

Form 5

Building Consent - 180486

Section 51, Building Act 2004

The Building

Street address of building: 1 Hurley Drive , Rolleston

Legal description of land where building is located: LOT 297 of S/D of Lot 2004 DP 518964

Building name:

Location of building within site/block number: 1 Hurley Drive , Rolleston

Level/unit number:

The Owner

Name of owner: C I & C M Potter

Contact person: Craig & Camilla Potter

Mailing address: 9 Rochester Crescent , Rolleston 7614

Street address/registered office:

Phone number: Landline: Mobile: 0274775024

Facsimile number:

Email address: craigpotter@hotmail.com

First point of contact for communications with the council/building consent authority: Alison Kennedy (Peter Ray Homes); Mailing Address: PO Box 8184

Riccarton

Christchurch 8440; Phone: 033481994; Email: alison@peterrayhomes.co.nz

Building work

The following building work is authorised by this building consent:

5 Bedroom Domestic Dwelling with Attached Garage

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

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

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities

(1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect:

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Endorsements

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

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

Design Engineer: Council reserves the right to call on the project Design Engineer, at any time to inspect the fabrication and construction of the structure, referenced on the design drawings, to verify that the structure meets the relevant regulatory performance requirements and publicised standards. The Design Engineer will, following satisfactory inspection (including remedial actions and re-inspection), provide copies of the site inspection / instruction(s) and verify that the works have been completed / installed correctly.

Electrical Energy Works Certificate: The Building Consent Authority places full reliance of the issue of Energy Work Certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code Compliance Certificate will not be issued unless the Energy Works Certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

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

Plaster Systems: Written verification and supporting documentation to confirm the exterior plaster cladding system has been completed in accordance with the manufacturers specifications or where solid plastering has been used NZS4251, should be supplied to the owner to submit with their documentation for Code Compliance Certificate application.

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

Hazardous Materials: As with any construction project there is a likelihood that some

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

Inspection Charges: As some inspections are able to be combined, we have charged for 9 inspections only. If additional inspections are required these will be identified and charged prior to issuing of Code Compliance Certificate.

Section 362T:of the Building Act requires that where a building contractor has carried out building work under a residential building contract then as soon as practicable after completion of the building work, the building contractor must provide in writing the information and documentation prescribed by regulations made under this Act to the following persons:

- the client; and
- the relevant territorial authority.

Persons failing to do so, commit an infringement offence and is liable to a fine not exceeding \$2,000.

Inspections

The following inspections are required:

- Pre-pour
- Wastepipes (Underslab)
- Floor Slab
- Framing / Pre-wrap
- Post Wrap
- Pre-Plaster
- Preline
- Internal Membrane
- Drainage
- Final

Documents Required

Wastepipes (Underslab)

- Ground Bearing Certificate
- G13 - As-builts, drainlayer details, pipework test

Framing / Pre-wrap

- Truss Certification

Pre-Plaster

- Plaster System Product and Installer Warranties

Internal Membrane

- Internal Waterproofing Membrane Product & Installer Warranties

Drainage

- Stormwater As-built
- G13 - As-builts, drainlayer details, pipework test

Final

- Form 6A - LBP Record of Work
- Form 6 - CCC Application
- Wall Cladding - Product & Installer Warranties
- Roof Cladding - Product & Installer Warranties
- Energy Works Certificate
- As-Built Documents

Construction Monitoring Requirements

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

Lewis & Barrow Limited

Inspection at time of excavations to confirm adequate ground bearing has been achieved.

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

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

Project Information Memorandum (PIM): 180486P

Shaun Edwards

Consent Processing Officer

On behalf of: Selwyn District Council

Issue Date: 27 April 2018

Project Information Memorandum
 Section 34, Building Act 2004

180486P

Application

Owner	C I & C M Potter C/- Peter Ray Homes PO Box 8184 Riccarton Christchurch 8440	Number	180486P
		Issue Date	19 April 2018
		Formally Received Date	26 March 2018

Project

Description	5 Bedroom Domestic Dwelling with Attached Garage
Intended Life	50 years
Intended Use	2.0 Housing: 2.0.2 Detached Dwelling
Estimated Value	\$505000.00
Location	1 Hurley Drive , Rolleston
Legal Description	LOT 297 of S/D of Lot 2004 DP 518964
Valuation Number	2405532700

Building work can proceed following formal notification of Building Consent Approval being received from the Selwyn District Council Building Consent Authority and approvals being obtained from the agencies identified in this project information memorandum.

This Project Information Memorandum does NOT constitute a Building Consent.

Heritage Status of the Building

Building work associated with this project will not be affecting land or structures that have Heritage Status. This project is exempt from the rules of the District Plan that relate to Heritage Buildings.

Notable Trees

Council is not aware of there being any notable trees associated with this site. Therefore the project is exempt from the rules of the District Plan that relate to Notable Trees.

Special Features of the Land Concerned

"Land concerned" means the land on which the proposed building work is to be carried out; and includes any other land likely to affect or be affected by the building work.

"Special feature of the land concerned" includes, without limitation, potential natural hazards, or the likely presence of hazardous contaminants, that -

a) are likely to be relevant to the design and construction or alteration of the building or proposed building; and

b) is known to the Territorial Authority; and

c) is not apparent from the District Plan under the Resource Management Act 1991.

There are no known Special Features of the land concerned - this includes potential natural hazards, or the likely presence of hazardous contaminants that is likely to be relevant to the design and construction or alteration of the building or proposed buildings; and that is known to the Territorial Authority; and that is not apparent from the District Plan under the Resource Management Act 1991.

Special feature(s) of the land concerned are:

Council does not hold site specific information on subsoil classifications or ground bearing capacities. Therefore the applicant will need to carry out on site subsoil investigations to verify that 'Good Ground' can be achieved on the site and to determine the subsoil classification in accordance with NZS1170. Verification of site investigation data will need to be submitted as part of the documentation for Building Consent.

The definition of 'Good Ground' can be found in the Definitions section of the NZ Building Code Handbook, and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Engineered fill maybe on this site. As the subdivisional process has yet to be completed no information is held by the Council regarding the extent and depth of any fill that may have been placed.

Adequate stormwater soakage may not be available at depths less than 5m.

Residential Stormwater in this area is covered by a Global Stormwater Discharge Consent issued by Environment Canterbury. Any discharge must comply with requirements in this consent. Refer to the Environment Canterbury website (www.ecan.govt.nz) for further details.

Other Information

Please ensure that the vehicle crossing complies with Rule 5.3 of the District Plan, which requires the vehicle crossing to be sited in accordance with Appendix E13.2.4, Table E13.7.

Please note: Rules relating to fencing apply in the Living Z zone. As no information regarding fencing has been included in your building consent application the Planning Department has been unable to determine compliance with these rules. Please refer to the Rule 4.13.1 and Rule 4.13.2 Building and Street Scene in the Township Volume of the Plan, or contact the Planning Department to determine if your proposed fencing complies prior to finalizing your fencing design.

Details of existing stormwater or wastewater systems that relate to the proposed building work

It is intended that reticulated sewerage will be available on completion of the subdivision.

No completion certificate for this subdivision has been issued at present. If the dwelling is occupied prior to sewerage being available this will be deemed a dangerous or insanitary building pursuant to Section 123 of the Building Act 2004.

Stormwater from the roof(s) is to be disposed of to ground via a soak hole.

This property may be located within an area covered by an Environment Canterbury stormwater consent.

It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

Other Information

It is intended that reticulated water supply will be available on completion of the subdivision.

No completion certificate for this subdivision has been issued at present. If the dwelling is occupied prior to water supply being available this will be deemed a dangerous or insanitary building pursuant to Section 123 of the Building Act 2004.

The water supply will be metered.

Advice note: Please ensure that the toby box is not buried or covered over during the building or landscaping process. Please also keep any plantings a minimum of 0.5m away from the toby box to avoid problems with maintenance or access in the future.

Notes:

1. The information supplied in the sections of this PIM report is specific to the building project to which the application relates by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this PIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council (03) 347 2800.

2. The Council has used its best endeavors to ensure that all information provided in this PIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.

3. This information reflects the Selwyn District Council's current understanding of information which is relevant to the project. This is based only on the information thus far provided to it and held on record. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.

4. The information contained in this Project Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.