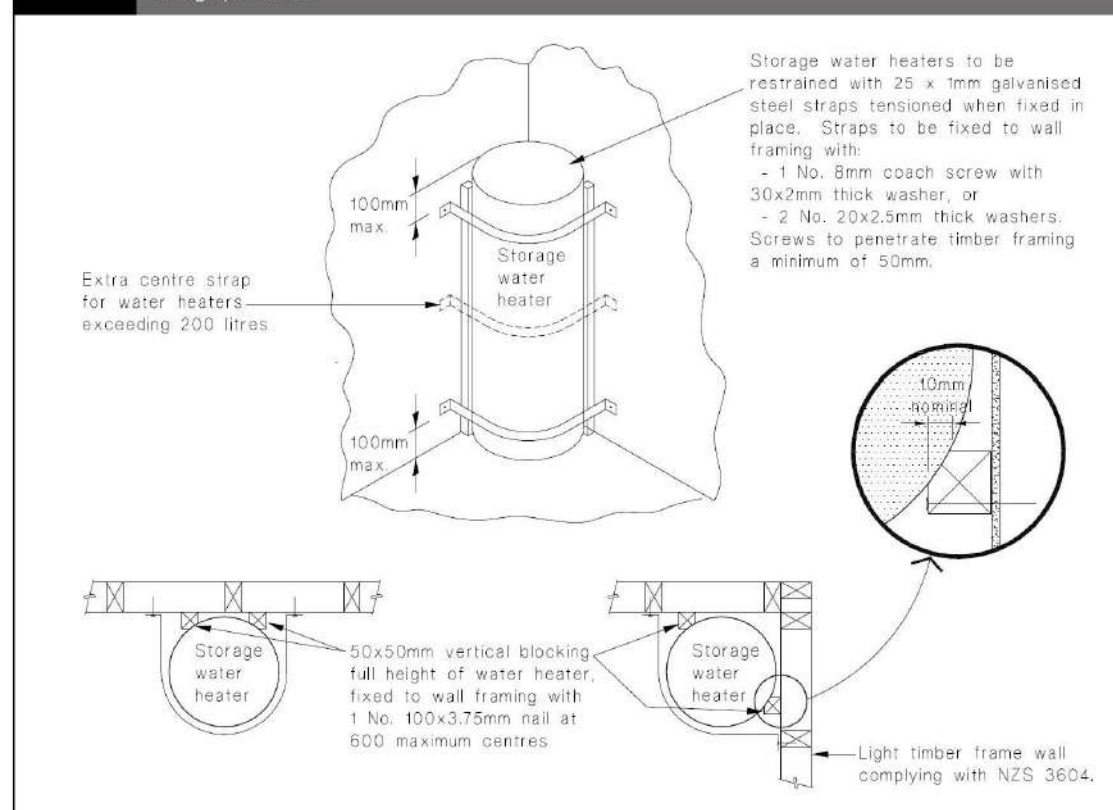
BC210994A
Received by
Kapiti Coast District Council
11/07/2022

1

PROPOSED_FLOOR PLAN

SCALE: 1 : 100

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



Box Architecture Ltd

PO BOX 287 | PARAPARAUMU | 5254
MBL: 021 440 566
EMAIL: mark@boxarchitecture.co.nz

PROJECT

NEW ADDITION

CLIENT

HOWLAND
12 RAWENE STREET
WAIKANA

PROJECT STATUS BUILDING CONSENT AMENDMENT

SCALE AS INDICATED DATE 14/06/2022

DESIGN MD DRAWN MD

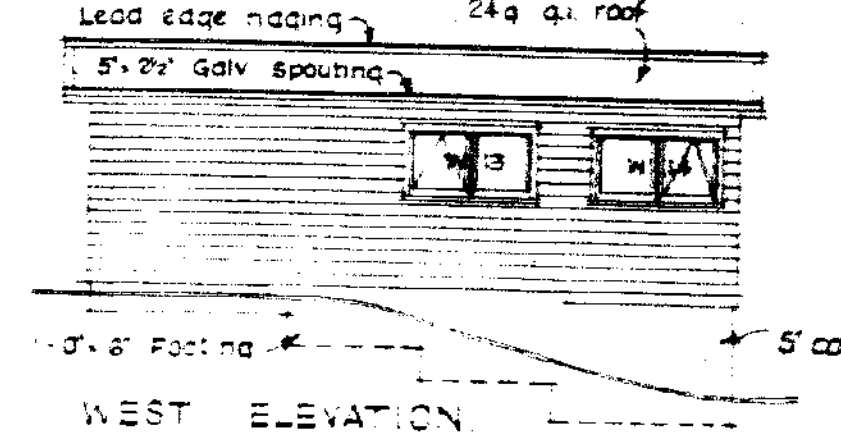
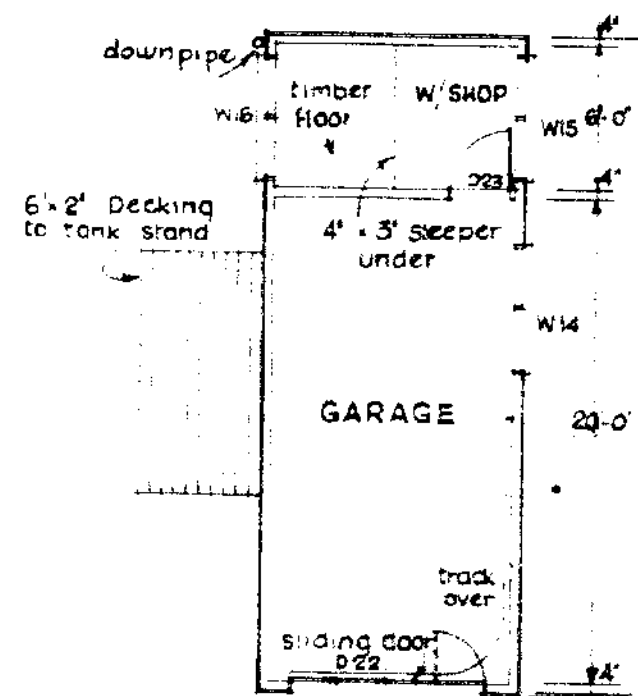
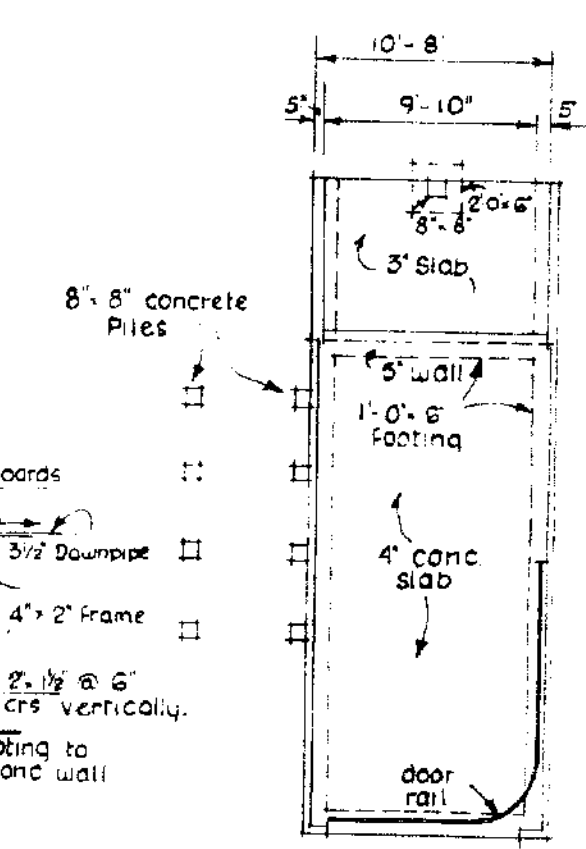
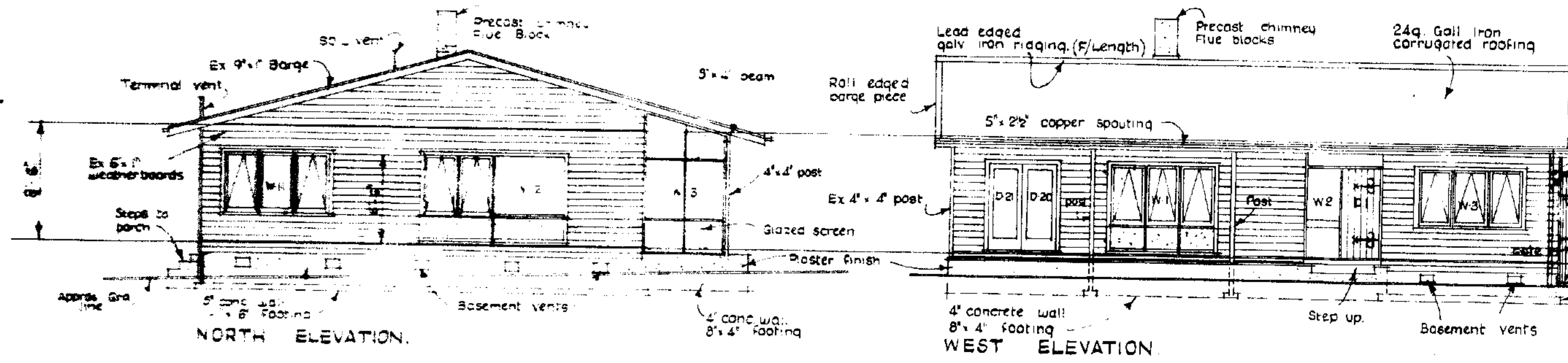
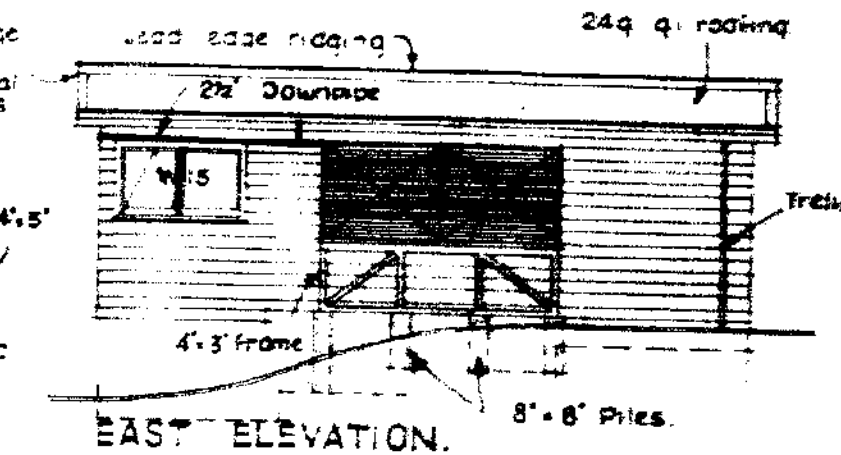
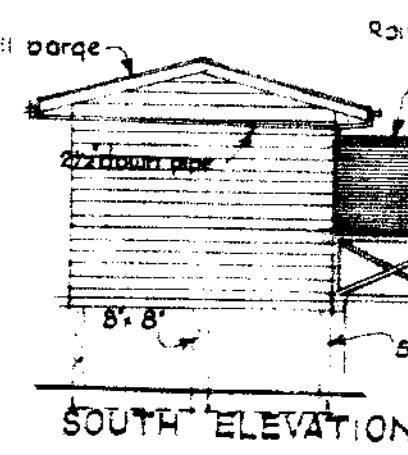
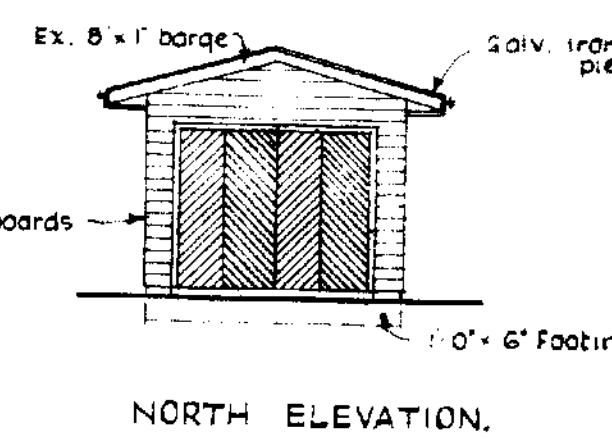
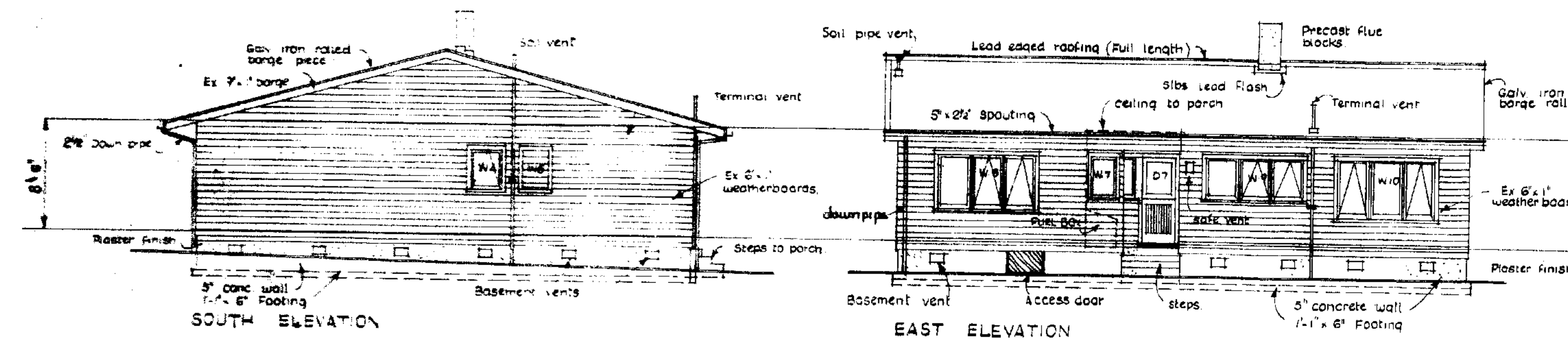
PROJECT NO. SHEET NO. REV

20-005

2.0

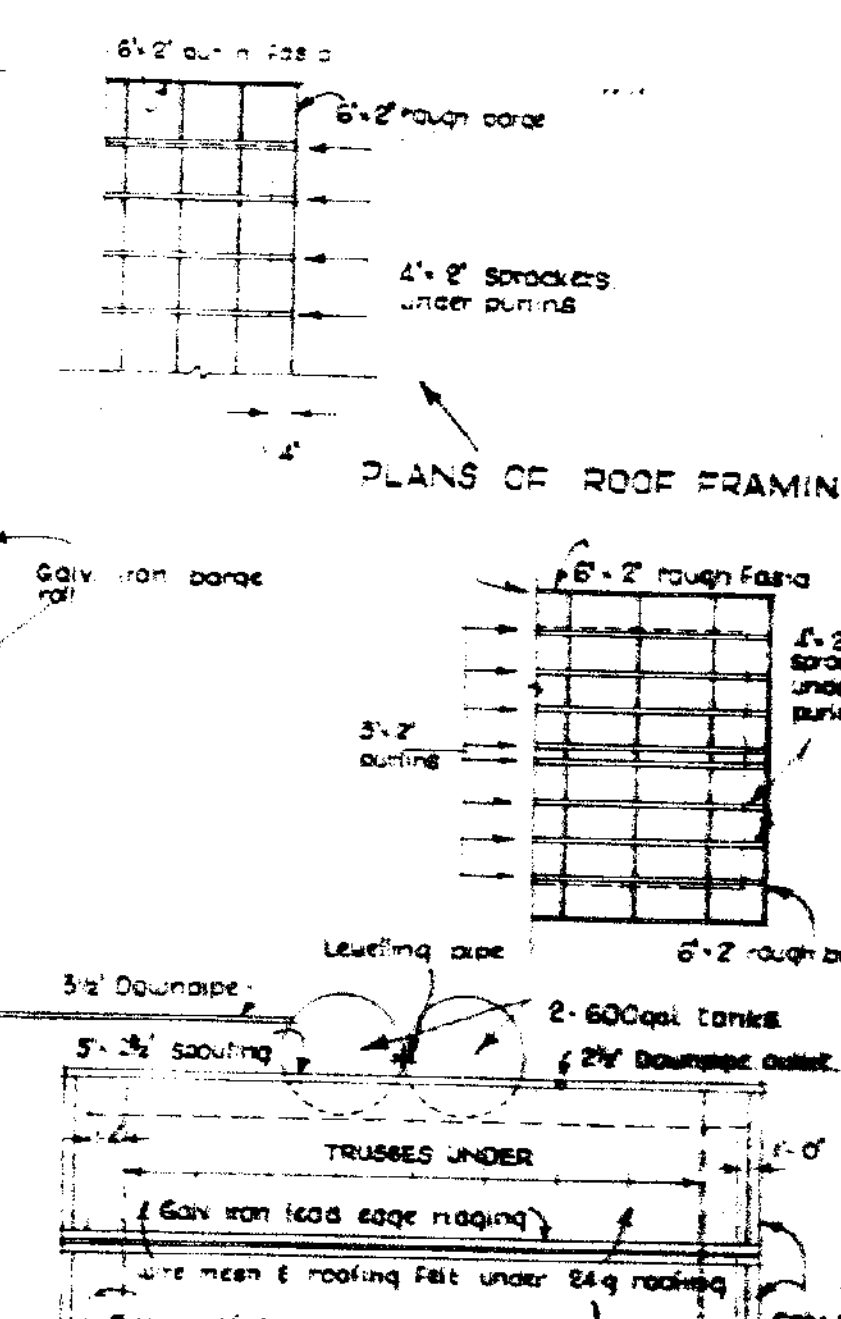
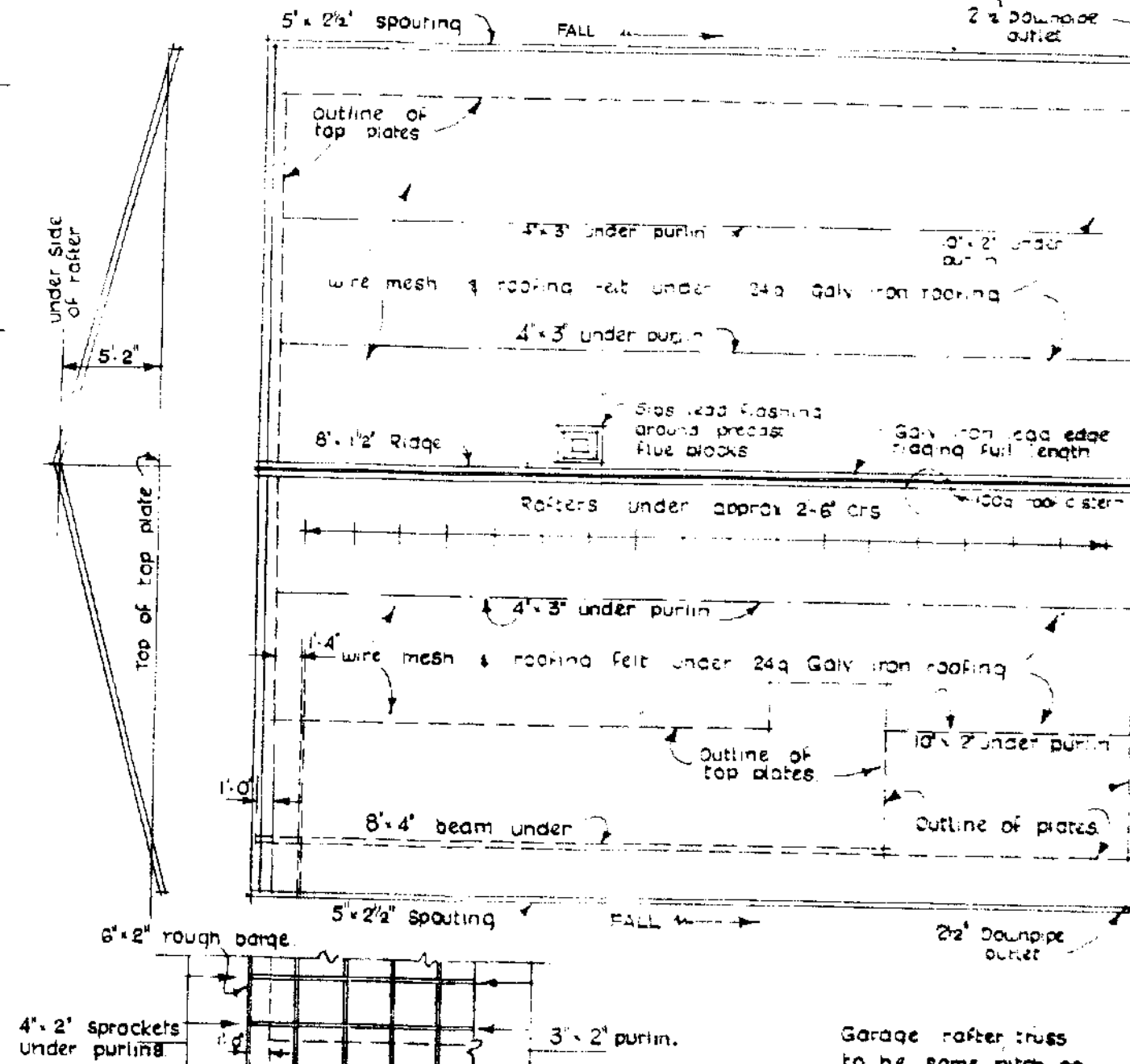
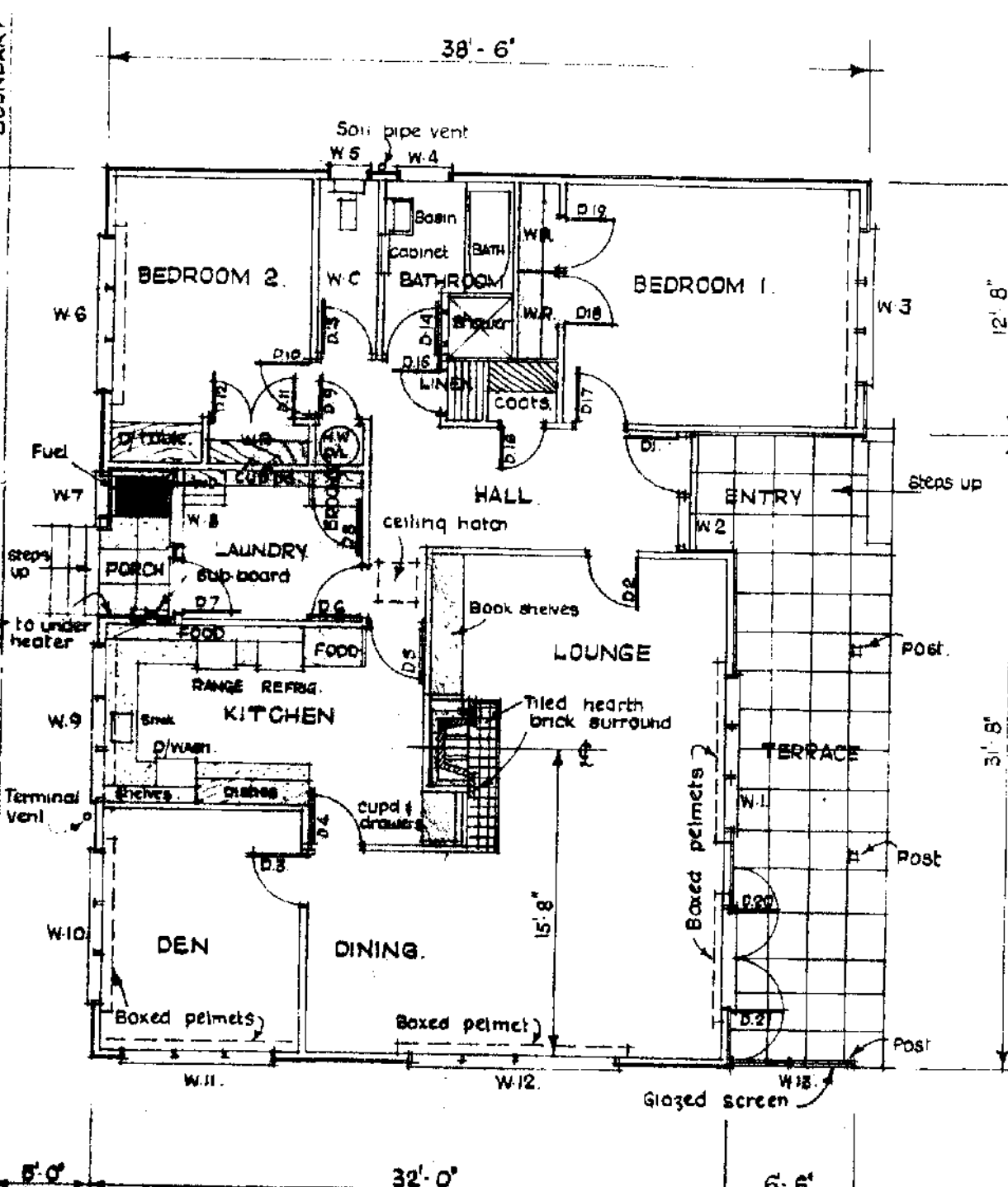
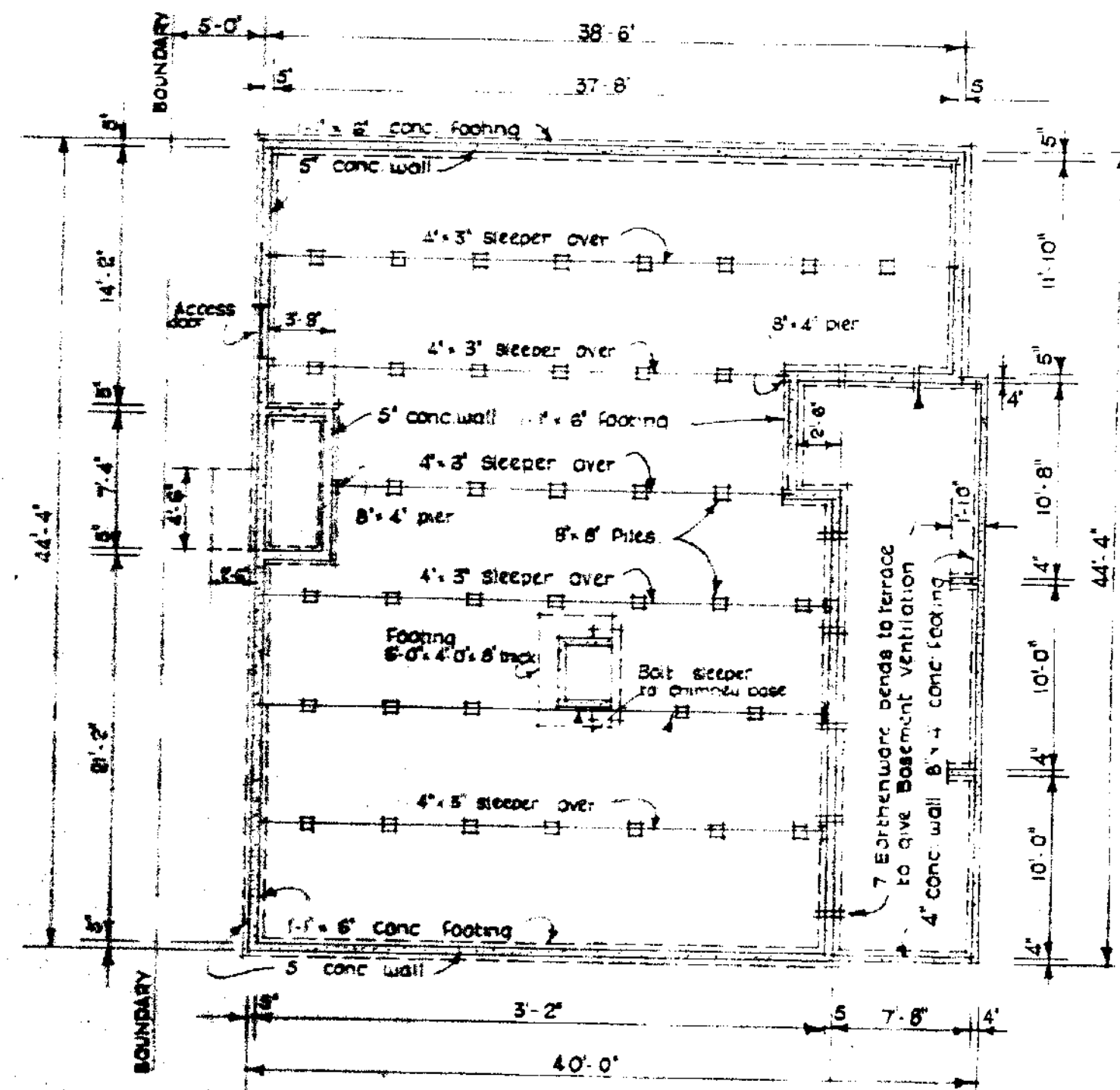
2

N. B. TANKS - TANKSTAND - TRELLIS & GATE TO BE OMITTED FROM CONTRACT



DOOR SCHEDULE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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RESIDENCE AT RAWENE ST., WAIKANA. for
MR & MRS LEONARD HUNT.

DUDLEY ROY & TULLOCH
REGISTERED ARCHITECTS
6, HILL ST., WELLINGTON.

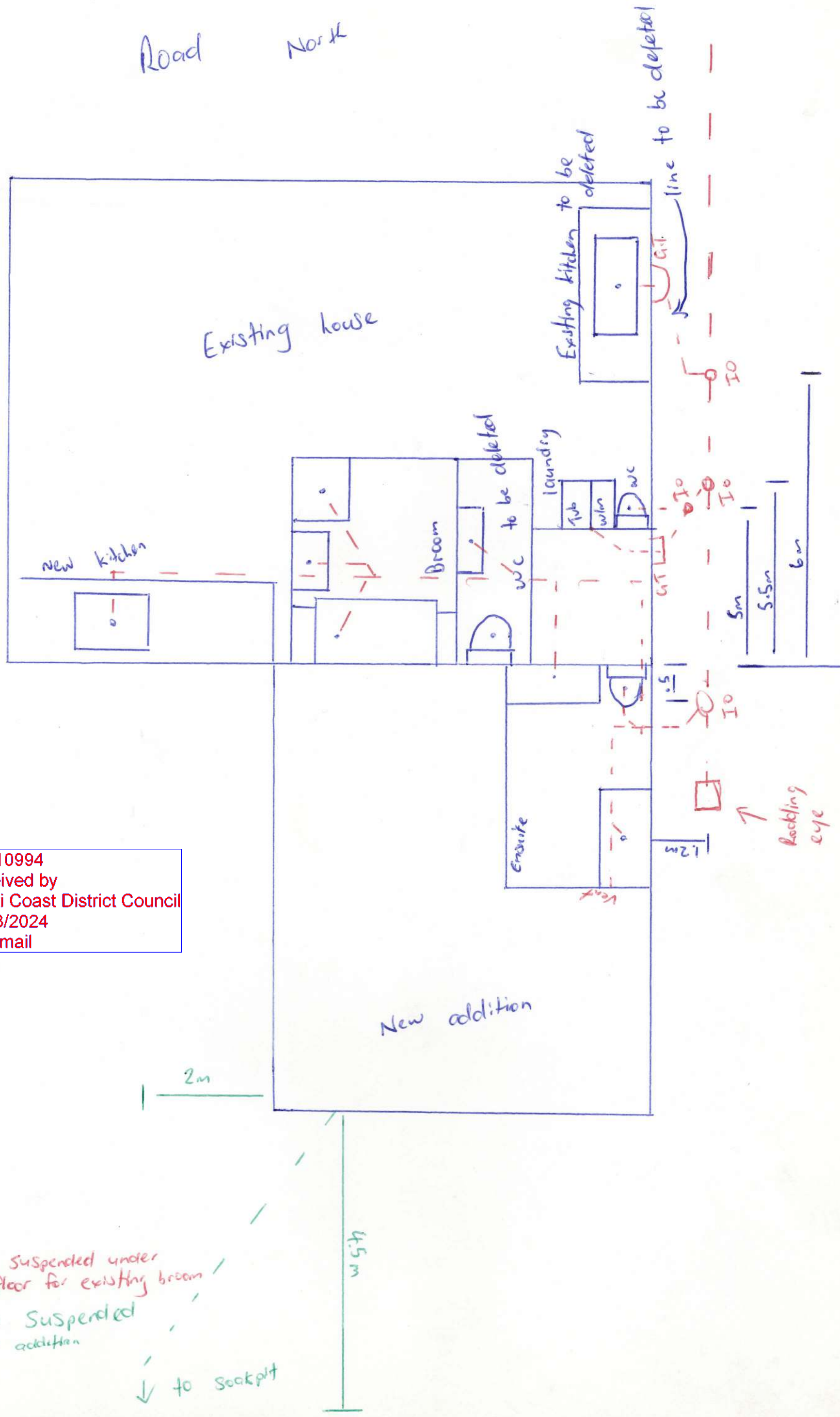
SCALE: 1/8" = 1'-0"

DATE JULY 1962

573-1

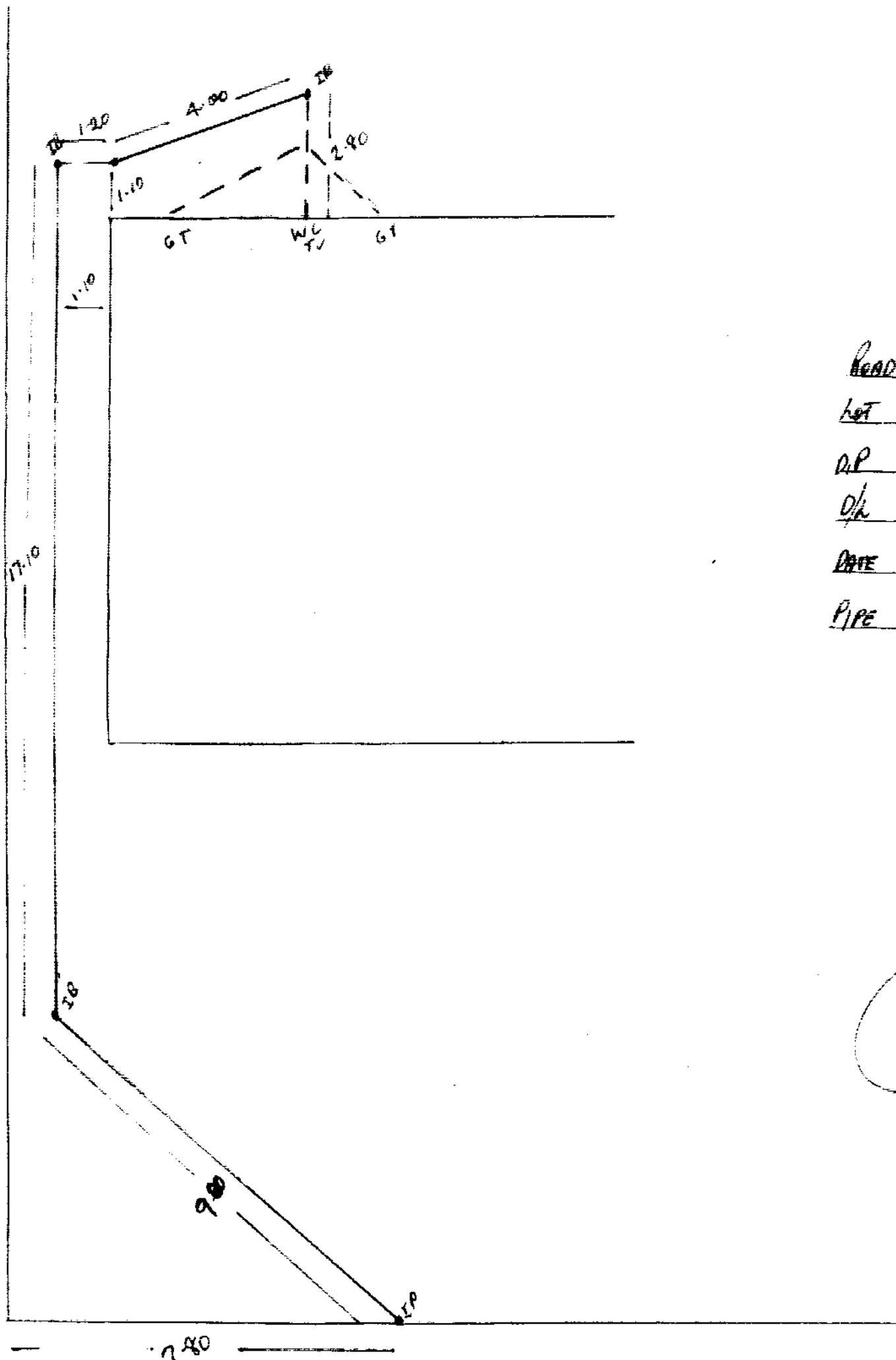
12 Rawene St Wai-kanae - Cameron builders Renovation

27th September 2022



BC210994
Received by
Kapiti Coast District Council
05/03/2024
via Email

- S/S suspended under existing floor for existing broom
- S/W suspended under new addition
↓ to soakpit



ROAD - 12 RAWENE ST.
 LOT - 9
 DP - 22675
 D/L - P. MCOWN
 DATE - 27-1-83
 PIPE - P.V.C.

1841

Waikanae County Town Water Supply

PLAN OF ALLOTMENT

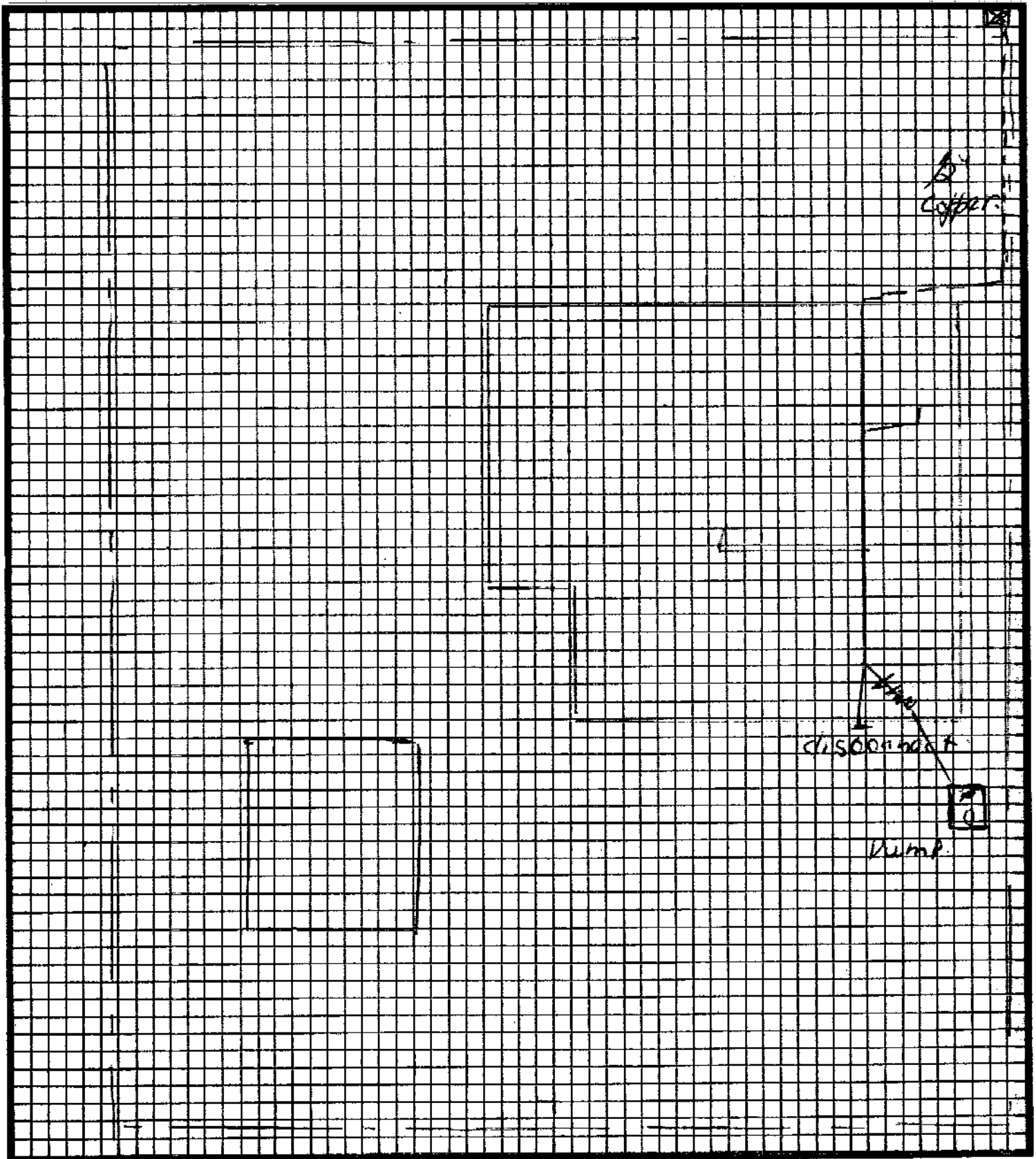
Showing position of buildings and existing water supply and pipes)
(Particular care to be taken to show location and distribution pipes from bores)

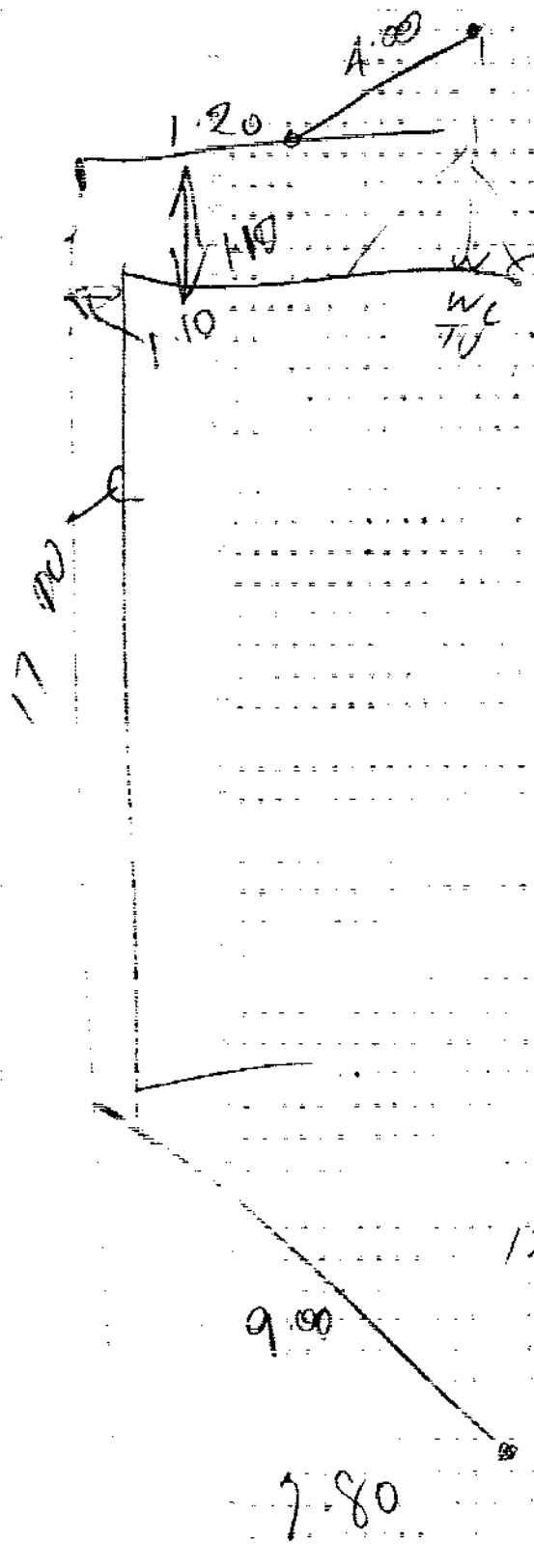
Boundary Lines to be shown thus: — — — — —

Frontage to

Rawene St.

Road





Lot 9
DP 22675

P in corner

27/1/83

12 Rawene

1.00
Deep