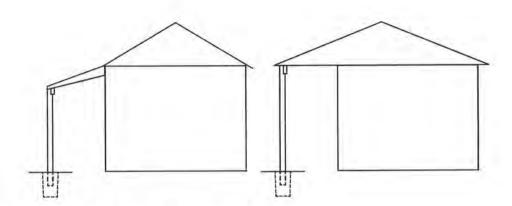




PAGE No	JOB No 18703
BY WWB	DATE 18/6/14

JOB Quin Buffding for Crowther delication assuming - 949 125 PL3 48ET 1.2 pH x (2.3 m) 48 x 4.4 GPa x 1/27 42 x 1/25 5.3 mm 0,25% < 25% (okay) > check roment carpainty of 112 ×112 PLP 28 Chost) 1 (eg load) 1.0 k my. (krun prewous). 3.0 knn 0.8 × 1.0 × 1.0 × 19. 0 max 112 × 112 8Mn Rum > 3.0 Rum (0 Ray). Use PLP125 posts





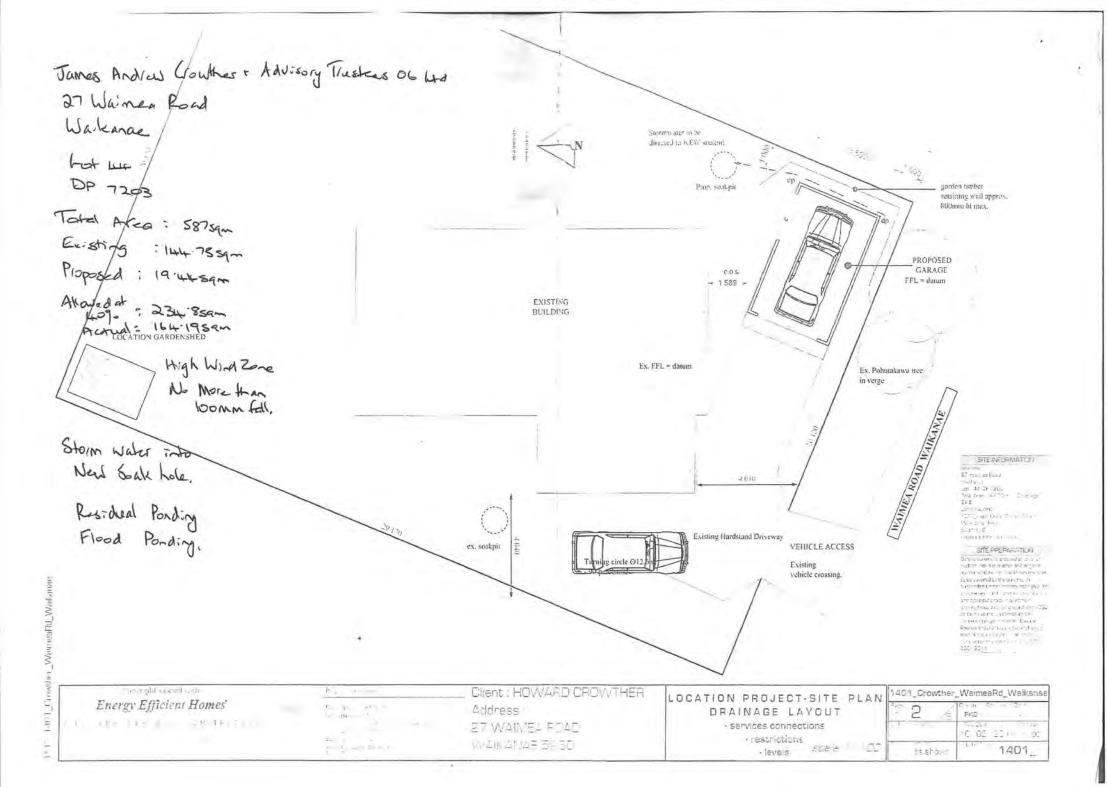
PROLAM®

TABLE 17:

POSTS SUPPORTING VERANDAH ROOF ONLY - LIGHT ROOF SNOW LOAD 0.5kPa - ALL WIND ZONES

Glulam Grade GL8 - Post height is measured from ground level to top of roof beam.

	A. S.		MAXII	иим Ро	ST HEIG	HT (m)		
	VERANDAH POSTS		rea (m²)	ea (m²)				
		8	10	12	15	20	25	30
Roof	PLP 100 88 x 88mm	3.35	2.70	2.20				
iling Max 20kg/m²	PLP 125 112 x 112mm			4.50	3.70	2.65		
No Ceiling 20kg	PLP 150 135 x 135mm					4.80	3.85	3.00
Max Roof Okg/m²	PLP 100 88 x 88mm	2.95	2.30	1.75				
eiling Max Ro jht 40kg/m ²	PLP 125 112 x 112mm			4.00	3.20	2.00		
With Ceiling Weight 40	PLP 150 135 x 135mm					4.20	3.20	2.20



Alison Helliwell

From:

Brian Cox [brian.cox@quinbuildings.co.nz]

Sent:

Friday, 23 May 2014 10:49 a.m.

To:

Alison Helliwell

Subject:

27 Waimea Road, Waikanae

Attachments: scanner@quinbuildings.co.nz_20140523_103026.pdf;

scanner@quinbuildings.co.nz_20140523_102924.pdf

Attached are the two documents we have in regards to the site and the heights on that site. In talking to Lynette we agree that the heights could be positioned on your maps with reference given to the man holes on the street.

The heights are 1:200 @ A4.

The heights are taken at approximately the four corners of the building and two other heights made in reference.

Finished ground level being (lowest) at 2.552m above sea level and our request for a 150mm standard floor level height would put the finished floor level at 2.702m above sea level or bang on your estimated ponding area.

In this circumstance we would certainly be looking for an exemption and have the building allowed.

It has also been brought to our attention that your own operative district plan notes the following in regards to flooding / ponding

"FLOOD HAZARD - PONDING AREAS / OVERFLOW PATHS C.15 Policies 1 and 3

- (i) New and relocated buildings shall be above the estimated 1 in 50 year flood event level to be established in accordance with the Building Act 2004 and, in addition, owners will be provided with a recommended minimum floor level above the estimated 1 in 100 year flood event level. Where there is more than one dwelling on the property, the dwellings shall be above the estimated 1 in 100-yr flood event level. Refer to Dwellings Per Lot standard.
- (ii) The following buildings are exempt from (i) and are subject to Notices where appropriate in terms of the provisions of the Building Act 2004 and/or any other subsequent legislation:
- Accessory buildings.
- Non-habitable rooms.
- Extensions to existing rooms where they do not exceed 25% of the total floor space of the existing room or 30m2 total floor space of the building, whichever is the lesser.

The 1 in 100 year and 1 in 50 year levels are based on the best information available at the time of notification of the Plan. Further information can be obtained from the Wellington Regional Council."

Regards,

Brian Cox | QUIN BUILDINGS LTD | PHONE (06) 366 0183 Ext 302 | FAX (06) 367 0795 | E-MAIL Brian.cox@quinbuildings.co.nz



0

Date Printed: 28-May-2014



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Mark on Concrete *2.427 2.552 **Ground Shots** Stormwater © Manhole 2.486 2.562 • 2.561 2.565 3.262 Top Corner Retaining Wall Sewer Manhole ©

copy sout to diene is April.

James A Crowther & Advisory Trustees 06

Ltd

27 Waimea Road

Waikanae

15th April 2014

Dear Sir/Madam

Building Consent: 140186

Advice of intention to issue a consent under s72 of the Building Act 2004

Description:

New Garage

Location:

27 Waimea Road, Waikanae

Legal Description: LOT 44 DP 7203

We have tried to contact you earlier today to explain that the above application, which is presently being processed by Kāpiti Coast District Council has been identified as subjected to a natural hazard being ponding This has been determined under section 72 of the Building Act 2004. In accordance with the Council's guidelines, we are giving you the opportunity to consider if you still wish to proceed with this application

We advise that if a consent is issued under this section, an entry is made on the Certificate of Title for the property which can have serious ramifications for insurance cover, property value and on selling.

The options available for your consideration are:

- 1. to cancel the consent application with a refund of some of the fees; or
- to proceed with the consent and have the entry under section (s) 72 of the Building Act 20004 entered onto the Certificate of Title; or
- to proceed with the consent with the s72 entry and challenge the decision by the means of a Determination with the Ministry of Business, Innovation and Employment, or
- 4. to re-design the work so that the cause of the hazard is mitigated.

We advise that the following additional cost will have to be paid prior to Council issuing the consent under s72:

- \$240.00 approximately for Notification to the Registrar General of Land, and
- \$127.00 for Council processing time to action this, being a total of \$367.00

We strongly recommend that you seek advice before making any decisions and consider your options carefully.

We have suspended your application to give you an opportunity to consider the options outlined above. We would appreciate your advice in writing on how you

would like to proceed by 13th May 2014.If no written advice is received by that date, the Council will continue to process the consent and issue it under s72.

Yours Sincerely

Alison Helliwell



Date Printed: 15-April-2014

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Alison Helliwell

From:

Howard Crowther [howardcrowther@paradise.net.nz]

Sent:

Wednesday, 16 April 2014 4:51 p.m.

To:

Alison Helliwell

Subject:

Re: BC 140186 27 Waimea Road, Waikanae. Section 72

Follow Up Flag: Follow up

Flag Status:

Red

Dear Alison.

I accept that there has to be a section 72 entered on the title.

Regards. J Crowther.

> --- Original Message ----From: Alison Helliwell

To: 'howardcrowther@paradise.net.nz' Sent: Tuesday, April 15, 2014 2:59 PM

Subject: BC 140186 27 Waimea Road, Waikanae. Section 72

James A Crowther & Advisory Trustees 06 Ltd

Building Consent: 140186

27 Waimea Road

Waikanae 15th April 2014 Dear Sir/Madam

> Advice of intention to issue a consent under s72 of the Building Act 2004

Description:

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Location:

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Yours Sincerely

Alison Helliwell

Building Control Officer Āpiha Whakatū Whare

Kāpiti Coast District Council Tel 04 296 4734

www.kapiticoast.govt.nz



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Version: 2013.0.3466 / Virus Database: 3722/7348 - Release Date: 04/15/14

Alison Helliwell

From:

Lynette Shanks [sales@quinbuildings.co.nz]

Sent:

Thursday, 17 April 2014 12:51 p.m.

To:

Alison Helliwell

Subject:

FW: 27 Waimea Road, Waikanae

Follow Up Flag: Follow up

Flag Status:

Red

Attachments:

Crowther Specifics.pdf; Crowther Bracing Calculator.pdf; Crowther.pdf; Crowther Wall Framing

PS1.pdf; Crowther Framing.pdf; _Certification_.htm

Hi Alison

Please find attached the requested information for BC 140186 – 27 Waimea Road, Waikanae.

Cheers

Lynette

Regards,

LYNETTE SHANKS | QUIN BUILDINGS LTD, 20 - 30 COVENTERY STREET, LEVIN | PHONE 0800 427243 | FAX (06) 3660186 | E-MAIL sales@quinbuildings.co.nz

From: Brian Cox [mailto:brian.cox@quinbuildings.co.nz]

Sent: Thursday, 17 April 2014 10:16 a.m.

To: 'Lynette Shanks'

Subject: RE: 27 Waimea Road, Waikanae

As per your request please find the amended documents.

- Job specifics amended to reflect correct wind and corrosion zone
- Revised bracing schedule to reflect new wind zone
- Concrete strength to suit Zone D to be 25 mPa as per foundation edge detail
- 6. Garage door not loaded as we design and use structural gable trusses
- 7, Stud table and PS1 attached to support SG8 @ 600 centres

I have also attached the amended floor plan to show positioning of new brace elements as well as corrected height to boundary recession plains.

Regards,

Brian Cox | QUIN BUILDINGS LTD | PHONE (06) 366 0183 Ext 302 | FAX (06) 367 0795 | E-MAIL Brian.cox@quinbuildings.co.nz

From: Lynette Shanks [mailto:sales@quinbuildings.co.nz]

Sent: Wednesday, 16 April 2014 2:43 p.m. To: brian.cox@quinbuildings.co.nz

Subject: FW: 27 Waimea Road, Waikanae

Hi Brian

Can you please provide the info for 3, 4, 5, 6 & 7

Thanks

Regards,

LYNETTE SHANKS | QUIN BUILDINGS LTD. 20 - 30 COVENTERY STREET, LEVIN | PHONE 0800 427243 | FAX (06) 3660186 | E-MAIL sales@quinbuildings.co.nz

From: Alison Helliwell [mailto:Alison.Helliwell@kapiticoast.govt.nz]

Sent: Wednesday, 16 April 2014 2:40 p.m.

To: 'Lynette Shanks'

Subject: 27 Waimea Road, Waikanae

Hi Lynette,

Please find attached a request for further information.

I appreciate many of the documents are generic, but the site is in fact Very high wind zone and is in sea spray zone, which may have implications for the standard sheets you use.

Regards Alison

Alison Helliwell

Building Control Officer Āpiha Whakatū Whare

Kāpiti Coast District Council Tel 04 296 4734



www.kapiticoast.govt.nz

Quin Buildings Direct - Lynette Shanks PO Box 1087 LEVIN

16 April 2014

Dear Building Consent Applicant / Building Owner

Request for Further Information - Building Consent: 140186

Site Address: 27 Waimea Road, Waikanae

Legal Description: LOT 44 DP 7203

Project Description: 5.4m long x 3.6m wide single garage

Following checking of your Building Consent it is apparent that further information is required. Information Needed:

- On the proposed site plan indicate the extent of the GW Flood Extents and The KCDC Flood extends. Provide finish slab level in relation to ground level to link back to the GWRC contours which are available on KCDC GIS maps
- 2. Note there is ponding on site and show how you propose to mitigate the ponding
- Site plan, Job Specifics, PS1(MiTek) design for Roof trusses (incorrect table high lighted), conflict of information as the GIS maps show a Very High wind Zone and a 'Sea spray 'zone
- 4. Silvester Clark PS1 Bracing, also a generic document, and relates to High Wind zone.
- 5. Please confirm Concrete strength

- 6. Please confirm size of lintel to garage door
- 7. Stud centres to alter as in Very High Wind zone as NZ3604:2011 table 8.2

We have suspended your application and will not proceed any further with its processing until the above information is received. Please send it to us by 14th May 2014. If we do not receive it by this date, we may not be able to issue your Building Consent. If you have any questions or you would like to discuss this matter, please contact me on (04) 296-4700 or 0800 486 486 referencing the Building Consent Number noted above.

Yours sincerely

Alison Helliwell

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Version: 2014.0.4355 / Virus Database: 3882/7349 - Release Date: 04/15/14



20 Coventry Street PO Box 1087 Levin 5540, New Zealand Phone: +64 6 368 7401 Fax: +64 6 368 1320 sales@quinbuildings.co.nz www.quinbuildings.co.nz

17. April 2014

To Whom It May Concern: Re: 27 Waimea Road, Waikanae

Job Specifics

Importance Level 1 Garage / Workshop
2.410m Frame Height
Very High Wind Zone
Exposure Zone D
All timber minimum treatment and grade SG8 H1.2
Roof to have netting and ThermaKraft 213 Heavy Weight Type Paper
Coloursteel ZMX Corrugated Roofing Iron
Coloursteel ZMX Q-Clad exterior cladding
Purlins to be 90 x 45 SG8 H1.2 at no greater than 800m centres
Studs to be 90 x 45 SG8 H1.2 @ 600mm centres
Marley 65mm Downpipes connected to 90mm Stormwater grade piping to stormwater disposal at a gradient no less than 1:9
Building is constructed for non - habitable use

Means of compliance

B1: Producer Statement

B2: B2/AS1 E1: E1/AS1 E2: E2/AS1

F5: F5/AS1 Site to be kept safe and secure during construction in accordance with OSH rules

pryorconsultants structural & civil engineers

residential | commercial | industrial







Building Code Clause(s)

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side*)

ISSUED BY: PRYOR CONCULTANTS	
(Design Firm)	
TO: Crowther (Owner/Developer)	
TO BE SUPPLIED TO: * Kapiti Coast District Council (Building Consent Authority)	ai.
IN RESPECT OF: Proposed new garage (Description of Building Work)	ing
AT: * 27 Waimea Road, Waikanae	
LOT# DPv \$0	****
We have been engaged by the owner/developer referred to above to provide STUCTURAL DELIGN	
o F war Study on M services in respect of the requirement	
Clauso(s) (Extent of Engagement) B of the Building Code	for
O All or Part only (as specified in the attachment to this statement), of the proposed building work.	
The design carried out by us has been prepared in accordance with:	
Compliance Documents issued by Department of Building & Housing	667
Alternative solution as per the attached schedule	
The proposed building work covered by this producer statement is described on the drawings titled	
& SPALING FOR QUIN BUILDINGS and numbered 08-667 (DATED APR-08)	
together with the specification, and other documents set out in the schedule attached to this statement.	
트로프램 (T. J. P. M.) 그런 그런 프로그램 보고 있다. 그렇게 보고 있습니다. 그런	
On behalf of the Design Firm, and subject to: IMPORTANCE CEUEL BUILDING Site verification of the following design assumptions ALMSTED WAREN STAD TABLE FOR	D
(ii) All proprietary products meeting their performance specification requirements;	67.
I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.	
1, ATTIONY PRYOL am: CPEng 252145	#
(Name of Design Professional) Reg Arch	.#
I am a Member of : IPENZ NZIA and hold the following qualifications: BE (HONS) MIPENS, CPE	5.6
The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,0 The Design Firm is a member of ACENZ OYES ONO	
SIGNED BY ANTHONY PRYOR ON BEHALF OF PRYOR CONSULTANTS	
Date12 09 17 (signature)	
Note: This statement shall only be relied upon by the Building-Consent Buthority named above. Liability under this statement at the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negli is limited to the sum of \$200,000*.	crues to

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent. 09 5333 600 | f 09 5333 601 | po box 38 144 . howick | level 1/87 picton st . howick | auckland | w pryor.co.nz | e enquiry@pryor.co.nz

pryorconsultants structural & civil engineers

residential | commercial | industrial

Job No.

08-667

Date:

Revised Oct.13

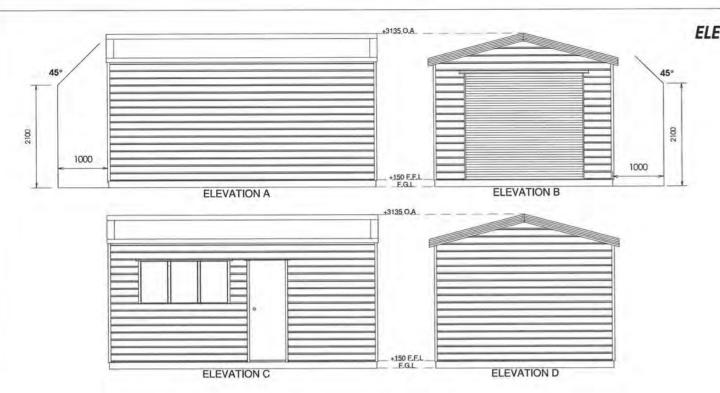
Stud Size & Spacing for Quin Buildings

Wind Zone	Stud Ht. (m)	Stud Size	Spacing (mm)	M* (kNm)	<=ØMn	Δsls (mm)	> L/150	ØMn (kNm)
Low	2.4	90x45	600	0.21	О.К.	4.0	O.K.	0.68
27.0	2.7	90x45	600	0.27	O.K.	6.4	O.K.	0.68
	3	90x45	600	0.34	O.K.	9.8	O.K.	0.68
Medium	2.4	90x45	600	0.29	O.K.	5.4	O.K.	0.68
	2.7	90x45	600	0.36	O.K.	8.6	O.K.	0.68
	3	90x45	600	0.45	O.K.	13.1	O.K.	0.68
High	2.4	90x45	600	0.41	O.K.	7.6	O.K.	0.68
	2.7	90x45	600	0.51	O.K.	12.1	O.K.	0.68
	3	90x45	400	0.42	O.K.	12.3	O.K.	0.68
V. High	2.4	90x45	600	0.52	O.K.	9.8	O.K.	0.68
3.	2.7	90x45	400	0.44	O.K.	10.5	O.K.	0.68
	3	90x45	400	0.55	O.K.	15.9	O.K.	0.68

Note:

- Table applies for Importance Level 1 buildings only, as defined by AS/NZS1170 i.e. secondary or minor building
- 2) Wind zones are as defined by NZS3604
- 3) Lightweight roof assumed i.e. vertical loads are not significant
- 4) All timber SG8

Wind Region	V _{site} (IL2) (m/sec)	q _u (IL2) (kPa)	q _u (IL1) (kPa)	q _s (IL1) (kPa)
L	32	0.61	0.50	0.34
M	37	0.82	0.67	0.45
Н	44	1.16	0.94	0.64
VH	50	1.5	1.22	0.83



ELEVATION SCALE 1:75

BRACING KEY

Angle Brace

QB600

600mm Quin Brace

TIMBER SCHEDULE

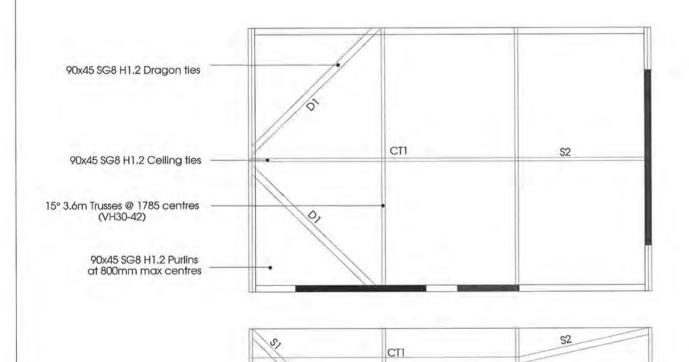
90x45 SG8 H1.2 @ 600mm CENTRES 90x45 SG8 H1.2 @ 1200mm CENTRES NOGS: PLATES: TRUSSES:

90x45 SG8 H1.2

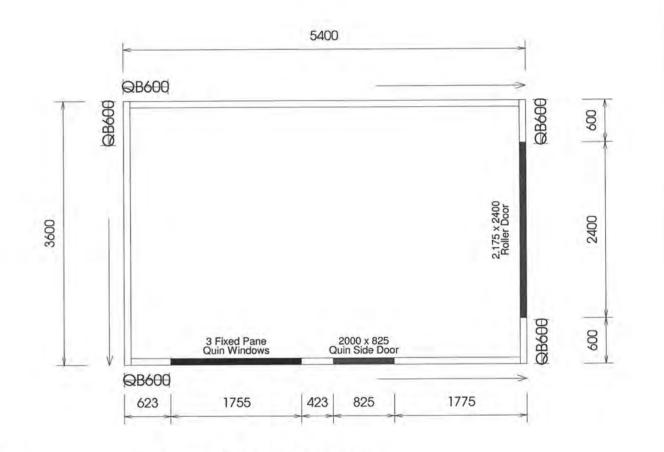
90x45 H1.2 GRADE AS PER TRUSS SPECIFICATIONS 90x45 SG8 H1.2 @ 800mm MAX

CLADDING SPECIFICS

COLOURSTEEL ZMX CORRUGATED ROOFING IRON COLOURSTEEL ZMX Q-CLAD EXTERIOR CLADDING MARLEY SPOUTING WITH 65mm DOWNPIPES



Elevation Key



FLOOR PLAN SCALE 1:50

ROOF PLAN SCALE 1:50 STRUT / CEILING TIE CROSS SECTION

17 April 2014

Drawing Number:



27 WAIMEA ROAD, WAIKANAE

Sheet Title: CROWTHER revi Designed : Checked : 11-03-2014 Certified : Drawn : 1:50 @ A3



Quin Buildings Direct - Lynette Shanks PO Box 1087 LEVIN Copytrailsmr

16 April 2014

Dear Building Consent Applicant / Building Owner

Request for Further Information - Building Consent: 140186

Site Address:

27 Waimea Road, Waikanae

Legal Description:

LOT 44 DP 7203

Project Description:

5.4m long x 3.6m wide single garage

Following checking of your Building Consent it is apparent that further information is required.

Information Needed:

- On the proposed site plan indicate the extent of the GW Flood Extents and The KCDC Flood extends. Provide finish slab level in relation to ground level to link back to the GWRC contours which are available on KCDC GIS maps
- 2. Note there is ponding on site and show how you propose to mitigate the ponding
- Site plan, Job Specifics, PS1(MiTek) design for Roof trusses (incorrect table high lighted), conflict of information as the GIS maps show a Very High wind Zone and a 'Sea spray 'zone
- Silvester Clark PS1 Bracing, also a generic document, and relates to High Wind zone.
- 5. Please confirm Concrete strength
- 6. Please confirm size of lintel to garage door
- 7. Stud centres to alter as in Very High Wind zone as NZ3604:2011 table 8.2

We have suspended your application and will not proceed any further with its processing until the above information is received. Please send it to us by 14th May 2014. If we do not receive it by this date, we may not be able to issue your Building Consent. If you have any questions or you would like to discuss this matter, please contact me on (04) 296-4700 or 0800 486 486 referencing the Building Consent Number noted above.

Yours sincerely

Alison Helliwell

KCDC_n406695_v1_Form_506_Further_Information_Letter (BC2, AD1) Nov 2013

Contacted Scot Miller at Silvester/Clark who pet me fonts, as le carrèd out the Calculation. He intomed me flat after revisite the calculations flet le took out the K8 calculation as it is on a flet site: It then asked his to enil he reasons on the whomat receil so for want enough:

Leon Smith

Henry Broome <Henry.Broome@silvesterclark.co.nz> From:

Wednesday, 10 September 2014 2:09 p.m.

Sent: Leon Smith To:

18703 Quin Building for Crowther Subject:

Hi Leon,

In regards to the post sizes for the carport at 27 Waimea Road, Waikanae, we determined that PLP125's are adequate. This is because the previous calculations were factored down by a k8 factor which was deemed later on as overconservative as we have a square post size.

Regards,

Henry Broome



153 Thorndon Quay PO Box 12618, Wellington 6144 New Zealand 64 4 473 8361

henry.broome@silvesterclark.co.nz

www.silvesterclark.co.nz

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Carport - BC (standalone)

18. Carports

Building work in connection with a carport that:

- (a) is on or attached to an existing building; and
- (b) is on the ground level of the building; and
- (c) does not exceed 20 square metres in floor area.

This exemption relates to roofed structures that are used for motor vehicle storage and that are on or attached to an existing building. To be regarded as a carport, at least one side of the structure must remain open to the outdoors at all times.

The floor area, which is taken to be the area within the posts and/or walls supporting the roof structure, must also be no greater than 20 square metres to qualify for this exemption.

This exemption also includes all work relating to the disposal of stormwater as it relates to the carport.



ALERT:

If the proposed scope of your building work is marginally beyond the scope of this or any other exemption (eg a carport that is not on or attached to an existing building), we suggest that you consider applying to the council for an exemption 2. The council can then exercise its discretion as to whether or not it will require a building consent. Before doing this, we recommend that you talk to the council to gauge whether or not it is prepared to exercise its discretion under exemption 2 on your project.

Always check with your council to make sure your proposed building work does not have any district planning implications (eg maximum site coverage, yard/setback requirements, daylight access planes or permitted activities). A resource consent may be required and it is important that you obtain this before starting any building work.

If you are building close to boundaries you need to give due consideration to the Building Code requirements regarding protection from fire; particularly in relation to the external spread of fire to neighbouring property.

* KCDC - walkite Natural Hazards allows Deck' which would have more timber

* Carport, 4-6 timber posts to displace water.
sides stat cocomm above grd.

*Matt - No problem, unless earthworks



2. Territorial and regional authority discretionary exemptions

Any building work in respect of which the territorial authority or regional authority considers that a building consent is not necessary for the purposes of this Act because the authority considers that:

- (a) the completed building work is likely to comply with the building code; or
- (b) if the completed building work does not comply with the building code, it is unlikely to endanger people or any building, whether on the same land or on other property.

Exemption 2 allows territorial authorities (city or district councils) or regional authorities (regional councils) to use their discretion to exempt any proposed building work from the requirement to obtain a building consent if the territorial or regional authority considers that the circumstances in (a) or (b) of the exemption are met.

This is the only exemption in Schedule 1 which requires a territorial or regional authority to make a decision about any proposed building work. For all the other exemptions, it is up to the owner to decide whether an exemption in Schedule 1 applies.

This exemption can be applied across a wide range of building work. At one end of the scale, the council may choose to exempt simple, low-risk, repetitive-type building work; eg relating to farm buildings, proprietary garages or bus shelters (typically buildings of importance level 1 from Building Code clause A3 – Building importance levels).

At the other end of the scale, the building work could be for complex engineered projects where the construction will be designed and supervised by chartered professional engineers. These might include complex temporary stage and lighting towers, or major infrastructure projects such as motorway tunnels, electrical substations for rail networks or substantial wharf repairs. In these cases, the work is likely to comply, because skilled professionals are doing or supervising the work, and furthermore, council's processing and inspecting procedures would add little value to the overall process.

As a building owner:

- If you want your proposed building work to be considered for this exemption, we suggest that you or your agent start by discussing it with the relevant council.
- It is then likely that you will have to make a formal written request.
- In making its decision on whether or not to require a building consent, the council
 will take into account what it considers the risk is, that your building work will not
 comply with the Building Code or will endanger people or property.

As a territorial or regional authority:

You should have procedures for making formal decisions under exemption 2 that meet the criteria of subclauses (a) and (b) above.

When determining the likelihood of compliance, we suggest your considerations include:

- any substantial previous demonstration of competence in carrying out similar work by the people who will carry out this work (eg a history of previous building work in the council's district)
- the complexity of the building work relative to the competence of the people who will carry it out, and
- any independent quality assurance systems or checks that will be applied in the course of the work.

In determining the likelihood of endangerment, we suggest your considerations include:

- the location of the building work (eg whether it is high density urban or remote rural), and
- · how close it will be to the property boundary and/or other buildings.

In all cases, we recommend that you (the territorial or regional authority) record your decision, the reason for it and the outcome, and place this information on the property file relating to the building work.

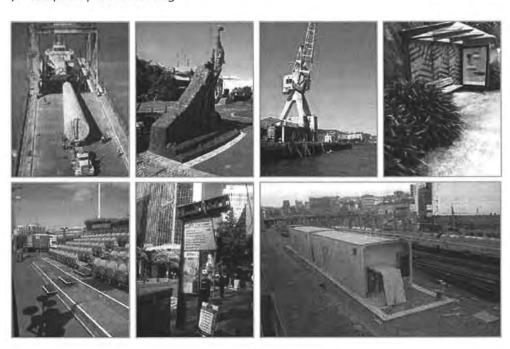
The Ministry has produced a guidance document, <u>Guidance in relation to Schedule</u>
<u>I(k) exemptions and issuing building infringement notices (Technical Review of Wellington City Council)</u>, July 2012, that outlines good practice relating to the use of this exemption (which corresponds to exemption (k) in the December 2010 version of Schedule 1) and also covers some suggested policy and procedures.



Any type of building work could potentially be considered under this exemption. However, all building work carried out under this exemption should comply fully with the Building Code and all other relevant legislation.

Council policies for allowing discretionary exemptions will vary depending on the scope of the building work and who is undertaking that work. Therefore, as it is difficult to give general examples of the possible application of this exemption, we have shown a series of projects which were considered exempt building work by one territorial authority. These were (clockwise from left):

- 1. Temporary wharf
- 2. Statue
- 3. Substantial wharf repairs
- 4. Bus shelter
- 5. Electrical substation for the rail network.
- 6. Freestanding sign
- 7. Temporary tiered seating





ALERT:

It is recommended that you discuss with council, or check its website, to see if the council has a policy to exempt certain building work under exemption 2, which may, or may not, require a formal application.

BUILDING CONSENT DOCUMENTATION FILED



Building Consent Number: 140186	
Street Address: 27 weine Pol, weikand.	
Tick indicates documents (s) included in this Building Consent	4
Building Consent Application	~
Application checksheet	V
Costing schedule	V
Plans and specifications	y
Invoice and receipt	
Processing records / checksheets	/V
Inspection page printouts	
Building consent and memorandum	1
Inspection reports	
Application for CCC	
Code of Compliance Certificate	
Producer statements and supporting documentation	
Peer review documents	
Fire design documents	
Requests for further information and other correspondence	
Amendments	
Supplementary information /	
Energy work certificates	
Notices to Fix	

This form comprises part of the Building Consent documentation and indicates the contents of the Building Consent File.

CODE COMPLIANCE CERTIFICATE REVIEW CHECKSHEET



Criteria: All building work except for minor works or major projects. Refer QAS: B14, B15, B16

Date:	BC No:	1401	86		
		11.01			
			N/A	Yes	No
Application for Code Compliance Certificate (For	m 278) completed?				
Confirm all required inspections and been comple	eted and passed		No.		
			N/A	Yes	No

Note: If work is not in accordance with consent, (and approved amendments) or NTF matters have not been resolved, suspend application for Code compliance Certificate.

Have items of non-compliance been resolved and NTF uplifted?

Tick indicates yes, N/A indicates considered – but not applicable	Req'd	Supplied	Accep
Copy of electrical certificate		1 20 21	
Copy of gas certificate			
An "as-built" drainage plan	/		
Plumbing (Form 125) for pressure test and installation piped services	100		
Drainage (Form 126) for stormwater installation	V		
Drainage (Form 127) for private sewer installation inspection point may need to be moved	V		
A Construction Review (PS4) statement for Structural engineering			
A Construction Review (PS4) statement for Fire engineering			
A Construction Review (PS4) statement for Geo-technical engineering			
Roof cladding warranty			
Solar water heating technical specifications		1	
Wall cladding/texture coating installation applicator warranty	-		1
A copy of the lift certificate			
A certificate from the fire alarm installer			
A certificate from the sprinkler certifier			
A copy of wet-area membrane installers warranty			
A copy of deck membrane manufacturer's installers warranty/guarantee			
FPIS (verifier) Fire Systems Certification			
Specified Systems - Make - Model - Location			
A copy of windows			
A copy of water tank warranty			
A copy of septic tank warranty			
Record of work			

compensate. (describe).	

a new or amended compliance schedule required?		Yes	/ No
And the second s			V
"Y" Has it been issued? (Refer note below) the new/ revised compliance schedule has not been issue	ed, what action has been taken to ensure it wi	I be issued? Outl	I ine:
lote: If the draft/ revised compliance schedule has not bee suing CCC until this matter is addressed.	en issued, the Code Compliance Certificate cal	nnot be issued. S	uspend
uilding Consent Requirements		Yes	No
re there any development impact fees to be paid outstand		Yes	No
re there any other outstanding fees? (if Yes, CCC cannot	be issued)	Yes	No
sue Code Compliance Certificate? or ive reasons for decision:	Refuse Code Compliance	Certificate?	
uilding officer:	Co- reviewer:		
F. A. C. M.	Co- reviewer: Signature:		
ignature:	177.17.1		
ignature: ate;	Signature:		
iuilding officer: ignature: ate: ame: opies ile: Compliance Schedule, Compliance Schedule Statem	Signature: Date: Name:	Yes	No



VEHICLE CROSSING INSPECTION FORM

Building Conser	nt:	
Date:	-	
To: B	Building Inspectors	
Owner: _		
Address: _		
-		
D-		
Can you please the completed fo	inspect the above Vehorm to me signed.	hicle Crossing, footpath and berm and return
Thank you		
Inspected by:		
Date Inspected:		
Approved:	□ /YES	□ NO
COMMENTS:		
1		

BUILDING CONSENT PROCESSING CHECKLIST

RA

RA

RM



	New Single Carage 27 wainea Rd Waikanae	BC: 140/66
Address::	27 wained Rd	Category:
	Weikenze.	Residential
Key		
N/A 🗆	Not Applicable to this application. (The deletion of whole sections as N/A	is permitted. For alternatives comment below each section).
No 🗆	Plans, specifications & documentation not complying with the Building Co	ode &/or Bld Act (The reason specified alongside each promp
res 🗆	Plans, specifications & documentation complying with Category Bld Code	
Vote	The further information requests are identified by hand written numbers a	
1010	The latest mornaudi requests are identified by fland whiten numbers a	and corresponding of the letters the emails sent
Site Plan	(NZS 3604 Sec 3.4, 4,5 Code clB1, B2,E1, E2 F1&F2 Sect. 72, 75 BA04)	
N/A No Yes		
	Comments	
	Wind zone High V/ High Specific (G/S) Site specific (3604)	RY HIGH WIND ZONE CITS
	Flooding / ponding hazards (GIS) Letter indicating 5.72	. Stut. 15 April 2014
900	Slippage / fault line hazards (GIS)	
700	Erosion, river & coastal hazards (GIS)	
900	Subsidence / soft soil hazards (Site inspection notes)	
	Corrosion zone Zone D or Zone C ZONE D	
	Soil contamination (F1 GIS)	
	Distances to boundaries / siting (District plan)	
	Floor levels / contours (E2/AS1 & NZS 3604 E1) r	
200	Two or More Allotments (Sec 75 – 83 Bld Act)	
200	Noise / sound insulation (airport & highway)	
700	CT/221 notice reviewed	
Additional		
Comments		
C:E- D		
	esign (Verified Online PS2, B1, B2, VM1)	
N/A No Yes	Commonts	
	Comments	
	PS1 Design Certificate (B1 B2 VM1) Structural design	n Truss - Slab
	PS2 Peer Review (B1 B2 VM1) Calculations (VM1)	
7 7 7		In Ling No. 14585
-		111 419 100 . 14305
	FANTHONN DUNCY 25	21115
Additional	CPEng (Verified Online) Peter Clark 30218 FANTHONY Propr 25	2145
Additional Comments	\$ Anthony Propr 25	2145
Additional Comments	FANTHONY Propr 25; Foundation Plan (NZS 3604, NZS 4210 & 4229 E2/AS1)	2145
Additional Comments		2145
Additional Comments		2145
Additional Comments Concrete /	Foundation Plan (NZS 3604, NZS 4210 & 4229 E2/AS1)	2145
Additional Comments Concrete / VA No Yes	Foundation Plan (NZS 3604, NZS 4210 & 4229 E2/AS1)	2145
Additional Comments Concrete /	Foundation Plan (NZS 3604, NZS 4210 & 4229 E2/AS1) Comments Layout dimensions (NZS 3604) Control joints (NZS 3604)	nesn.

Section	
000	Depth & width (NZS 3604) 300 x 150
	Reinforcement (NZS 3604;B2)
000	Plate fixings (NZS 3604:B2 cl7.5) M12 x135 Embeddod 90 mn w- 50x50x3 wash
000	DPM (NZS 3604;B2)
000	Engineer design and Calcs (B1;B2)
000	Concrete strength (B1;B2 cl 4.8.2) 25 N/p =
100	Foundation wall tanking (B2, E2)
	Alternative (specify reason)
Additional Comments	Fording Issue, may result in change of design - RPISM
Timber/Sub	ofloor (NZS3604 NZS 3602 & 3640, B1, B2)
	Comments
Layout	
d o o	Layout dimensions
	Bearers details (B1,B2)
	Joist details (B1:B2)
	Alternative (specify reason)
Section	
	Foundation type/size (NZS 3604;B2)
	Piles post sizes & treatment (NZS 36043602;3640;B2)
	Pile c/c (NZS 3604)
	Fixing (NZS 3604:B2)
	Coatings(durability) (NZS3604;B2)
000	Ventilation& Access to sub floor spaces (NZS 3604)
	Alternative (specify reason)
	n is an upper storey show details on upgrading existing foundations, joints, piles, etc (may require Engineer design)
II trie audition	is all upper storey show details on apgrading existing roundations, joints, piles, etc. (ma) require Engineer designy
Additional	
Comments	
-0.	
	s / layout (B1, B2, C1-4, D1, E3, F7, G1, G2, G12 G3, G9, G11, G13)
N/A No Yes	Commonto
	Comments
	Room dimensions
	Sectional lines
000	Location of partitions
008	All designated spaces
	Lintels (NZS 3604:B2) 90 x (4 5
000/	
000	Beams (NZS 3604, B2 by engineer)
000/	Beams (NZS 3604, B2 by engineer) Point loads by engineer or prenailer (B1 B2)
000	Beams (NZS 3604, B2 by engineer) Point loads by engineer or prenailer (B1 B2) Smoke detectors (F7)
	Beams (NZS 3604, B2 by engineer) Point loads by engineer or prenailer (B1 B2) Smoke detectors (F7) Wet areas / WCs (D1, Table 2; B2)
	Beams (NZS 3604, B2 by engineer) Point loads by engineer or prenailer (B1 B2) Smoke detectors (F7)

ENGINEER DESIGN

Additional

Comments

Wall Fra	ming (B1, B2, B3)
N/A No Yes	Comments
-	
	Identify engineering / Structural items/ portals (B1 B2)
	Stud c/c as per wind zone (NZS 3604 B1 B2)
	Wall Cladding section
000	Stud heights of rooms (NZS 3604 B1 B2) 2 4 1 0
Additional Comments	Alternative (specify reason) ENGINEER DEGION:
Roof (NA No Yes	ZS 3604,3602 &3640 B1B2E2 E2/AS1). Comments
Trussed /	by prenailer or Framed roof (NZS 3604)
000	Fixing layout & details (BI B2)
000	Correct layout (B1)
	Max span (12m or Engineer) (B1)
000	Purlin or batten c/c (B1 B2) 90 x 45 568 H1.2 800 C/S max.
000	Rafters / Beams (BI B2)
000	Ceiling joists, ceiling battens
000	Alternative (specify reason)
	ding - Metal ; Profiled Metal; Masonry, Membranes (Code E2, E2/AS1 B2)
000	
000	
M 0 0	Parapets (B1 E2 B2)
000	Membrane Roofs and substrate (Code E2/AS1 B2)
000	
000	Alternative (specify reason)
	f profiled metal roof cladding shall be by trained installers, approved by the tile manufacturer or NZ agent. In some cases experienced builders undertak
	efer E2, section 8.4, cl 8.4.2 'General'
Additional	
Comments	/
N/A No Yes	(CodeB1 & B2 E2/AS1,Branz good practice Guides &,Weather tightness Vol 12&3)
	Comments Risk matrix Cavity or direct (E2/AS1)
D 0 0	Building wrap (E2/AS1)
000	Brick Veneer (E2/AS1; B2)
M 0 0	Timber Weatherboard (E2 Branz Timber Guide Vol 1&2; B2)
Q 0 0	Stucco (B1 NZS 3604 Branz good practice guide; B2)
	Profiled Metal (E2 Metal Roofing Practice; B2) Colons Steel ZMXQ - Cloud
000	Plywood (E2; B2) Fibro Compat W/b (E2: B2)
000	Fibre Cement W/b (E2; B2) Paged & Retton (Penns good practice guide, B2)
000	Board & Batten (Branz good practice guide; B2)
·Ø 0 0	Fibre Cement Sheet (E2; B2) Weethortichtees details (E2; B2)
000	
	Alternative (specify reason)
Additional	

N/A No Yes O O O O O O O O O	Comments Subfloor bracing (B1 & NZS 3604) Wall bracing (B1 & NZS 3604) Roof bracing (B1 & NZS 3604) Bracing calculations (B1 & NZS 3604) Provide bracing plan layout (B1 & NZS 3604)
	Subfloor bracing (B1 & NZS 3604) Wall bracing (B1 & NZS 3604) Roof bracing (B1& NZS 3604) Bracing calculations (B1 & NZS 3604)
	Wall bracing (B1 & NZS 3604) Roof bracing (B1& NZS 3604) Bracing calculations (B1 & NZS 3604)
	Roof bracing (B1& NZS 3604) Bracing calculations (B1 & NZS 3604)
2 0 0 2 0 0 2 0 0	Bracing calculations (B1 & NZS 3604)
d	
d 0 0	Provide bracing plan layout (B1 & NZS 3604)
2.0	The transfer of the transfer o
2.1	Double top plate (if > 5m) (B1 & NZS 3604. Required where ceiling lining density is less than 600kg per m3 e.g. pinex)
	Indicate dragon tie (if > 6.m) (B1.& NZS 3604)
7 00	Diaphragm ceilings (if > 7.5m) (B1 & NZS 3604)
008	Check for distribution (B1 & NZS 3604)
Ø 0 0	Alternative (specify reason)
Additional	
Comments	
l inht & Ve	ntilation B1 G4, Clause 1.2 ; G4, clause 1.3 G7,G9 F2
V/A No Yes	
	Comments
General	
	Vent 5% (G4)
	Light 10%. (<i>G7</i>)
000	Electrical (G9)
	Mechanical ventilation (G4)
	Exterior space for awareness (G7)
Glazing	
	Safety glass (F2)
800	Wind zone (B1. NZS 3604 NZS4223)
	Visual manifestation (NZS 4223)
00	Alternative (specify reason)
Additional	
Comments	
Insulation	(BRANZ Home Insulation Guide, NZS 4218, AS/NZS 2918)
N/A No Yes	
	Comments
фоо	Floor (H1)
	Wall (H1)
	Roof (H1)
000	Windows / glazing (H1)
600	Alternative (specify reason)
Additional	

Stairs / Landings / Handrails (D1,sec 4)				
N/A No Yes				
000	Comments Stair trand & ricery (D1)			
400	Stair tread & risers (D1) Landing size (D1)			
900				
900	Handrail (D1)			
900	Riser opening (min) where children (D1)			
000	Head Height (D1)			
900	Balustrading/guarding /			
фпп	Alternative (specify reason)			
Stair type: Minor Private: Max rise 220mm/Min tread 220mm,Secondary Private: Max rise 200mm/Min tread 250mm, Main Private: Max rise 190mm/Min tread 280mm. (Main private includes exterior stairs)				
Additional				
Comments				
LOUDING TO				
A STATE OF THE STA	alconies / Barriers (D1, F4 & NZS 3604, Section 6 & 7)			
N/A No Yes				
	Comments Comments			
000	Barrier & deck fixing durability (D1 B1 B2 F4)			
000	Top rails, balusters, bottom rails, palings (D1 B1)			
000	If Engineer then calculations required (B1 B2)			
000	Max 3m height or Engineer (B1 B2)			
ф 🗆 🗆	Deck joist sizes, grade, treatment, span & spacing (D1 B1 B2)			
фоо	Piles & bearers the correct grade, treatment, size, spacing & span (D1 B1 B2)			
000	Slip resistance (D1)			
000	Appropriate waterproofing membrane (B1 B2)			
	Stringer size & connections (D1 B1 B2)			
000	Thresholds (D1 E2)			
000	Alternative (specify reason)			
Additional				
Comments				
Fire ve				
N/A No Yes	lential) (NZBC F7;Cdoc)			
DATE OF THE STATE OF	Comments			
	Comments Travel distance was 25 to (CASA T2.2)			
000	Travel distances max 25m (C/AS1 T3.2)			
400	Smoke detectors (F7)			
400	Wood burners (F7)			
400	Garage fire wall details (C7 (C7.10 C7.8)			
do o o	Alternative (specify reason)			
Additional				
Comments				
	Pool & Fencing Fencing of Swimming Pools Act 1987'			
N/A No Yes				
000	Comments Perfor to Compliance for sign off			
000	Refer to Compliance for sign off			
1	Specific Engineering Design			
400	Proprietary system/design			
400	Section/construction IV/ A			
000	Pool backwash discharging the sewer			
000	Fence height			
000	Gate(s) / door(s) open outward			

Comments Manufacturers Specs Engineer compared with Designer/Arch Any Other contradictions		
Manufacturers Specs Engineer compared with Designer/Arch Any Other contradictions itional inments Manufacturers Specs Engineer compared with Designer/Arch Any Other contradictions itional inments Pernative Solutions Ford assessment, decision and reasons for decisions below. Has the designer substantiated why they believe the proposal complies with the builties? Is there a determination on a similar proposal? Has corroborative evidence been provided (peer review, appraisal or determinations)? Include prence to comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, vice history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004). List any conditions /	mbiguity	/ Contradictions
Manufacturers Specs Engineer compared with Designer/Arch Any Other contradictions itional ments cord assessment, decision and reasons for decisions below. Has the designer substantiated why they believe the proposal complies with the building specific to comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, vice history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004). List any conditions /	7Å No Yes	
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ernative Solutions cord assessment, decision and reasons for decisions below. Has the designer substantiated why they believe the proposal complies with the builder. Is there a determination on a similar proposal? Has corroborative evidence been provided (peer review, appraisal or determination)? Include the proposal comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, vice history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004). List any conditions /		Any Other contradictions
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	ode? Is the eference to de ervice histor	re a determination on a similar proposal? Has corroborative evidence been provided (peer review, appraisal of determination)? Include comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, increase in professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004). List any conditions /
	_	

This she	et relevant to plumbing & drainage only
N/A No Yes	
	Comments
General	
000	Kitchen area (G3/AS1)
000	Laundry
	Bathrooms
000	Location of sanitary fixtures
	Plumbing layout
	Plumber's Reg no
Additional Comments	
Effluent Dis	sposal Systems
000	Engineering Site Investigation
	Design Specification & Producer Statement
	teria should include; Capacity based on bedroom numbers, Loading calculation, site evaluation, soil profile, site characteristics.
Additional Comments	
Water Supp	olies'
	G12
	Town supply
	Private scheme
	Type & location
	Alternative (specify reason)
Additional Comments	
Sanitary Dr	ainage
000	G13
000	Layout
	Council availability or
000	Septic tank design & calcs
000	Alternative (specify reason)
Additional Comments	
Stormwate	r Drainage
000	E1
000	Layout
	Council availability
000	Alternative (specify reason)
Additional Comments	
Sanitary Pl	umbing
	G13
	Layout
	Alternative (specify reason)
Additional Comments	

lo Yes	
	Comments
	Car parks
	Projections
	Kerb ramps
	Footpaths / Ramps / Landings
	Entrances
00	Public Facilities
00	Lifts
	Stairs
	Stair / ramp/ handrails
	Doorways / Doors / Corridors / Lobbies
	Controls
	Places of assembly / entertainment / Recreation
	Warning Systems
00	Toilet Facilities / Laundering
00	Food preparation / accommodation
	Signs
	Residential Accessibility (D1)
dditional	
omments	
	Risk Group Fire cell separation /use of building
170	Life rating FRR
	Property rating FRR
	Property rating FRR Occupancy numbers
	Property rating FRR Occupancy numbers Means of escape
	Property rating FRR Occupancy numbers Means of escape Travel distances
	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties
	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls
	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties
	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes
	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems
	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings
	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings Signs
	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings Signs Hazardous agents / materials / substances on site
	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings Signs Hazardous agents / materials / substances on site Referral to NZFS Fire Engineering unit
	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings Signs Hazardous agents / materials / substances on site Referral to NZFS Fire Engineering unit
di d	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings Signs Hazardous agents / materials / substances on site Referral to NZFS Fire Engineering unit Alternative (specify reason)
ditional Comments	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings Signs Hazardous agents / materials / substances on site Referral to NZFS Fire Engineering unit
Additional Comments Solid Wa	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings Signs Hazardous agents / materials / substances on site Referral to NZFS Fire Engineering unit Alternative (specify reason)
Additional Comments	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings Signs Hazardous agents / materials / substances on site Referral to NZFS Fire Engineering unit Alternative (specify reason) Comments
Additional Comments Solid Wa	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings Signs Hazardous agents / materials / substances on site Referral to NZFS Fire Engineering unit Alternative (specify reason) Instead (G15) Comments Waste bin area
Additional Comments Solid Water Solid Wat	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings Signs Hazardous agents / materials / substances on site Referral to NZFS Fire Engineering unit Alternative (specify reason) Teste (G15) Comments Waste bin area Environmental health referral
Additional Comments Solid Wa	Property rating FRR Occupancy numbers Means of escape Travel distances External walls/unprotected areas / Cladding properties Fire resistance to supporting elements/floors/ walls Risks to/below escape routes Fire safety systems Internal surface linings Signs Hazardous agents / materials / substances on site Referral to NZFS Fire Engineering unit Alternative (specify reason) Instead (G15) Comments Waste bin area

Hazardo	us Agents, Materials and substa	nces (F1-F3)
000		Comments
	Waste bin	
000	Environmental health referral	
Additional Comments		
Work Sh	eet	
General sta	nmp prompts:	
Wind Zone Corrosion Cladding Electrical Bracing Hig Boundary s	hlighted etting out	Set Status Complete checklist Addendum and note re fire report Section 72 / ponding Set inspections
Engineers of	lesign and addendum	

ate / time	State content of discussion!!!	Initial

Dialogue Record

Change of Use – Sec 114: (Record decisions and basis for decisions	- confirm whether sec 115 applies)
Date:	
Alteration to Existing Building - Sec 112 (Record decisions and been complied with?). List conditions / communications / actions:	pasis for decisions – confirm whether sec 118 applies and if so, has it
Date:	
Hazards – Sec 71-74 : (Record decisions and basis for decisions – see	e under "site plan above already done")
Date:	surder site plan deore uncedy denery
Date.	
Compliance Schedule – Sec 100 - 107: (Record if new / amended co schedule. Ensure that note is recorded on building consent that new / ame	ompliance schedule required, and attach copy of replica compliance inded compliance schedule will be issued).
Date:	
Note :- Refer to the associate code clause along side each prompt above for compliance or reason of decision	I am satisfied on reasonable grounds that the provisions of the Building Code are met and the
Plan checked yet Unsatisfactory	Building consent may be granted (refer Bld Act Sec 49(1))
Refer to the official request for further information correspondence (letter, email or phone call) for final list of required information. For acceptance of returned information refer to addendum to form 436	No Further Information Requests have been made.
Signature, name & date	Signature, name & date
Bldg:	Bldg: (for all pages except those listed below)
Plumbing:	Plumbing: Portion only (relevant NZBC clauses E1,G10,G11,G12,G13) (For pages 6 of 11 unless otherwise listed)
Fire:	

RFI#	Reason for acceptance of returned / revised inform information of item accepted as complying with the	ation or reference to location within revised e provisions of the Building Code	Date reviewed and Satisfied on reasonable ground as complying with the Building Code	
_				
-				
Refu	sal of Consent			
□ Le	tter one sent	Consent Refused □		
□ Letter two sent		Signature:		
	tter two sont	Date:		
l am may	satisfied on reasonable grounds that the provisions of the be granted (refer Building Act Sec 49(1). All previous F	Further Information Requests now satisfactory	NOTE: ONLY PAGE 1 O ADDENDUM WIL BE SIGNED BY	
Build	Signature, name ling:	anu uate	THE AUTHORIS BUILDING	
Plun	bing:		CONTROL	
Eiro	7.7		OFFICER	

Addenda to Form 436 Allocation of work to approvals officer outside current competency						۰
Building Category	Circle Appropriate Category	0	1	2	3	

1) Authorised by Team Leader of delegate	Level of supervision required	Reason for decision
Name, Signature & date:	Coaching Mentoring Peer review on completion	In training Vetting one level above competency Other
2) Approval Officer undertaking training	Record of Learning	Decision
Name, Signature & date: Current competency level Category 0, 1 or 2		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (Refer Bld Act 49(1))
3) Coach / Mentor / Peer reviewer	Training needs identified	Comments
Name, Signature & date:		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (Refer Bld Act 49(1))
Current competency level Category 1, 2 or 3		

Allocation Notes

- Categories of building are determined on receipt of application.
- All applications are re assessed for the category and allocated to each appropriate Officer at the earliest opportunity and then placed in processing shelves accordingly.
- Approvals staff are aware of their own competency level and check the allocation of work.
- Approvals staff may select, for training purpose, a consent 1 (one) category higher than their current competency for the purpose of increasing
 their skill level provided they gain approval from the Team Leader Building Consent Approvals. Once approval is given the Team Leader Building
 Consent Approvals will arrange for the appropriate supervision and final peer review.

BUILDING CONSENT DOCUMENTATION FILED



Building Consent Number:	0	186
--------------------------	---	-----

Street Address: 27 Waimea Road, Waikanae

Tick indicates documents (s) included in this Building Consent	*			
Building Consent Application	V			
Application checksheet	/			
Costing schedule	V			
Plans and specifications	V			
Invoice and receipt	V			
Processing records / checksheets	V			
Inspection page printouts	V			
1- 13 14,15-19	1			
Building consent and memorandum	V			
Inspection reports				
Application for CCC				
Code of Compliance Certificate				
Producer statements and supporting documentation				
Peer review documents				
Fire design documents				
Requests for further information and other correspondence				
Amendments	NA			
Supplementary information	MA			
Energy work certificates	/			
Notices to Fix				
	7			

This form comprises part of the Building Consent documentation and indicates the contents of the Building Consent File.

CODE COMPLIANCE CERTIFICATE REVIEW CHECKSHEET



Criteria: All building work except for minor works or major projects.

Refer	QAS:	B14,	B15,	B16
-------	------	------	------	-----

Address of Project: 27 Dain	lea Road, Walkanae
Date: 23/9/10	BC No: 140186
20/1/10	1-10-

1 1/10	BC No: 14018	- C			
			N/A	Yes	No
Application for Code Compliance Certificate (Form 2	78) completed?			0	/
Confirm all required inspections and been completed	d and passed			V	
			N/A	Yes	No
Work in accordance with approved consent and app	proved amendments		N/A	Yes	No

	N/A	Yes	No
Work in accordance with approved consent and approved amendments			
If no, has NTF been issued?			1
Have items of non-compliance been resolved and NTF uplifted?		11.11	

Note: If work is not in accordance with consent, (and approved amendments) or NTF matters have not been resolved, suspend application for Code compliance Certificate.

Supporting documentation required in building consent addenda. Form completed during BC A	pproval p	rocess	
Tick indicates yes, N/A indicates considered – but not applicable	Req'd	Supplied	Accept
Copy of electrical certificate	11/11		
Copy of gas certificate		/	/
An "as-built" drainage plan	V	V	
Plumbing (Form 125) for pressure test and installation piped services			(·
Drainage (Form 126) for stormwater installation	V		
Drainage (Form 127) for private sewer installation inspection point may need	MA .		1, 11
A Construction Review (PS4) statement for Structural engineering	11 221		
A Construction Review (PS4) statement for Fire engineering			
A Construction Review (PS4) statement for Geo-technical engineering	11		/
Roof cladding warranty		/	1
Solar water heating technical specifications			
Wall cladding/texture coating installation applicator warranty			
A copy of the lift certificate	11000	4	
A certificate from the fire alarm installer			
A certificate from the sprinkler certifier			
A copy of wet-area membrane installers warranty			1
A copy of deck membrane manufacturer's installers warranty/guarantee		= 1	
FPIS (verifier) Fire Systems Certification			
Specified Systems – Make - Model - Location	111-		
A copy of windows		- 44	
A copy of water tank warranty		1	
A copy of septic tank warranty	11.		
Record of work	MA	2	

If specified supporting docum compensate. (describe):	entation has not been provided	i, what alternative inform	nation or verification metr	lod flas been provided to

Compliance Schedule		Yes	Ng
a new or amended compliance schedule red	quired?		J
"Y" Has it been issued? (Refer note below)	ot been issued, what action has been taken to ensure it	uill be lesued? Ou	Hima
lote: If the draft/ revised compliance schedule suing CCC until this matter is addressed.	e has not been issued, the Code Compliance Certificate of	cannot be issued.	Suspend
uilding Consent Requirements		Yes	No
	nsent or PIM that have not been completed. Outline:		
re there any development impact fees to be pare there any other outstanding fees? (if Yes,	ccc cannot be issued)	Yes Yes	No No
ecision			
sue Code Compliance Certificate? ive reasons for decision;	or Refuse Code Complian	nce Certificate?	1
Building officer:	Co- reviewer:		
ignature:	Signature: Marcol		
Pate: 23 9 1	Date:	2 1/	
lame: (Mon)	Name: Kusseh	Snoch	1
opies ile: Compliance Schedule, Compliance Sche	adula Statement, and CCC placed as file	Yes	No
in a compliance schedule L'ampliance Sche	All to pacel 11.1 and parette all the	1	
	Compliance Schedule Statement sent out with the CCC		



VEHICLE CROSSING INSPECTION FORM

Building Conse	ent:
Date:	
То:	Building Inspectors
Owner:	
Address:	
1.	
Can you please the completed to Thank you	e inspect the above Vehicle Crossing, footpath and berm and return form to me signed.
mank you	
Inspected by:	
Date Inspected	1:
Approved:	□ YES □ NO
COMMENTS:	

BUILDING CONSENT PROCESSING CHECKLIST



Proposal:	CARPORT.	[
1000		BC: 140186
Address::	27 Waimea Road - Waikange	Category: O
	Darkaria	Residential 🗹 Commercial 🗆
Key		
N/A 🗆	Not Applicable to this application. (The deletion of whole sections as N/A is p	permitted. For alternatives comment below each section).
No 🗆	Plans, specifications & documentation not complying with the Building Code	&/or Bld Act (The reason specified alongside each prompt)
	Plans, specifications & documentation complying with Category Bld Code &/c	and the state of t
Yes ☐ Note	The further information requests are identified by hand written numbers and of	
14016	The turner mioritation requests are identified by hand written numbers and t	corresponding on the letters / e-mails sent
Site Plan	(NZS 3604 Sec 3.4, 4,5 Code clB1, B2,E1, E2 F1&F2 Sect. 72, 75 BA04)	
N/A No Yes		
	Comments	
	Wind zone High V/ High Specific (GIS) Site specific (3604)	HIGH WIND ZONF GIS
000	Flooding / ponding hazards (GIS) letter indicating 5.72	SENT 15 OLL 2014
000	Slippage / fault line hazards (GIS)	
	Erosion, river & coastal hazards (GIS)	
	Subsidence / soft soil hazards (Site inspection notes)	
	Corrosion zone Zone D or Zone C Zonut D SEASPR	ALI
00	Soil contamination (F1 GIS)	
		*NT.
	Floor levels / contours (E2/AS1 & NZS 3604 E1)	
	Two or More Allotments (Sec 75 – 83 Bld Act)	
000	Noise / sound insulation (airport & highway)	
	CT/221 notice reviewed	
Additional Comments		
140,000,000		()
Specific D	esign (Verified Online PS2, B1, B2, VM1)	
N/A No Yes	Cong. (Vermed Crimic 1 32, D1, D2, Vivi)	
	Comments	
000	PS1 Design Certificate (B1 B2 VM1) Truss Disign - MITEK	Polt SWYCHUM
	PS2 Peer Review (B1 B2 VM1)	1010 2.7.01007.
000	Calculations (VM1)	
000	CPEng (Verified Online) In Ling Na 146585	Scot Miller 166810.
Additional	3 0	
Comments		
	Foundation Plan (NZS 3604, NZS 4210 & 4229 E2/AS1)	
N/A No Yes		
	Comments	
Layout	the state of the s	
	Layout dimensions (NZS 3604)	
	Control joints (NZS 3604)	
	Slab thickening (NZS 3604, cl 7.5)	
	Alternative (specify reason)	

Section	1 150
	Depth & width (NZS 3604) 400 \$. 800 nun deep to piles
	Reinforcement (NZS 3604;B2)
	Plate fixings (NZS 3604:B2 cl 7.5)
	DPM (<i>NZS 3604;B2</i>)
000	Engineer design and Calcs (B1;B2)
000	Concrete strength (B1;B2 cl 4.8.2)
	Foundation wall tanking (B2, E2)
	Alternative (specify reason)
Additional Comments	
Timbor/Cul	ofloor (NZS3604 NZS 3602 & 3640, B1, B2)
N/A No Yes	11001 (N253004 N25 3002 & 3040, B1, B2)
	Comments
Layout	Layout dimensions
000	Bearers details (B1,B2)
000	Joist details (B1:B2)
000	Alternative (specify reason)
Costion .	Alternative (specify reason)
Section	Foundation type/size (NZS 3604;B2) Pre Engineer delant
000	Foundation type/size (NZS 3604;B2) Pile Engineer alland Piles post sizes & treatment (NZS 36043602;3640;B2) 200 Ø H5
000	
	Pile c/c: (NZS 3604) Fixing (NZS 3604:B2)
00	,
DOE	Coatings(durability) (NZS3604;B2) Ventilation& Access to sub floor spaces (NZS 3604)
000	Alternative (specify reason) ENGINEER CARPORT
ф □ БV	
* If the addition	n is an upper storey show details on upgrading existing foundations/jouris, piles, etc (may require Engineer design)
Additional	
Comments	
Floor plan	s / layout (B1, B2, C1-4, D1, E3, F7, G1, G2, G12 G3, G9, G11, G13)
N/A No Yes	
	Comments
000	Room dimensions
000	Sectional lines
000	Location of partitions
000	All designated spaces
000	Lintels (NZS 3604:B2)
000	Beams (NZS 3604, B2 by engineer) 190 x 4 5 SGB Beavns
000	Point loads by engineer or prenailer (B1 B2)
M 0 0	Smoke detectors (F7)
000	Wet areas / WCs (D1, Table 2; B2)
	Kitchen (G3)
	Alternative (specify reason) CARPORT ENGINEER DESIGN
* Changes to	existing work requires both an existing floor plan & a proposed floor plans. *Facility provided for washing utensils / food G3, Section 1.1 & Figure 1: *
Preparation A	rea and Access to Facility Paragraphs 1.1.2 and 1.5
Additional	
Comments	

Wall Fram	ing (B1, B2, B3)
N/A No Yes	
	Comments
000	Identify engineering / Structural items/ portals (B1 B2)
	By prenailer or to NZS 3604 (B1 B2)
000	Fixing types (NZS 3604 B1 B2)
	Stud c/c as per wind zone (NZS 3604 B1 B2)
	Wall Cladding section
000	Stud heights of rooms (NZS 3604 B1 B2)
000	Alternative (specify reason)
Additional	
Comments	/ CAR PORT
Roof (NZS	3604,3602 &3640 B1B2E2 E2/AS1).
V/A No Yes	
	Comments
	prenailer or Framed roof (NZS 3604)
	Fixing layout & details (BI B2)
	Correct layout (B1)
00	Max span (12m or Engineer) (B1)
008	Purlin or batten c/c (B1 B2) 90 × 45 S98 H3-Z 800 max
100	Rafters / Beams (BI B2)
	Ceiling joists, ceiling battens
	Alternative (specify reason)
	ng - Metal ; Profiled Metal; Masonry, Membranes (Code E2, E2/AS1 B2)
	Pitch/profile/grade (E2) 15° Pitch Coloursteel ZR8
00	Underlay (E2)
	Flashings (E3;E2, B1 B2)
200	Parapets (B1 E2 B2)
700	Membrane Roofs and substrate (Code E2/AS1 B2)
	Gutters, Barges & Fascias detail (Refer E2, section 8.3, cl 8.3.9)
	Alternative (specify reason) CAR PORT rofiled metal roof cladding shall be by trained installers, approved by the tile manufacturer or NZ agent. In some cases experienced builders undertake
nstallation, ref	or E2, section 8.4, cl 8.4.2 'General'
Additional	
comments	
	(CodeB1 & B2 E2/AS1, Branz good practice Guides &, Weather tightness Vol 12&3)
I/A No Yes	
	Comments
	Risk matrix Cavity or direct (E2/AS1)
	Building wrap (E2/AS1)
	Brick Veneer (E2/AS1; B2)
	Timber Weatherboard (E2 Branz Timber Guide Vol 1&2; B2)
	Stucco (B1 NZS 3604 Branz good practice guide; B2)
	Profiled Metal (E2 Metal Roofing Practice; B2)
	Plywood (E2; B2)
	Fibre Cement W/b (E2; B2)
000	Board & Batten (Branz good practice guide; B2)
	Fibre Cement Sheet (E2; B2)
00	Weathertightness details (E2; B2)
	Alternative (specify reason)
Additional	

Comments

	NZS 3604 B1, B2, E3)
N/A No Yes	
	Comments
	Subfloor bracing (B1 & NZS 3604)
	Wall bracing (B1 & NZS 3604)
	Roof bracing (B1& NZS 3604)
	Bracing calculations (B1 & NZS 3604)
	Provide bracing plan layout (B1 & NZS 3604)
	Double top plate (if > 5m) (B1 & NZS 3604. Required where ceiling lining density is less than 600kg per m3 e.g. pinex)
	Indicate dragon tie (if > 6.m) (B1.& NZS 3604)
	Diaphragm ceilings (if > 7.5m) (B1 & NZS 3604)
	Check for distribution (B1 & NZS 3604)
	Alternative (specify reason)
Additional	
Comments	
Light & Ve	entilation B1 G4, Clause 1.2; G4, clause 1.3 G7,G9 F2
N/A No Yes	
	Comments
General	
	Vent 5% (G4)
	Light 10%. (G7)
	Electrical (G9)
	Mechanical ventilation (G4)
	Exterior space for awareness (G7)
Glazing	
	Safety glass (F2)
000	Wind zone (B1. NZS 3604 NZS4223)
	Visual manifestation (NZS 4223)
000	Alternative (specify reason)
Additional	
Comments	
Insulation	(BRANZ Home Insulation Guide, NZS 4218, AS/NZS 2918)
N/A No Yes	. 1500.5
	Comments
	Floor (H1)
000	Wall (H1)
000	Roof (H1)
	Windows / glazing (H1)
	Alternative (specify reason)
	The state of the s
Additional	

	indings / Handrails (D1,sec 4)
N/A No Yes	
.	Stair tread & risers (D1)
000	Landing size (D1)
	Handrail (D1)
	Riser opening (min) where children (D1)
000	Head Height (D1)
000	Balustrading/guarding
000	Alternative (specify reason)
Stair type: Min	or Private: Max rise 220mm/Min tread 220mm, Secondary Private: Max rise 200mm/Min tread 250mm, Main Private: Max rise 190mm/Min tread 280mm.
	includes exterior stairs)
Additional	
Comments	
0 1 10	
	alconies / Barriers (D1, F4 & NZS 3604, Section 6 & 7)
N/A No Yes	
4	Barrier & deck fixing durability (D1 B1 B2 F4)
900	
000	Top rails, balusters, bottom rails, palings (D1 B1)
P 0 0	If Engineer then calculations required (B1 B2)
000	Max 3m height or Engineer (B1 B2)
000	Deck joist sizes, grade, treatment, span & spacing (D1 B1 B2)
000	Piles & bearers the correct grade, treatment, size, spacing & span (D1 B1 B2)
000	Slip resistance (D1)
000	Appropriate waterproofing membrane (B1 B2)
000	Stringer size & connections (D1 B1 B2)
000	Thresholds (D1 E2)
000	Alternative (specify reason)
Additional Comments	
Comments	
Fire /o	15-15-11 (11700-17-045)
N/A No Yes	dential) (NZBC F7;Cdoc)
	Comments
	Travel distances max 25m (C/AS1 T3.2)
000	Smoke detectors (F7)
000	Wood burners (F7)
000	Garage fire wall details (C7 (C7.10 C7.8)
000	Alternative (specify reason)
фпп	Alternative (specify reason)
Additional Comments	
Commonto	
Swimmin	g Pool & Fencing Fencing of Swimming Pools Act 1987
N/A No Yes	g 1 ool & 1 chang 7 ending of Swittining Pools Act 1907
	Comments
000	Refer to Compliance for sign off
	Specific Engineering Design
000	Proprietary system/design
000	Section/construction
000	Pool backwash discharging the sewer
	Fence height
600	Gate(s) / door(s) open outward

A No Yes	/ Contradictions
	Comments
	Manufacturers Specs
00	Engineer compared with Designer/Arch
	Any Other contradictions
ditional mments	
ternativ	e Solutions
nde? Is the ference to ervice histor	ssment, decision and reasons for decisions below. Has the designer substantiated why they believe the proposal complies with the building a determination on a similar proposal? Has corroborative evidence been provided (peer review, appraisal or determination)? Include comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, increase, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004). List any conditions / ons / actions:
Pun	Building - garage neer besign.
7 0111	
ngi	neer othigh.

The second secon	et relevant to plumbing & drainage only
N/A No Yes	
	Comments
General	
000	Kitchen area (G3/AS1)
000	Laundry
000	Bathrooms
000	Location of sanitary fixtures
do o o	Plumbing layout
	Plumber's Reg no
Additional Comments	
Effluent Dis	sposal Systems
400	Engineering Site Investigation
000	Design Specification & Producer Statement
The design crit	reria should include; Capacity based on bedroom numbers, Loading calculation, site evaluation, soil profile, site characteristics.
Additional Comments	connected to town sever
Water Supp	liles
	G12
000	Town supply
boo	Private scheme
000	Type & location
000	Alternative (specify reason)
Additional Comments	nochange
Sanitary Dr	ainage
poo	G13
000	Layout
400	Council availability or
400	Septic tank design & calcs
doo	Alternative (specify reason)
Additional Comments	no change
Stormwater	Drainage
000	E1
008	Layout
000	Council availability
260	Alternative (specify reason)
Additional Comments	stormwater to onsite soulopit.
Sanitary Pl	umbing
ф 0 0	G13
000	Layout
000	Alternative (specify reason)
Additional Comments	no chance

	lity (D1, G5, F8, NZS 4121)
N/A No Yes	O contraction to
	Comments
000	Car parks
000	Projections
000	Kerb ramps
000	Footpaths / Ramps / Landings
900	Entrances
000	Public Facilities /
ф 0 0	Lifts
000	Stairs IV / P
000	Stair / ramp/ handrails
000	Doorways / Doors / Corridors / Lobbies
000	Controls
000	Places of assembly / entertainment / Recreation
000	Warning Systems
000	Toilet Facilities / Laundering
000	Food preparation / accommodation
000	Signs
000	Residential Accessibility (D1)
Additional	
Comments	
Commerce N/A No Yes	cial Fire report (C/VM1, C/As1, C/AS2, C/A34, C/AS4, C/AS5, C/AS6, C./AS7, F6, F7, F8)
	Comments
900	Risk Group
000	Fire cell separation /use of building
000	Life rating FRR
900	Property rating FRR
p 0 0	Occupancy numbers
p 0 0	Means of escape
000	Travel distances
000	External walls/unprotected areas / Cladding properties
000	Fire resistance to supporting elements/floors/ walls
000	Risks to/below escape routes
000	Fire safety systems
000	Internal surface linings
000	Signs / Land de la contract de la co
000	Hazardous agents / materials / substances on site
000	Referral to NZFS Fire Engineering unit
000	Alternative (specify reason)
Additional Comments	
Comments	/
Solid Wa	ste (G15)
N/A No Yes	Comments
000	Waste bin area
000	Environmental health referral
d a a	Alternative (specify reason)
Additional	/

Comments

Hazardou N/A No Yes	s Agents, Materials and substances (F1-F3)
	Comments
000	Waste bin
Additional	Environmental health referral
Comments	
Work She	et
	ng 1554e - Section 72
Engin	cer 'generic' sheets all to High wind, when its
Very	high wind zone Staspray.
	Swangh.
	ge door lintel.
stud	centres need to change Table 8.2.
General sta	mp prompts:
Wind Zone	Set Status
Corrosion Cladding	Complete checklist Addendum and note re fire report
Electrical	Section 72 / ponding
Bracing High Boundary se	
	esign and addendum

	ecord mation requested, info received, records / reference of communication etc. I / letter / counter / fax	
Date / time	State content of discussion!!!	Initials
15 April	spoke ivita Agent regarding Porduo, & rousia dato above pording = Email + PDF sent of site 72' refler sont by through to client	AH
15 April	72' reffer sont by thrail to client	+\tf
	RMI star to agent	AH.
M. April	Addition / revised info, but doesn't solve the pording - enrail 8th back to how.	
	pording - errail 8th bace to trom.	Alt

Change of Use - S	Sec 114: (Record decisions and basis for decisions	– confirm whether sec 115 applies)
Date:		
	N	4
	-	
Alteration to Exist	ting Building - Sec 112 (Record decisions and I	basis for decisions – confirm whether sec 118 applies and if so, has i
Date:		
	N/A	
	7	
Hazards - Sec 71	-74 : (Record decisions and basis for decisions – see	e under "site plan above already done")
Date:		
	NA	
	7	
Compliance Sched	dule - Sec 100 - 107: (Record if new / amended co	ompliance schedule required, and attach copy of replica compliance
Schedule. Ensure that	nt note is recorded on building consent that new / ame	ended compliance schedule will be issued).
Date.	N/A	
	1/K	
	/	
Note :- Refer to the ass compliance or reason o		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the
Plan checked yet U	Insatisfactory	Building consent may be granted (refer Bld Act Sec 49(1))
email or phone call) for	uest for further information correspondence (letter, r final list of required information. For acceptance of fer to addendum to form 436	No Further Information Requests have been made.
	Signature, name & date	Signature, name & date
Bldg: Alin	Malinell 16 April 2014	Bidg: (for all pages except those listed below)
Alison Plumbing:	Mellinell 16 April 2014	Plumbing: Portion only (relevant NZBC clauses E1,G10,G11,G12,G13) (For pages 6 of 11 unless otherwise listed)
Fire:		(1 of pages of of 11 unless difference listed)
ii C.		Fire: (As listed on page 7 of 11)

RFI#	information of item accepted as comply	ised information or reference to location within revised ing with the provisions of the Building Code	Date reviewed and Satisfied on reasonable ground as complying with the Building Code
1.	All mo, redd for	audiduous from	
	guage to curpor	to, due to ponding	AU
L.			
Refus	al of Consent		
□ Le	tter one sent	Consent Refused □	
□ Le	tter two sent	Signature: Date:	
may l	oe granted (refer Building Act Sec 49(1). A	isions of the Building Code are met and the Building consent Ill previous Further Information Requests now satisfactory Iture, name and date In Helinital E Jine 2014	NOTE: ONLY PAGE 1 OF ADDENDUM WILI BE SIGNED BY THE AUTHORISE BUILDING CONTROL

Building Category	Circle Appropriate Category	0	1	2	3	
----------------------	-----------------------------	---	---	---	---	--

1) Authorised by Team Leader of delegate	Level of supervision required	Reason for decision
Name, Signature & date: **Chill Shulper 16/4/14 16 April 2014.	Coaching Mentoring Peer review on completion	In training Vetting one level above competency Other
2) Approval Officer undertaking training	Record of Learning	Decision
Name, Signature & date: AHOWWAN AUSON MEMINEW Current competency level Category 0, 1 or 2		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (Refer Bld Act 49(1))
3) Coach / Mentor / Peer reviewer	Training needs identified	Comments
Name, Signature & date: Julie Styloch 5/6/14 Current competency level Category 1, 2 or 3	NI	I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (Refer Bld Act 49(1))

Allocation Notes

- Categories of building are determined on receipt of application.
- All applications are re assessed for the category and allocated to each appropriate Officer at the earliest opportunity and then placed in processing shelves accordingly.
- Approvals staff are aware of their own competency level and check the allocation of work.
- Approvals staff may select, for training purpose, a consent 1 (one) category higher than their current competency for the purpose of increasing
 their skill level provided they gain approval from the Team Leader Building Consent Approvals. Once approval is given the Team Leader Building
 Consent Approvals will arrange for the appropriate supervision and final peer review.

RECEIVED 31 MAR 2014

CHECKSHEET: SINGLE RESIDENTIAL DWELLING AND ACCESSORY BUILDING

including single stand-alone dwellings, dwelling additions and/or alterations, re-piling, garages, decks, gazebos, sheds, retaining walls etc.

Kapiti Coast District Council, 175 Rimu Road, Paraparaumu 5032 Private Bag 60601, Paraparaumu 5254 For enquiries, phone 04 296 4700

Address of Project: lames Road,

This checksheet shows you the information that has to be supplied with your building consent application. Please attach 2 copies of the following information (unless otherwise specified) with your completed Building Consent

Please tick relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write NA across the box. Please check each section carefully and complete those sections that are relevant to your project.

Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information will mean that your application cannot be accepted for processing.

An Application Form is attached to this checksheet — Please include this checksheet with your application

V	a Building Consent Application Form (1 copy) Completed and signed by the	For (
	Completed and signed but to	Use
1	b Proof of Ownership (1 copy) One recent copy of	E
	One recent copy of <u>current</u> certificates/s of title (i.e. not older than 3 months) or where applicable one copy of purchase agreement (if recently purchased) or one copy of <u>Current</u> certificates/s of title (i.e. not older than 3 months) or where relevant portions of current lease.	
	C Locality Plan (4:500)	
1	Physical location of the subject building in relation to streets or landmarks, north point, d Restricted Building Work	Ø
D.A	Does the application involved restricted building work?	
/	e Inspections and Marita	W
/	professionals e.g. architects, engineers, surveyors and certification to the completion.	1
2	Dimensions of all b	/
	Dimensions of all boundaries, north point, finished floor levels, ground contours (extended to boundaries) and/or levels, site area, street name and number, lot and DP number, outline of building, distance to boundaries and the position of swimming or spa pools. Include on the site plan the designated wind zone of the site (e.g. specific design, very	D

Ill accordance with th	Received on the grounds that all e Building Act 2004 and the NZ Bu	information appears	to have been provided to a		
Name:	gonthouse	3,000.	SHOP	able assessment for compliance	ce
1404991 125 Alm	hill	Signa	iture:		
	3_Checksheet_Single_Residentai	L& Accessory Puits	dy	31/03/12	17.
		Build	lings (BCT, PI2) July 2013	31.07 11	~

9	Application Fee Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.	
2	CHANGE OF USE	
	all existing buildings where the proposal involves forming a household unit where one did not e Example: the conversion of a garage or shed into a residential unit	xist before.
_/ a	Assessment of the Building for Compliance with the Building Code Section 115(a) of the Building Act 2004 requires that the building, in its new use, complies fully with all clauses of the Building Code.	#
7/8 0	Reasonably Practicable The above assessment must relate to all building code clauses. If the proposal is for the project to meet anything less than full compliance with any clauses, your application must clearly state your reasoning, with supporting documentation, and show how you will meet the highest level of compliance that can be considered reasonably practicable.	VA
3 Com	FOUNDATIONS / FLOOR plete for all new buildings, for existing buildings where the footprint of the building will change where an additional storey is being added	or
a	Foundation Plan (1:100 / 1:50) showing: Dimensions of all new foundations Sub-floor, including bracing Footing details If a concrete slab, show basic details including reinforcing and contractions joints Piles and footing If the addition is an upper storey show details on upgrading existing foundations, joints, piles etc Indicate ventilation to sub floor spaces	
/A b	Subfloor Bracing Provide subfloor bracing plan and calculations for all piled structures. Where the structure is specifically engineered, this should be included with the structural calculations. Subfloor bracing plan and calculations are required where an additional storey is to be added	
4	CONSTRUCTION	
	Complete for all new structures or alterations to existing structures. Existing Floor Plan (1:100 / 1:50) showing:	
N/K a	(For additions and alterations only) All levels All designated spaces All removals Sanitary fixtures Smoke detectors	ā
4	Proposed Floor Plans (1:100 / 1:50) showing: Room dimensions Location of partitions All designated spaces All floors (new or altered) Location of sanitary fixtures Stairs, barriers, handrails, floor joists and beams Floor joist layout for each level with timber floors Smoke detectors	9

13	c Pre-nail Tru	iss and Frames	
/	Specific	design wall framing requires clarification	1
/		ayout must be supported by design certification and design of fixing details,	1
		g consideration of load paths to ground	-61
	Lintels of	carrying point loads, such as from girder trusses, require specific engineering	
	design		
		g Plan (1:100 / 1:50) showing:	
,		details and calculations for wall bracing (also required for existing lower	
/		where an additional storey is being added)	-
/		or bracing for decks projecting more than 2m from the house	_/
		n, type and number of bracing elements to indicate compliance with NZS	4
		011 (include calculations)	/
	If the brack	racing was specifically designed by a structural engineer, provide calculations	
	(require	ed for specific design wind zones and lateral distribution of upper floor loads	
		ower storey bracing is provided in walls beyond the upper storey footprint) nd Details (1:50 / 1:20 / 1:10) showing:	
		ation details involving reinforcing and connections	
		handrails, decks and decking	
		on systems and materials to floors, walls and roof	
		s providing safety from falling. Specific engineering design required where	
1		oes not comply with NZBC B1/AS2	
./		g sizes, beams, lintels	
	The state of the s	adding, eaves, fascias, gutters	4
	The second secon	gs to openings	1
		ed systems on all walls – closer than 1 metre to boundary	
		eights of rooms and total height from lowest ground floor level to top of ridge	
		v and door installation details	
		ng wall details e.g. type, height of retained ground, relationship to boundary,	
		roof membrane and proposed drainage	
/	f Fire Report		
DIV		ic dwellings of 4 storeys or more, or buildings providing more than one	
14	household u		
	5 Complete	EXTERNAL e for new buildings or existing buildings with alternations to the external shell	
		(1:100 / 1:50) showing:	
1		es from boundary to boundary on each elevation, relevant District Plan	
_/	daylight con	ntrol lines, the maximum height on each elevation, location of door and window	-/
1	openings, fix	xed and opening sashes, sill heights, floor levels in relation to ground levels,	A
	exterior clad	dding nominated to all elevations, down pipes and spouting, ventilators to sub-	
		suspended floors only)	-
	h Diek Acces	ssment	1 .
/.	Take and the sales of the sales of the sales of		10
ÁVA	(Risk matrix	(in E2/AS1 may be used for buildings within scope)	NA
A LA	(Risk matrix Consider ex	xposure, design and detailing to support appropriate selection of cladding	NA
A'A	(Risk matrix Consider ex	exposure, design and detailing to support appropriate selection of cladding Details (1:50 / 1:20 / 1:10)	NA
A IA	(Risk matrix Consider ex C Cladding D Provide deta	exposure, design and detailing to support appropriate selection of cladding Details (1:50 / 1:20 / 1:10) ails around all penetrations, joinery and other junctions at a level appropriate	NA
A A	(Risk matrix Consider ex Cladding D Provide deta to the level of	exposure, design and detailing to support appropriate selection of cladding Details (1:50 / 1:20 / 1:10) ails around all penetrations, joinery and other junctions at a level appropriate of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back	NA
A IA	c Cladding D Provide deta to the level of	Reposure, design and detailing to support appropriate selection of cladding Details (1:50 / 1:20 / 1:10) ails around all penetrations, joinery and other junctions at a level appropriate of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back tails for cavity systems	NA
A A	c Cladding D Provide deta to the level of flashing deta d Production	Reposure, design and detailing to support appropriate selection of cladding Details (1:50 / 1:20 / 1:10) ails around all penetrations, joinery and other junctions at a level appropriate of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back tails for cavity systems To Certification	N D
A A	c Cladding D Provide deta to the level of flashing deta d Production Supply copin	Apposure, design and detailing to support appropriate selection of cladding Details (1:50 / 1:20 / 1:10) ails around all penetrations, joinery and other junctions at a level appropriate of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back tails for cavity systems Certification ies of product certificates relied on as compliance documents	N 10
ALA D	c Cladding D Provide deta to the level of flashing deta d Production Supply copic	Reposure, design and detailing to support appropriate selection of cladding Details (1:50 / 1:20 / 1:10) ails around all penetrations, joinery and other junctions at a level appropriate of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back tails for cavity systems The Certification ies of product certificates relied on as compliance documents Esolutions	N₽
A A	c Cladding D Provide deta to the level of flashing deta d Production Supply copie e Alternative If the propos	Reposure, design and detailing to support appropriate selection of cladding Details (1:50 / 1:20 / 1:10) ails around all penetrations, joinery and other junctions at a level appropriate of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back tails for cavity systems To Certification Ties of product certificates relied on as compliance documents Solutions To Solutions	N D
ALA DE	c Cladding D Provide deta to the level of flashing deta d Production Supply copi e Alternative If the propos of clause E2	Reposure, design and detailing to support appropriate selection of cladding Details (1:50 / 1:20 / 1:10) ails around all penetrations, joinery and other junctions at a level appropriate of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back tails for cavity systems Certification ies of product certificates relied on as compliance documents Solutions sal uses products or systems that are not covered in the Acceptable Solutions 2 of the building code provide supporting current information including test	N₽ 0
ALA A	c Cladding D Provide deta to the level of flashing deta d Production Supply copic e Alternative If the proposition of clause E2 results (fully	Reposure, design and detailing to support appropriate selection of cladding Details (1:50 / 1:20 / 1:10) ails around all penetrations, joinery and other junctions at a level appropriate of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back tails for cavity systems To Certification Ties of product certificates relied on as compliance documents Solutions To Solutions	

	6 SERVICES Complete for all projects with new installations or alteration of plumbing or drainage services.	
	 Plumbing and Drainage Plan 1:100 / 1:50) showing: Note: if you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required. Sizes of pipe work and drains Fixtures and fittings, hot water system(s) If the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls Drainage layout with inspection bends and junctions indicated for both sewer and stormwater Any other drainage on site including council mains and retaining wall field drains Ventilation of sanitary rooms Calculations for sizing of down pipes Gully traps including overflow relief gullies 	₽
	7 STRUCTURAL	
d	a Structural Calculations If any design work required the services of a structural engineer, attach 2 copies of the calculations with this. The calculations must be prefaced with information explaining the design philosophy and justification of assumptions and methodologies used in analysis	9/
0	b Expert Opinion (Producer Statements) If this application for consent relies on any expert opinion including producer statements certifying compliance with the New Zealand Building Code, a copy must be attached with this application. (Note all structural producer statements are required to have accompanying calculations.)	
	8 SPECIFICATIONS Complete for all applications	
	Note: the specification must be specific to the project and cover all aspects of the proposed work	(
	a Specification: General Elements of structure (size, spacing, timber treatment) Finish or fixings to meet durability requirements Plumbing and drainage materials and design that installation is to comply with Wet area surfaces Ventilation systems Flooring slip resistance for access routes Glazing Type of smoke detectors (including existing smoke detectors where they will remain)	K
	b External Claddings For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered Building wraps Wall claddings Roof claddings Membranes (roof and decks) Tanking Joinery	4

		9	DEMOLITION / REMOVAL Complete for all projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings.	П
ď	P	а	Means of Barricading the Site Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area	
		b	Proposed Tipping Location for Demolition Materials (address/landfill)	
		С	Hazardous Building Material Provide safety plan detailing the safe handling and disposal of hazardous materials	Д
		d	Site Management Plan Covering Management to control silt runoff, noise and dust	
		е	Proposed Destination for Relocate Building	Ó
	1	f	Access To and From the Site (including use of kerb crossings)	
18		g	Specify Termination of Existing Services Water Sewer Stormwater	
(,0		h	Details About the Building such as: Number of storeys, type of materials the building is constructed (Photographs of the building would be useful)	
			Note: You will need to contact the relevant service authorities specified below to advise them of the extent of your work: Electricity, gas, drainage, water, transport, telecommunications, cable television or any other services that may be affected. Transportation of Relocated Building You will be required to contact and provide details to Councils Transportation and Traffic Department.	
		10	OTHER APPROVALS Complete for all projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings.	
A	1/8		Please check Territorial Authority regarding the requirement for other approvals required and fees payable. These may include: Consents under the Resource Management Act Approvals under bylaws including earthworks, vehicle crossings, road openings and water connections. Show the location of swimming or spa pools on the property and describe how compliance with the Fencing of Swimming Pools Act will be achieved.	

The issue of a building consent does not relieve the owner of any duty or responsibility under any other Act.

LANNING PROCESSING CHECKSHEET

3 1 MAR 2014

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Kāpiti Co

Building Consent Number: BC 140186.

Property Information						
Property Address	2	7 1	waineard waikaze.			
Legal Description	60	+	weimen Rd, weixoner.			
Planning Zone			dental			
Building Project New Single Govers.						
	Yes	No	Action reqd Action			
Certificate of Title	V					
Easements		V				
Section 221		/	Include copy			
District Plan Items to Che	eck					
	Yes	No	Action Reqd Action	ned		
Designations		V				
Heritage Register		/				
Eco-site/Native Veg		/				
Flood Hazards	V		Ponding + Residual Ponding Operative + 6 RBC = 3m Also Gov Flood extents Greak- Water Region	latest)		
Min Floor Level	/		RBC = 3m Also God Flood extents,	con fac		
Coastal Hazards		/	Greak- Water Region	14 Coun		
Relocatable / No build		/				
Other Hazards		/				
EQ Faults		/				
Airport Zones	/		Conical Surface			
45dba / Acoustic Rept		/				
	Com	plies?		ned		
Yards (+water bodies)		/		0.01		
HIRB	V		J + > Covered a	7 RM140		
Max Height	/		Granted 2	7/3/14)		
Site Coverage	V		CO			
Permeable Surface	/					
Earthworks	/					
Water Tank / Siting			NA			
Parking	/					
Retaining Walls			NA			

Building Consent Number: BC 140186

	Complies?		Action Reqd	Actioned	
Licences			N/A		
Other Provisions					
Other Provisions	Yes	No	Action regd	Actioned	
Does the building straddle Title/crosslease boundary		/	Section 77 required		
Existing Resource Consent?	/	1	RM140043		
Resource Consent Required?		MAS	Apply Section 37 and advise Plan Vetting Teams //4	Covers yan	
Section 72 Required?			Advise Plan Vetting Team and send letters out.	\$ 367	
Section 221 Consent Notice		/	Advise Plan Vetting Team		
DIF Required?		/	Advise Plan Vetting Team and send letter out.		
Calculate DIF Fees				Amount	
			2 nd Comm / Ind Floor area X \$13.31		
			Non-residential 0.002 X area		
Invoice codes	RM		Water Supply		
	RM		Sewage		
	RM	79	Community Facilities		
	RM		Roads		
	RM		Flood Mitigation		
	RM		Reserves	Miles Ele	
Send DIF letter out		7	TOTAL		

Additional Comments

* All W	rock to be	in a	cordance	with	RM140	1043 and	d
final	ork to be approved	plans.	It has	heen ted for	noted the	it repource	é consent éarport
RANY	0043	AVA	1/1/	now	proposed. +	fave discu	ssed this Andrew G
Decision:	(delete item that doe	s not anniv)	- Cell			and i	t is ok

Application does not comply with District Plan – BC to be issued subject to s37 Officer's Name & Signature: Date: