

BLOCKLAYER

SPLIT STONE

Tasman Stone or (Summit Stone) units shall be as manufactured by Vibrapac Masonry Wellington Ltd., Vibrapac Masonry Manawatu Ltd or Firth Concrete Industries Ltd. All units to contain Onoda NN integral waterproofer. Colour to be as specified by architect or owner. Sand used for gray mortar shall comply with N.Z.S.S. 2129, with Portland Cement as specified under concretor. Sand used for white mortar shall be best quality lime sand suitable for use in mortars. Cement used for white mortar shall be Onoda White Cement. Water shall be clean, fresh and free from harmful impurities in solution or suspension.

MORTAR

Mortar shall be batched in the proportions 1 part of cement to 4 parts of sand by weight and shall contain 5% by weight of Onoda NN to cement, gauged in with the mixing water. Mixing shall be carried out in an approved type of powered mixer of not less than 0.05m³ capacity. The mixing shall proceed for as long as is necessary to produce a uniform homogeneous mortar, but in no case for less than 3 minutes after all materials are in the mixer. All mortar not used within 90 minutes following mixing shall be rejected. With white mortar, a small amount of hydrated lime may be added to the mix if required.

PROTECTION OF TASMAN OR (SUMMIT STONE)

Tasman Stone or (Summit Stone) units shall be protected from weather by stacking them on planks or other supports free from contact with the ground, and covering with tarpaulins or polythene sheet to prevent staining on split faces until erected in the wall.

LAYING

All units shall be laid dry, on a full bed of mortar. Joints shall finish 10 mm thick, sound and true to line. When the mortar has stiffened sufficiently, joints shall be tooled to give a smooth slightly recessed 'raked joint' finish using a window trowel. All corners shall be accurately constructed and the height of courses checked by a gauge rod as the work rises. The bonding of corners shall be such as to maintain symmetry in the appearance of the work. Closure units may be bolstered on site, but all return ends shall be factory supplied. When Tasman Stone or (Summit Stone) units are used as a veneer in cavity wall construction, they shall be securely attached to the frame of the structure throughout the full height of the veneer but not less than three corrosion resistant ties of approved type to each square metre of wall surface. Continuous corrosion resistant metal bonding shall be built into the veneer at intervals not exceeding 600 in height. This bonding shall also be used under window openings etc. and be taken for 600 past the sides of such openings. The bonding shall be overlapped at joints and taken around corners. Mortar droppings which fall on the wall ties in a cavity wall shall be removed and temporary openings shall be provided to permit the removal of droppings from the bottom of the cavity. Where required to drain away moisture, weep holes shall be located in the first course above any damp proof course, the holes being approximately 50 high and located in the perpend. The completed walls shall finish true and plumb, with neat, sharp, clean joints of uniform appearance and weatherproofness.

CONCRETE BLOCKS

Blocks shall be standard concrete blocks class A to N.Z.S.S. 595 manufactured by Vibrapac Manawatu Ltd. All units shall contain Onoda NN integral waterproofer. Cement shall be of quality specified under concretor. Water shall be clean fresh and free from harmful impurities in solution or suspension.

VISUAL INSPECTION

(a) All units shall be sound and free of cracks or other defects that would interfere with the proper placing of the unit or impair the strength or permanence of the construction. Minor imperfection incidental to the usual method of manufacture, or minor chipping resulting from customary methods of handling in shipment and delivery, shall be made good by blocklayer and not deemed grounds for rejection.

(b) Units that are intended to serve as a base for plaster or stucco shall have a sufficiently rough surface to afford a good bond.

MORTAR

Mortar shall be batched in the proportions - One part of cement to four parts lime sand by weight and shall contain 5% by weight of Onoda NN to cement, gauged in with the mixing water. All mortar not used with 90 minutes following mixing shall be rejected.

LAYING

All blocks shall be layed dry using stretcher or stock bond with the thicker edge of the shell uppermost. The first course shall be fully bedded and succeeding courses face shell bedded. All cells shall be free of mortar droppings and debris. Joints to finish 10 mm thick, sound and true to line. Form all openings and chases. All corners shall be accurately constructed and the height of courses checked, by a gauge rod as the work rises. When the mortar has stiffened sufficiently, joints shall be tooled to a concave shape with a suitable tool.

The work shall finish with neat, sharp clean joints of a uniform appearance and weatherproofness. Vertical control joints and weep holes (in external walls) will be in accordance with the instruction of the architect.

SOLID PLASTERER

The sub-contractor shall pay attention to that section of the General Conditions dealing with relations with other trades.

MATERIALS

Cement shall be fresh. Sand shall be clean, sharp mixed 1-2 with 4.5 mm sieved sand.

WORKMANSHIP

All plaster shall be properly mixed and shall be used at once and no more than can be worked off before an initial set would take place shall be mixed at any one time. Retempering or re-mixing after an initial set has taken place will not be permitted. All surfaces shall be properly prepared. Concrete surfaces shall be well scratched to roughen the surface and shall be wetted prior to plastering. All plaster work is to be kept moist at all times by spraying with a hose when necessary.

STEPS, PORCH, FLOORS & TERRACES

These shall be woodfloated not less than 12 mm thick 1:3 cement and sand. Form coved bases to upstands round off nosings and weather treads.

The underside of cantilevered landings and steps shall have all voids carefully filled with cement compo and then given a fine texture splashed coat.

PLASTER TO CONTINUOUS FOUNDATION

Fill in any broken edges, etc. and apply one coat of plaster and one dash coat.

CHIMNEY

Plaster chimney with one coat of plaster and one dash coat. Parge joints as work proceeds.

REPAIRS

All damaged or broken plaster work shall be repaired after the other tradesmen have finished their work. All drummy plaster cut out and replaced and the whole of this work on completion shall be left waterproof and in perfect order, without cracks, blisters or marks of any kind, in clean condition and uniform in colour.

CONCRETE WORK

Concrete must attain a crushing strength of 17.5 MPa at 28 days and conform with the relevant N.Z.S.S. 1900 Chapter 9.3.

FORMWORK

Closely jointed, perpendicular, rigidly braced and so constructed as to allow easy removal without damage to concrete. Allow for all openings as required to accommodate air ventilation pipes, etc., when making up boxing.

All formwork supporting suspended and cantilevered slabs, etc., to be kept in position for a minimum of 21 days before removal.

REINFORCEMENT

Round mild steel rods free from mill scale or loose and excessive rust. Bend rods not less than 450 around angles and bind laps and intersections with 1.25 mm gauge soft black iron wire. All laps to be 40 diameters with all ends hooked. Maintain rods in proper alignment whilst the concrete is being placed.

CONCRETE FLOORS, STEPS & TERRACES

Concrete entrance floors, entrance steps and terrace slabs shall have a minimum thickness of 75 laid with an even and constant weather fall to outside edge and shall have 75 upstand at sides and back. Reinforced with 10 mm diameter rods at 400 centres both ways. Fill in around piles, chimney blocks and steps after concrete has set and formwork removed, thoroughly ram around.

Hardfill under porch floors and steps. Where porches and steps are boxed and not filled use 10 mm steel at 400 c.c. or span opening with 665 mesh. Form entrance steps not less than 280 wide with maximum rises of 180.

UPSTANDS AND TIMBER POSTS

Dimensions as shown on plan. Where independent post supports required construct concrete upstands bearing on reinforced concrete base pad. In top of upstand insert two 380 x 75 x 6 mm galvanised fixing straps for fixing post. Straps to be fish-tailed at end in concrete and stand 180 above upstand. Drill for two 12 mm bolts. (Similar or other approved method will be acceptable).

PILES

Piles shall be at least 200 x 200 x 600 precast pumice concrete and set into 300 x 300 x 100 footings at a minimum depth of 200 below ground level, or down to an approved horizontal solid bearing. Piles under all bearing partitions to have 380 x 380 x 150 footings.

All piles shall have No 8 gauge galvanised "U" wires run through holes precast in piles, for securing bearing plates. Piles shall be placed in rows. Maximum spacing shall be 1.200 centres in rows under bearers and 1.980 centres between rows for 125 x 50 and 2.440 for 150 x 50 joists.

No pile shall extend more than 1.200 above groundline and all piles exceeding 750 in length shall be reinforced with one 10 mm diameter steel rod.

FOUNDATION

(a) Footings for brick, stone and concrete foundation walls shall be of concrete of adequate bearing area to support safely the loads imposed as determined from the character of the soil. Unless specially designed, such footing shall be reinforced with not less than the number and size of rods as set out in Table 1 below:

TABLE 1 - MINIMUM REINFORCEMENT OF CONTINUOUS CONCRETE FOOTINGS

HEIGHT OF BUILDING IN STOREYS	WIDTH OF FOOTINGS	REINFORCEMENT
1	Not exceeding 150 Exceeding 150	One 16 mm rod Two 12 mm rods
2	Not exceeding 200 Exceeding 200	Two 12 mm rods Three 12 mm rods
3	Not exceeding 230 Exceeding 230	Two 16 mm rods One 16 mm rods Two 12 mm rods

(b) Where owing to poor ground it is necessary to spread the footings, extra reinforcement and extra spread shall be provided to the requirements of the engineer.

(c) Reinforced-concrete foundation wall for one-storey buildings shall not be less than 125 thick and shall, in addition to the reinforcement required in the footing, be reinforced with not less than one 12 mm rod at the top. For two and three storey buildings, reinforced concrete foundation walls shall not be less than 150 thick and shall be reinforced with not less than one 16 mm rod similarly placed. Where foundation walls are more than 900 in height above the footings the above-mentioned reinforcement shall be supplemented with 10 mm rods at 400 centre to centre vertically and horizontally or 665 Mesh.

FIXINGS

Cast in 10 mm diameter hooked rods at 150 from all angles and then at 1.200 centres for securing timber bearers and plates to foundation walls and porches, with a minimum of two fixings to any one plate. Rods to extend 230 into and 230 out of the concrete. Build in all other fixings as may be required.

VENTILATION

Provide approved 230 x 300 vents spaced 760 from all angles, 900 for Brick Veneer and at 1.680 centres. Minimum ventilation shall be 4000mm² of unobstructed air space per square metre of ground floor area. Vents occurring at terraces to be provided with 150 pipes or equivalent as air ducts under terrace slab.

CHIMNEY BLOCK

The foundation to hearth and chimney shall be of concrete to the size required, carried down to solid ground. Fill block with solid material while pouring concrete. A 150 thick foundation pad excavated to solid bearing with a minimum depth of 200, the pad to extend 150 to the rear and sides of the profile line of the chimney block. Reinforce walls and footings with three 12 mm rods and top with 10 mm rods at 400 centres both ways or 665 mesh.

CHIMNEY

Fit 1.117 fireplace and precast chimney as shown on plan. Reinforce flue with not less than four 12 mm vertical rods symmetrically spaced at not more than 965 centres around the periphery. Chimney construction to conform to N.Z.S.S. 1900 Chapter 7: 24-35.

FIREPLACE SURROUND

Supply and fit stone or tile surround and hearth, as selected by owner, to the fireplace. Surround and hearth to be supported full length by concrete foundation. Allow for the complete supply and installation, including a Colonial pattern grate.

SEPTIC TANK (Where applicable)

Form a septic tank of concrete with 100 walls and 100 thick bottom. Form top with 75 removable slabs. All to be complete with inlet and outlet and mushroom vent. Installation and capacity to be in accordance with Health Inspector's requirements.

CONCRETE SLAB

SITE PREPARATION

Remove all top soil and excavate to virgin ground shaping the ground levels with falls to the perimeter. If ground drains are necessary to control the level of the water table these shall be installed before placing granular fill and shall be charged as an extra to the contract at cost plus 10%.

GRANULAR FILL

A drainage layer of granular filling material shall be spread over the site to a level 150 below the finished floor surface and with an accuracy of plus or minus 12 mm. This material shall be approved river gravel or crushed rock particles not exceeding 19 mm and with not more than 10% passing a 10 mm sieve. It shall be clean and free from vegetable matter or any other material which would impair its function as a drainage layer.

SAND BLINDING

The granular fill shall be blinded with a 50 layer of sand finishing 100 below the finished floor surface. This layer is required to prevent damage to the vapour barrier so that no coarse particles shall be permitted.

VAPOUR BARRIER

The vapour barrier shall consist of moistop 737 and shall be rolled directly on top of the sand blinding with the yellow side uppermost and laid parallel to the direction of pour. The joints to be lapped a minimum of 150 and can be left unsealed. Any damage to the vapour barrier shall be repaired before placing concrete. Seal the moistop with self-adhesive plastic tape around all services and ensure that this seal remains intact.

FOUNDATION WALL AND FLOOR SLAB

The continuous foundation wall and floor slab are to be of ordinary grade concrete, complying with Chapter 9.3 N.Z.S.S. 1900 and to a 17.5 MPa crushing strength at 28 days. Foundation wall to be 125 thick resting on solid bearings not less than 300 below permanent ground line and finishing not less than 200 above the ground line. Reinforce the foundation wall with one 16 mm diameter rod at top and bottom. Provide 6 mm rods vertical ties at 600 centres hooked over top and bottom rods. No filling to be compacted against the foundation walls until they have cured for at least 21 days. The floor slab shall have a minimum thickness of 100 and shall be thickened beneath the main longitudinal bearing partitions. Reinforce the slab with 10 mm diameter rods at 400 centres both ways. Hot and cold water supply pipes must not be embedded in the slab but may be laid below the slab and brought through with the pipes wrapped with lagging or encased in a plastic sleeving to prevent a bond between the concrete and the piping.

FINISHING

Floor slab surface shall be floated to an accuracy of 6 mm in 3.000 m with no abrupt changes. Final finishing shall be carried out with bull floats. Curing shall be commenced immediately after final finishing and shall continue for at least 14 days and shall comprise one of the following:

1. Application of a suitable membrane curing compound which shall not impair bond of floor coverings.
2. Covering the slab with waterproof building paper or polythene sheets.
3. Covering with wet sacks, hessian or sand.

FLOOR COVERINGS

Floor coverings are not included in the contract but in rooms where carpets are to be installed timber inserts may be provided, for future installation of the carpet.

CARPENTER

GENERAL

Carry out all work as shown and specified in a workmanlike manner in accordance with best trade practice. Work not specifically detailed or mentioned shall be carried out in a similar manner.

TIMBER GRADING

As per N.Z.S.S. 169. Timber is to be either native, or treated pinus radiata of grades approved for the Specifications. All plates, studs and dwangs to be thickened and unless stated to the contrary, all dimensions refer to sawn sizes.

SCHEDULE OF TIMBERS

<u>LOCATION</u>	<u>TIMBER</u>	<u>TIMBER SIZES</u>	<u>SPACING</u>
Sleepers	B.A. Ht. Rimu or Matai	100 x 75	
Floor Joists	B.A. Ht. Rimu or Matai	125 x 50 or 150 x 50	450
Flooring	Native timber of heartT. & G. or treated equivalent grade	75 x 25 or 100 x 25	
Bottom Plates	B.A. Ht. Rimu or P.T. or Boric Pinus as the case requires	100 x 50 or 75 x 50	
Top Plates	B.A.O. Rimu or Boric Pinus	100 x 50 or 75 x 50	
Studs (Framing)	B.A.O. Rimu or Boric Pinus	100 x 50 or 75 x 50	600
Studs (Window openings)	B.A.O. Rimu or Boric Pinus	See Specification	
Braces	"	"	
Trimmers	"	"	
Lintels	"	"	
Dwangs	"	100 x 50 and 75 x 50	800
Ceiling Joists	"	100 x 50	500
Ceiling Runners	"	200 x 25 plus 75 x 50	
Purlins	"	75 x 50	750 Max.
Rafters (With Purlins)	B.A.O. Rimu	100 x 50	
Iron Roof	Boric Pinus	125 x 50	900
Rafters (Sarked)	B.A.O. Rimu	100 x 50	
Iron Roof	Boric Pinus	125 x 50	500
Rafters Tile Roof	B.A.O. Rimu	100 x 50	
	Boric Pinus	125 x 50	450
Rafters Decramstic or Harveytile roof	Refer Addendum	100 x 50	
Valley Ridge & Hip Blades	B.A.O. Rimu or Boric Pinus	150 x 25 or 200 x 25	
Collar Ties	B.A.O. Rimu or Boric Pinus	150 x 25	
Barge & Fascia Boards	D.A.H.R. or equivalent	150 x 25	grooved to take soffit lining
Under Purlins	Boric Pinus	100 x 50 Iron Roof 100 x 75 Concrete Tile roof	
Struts	Boric Pinus	100 x 50 Iron Roof 100 x 75 Concrete Tile roof	
Sashes	Cedar, Redwood, Oregon, Totara, or suitable heart or tanalised Timbers		
Sills	D.A.H.R. or equivalent		
Architraves	D.A. Rimu	75 x 25	
Skirting	"	75 x 25	
Scribers	Ht. Totara, Cedar or Tan. Rimu	50 x 12 mm	
Scotia	D.A. Rimu	40	
Window Facings	Tan. Rimu or Ht. Rimu ex	75 x 25	
Quad	D.A.H.R. or D.A.R. whichever is applicable ex	25 x 25	

SIZE OF JOISTS

MAXIMUM SPAN

100 x 50	1.500
125 x 50	2.000
150 x 50	2.400
180 x 50	2.900
200 x 50	3.200
230 x 50	3.600
250 x 50	4.100
300 x 50	4.800
To be herringbone braced with 50 x 40 2.400 c.c.	

EXTERIOR SHEATHING

Weatherboard - splaycut Cedar or Approved Finger Jointed Treated Radiata Weatherboard or Bevel-back Heart Rimu or Matai or Treated Rimu, Matai or Kahikatea.

PRIMING

Prime all exterior finishing timbers, quads, scribes, facings, fascias, weatherboards, all exterior joinery, including rebates, throats and weathergrooves and all timber in near contact with concrete before building or fixing in. All mitres, laps and scribes to be set in Red lead and oil paint.

Use Red lead and linseed oil primer well brushed in.

DAMP COURSE

All woodwork throughout the building which would otherwise be in contact with concrete shall be laid on approved 3 ply fabric Damp proof course of sufficient width to prevent direct contact between the two.

PLATES AND SLEEPERS

Bottom and top plates shall be in long lengths, Top Plates, scarfed and dovetailed at all angles and junctions and well nailed. All junctions are to be made over a bearing. Sleepers shall be securely fixed to piles with wire stapled around. Notch or drill top and bottom plates and dwangs to ventilate walls.

FLOOR JOISTS

Floor joists shall be gauged down on sleepers to uniform level and shall be well spiked.

Allow 300 laps at passings to every third pair well spiked together. Trim for all openings etc. Maximum spacing 450. Double joists under all bearing partitions. Joists to be halved into trimmers with trimmers being 25 thicker in width than the joists being halved into it.

STUDS

Studs shall be cut squarely on top and bottom and shall be securely nailed to plates with two 100 spikes to each end. Maximum spacing 600 Window opening studs to be 100 x 50 for openings not greater than 1.200 and 150 x 75 with lintels checked in 12 mm at each end for openings to 2.000.

LINTEL BEAMS

Provide lintels of full frame thickness and generally 25 deep for every 300 of span. Lintels to openings exceeding 2.000 to be supported at both ends on full length 50 x 100 members spiked to trimmer studs.

TRIMMERS

Bottom trimmers 100 x 50 or to window openings exceeding 2.700 to be not less than 100 x 75.

POST & BEAM CONSTRUCTION

Construct to standard or special details as shown on plan. Posts 100 x 100 strapped at foot to concrete base or upstands provided under "Concretor". Posts and beams shall be joined by standard galvanised "T" strap of 75 x 6 mm arms fixed to each side of beam. Fix straps with not less than 12 mm diameter galvanised bolts and nuts. Cover exposed beam ends with zinc or other approved cap.

DWANGS

Cut in between studs in partitions, 50 thick dwangs full partition width where required for linings, etc.

Dwangs shall be at not more than 800 centres.

Dwangs for ceiling lining of Pinex Softboard with 50 x 50 solid at 600 centres, or with 50 x 25 strapping at 300 centres. For fibrous plaster ceilings a row of dwangs down the centre and around the outside edge is required. For Pinex Tiles or Planks 50 x 25 strapping at 300 centres to be provided.

BRACING

Each exterior wall and each bearing partition shall be braced with 100 x 50 solid braces or 150 x 25 cut in flush at an angle of approximately 45°, one brace to every 9 m² of wall area where practicable.

DRAGON TIES

150 x 25 carried over the top of ceiling joists where wall bracing is not practicable.

CEILING JOISTS

Set out ceiling joists at not more than 500 and lap at least 150 over partitions well spliced together at passings. Trim for ceiling access trap in position shown on plan. Dwang ceilings to suit ceiling sheets but generally at not more than 600. Provide 100 x 50 ceiling runners to all spans to 2.400. For spans over 2.400 provide an 200 x 25 on edge with 75 x 50 nailed to the ceiling joists and to the 200 x 25.

ROOF FRAMING

Set out rafters at centres and pitch specified on the plans in single lengths, birdsmouthed over top plates and securely nailed at all points of contact and attachment. Strut and brace the roof as shown on the cross-section.

Fly rafters to gables to be sprocketed from main rafters set back from the end wall the equivalent distance the fly rafter overhangs.

PURLINS

Fix 75 x 50 purlins, set to suit roofing sheets but at not more than 750 centres. Purlins shall be doubled spiked to rafters with two 100 nails.

EAVES

Form eaves of 75 x 40 framing as shown. Fix to underside of soffit and porch ceilings 4.5 mm thick fibrolite securely fixed in position and let into fascia board in groove provided. Cover joints with an extruded plastic or aluminium moulding.

FASCIA BOARDS

Fit to eaves 150 x 25 fascia securely fixed to 50 false fascia spiked to rafter tails. Mitre all joints and angles.

BARGE BOARD

Fix 150 x 25 barge boards mitred at joints and well secured where gable roof is shown.

EXTERIOR WALLS

All exterior walls shall be covered from top plate to sleeper plate and to the tops of gables with an approved breather type building paper. Secure along all edges and at intermediate points not less than 300 with horizontal laps of 50 and vertical laps of not less than 150.

(a) WEATHERBOARDS:- Exterior walls shall be covered with bevel back 150 x 25 weatherboard or as shown on the plan. Gauge boards to show a uniform face and fix in long lengths. All joints primed and external corners to be mitred and all internal corners scribed. All joints to be staggered and separated by two full boards. Cedar and Redwood boarding to be fixed with galvanised nails.

(b) VERTICAL SHEATHING:- 6 mm asbestos coverline fitted in an approved manner shall be used where vertical sheathing is shown on plan.

(c) SHIPLAP AND BOARD & BATTEN:- Where shown cover walls with shiplap or Board & Batten. Dwang between studs with 50 x 50 at no more than 450 for fixing all vertical boarding, which shall wherever possible be fixed in single lengths with two nails per dwang. Both ends of all vertical boards to be painted with red lead paint. Use galvanised nails where boarding is either Cedar or Redwood. Punch all nails below the surface.

(d) BASEMENT CARPORT:- Line walls and ceilings of open carports with 4.5 mm flat asbestos or other approved fire resistant material with extruded aluminium jointer mould or timber batten and a small timber cornice batten or mould at wall margins.

NAILS, BRADS, ETC.

Nails, brads, clouts and screws, etc. shall be of steel except where liable to corrosion in which case they shall be either galvanised or solid brass as applicable.

Linings of sheet materials shall be secured with 30 x 2 mm galvanised flat head clouts neatly hammered flush, except in the case of hardboard sheets which shall be fixed with 25 x 1.6 mm cadmium plated hardboard nails. All prefinished wall linings such as seratone, etc. to be glue fastened to the studs. (No nailing of prefinished lining will be permitted).

Screws to be screwed tight but without stripping the hole. Use screws of appropriate material and pattern for fixing hardware.

TIMBER FINISH

External finishing timbers to be machine dressed. Internal finishing timbers and joinery fittings to be machine dressed and machine glass papered. Finish by hand in situations where a first class finish is called for, such as on a mantel piece.

Remove all arises all rough or uneven patches and any other surface defects from internal finishing timbers before painting or varnishing is begun.

FLOORING

Before laying flooring remove all trade debris from beneath the floor.

Lay flooring in long lengths, cut hard up to plates, tightly cramped and double nailed at each joist.

Where possible lay flooring continuously under all non bearing partitions. Straight under-cut butt joints shall be over a joist, drilling all butts before nailing, scatter all butt joints.

Floor nails to be 55 x 2.8 mm floor brads, punched as work proceeds.

Where end-matched flooring is used, no board shall span less than two joists. Matched end joints falling on the same joists shall be separated by at least two floor boards.

On no account shall T. & G. flooring be pre-laid.

PARTICLE BOARD FLOORS

The board shall be 19 mm thick high density water-proofed quality. Pre-lay with 6 mm clearance around all walls and nail perimeter of sheets at 150 centres and intermediate joists at 300 centres (nails shall be 55 galvanised brads for Rimu joists, or 60 galvanised brads for Radiata Pine joists). Punch all nails, with joints in as straight a row as possible. All joints between the sheets and the outside edges of sheets alongside fixed plates, must be supported on the joints or on 75 x 50 dwangs between the joists. 100 x 50 dwangs at 450 centres to be provided under any partition not supported directly on floor joists.

Timber insert strips shall be fixed at the joints only when especially specified or shown on plan. Otherwise all sheets shall be butt jointed true to line.

Where sheets are cut on the site, the untreated edges shall be given a brush applied coat of approved water-proofing as recommended by the Manufacturers.

FLOOR SANDING

On the completion of the job and just prior to handing over to the occupants machine sand the entire floor area. Where corners are not readily accessible to the machine they are to be hand scraped and sanded. The sanding finish to be appropriate to the finish expected of the floor.

CEILING LININGS

All ceilings unless specified to the contrary, shall be lined with 12 mm Pinex insulating Board V jointed with stock timber button mould or other approved jointing medium.

Set out sheets in sizes to form uniform panels in each room and fix to manufacturers instructions. Lightly punch all nail heads below the sheet surface to allow stopping of the nail holes.

Where applied to sloping ceilings, strap underside of rafters with gauged 75 x 50 at 450 centres, dwang for joints and solid pack at all ceiling margins.

(a) Provide ceiling access in laundry or in a position as shown on plan.

(b) Ventilate ceilings of enclosed interior passages or lobbies with regulation 0.017 m² vent shaft as may be required by Local Authority.

FIBROUS PLASTER CEILING (Where Specified)

Line all ceilings with 12 mm thick fibrous plaster sheets with joints 6 mm open, securely fixed with wadding or glue to ceiling joists. Stop all holes and joints with plaster of paris and trowel to smooth even surface. Fibrous plaster ceilings are not to be nailed.

WALL LININGS

Unless otherwise specified or shown on plan or schedule, supply, fix and stop 10 mm Gibraltar board to all interior walls and partitions throughout the house, including passages and cupboards. Fix 10 mm x 30 bull nosed timber batten or special run angle batten, at all external angles. Gibraltar board in service room to be painted to have lining paper.

Alternatively, service rooms to be lined with 4.5 mm hardboard fitted and finished with aluminium or plastic jointer and corner mouldings.

WARDROBES

Line walls with flush jointed Gibraltar board. Provide each wardrobe with full length galvanised iron pipe hanging rail (19 mm diameter up 1.500 and 25 diameter over 1.500) and a shelf ex 300 x 25 fixed as directed. When shown on plan form top cupboards (Trunk) with particle board flooring and either side hung or sliding doors, with main Wardrobe doors 1.830 high.

LINEN CUPBOARD

Line as for wardrobes. Fix five rows of full width shelves, the first row 450 from floor and thereafter 300 apart. Support shelving on 50 x 25 ledges.

HOT WATER CYLINDER CUPBOARD

If not supplied by Joiner, frame and line as for wardrobes. Above cylinder fix two slatted shelves 380 apart and to full width of cupboard. First shelf to be as near the top of the H.W.C. as practical. Space slats 12 mm apart. Provide timber stand for cylinder as required by Plumber.

COAT RECESS

Frame and finish open front recess as for adjoining main walls. Fix 150 x 25 batten to walls at height of 1.600 from floor and coat hooks if required. See hardware P.C. (Only when particularly shown on plan shall a door be fitted).

SHOWER (Where Applicable)

Build up the shower box as shown on the plan and line the walls, unless otherwise specified with 4.5 mm Seratone or similar wall linings, to be glued to the studs and no nailing whatsoever will be permitted. Aluminium or plastic jointing corner moulds shall be used for all angles. In no circumstances whatsoever will any horizontal joints be allowed in shower box linings. All shower linings to be red lead primed on all edges and along the bottom of each sheet and for 300 up from the bottom on the back of each sheet. Provide a proper 6 mm airspace and water drip at the bottom of each sheet to prevent capillary attraction of water between the sheets and the shower base. Fix an approved soap recesso in the shower wall.

BATH RISES

Form cradles for bath and frame up at the front of the bath with the timber set to a slope and line with the same wall linings as used elsewhere in the bathroom.

SPLASH BOARDS

Finish along the top of bath and tub with a heart or tanalised 200 x 25 timber apron set in white lead putty or other approved water-proof mastic.

The top edge to be splayed to shed the water outwards and the timber edge in contact with the bath to be primed with a red lead primer.

A P.V.C. bath mould will be required in lieu of timber apron when wall linings of a pre-finished nature are used.

SWITCH BOARD

Provide recess in position to be determined and line as required by the power supply authority.

FINISHING TRIM

EXTERIOR:- Finish external doors and windows with 75 x 25 facings and 12 mm x 50 scribes. Provide and fix all beads, fillets, etc. as customary and as required for a neat external finish.

INTERIOR:- Finish around all interior doors and windows with a standard pattern 75 architrave, mitred at the angles. Fit 25 sill boards to all windows where required.

Finish at all floor and wall angles with a standard pattern 75 skirting mitred and scribed as required.

Finish at all ceiling and wall angles with a standard 40 scotia.

Provide and fix all other beads, quads, fillets, aprons, etc. as required for a neat internal finish throughout.

UNDER FLOOR ACCESS

Provide at the highest point in the foundation, except on the front wall, an access door to the under floor area constructed from heart or tanalised timber. On no account will the use of particle board be allowed.

INTERNAL STAIRCASE AND LANDINGS

Take delivery of staircase units from Joiner and erect in position as shown on plan, including fixing of all curtail steps, newel posts, string caps, landing risers and nosing, winders etc.

Where purpose-made stair balustrades are to be installed take delivery of same and erect to suppliers fixing instructions as necessary.

Solid frame balustrading shall be constructed of gauged 100 x 50 plates, studs and dwangs as for standard wall framing. Height to top of capping 900. Line frame with Gibraltar board and finish under string.

Provide all necessary under-carriage framing. Construct half way landings as shown with 100 x 50 joists and flooring as for main floors. Neatly fit top risers and nosings.

PELMETS

(a) BUILT DOWN TYPE:- Built down pelmets over windows in rooms shown on plan. Finish with Gibraltar board.

(b) BOX TYPE:- Make & fix over all sliding doors as shown on plan.

INSULATION

Where wall or ceiling insulation is provided for under schedule or P.C. items, the carpenter and special tradesman concerned shall attend upon one another for ensuring proper sequence and progress of works.

HARDWARE

See schedule of P.C. items for allowances for the supply of the following hardware and fittings:-

Sash and fanlight stays, door locks or latches and furniture, cupboard catches, cupboard and drawer pulls, coat hooks, door stops as required, towel rails, soap recesses and toilet roll holders and shower curtain rails.

Take delivery of the above fittings and fix, leaving all working parts in free working order. Note sliding door sets for main and wardrobe doors are not included in P.C. allowance for Hardware and fittings.

Allow to fix all other hardware not specifically mentioned but as customary and as required to complete the contract.

JOINER

All joinery to be constructed in accordance with the best methods of woodwork joinery using mortice and tenon, dovetail, tongue and groove, mitre or other approved methods.

FRAMES AND SASHES

Frames and heads to be out of 40 material and sill to be out of 150 x 50. Sashes to be tenoned and assembled in an approved manner with waterproof glue and finished not less than 40 thick, to be rebated for glass, properly fitted and to have 10 mm grooves at sides, bottom and top. All exterior joinery to be primed on exterior surfaces before exposure to the weather. Sashes to be hung as shown on plan.

DOOR FRAMES

All door frames to be plumb and square to walls, having heads true to level. Exterior door frames to be out of 50 thick timber and sills out of 60 thick timber, solid rebated. Interior frames to be out of 25 thick timber with 50 x 12 mm planted stops or out of 40 thick timber solid rebated.

DOORS

EXTERIOR:- Front:- 1.980 x 860 Hardboard exterior flush door or or figure 6A, or as shown.
Rear:- 1.980 x 810 Figure 6A or as shown.
Interior:- Hollow Core Flush. No 1 Rimu doors hung as shown on plans.

All interior doors 1.980 x 760 or 810 according to Local Body By-Laws. All bathroom and W.C. single doors 1.980 x 660. Wardrobe doors may be 600 x 1.830 if acceptable to the owner.

FITTINGS

All fittings located and shown on Plan are to be standard units supplied ready to be installed. Kitchen fittings are a sink bench unit with drawers and hinged doors complete with a "Laminex" or "Formica" top with a stainless steel bowl fitted; a dresser unit (1.372 long) with drawers and hinged doors and a formica top below and cupboards with hinged doors above. Units to be as shown in detailed drawing.

BATHROOM CABINET

A standard bathroom cabinet unit with two shelves, mirror and door is to be installed between the studs in position shown on drawing. Finish around the cabinet at intersection of the walls with a mitred timber moulding.

TUB CABINET

Provide and fix a tub cupboard to accommodate single S/S Tub.

ALUMINIUM WINDOWS

Where indicated on drawings, supply and fix standard or custom-built anodised and glazed aluminium windows to patterns and code references marked on plan. Fix in strict accordance with manufacturers standard details and fixing instructions complete with all sub-frames, reveals, facings, mouldings and flashings.

ROOFER

All work shall be carried out by qualified tradesmen in an approved manner.

Building shall be left watertight and bird-proof, and all debris cleared from the site.

Iron brought on to the site, if not for immediate fixing, shall be stored under cover, or kept off the ground and adequately protected from the weather to avoid condensation taking place between the sheets.

QUALITY AND GRADE

- (a) All iron shall comply with the relative British Standard B.S. 3083 and N.Z.S.S. 1343, Class B.
- (b) Gauge shall be not less than 0.45 mm or heavier where specified, with not less than 533 g spelter per square metre (both sides included).
- (c) Branded with the name or brand of the manufacturer, the class, the gauge and the weight of spelter.

UNDERLAY

Cover purlins with 50 x 1 mm mesh galvanised wire netting stretched taut and fastened to the purlins. Over netting and under the iron fix approved saturated building paper well lapped and secured with either the roofing nails or flat headed clouts.

ROOFING

Fix corrugated roofing complete with ridges, Barge Rolls, stop ends, 125 spoutings, downpipes, vents etc.

Fix roofing sheets with 40 corrugation side lap and 230 end lap; if pitch is less than 15 degrees end laps shall be increased to 300. All laps to be paint primed before fixing.

Nail roof with lead-headed nails. Nail at top and bottom of sheets, at every second corrugation and intermediately at every fourth corrugation on each purlin.

Fix 0.6 mm lead-edge ridging and dress down into corrugations.

Fix 0.6 mm galvanised iron-valleys with approved beaded edges.

Fix 0.6 mm galvanised iron chimney flashings.

Other flashings 0.6 mm or 0.45 mm galvanised iron fixed according to usual trade practice.

FLAT ROOFS

Small roofs, such as porches, bays, etc. may be covered with flat sheets of 0.6 mm galvanised iron with rolls for each sheet width. Turn sheets up 50 at each side and 150 at ends under wall sheathing. Cover each roll with shaped capping piece of 0.6 mm galvanised iron well secured. Prime all undersides of flat sheets before fixing.

Use underlay of Building Paper as specified above.

PAINTER

General painting of roof should not be done until metal has weathered, but should, however, be painted after 6, but before 12 months.

This latter painting work to be performed independent of the main building contract.

PLUMBER

The Sub-contractor shall pay attention to that section of the General Conditions dealing with relations with other Trades.

All Plumbing work is to be carried out by a licenced plumber and shall be strictly in accordance with Local By-Laws.

WORKMANSHIP

Waterpipes and tubes are to be set out in straight runs of even gradients, avoiding all places where airlocks are likely to occur. Easy bends to be used throughout and unless unavoidable, elbow fittings shall not be used. In order to prevent sagging and dragging all tubing and tubulars to be secured by purpose made heavy gauge straps, fixed to the structure wherever necessary and of the same metal as the tubing being used. All water pipes to be concealed wherever possible. All pipes at taps, valves and other waterletting appliances to be firmly secured by approved methods to prevent any movement of piping when such taps, valves or appliances are operated. Tap fittings to have a wide wall flange and no exposed threads or other unsightly arrangements to mar the appearance. Holes to be cut to minimum size to take pipes.

USE OF PLASTICS

The owner of the property for whom the work is carried out must be fully aware of the materials and fittings being used and that he is prepared to take full responsibility for any consequential failures which may subsequently occur.

COLD WATER SUPPLY

Unless otherwise stated elsewhere, the quotation allows for a cold water supply of up to 9,000 from the point provided by the Local Authority.

Lay on the cold water supply from the point provided by the Local Authority in copper piping or P.V.C. plastic with 12 mm branch to the bath, sink, handbasin, supply tank, W.C. and tub.

Lay on supply, to tank controlled by float valve, or pressure reducing valve.

All piping outside of the building is to be sunk 360 into the ground.

Provide two 12 mm garden taps with hose connections, where directed.

FLASHING OF FRAMES AND ROOF FLASHINGS

These are to be of 0.45 mm galvanised flat iron and fitted in accordance with standard building practice at all points as required to render the building watertight.

WASH BASIN

Fit in bathroom where shown, a white 560 x 405 handbasin securely fixed to wall on cantilever brackets, complete with plug and chain.

BATH

Fit white (R.V. Harvey type), bath in timber frame cradle, to be complete with plug and chain.

PIPE RUNNING

From top of the water cylinder a 19 mm diameter expansion pipe shall be fitted and continued vertically up through the roof as a 12 mm diameter exhaust pipe terminating at height of not less than 600 above the roof. Branches 12 mm diameter shall be taken from the expansion pipe to the laundry tub, basin, the bath and sink. A 12 mm diameter sludge pipe shall be taken from the bottom of the cylinder and fitted with a screwed brass cap.

PIPE LAGGING

All piping and fittings conveying hot water including the exhaust pipe up to the underside of the roofing and 900 of the cold water feed pipe adjacent to the cylinder shall be lagged with felt, tightly wrapped around the piping and secured.

TERMINAL VENT

Shall be 75 diameter cast iron, Fibrolite or P.V.C. carried up to the height demanded by the Local Authority and fitted with a vermin cage galvanised after fabrication.

WASTES

All wastes to be P.V.C. plastic, Polypropylene or may be copper, depending on local council requirements.

TRAPS

All traps where possible shall have unions at both ends and shall be installed in a manner allowing for complete removal. Sufficient cleaning plugs shall be provided.

LAUNDRY TUB

Provide and fit a single compartment Stainless steel tub to a tub cupboard supplied by the joiner, in position shown on plan.

TAPS

Chromed taps shall be fitted over sink, bath, wash basin, shower, tub and marked in each case either Hot or Cold. (Owner to advise type of washing machine, taps, if required, as an extra).

WATER CLOSET

An approved pan shall be screwed to floor with brass screws and fitted with hinged plastic seat, Dux cistern, plastic flush pipe and overflow.

SHOWER (Where applicable)

Shower Tray to be stainless steel, to be bedded in such a manner to ensure rigidity and unimpeded drainage from the tray. Cold water from low pressure pipe. Supply a copper mixing chamber and C.P. arm, rose and taps.

SPOUTING

Fit to all eaves including external back porches 125x0.6 mm galvanised iron 1/4 round spouting fitted on heavy gauge brackets at not more than 900 centres, securely fixed to fascia and given proper falls to outlets. Spouting to be joined by rivetting and soldering. Prime the face of all laps, the inside and back of spouting before fixing to fascia.

DOWNPIPES

Provide 70 mm² of downpipe section to every 1 m² of roof area.

Fit 0.6 mm galvanised iron seamed downpipes fitted with all necessary swan necks, etc. and strapped securely to blocks clear of the walls. Discharge over stormwater bends.

HOT WATER CYLINDER

Supply and install a 180 litre Zip copper Hot Water Cylinder in the cupboard as shown, fully lagged and encased. The element and thermostat to be supplied by the electrician. Set the cylinder on a stand 230 above the floor.

SUPPLY TANK

Supply and install plastic supply tank of a capacity not less than 68 litre complete with ball valve, tray and tray overflow from tank to discharge outside exterior walls. ~~Alternatively supply and install a pressure reducing valve.~~

DRAINLAYER

The Sub-contractor shall pay attention to that section of the General Conditions dealing with relations with other Trades.

GENERAL

All drainage work is to be carried out by a Licenced Drainlayer and shall be strictly in accordance with the Local Authority Regulations within whose district the building is erected.

Unless otherwise stated elsewhere, the quotation allows for connections to the authorised sewer and stormwater outlets, provided the house is sited within 9.000 of the street boundary.

MORTAR AND CONCRETE

Water, cement, sand and gravel shall be of the same grades and qualities as those specified in "Concrete Work." All mortar is to be composed of one part of cement and two parts sand, but 10% of the cement may be replaced by lime to allow for easy working. Concrete is 1:2:4 normal mix.

GULLY TRAP

Gully trap shall be set on a concrete foundation and properly connected to drain. Concrete surrounds to gully trap are kept up 150 above ground and plastered with 2:1 sand cement trowelled smooth. A cast iron grating to be provided.

INSPECTION PIPES

These to be provided where required.

LAYING DRAINS

Drains shall be laid proceeding in lines as direct as possible and with regular falls nowhere less than one in forty.

JOINTING W.C.

The joint between the water closet and the soil-pipe is to be made with bitumen or other approved mastic.

SEWERAGE DRAIN

This is to be 100 first quality salt-glazed, ~~sleeve jointed or~~ socketed pipes as allowed by the Local Authority, connected to the main, ~~or septic tank as the case may be~~. Allow sewerage drain from house to sewer main.

STORMWATER

To be disposed of according to Local Body requirements, all stormwater must be carried to the street channel or other authorised outlet, in either socketed pipes or field tiles set in concrete.

SEPTIC TANK

If necessary to be installed, construct in situ a spetic tank of capacity and design, or a pre-cast concrete unit, as required by the Local Health Authority. Installation shall be complete with removable access panel in roof slab of tank and with all necessary cowed and vented fresh air inlets and effluent drainage. Locate tank at regulation distance from house and boundaries. Provide effluent soak holes to Local Body requirements and back fill with top soil and turf as original ground.

FIELD TILE DRAINS

If shown on plan, excavate for and lay and backfill a 100 earthenware field tile drain on a shingle bed, complete with required gradients, bends and other fittings necessary for passing through foundation work.

GLAZIER

GLASS

All glass up to 0.65m^2 to be 3 mm ordinary glazing quality while that between 0.65m^2 and 1.4m^2 to be 4 mm select glazing and quality and all glass over 1.4m^2 to be either 5 mm or drawn plate.

GLAZING

Cut glass with due allowance for expansion, properly bed and back putty and secure with metal springs. Finish with quick setting putty.

Where fixed landscape sashes and single panel doors are shown on plan, back puttying and beading in of glass is required.

PAINTER AND PAPERHANGER

The sub-contractor shall pay attention to that section of the General Conditions dealing with relations with other Trades.

GENERAL

The painting may be done either by persons directly employed by the builder or by a suitable Sub-contractor. Such Sub-contractor shall be under direct control of the builder.

FINISH

In all cases, prior to the application of a finishing coat, the recommendation of the manufacturer of the finishing coat shall be strictly adhered to, notwithstanding that the general terms "paint" has been used and a minimum number of coats has been specified.

MATERIALS

All materials shall be first quality paint and delivered on the site in unbroken packages. No material shall be mixed on any unprotected floor surfaces.

WORKMANSHIP

All work shall be of the highest standard and shall be performed by tradesmen. Paint shall not be applied to damp surfaces and external painting shall not be done during frosty or other unsuitable weather. No painting to be carried out in dusty conditions. All care should be taken not to stain or mark any existing finish and all work to be left clean and clear. Each coat to be dry before succeeding coat applied and where necessary rubbed down between coats. All damaged work to be rubbed down and recoated. Do all stopping as soon as priming has dried.

The Painting Contractor shall inspect all work prior to commencement and report immediately, in writing, to the Main Contractor any defects or irregularities which may adversely affect his finishes. All defects so reported shall be corrected prior to Sub-contractor commencing. Failure by the Painting Sub-contractor to inspect or report will be construed as an acceptance of dwelling and surfaces and any defects discovered at a later date will be remedied at the Painting Sub-contractor's expense.

EXTERIOR WORK

All colours to owner's selection. All timber work primed before fixing. Stop all nail holes, etc. and give an undercoat and a finishing coat of exterior paint to all woodwork and metal work up to and including the spouting and barge rolls. All primer coats to be covered with an appropriate undercoat within 6 weeks of the primer coat application; if this is not accomplished, the primer coat must be rubbed down and re-primed before undercoating commences. Where joinery units have been installed without prior priming and they have been dipped in water repellent the whole of the joinery will require 3 coat paint work, namely primer, undercoat and full gloss enamel. Use approved metal primer to all painted metal work. Asbestos cement sheathing to be given a dampening before applying two coats of Acrylic paint or alternatively if oil paints are to be used the sheathing to be given a primer coat of pigmented sealer followed by an undercoat and then full gloss enamel.

PREPARATION OF SURFACES

No painting, enamelling, distempering or similar finishing work shall be done on concrete, plaster, or similar surfaces unless and until such surfaces are in a suitable condition to receive the finish.

INTERIOR

All interior woodwork including sashes and frames shall be either stained or painted in accordance with directions from owner, except in service rooms, where all woodwork shall be painted.

All nail holes throughout the house are to be stopped with putty. All woodwork to have one priming coat, one undercoat, one coat of good quality full gloss enamel. Pinex hardboard walls to receive one coat of sealer, an undercoat and one coat of good quality full gloss enamel. Ceilings in kitchen, toilet, laundry and bathroom to have two coats of first quality paint, gloss finish. All other ceilings to have two coats of first quality paint, flat finish, brushed on. Interior of cupboards in kitchen not to be painted. Hinged cupboard doors shall be painted both sides.

The interior of all wardrobes to be given two coats of approved paint in shade to suit owner. The work generally is to be such as would be expected from experienced tradesmen and the job is to be left in a tidy state, to the satisfaction of the builder.

PAPERING

All walls to be sanded down and thoroughly sized before papering. Use only fresh paste containing an approved fungicide.

All papers trimmed, butt jointed, true and plumb with all patterns in perfect register at joints. Where Gibraltar board has been used for service rooms wall linings, the walls are to be covered with a good quality lining paper before applying any paint.

ELECTRICIAN

The Sub-contractor shall pay attention to that section of the General Conditions dealing with relations with other Trades.

Unless otherwise stated elsewhere, the quotation allows for a maximum of 9,000 of underground power cable or in the case of overhead reticulation 18,000 of overhead cables.

Additional cables and trenching over and above that provided by the Local Power Board shall be additional to the contract price.

The Electrician to obtain the necessary permit from the supply authorities and pay all fees.

The installation shall comply with the requirements of the Fire Underwriters Association and the Electrical Wiring Regulations, 1935, and amendments thereto. Draw in boxes, inspection elbows and tees shall be so located that all conductors are drawn from point to point without damaging the insulation or the conductor.

All cutting, drilling and fitting necessary for the Electrical installation is to be included in this work, but no work of other trades shall be cut into so that it may cause damage or injury to structural or finished work.

All work is to be protected from the weather in an approved manner and against possible injury during the progress of work.

All exposed screw-heads on fittings are to be of finish and pattern to match their surrounds.

All switches (flush type), power sockets (flush type), and other fittings shall be of first quality standard, placed as shown or directed.

Any special fittings shall be by special arrangement with the owner.

One complete set of approved wattage lamps shall be provided to all lighting points complete with standard pearl shade.

Power points are 10 amp. with switches.

CONNECTION TO MAINS

Supply mains shall enter a metal mains junction G.E.C. Pattern. The contractor shall supply at the point of entry strong shackle insulator fixing for the attachment of aerial services.

SWITCHBOARD

This is to be neatly boxed in with door front as required by the Electrical Supply Authorities and is to be placed in back porch or in position required by Supply Authority.

Allow for possible increase of 20% in load to board and wiring. Clearly label all fuses.

EARTHING OF NEUTRAL

The neutral at the switchboard is to be bonded to the water main. Where P.V.C. is used, earth pipe to be fixed in ground near switchboard.

WATER HEATER

Allow for the supply of an element and thermostat for hot water cylinder. Electrician to allow for connection to circuit and to provide isolating switch nearby. Arrange for testing.

LIGHT AND POWER POINT FITTINGS

Supply and install power points and lights as shown and indicated on the plan or as directed by the owner.

STOVE

Allow for the supply and installation of an electric range in complete working order.

T.V. AERIAL

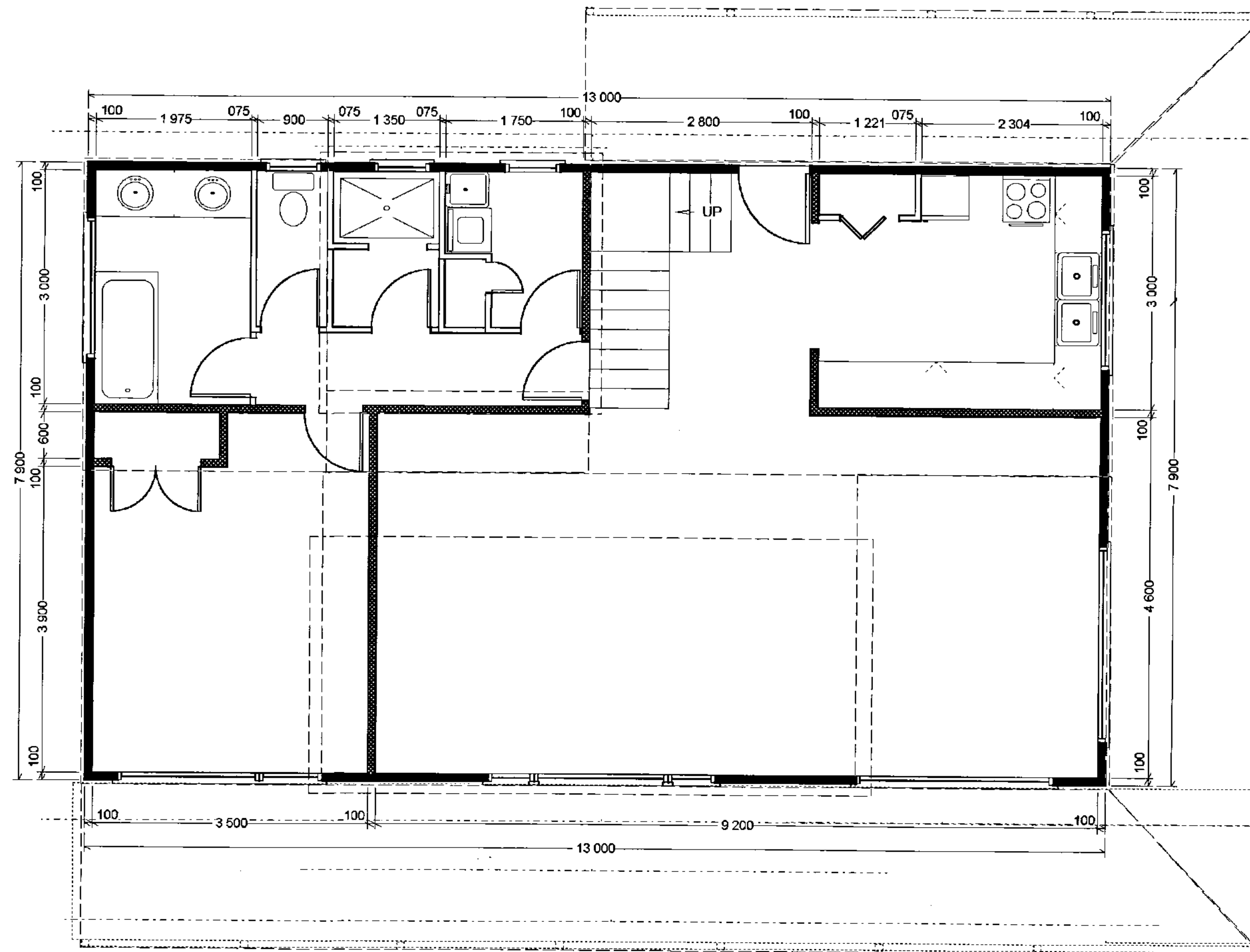
Install hidden wiring in wall and provide outlet in position shown or as directed. Allow sufficient lead in the ceiling to reach determined position of aerial.

COVER PLATES

Light switch and power point cover plates to be flush white plastic. Switches to be of approved silent rocker type.

P.C. SUM

The P.C. Sum shall be a provisional cost allowed for the purchase, or purchase and installation of each item. When assessing the value of the P.C. Sum the full retail purchase price shall be the amount considered.



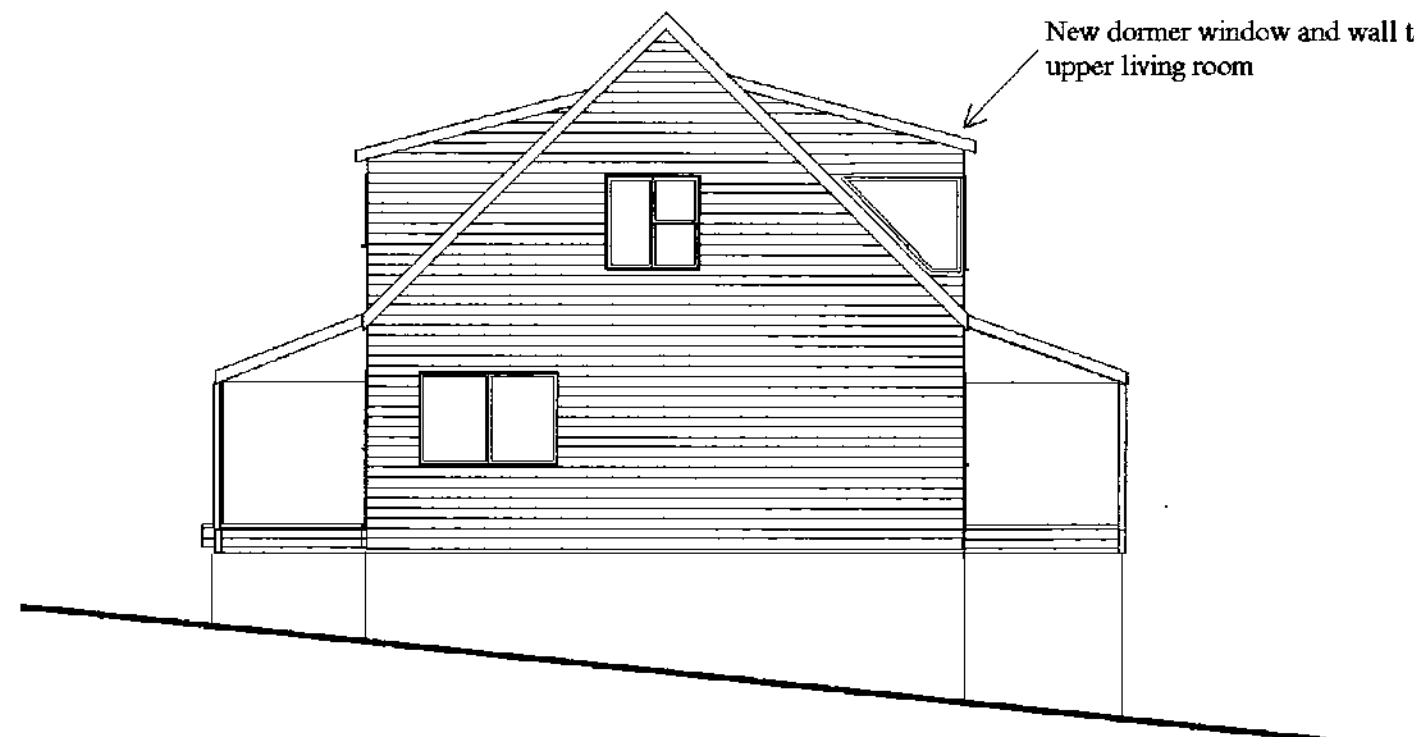
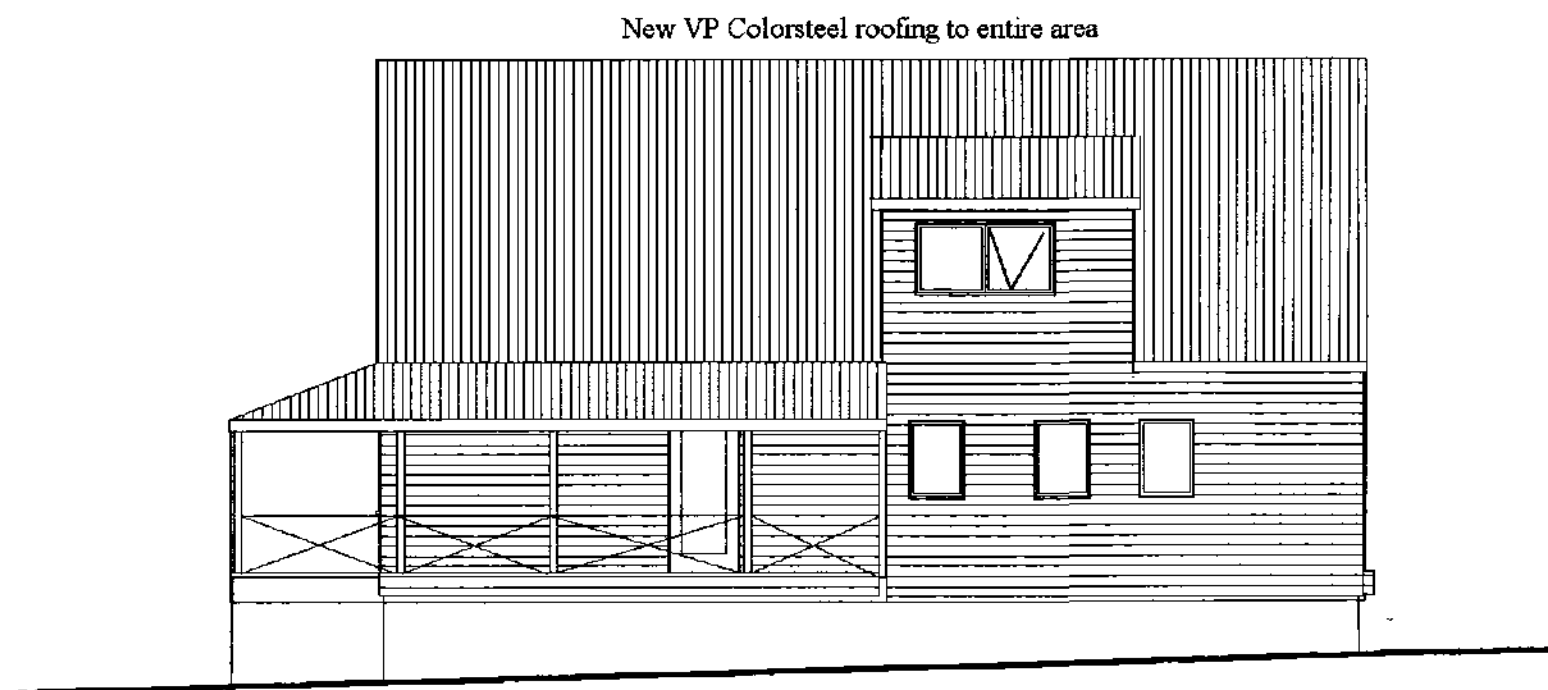
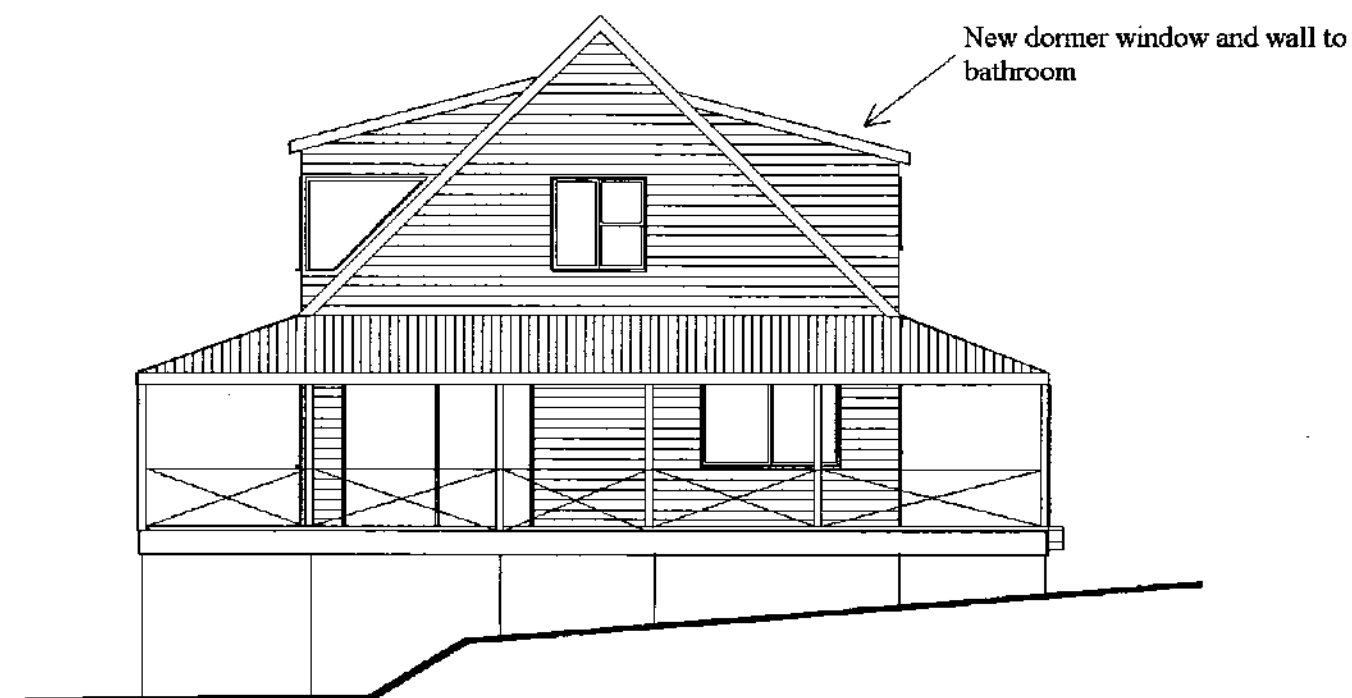
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 PLANS APPROVED PLUMBING
 AND DRAINAGE
 CONSENT MAY BE ISSUED.
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Proposed alterations to home
 Mr R. Perham
 Waiheke Street, Waikanae

TUOHY HOMES LTD
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Ground floor - un-altered
 Date : 10.12.97
 Sheet 1



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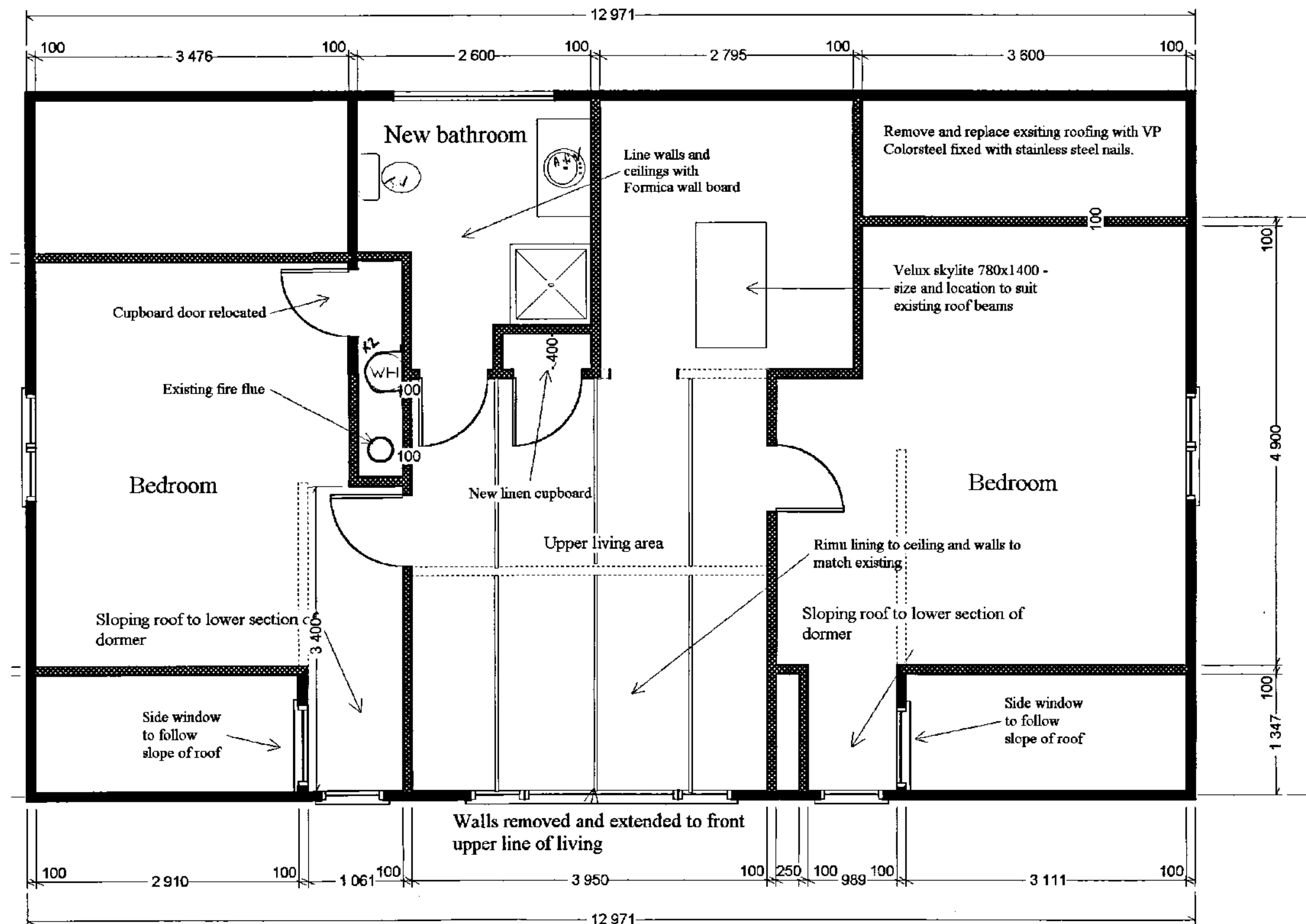
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Elevations
Date : 10.12.97

Sheet 2



Extent of works;

Remove existing dormer windows (2) and replace with complete dormer to take in extended living area to upper floor

Use existing floor area to upper floor

Install new shower, WC, vanity to extended bathroom area

Re-locate doors to interior

All new works to extended living to match existing areas

Weatherboard and internal lining boards to be supplied by owner

New structural beams and finishing timbers by owner

Electrical works by separate contract

Install new Velux skylite above stairs

Install new linen cupboard

A Temporary valve is required on the hot water service max temp setting 55°C
2 x 4.5 bends required at the base of the soil stack

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Waiheke Street, Waikanae

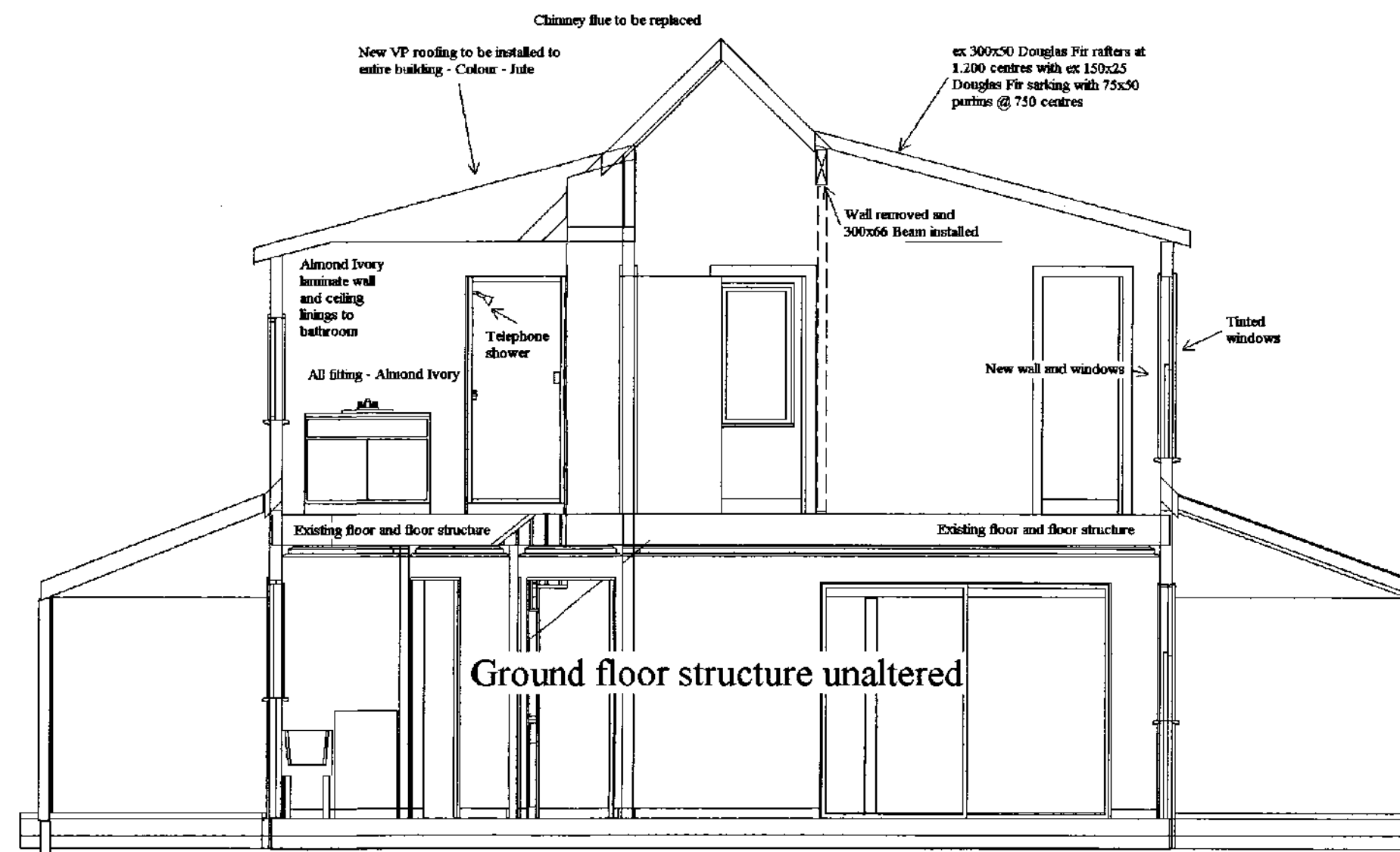
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1st floor altered to extend living and new bathroom

Date : 10.12.97

Sheet 3



Note : refer to engineer details for strutural elements - D. N. Undrill , Consulting Engineer

Notes to plans ;

All bathroom and ceiling linings
Laminate - clour to be Almond Ivory

All bathroom fittings - Almond Ivory

Shower fitting - Eco Slide

All windows tinted bronze

All walls to upper floor to be
re-varnished

Internal stairs to be covered with
temporary protection during
construction

Towel rails to be indicated by owner

D C Holdaway to direct all electrical
works

Insulate to DCS 4218P.

KAPITI COAST DISTRICT COUNCIL
AMENDED/REVISED PLANS

Date Received

Date Approved

Approving Officer

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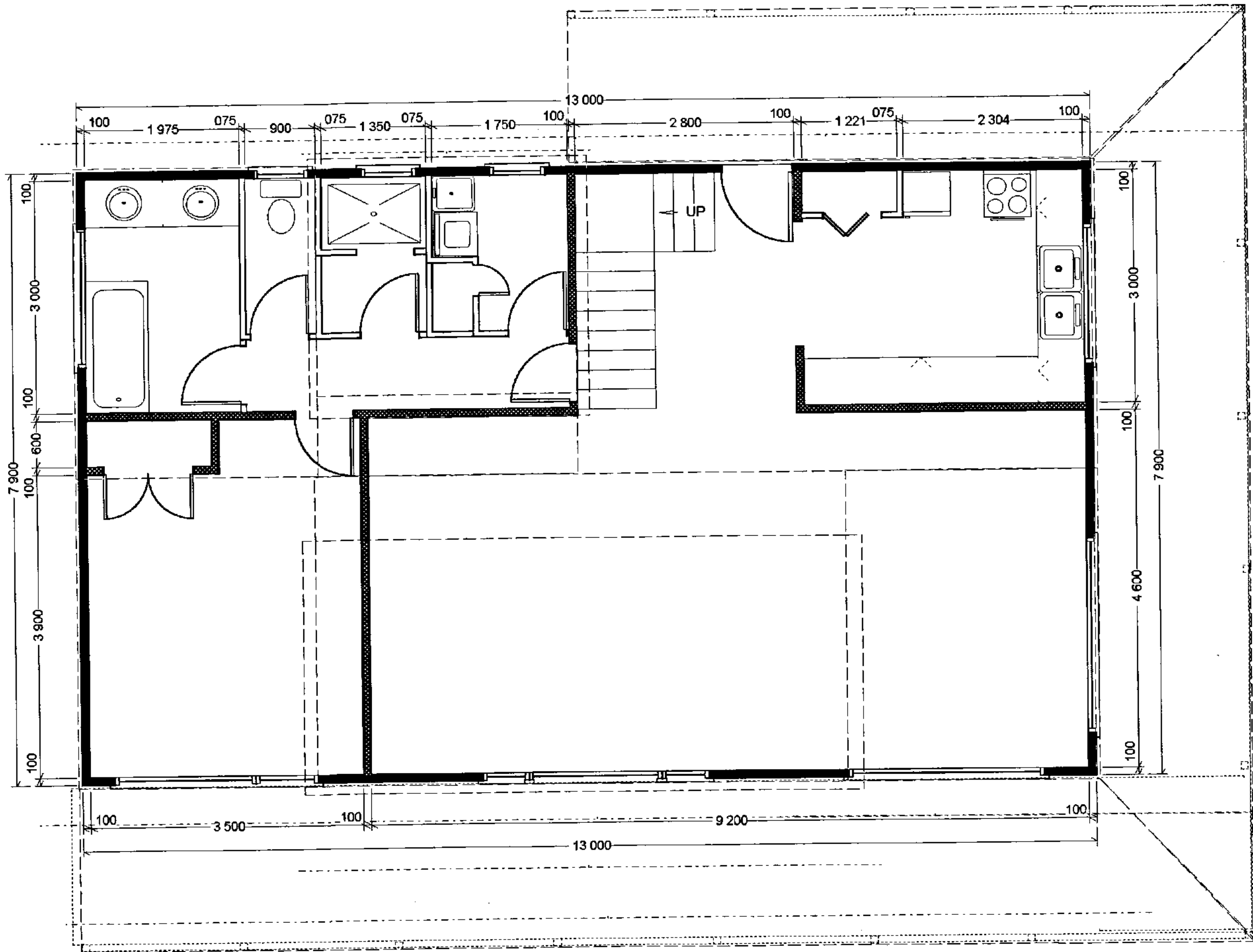
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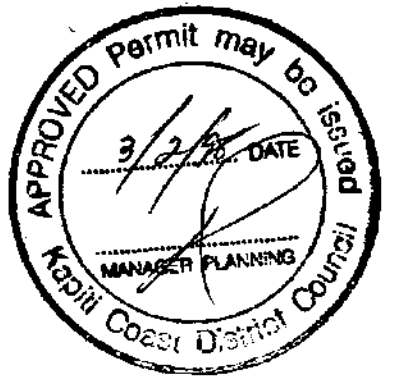
Cross section
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Sheet 4

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ENGINEER STRUCTURAL DESIGN TAKES PRECEDENCE	
SUPPLY CALCULATIONS AND DETAILS TO COUNCIL	
RECEIVED	✓
FORWARD (URGENT)	

KAPITI COAST DISTRICT COUNCIL
AMENDED/REVISED PLANS

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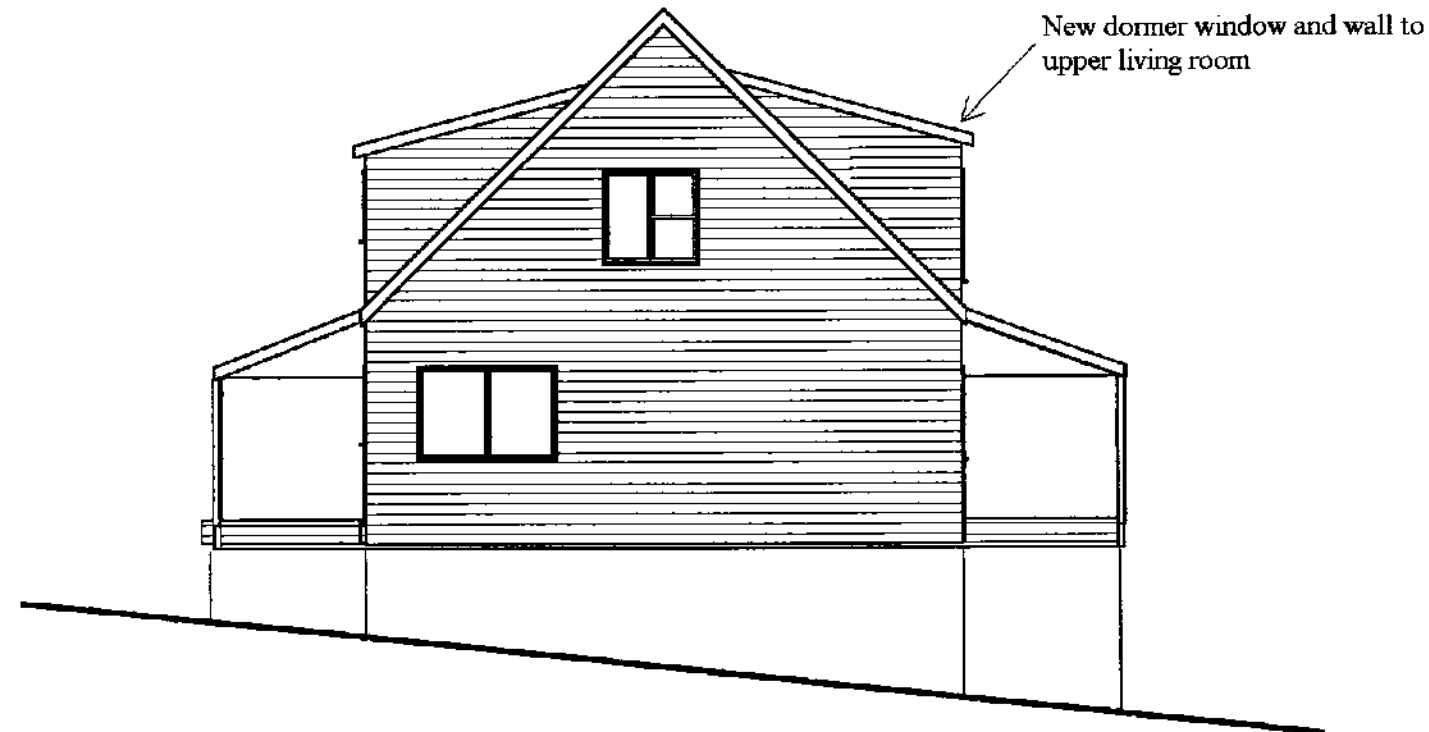
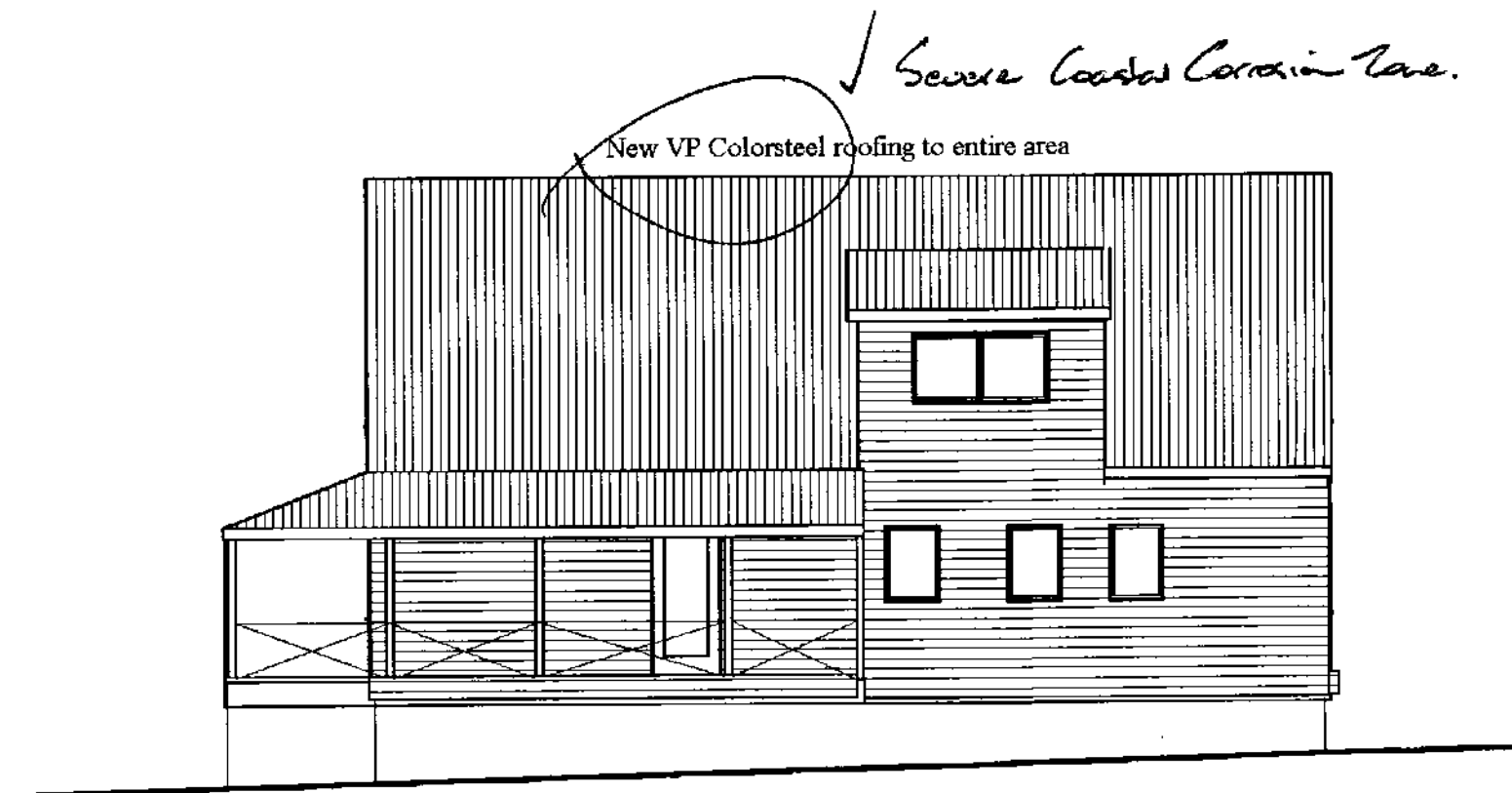
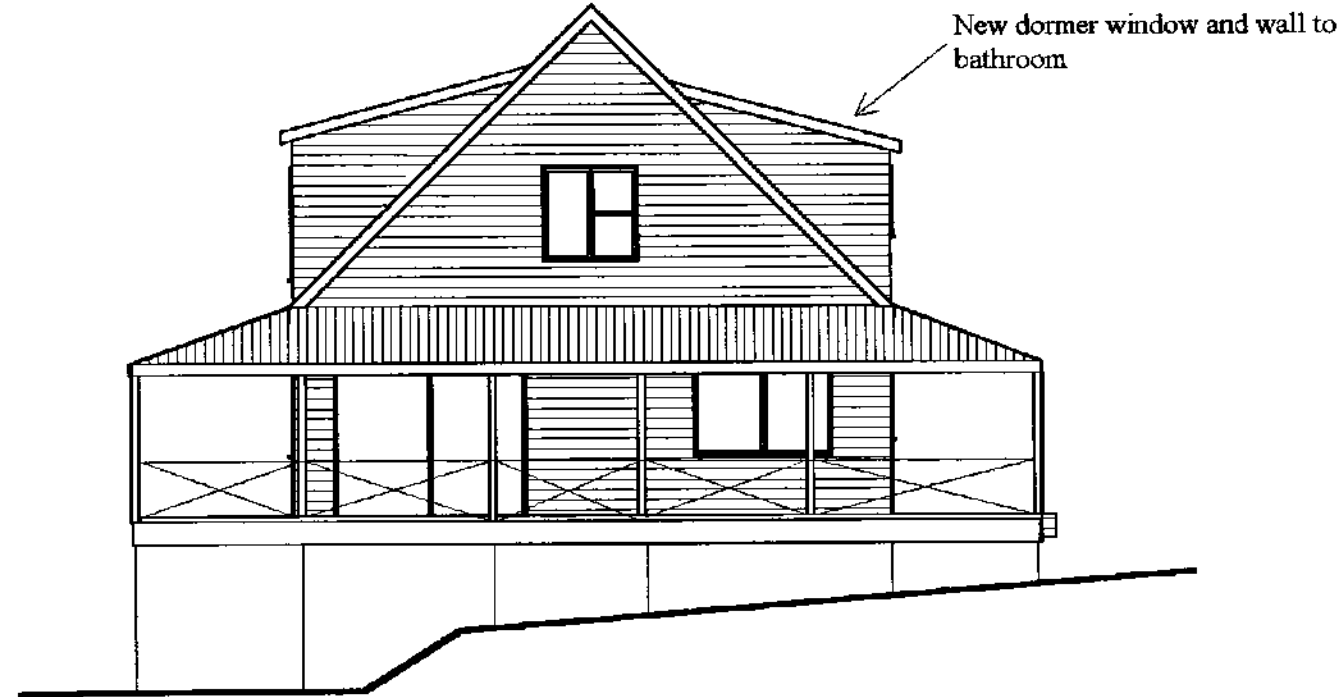
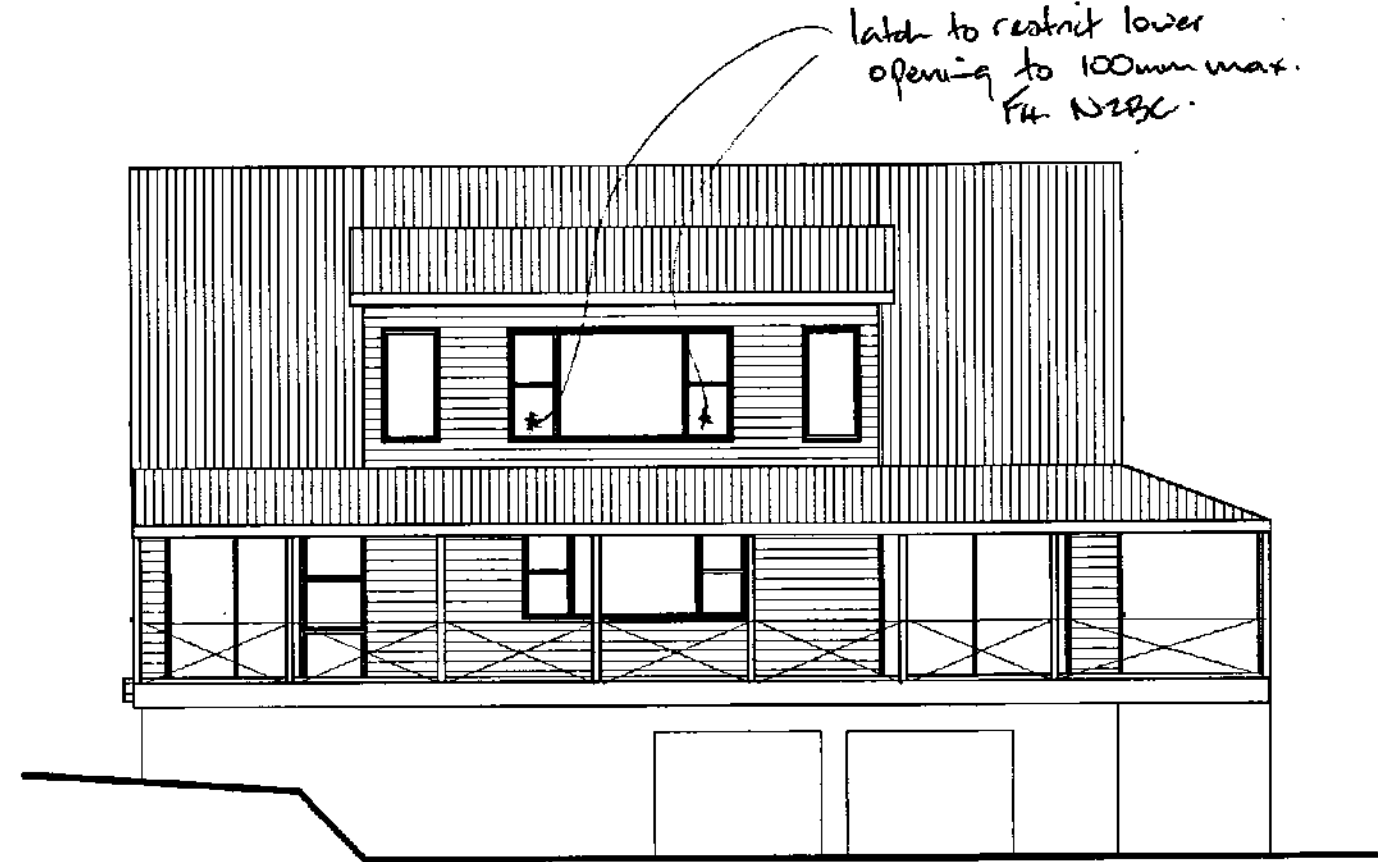
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Ground floor - un-altered
Date : 10.12.97

Sheet 1

Claddings to be installed to manufacturers requirements in particular, fixing and ground clearance.



GLAZING CONFORM NZS 4223		
PARTS 1, 2 3		
FIT SUITABLE FLASHINGS, ETC.		
JOINERY <i>NZS 4221</i>		
NIGHT WIND	1100pa DWP	
VERY HIGH	1550pa DWP	✓

KAPITI COAST DISTRICT COUNCIL
AMENDED/REVISED PLANS

Date Received
Date Approved *23/98*
Approving Officer *[Signature]*

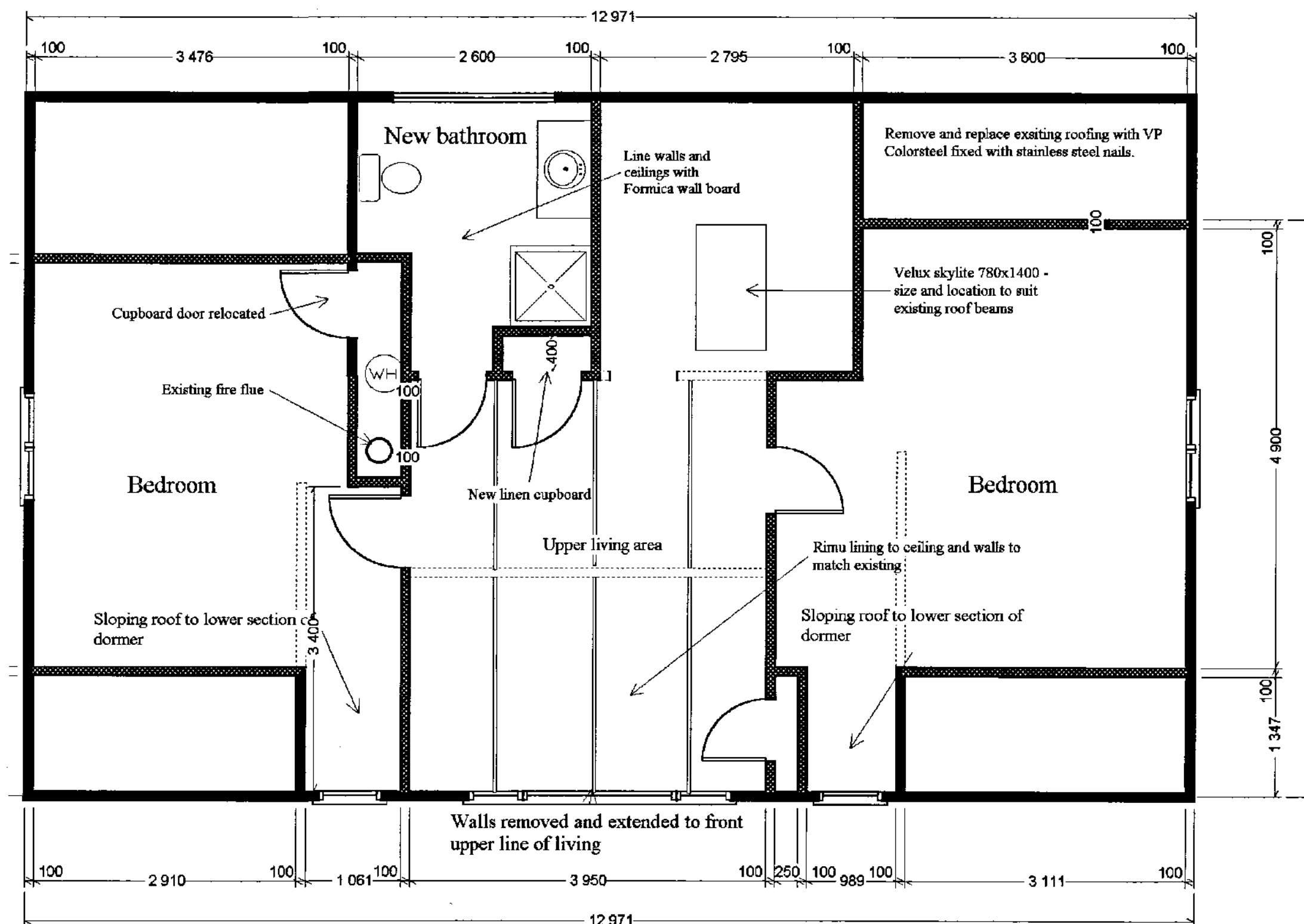
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Elevations
Date : 10.12.97

Sheet 2



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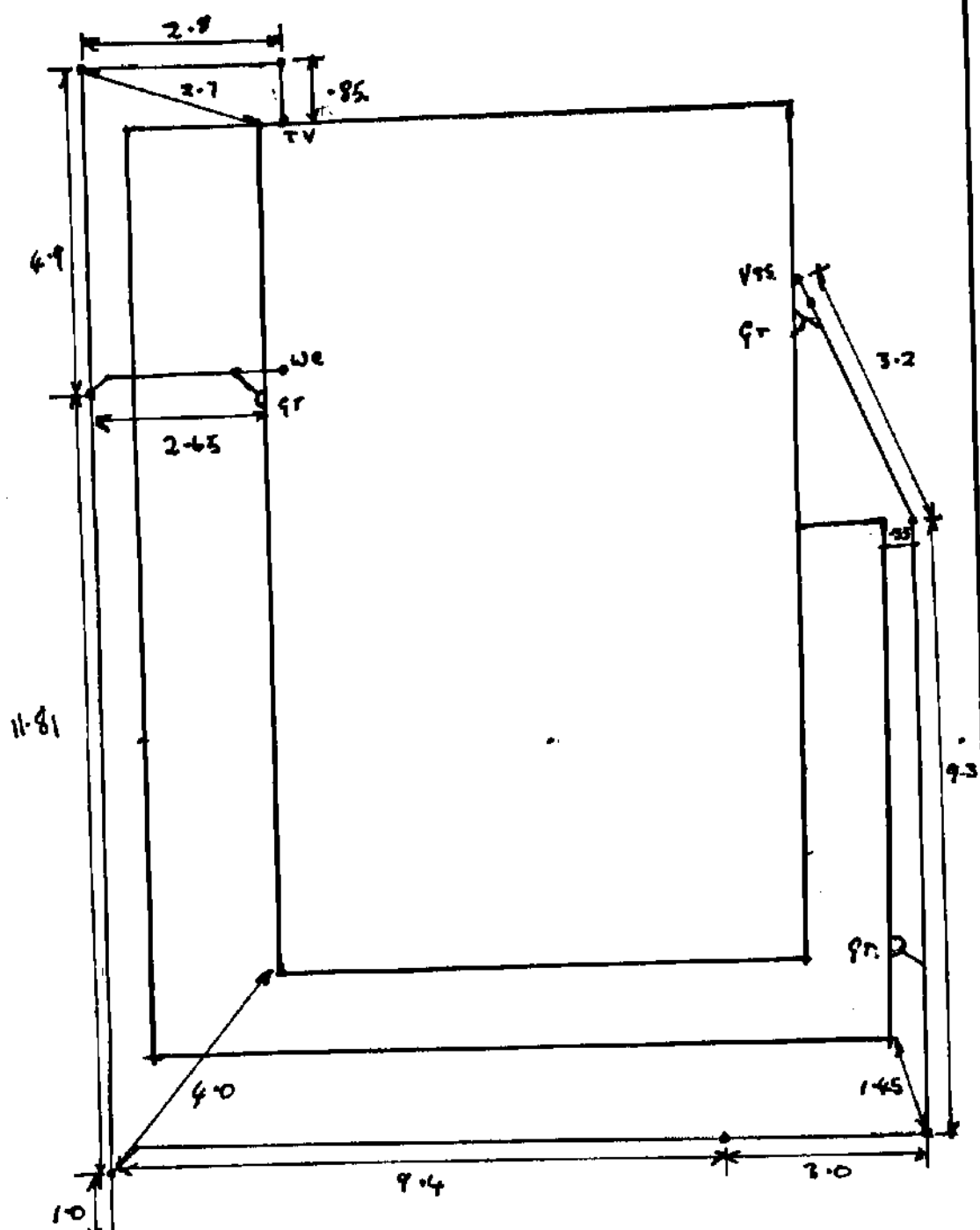
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1st floor altered to extend living and new bathroom

Date : 10.12.97

Sheet 3



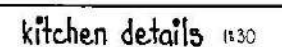
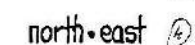
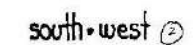
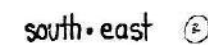
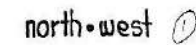
11 WAIHEKE ST

LOT 102

D.P. 47126

D/L FRANKLIN

28-11-84



Basic Design

Drawing Number

83-108

Sheet 2 Of 3

FOR COUNCIL USE:

Department	✓ For Referral	Comments	Approving Officer / Date
Planning			
Plumbing and Drainage			
Building	✓		<i>Lea Lih</i> 18.11.2014
Fire Design			
Compliance Sched			
Structural			
Hazardous Substances			
Environmental Hea			
Other.....			
NOTES:			

**AMENDED BUILDING CONSENT
APPLICATION COVERSHEET (Green Folder)**

11 Waiheke Street, Waikanae

Building Consent No.	980010A
Building Project	Durability modification

CONSENT DATA INPUT REQUIREMENTS

✓ Required Inspections	✓ Required Inspections	✓ Required Inspections	✓ Required Inspections
Foundation/Piles	Drainage	Pre-lining (Plumbing)	Final (Dwelling)
Block	Pre-Wrap	Wet areas - membrane	Retaining Wall
Pre-Slab (Plumbing)	Pre-Clad	Post Lining	
Pre-Slab (Building)	Weathertightness	Brick Veneer	
Sub-Floor	Pre-lining (Building)	Retaining Wall	

Office use	✓	Office use	✓
32	Lapse and cancellation after 12mths of consent	23A	Second hand wood burner certified
2	Engineer design specific components	25	Contractor to leave site clean and clear
3	Foundations to solid bearing of 200mm	30	To comply with Food Hygiene Regulations 1974
4	NZS3604 as acceptable solution in terms of NZ Building Code	31	As in CCZ, all fixings need to be stainless steel
6	Not approved as Habitable Room	33	Approval only given for relocation purposes
9	Note and comply with all endorsements on approved plans	34	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
10	Names and Registration of plumber and drain-layer required	38	Window sashes on upper levels less than 760mm above floor to have stays fixed
11	Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	39	Construction of playground to comply with NZS5828
12	Hot & Cold water pipes tested to 1500kPa	40	Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
13	Roof stormwater to be connected to existing	43	Textured systems should be applied by licensed, trained applicators – supply warranty
15	Owner/builder to ensure prop foundation height will allow satisfactory connection	44	Exterior cladding system to be completed and inspected prior to internal lining
21	Minimum FFL to comply with NZS3604		
23	Installation of solid fuel appliance (wood burner) comply and secured		

Act Ref	✓	Standard Consent Conditions	Comment
37		Resource Consent has not yet been obtained	
72 73		Land subject to natural hazard	
75-80		Construction on two or more allotments	

Non-Standard Addenda

Yes/No	Compliance Schedule
Yes/No	Office - please see additional consent data comments on next page

OGST 51-860-606

Received with thanks by 6/01
KAPITI COAST DISTRICT COUNCIL

13-11-14 14:27 Receipt no.483963

COPY *COPY* *COPY*
DR BC980010A MARSHALL 214.00-
Marshall:::
CQ EFT
Marshall 214.00

000001

REF
13 NOV 2014
BY: *SA*



DURABILITY MODIFICATION

Address of Property:	
11 WAIHEKE STREET WAIKANAÉ	
Building Consent Number:	
BC 980010	
Request:	
Due to the time delay in my application for a Code of Compliance Certificate, I would like to amend the above Building Consent in relation to a modification of durability clause B2.3.1 of the Building Code.	
The commencement date for durability is to be backdated to:	Date 18-2-98
Signature:	
Name: (please print) JOHN MARSHALL	
Signed: <i>John Marshall</i>	Date 13.11.14

Speak To Any Building Officer.

NEED TO AMEND CONSENT

DATE BACK DATES TO 18/2/1998. (PENDING APPROVAL)

WILL BE A COST AROUND 210.00.

The back dating of the commencement of the date for durability, as at 18.2.1998 is agreeable to both parties. After going through the inspection records online.

Len Smith

17.11.2014

Building Consent Number: 980010A

Street Address: 11 Waikare St, Waikare.

[illegible]

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

SHEET B

1
Total B.U.'s
Required

2
Wall Line

4

5
Wall Bracing Elements Provided

8

ALONG

Label

Minimum
B.U.'s
Required

Label No.

Type

Rating
B.U.'s/m

Length
(m)

B.U.'s
Provided

A

A1

10 ✓

83 ✓

1.90 ✓

157 ✓

A2

10 ✓

83 ✓

3.60 ✓

298 ✓

130 ✓

Sub-total

455 ✓

B

B3

9 ✓

83 ✓

2.20 ✓

183 ✓

B4

9 ✓

83 ✓

2.60 ✓

215 ✓

70 ✓

Sub-total

398 ✓

C

C5

10 ✓

83 ✓

1.80 ✓

149 ✓

C6

10 ✓

83 ✓

1.80 ✓

149 ✓

130 ✓

Sub-total

298 ✓

D

896 ✓

Sub-total

1144 ✓

TOTAL

330

TOTAL

1151 ✓

ACROSS

L

L7

10 ✓

83 ✓

3.90 ✓

323 ✓

79 ✓

Sub-total

323 ✓

M

M8

9 ✓

83 ✓

4.60 ✓

381 ✓

M9

9 ✓

83 ✓

2.00 ✓

166 ✓

70 ✓

Sub-total

547 ✓

N

N10

10 ✓

83 ✓

0.900 ✓

74 ✓

70 ✓

Sub-total

74 ✓

O

O11

10 ✓

83 ✓

2.70 ✓

224 ✓

79 ✓

Sub-total

224 ✓

P

Sub-total

1144

TOTAL

298

TOTAL

1168 ✓

PROJECT PERHAM... HOUSE - WAIKANAHE.....

Proj. No. ... LH 907 ...

Date ... NOV 1983 ...

By ... G.R.S. ...

RAFTERS - Max span 4.0m @ 900cs

$$\text{load} = 0.95 \times 0.9 = 0.85 \text{ kN/m}$$

$$M = \frac{WL^2}{8} = \frac{0.85 \times 4.0^2}{8} = 1.7 \text{ kNm}$$

$$f_b = \frac{M}{Z} = \frac{1.7 \times 10^6}{6.7 \times 10^6} = 2.5 \text{ N/mm}^2$$

$$S_x = 3 \frac{D}{B} = 3 \times \frac{300}{50} = 18$$

(supported on tension
edge in wind comp,
edge otherwise)

$$f_b \text{ all} = 6.0 \times 2.5 = 15 \text{ N/mm}^2 \therefore \text{OK}$$

SHEET B

1	2	3	4	5	6	7	8
Total B.U.'s Required	Wall Line		Wall Bracing Elements Provided				
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
ALONG	A		A1	9	83	1.90	157
			A2	9	83	3.60	298
		130	Sub-total				
	B		B3	9	83	2.20	183
			B4	9	83	2.60	215
		70	Sub-total				
	C		C5	9	83	1.80	149
			C6	9	83	1.80	149
		130	Sub-total				
	D						
			Sub-total				
1144	TOTAL	330	TOTAL				1151
ACROSS	L		L7	9	83	3.90	323
		79	Sub-total				
	M		M8	9	83	4.60	381
			M9	9	83	2.00	166
		70	Sub-total				
	N		N10	9	67	1.100	73
		70	Sub-total				
	O		O11	9	83	2.70	224
		79	Sub-total				
P							
		Sub-total					
1144	TOTAL	298	TOTAL				1167

SHEET B

1 Total B.U.'s Required	2 Wall Line	3 Minimum B.U.'s Required	4 Label No.	5 Type	6 Rating B.U.'s/m	7 Length (m)	8 B.U.'s Provided
ALONG	A		A1 ✓	9	83	1.90	157
			A2 ✓	9	83	3.60	298
		130	Sub-total				455
	B		B3 ✓	9	83	2.20	183
			B4 ✓	9	83	2.60	215
		70	Sub-total				398
	C	✓	L5	9	83	1.80	149
			L6	9	83	1.80	149
		130	Sub-total				298
	D						
			Sub-total				
1144	TOTAL	330	TOTAL				1151
ACROSS	L	✓	L7	9	83	3.90	323
		79	Sub-total				323
	M	✓	M8	9	83	4.60	381
			M9	9	83	2.00	166
		70	Sub-total				547
	N		N10	9	67	1.100	73
		70	Sub-total				73
	O	✓	O11	9	83	2.70	224
		79	Sub-total				224
	P						
			Sub-total				
1144	TOTAL	298	TOTAL				1167

BRENZ

SHEET A

(CIRCLE whichever is applicable)

NAME: Perhami

ADDRESS: 101 102 Waiheke St
Waikanae

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / Low

W = 80 B.U.'s/m

EARTHQUAKE ZONE: A / B / C

E = 7 B.U.'s/m² 5.38

ROOF OR BUILDING LENGTH

BL = 14.3 m

ROOF OR BUILDING WIDTH

BW = 11.2 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 160 m² 153

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 7 x 160 = 1120 ⁸²³ B.U.'s

WIND: B.U.'s ALONG

W x BW = 80 x 11.2 = 896 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 80 x 14.3 = 1144 ¹¹⁴⁴ B.U.'s

SKETCH PLAN (external and internal walls):

APPROVED

Res

COUNTY ENGINEER.

DATE 10/11/83

BRENZ

SHEET A

(CIRCLE whichever is applicable)

NAME: Perham

ADDRESS: lot 102 Waiheke St
Waikanae

STOREY: ☒ Single or Uppermost
☒ Lower of two or middle of three ??
Lower of three

ROOF TYPE: light / Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / Low

W = 80 B.U.'s/m *steep roof = single 33' steep 0°-25°*

EARTHQUAKE ZONE: A / B / C

E = 4 B.U.'s/m² 3

ROOF OR BUILDING LENGTH

BL = 14.3 m ✓

ROOF OR BUILDING WIDTH

BW = 11.2 m ✓

GROSS ROOF OR BUILDING PLAN AREA

GPA = 160 m² ✓

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 4 x 160 = 640 ⁴⁸⁰ B.U.'s

WIND: B.U.'s ALONG

W x BW = 80 x 11.2 = 896 ⁵⁷⁰ B.U.'s

WIND: B.U.'s ACROSS

W x BL = 80 x 14.3 = 1144 B.U.'s

SKETCH PLAN (external and internal walls):

rafters take loads across

To allow for short walls (1.40 high)

$$\frac{2.40}{1.80} = 1.33 \times 42 = 55.8 \text{ B.U.'s}$$

APPROVED

R/S

COUNTY ENGINEER.

DATE 10/11/83

File

SHEET B

1 Total B.U.'s Required	2 Wall Line	3 Minimum B.U.'s Required	4 Label No.	5 Type	6 Rating B.U.'s/m	7 Length (m)	8 B.U.'s Provided
ALONG	A		A12	1	55 ₄₂	5.40	297-70
			A13	1	55 ₄₂	3.60	198-47
		130	Sub-total				495
	B		B14	1	55 ₄₂	3.00	165-39
			B15	1	55 ₄₂	4.30	236-58
		130	Sub-total				401
	C						
			Sub-total				
	D						
			Sub-total				
480 ✓	896	TOTAL	260	TOTAL			896-206
ACROSS	L						
			Sub-total				
	M						
			Sub-total				
	N						
			Sub-total				
	O						
			Sub-total				
	P						
			Sub-total				
	TOTAL		TOTAL				

Misc.

✓ Cales check.

✓ check sheet wall footing assumption. (siding cales - upper) ^{if cales OK over disallowing footing}

✓ Retaining wall - design / cales?

✓ No water connection for.

✓ cales - Note $\phi 12$ bolts @ 600 c/c to top plate

Site + drainage

✓ edges.

✓ Height

✓ Daylighting

✓ Final details of drainage to be confirmed with

Sht 2

✓ concrete - cantilevered deck support roof; 2000 wide - eng. cales

✓ 250 UBS1 - cales.

Support for 300x50 bottom chords of rafters on area 250x75

✓ Domes outside 360 ft (50° pitch)

✓ High studs?

✓ 300x100 beams - design cales

✓ Veranda post / pile connection to 360 ft

Sht 1

✓ check basement framing

✓ Block footing (B/R, and) requires min 300x200 area with 3/4 12 rods (1 - top; 2 - bottom) with $\phi 10$ ties at 600 c/c max.

✓ Shield not fully free (reverse flow)?

✓ Wall bracing - O.K.

✓ Roof bracing - O.K.

Sheet bracing & sheet material for bracing elements - T & J over

Check $200 < 250$ - ok.

$$S = 10.89 \text{ Nil error.}$$

$$RDL = 2.22$$

$$RSL = \text{Nil}$$

$$\text{Joint Span} = 7.5$$

$$\text{Beam Span} = 1.6$$

$$FDL = 1.13$$

$$FLL = 5.63$$

$$DL = 3.35$$

$$TL = 8.98$$

$$100 = 75 \text{ at } 1.25 \text{ span gives } TL = 10.88 \quad PL = 9.92 \quad LL = 10.88$$

\therefore OK.

Wall bracing Single story, steep pitch; storey in roof.

$$E = h + \frac{W_{2.55}}{W_{2.80}} (6 - 4) = \underline{5.38}$$

$$W_{AL} = \underline{80}$$

$$W_{AC} = \underline{80}$$

$$E/Q =$$

(2)

24 June 1978.

Mr. J.J. Verbar,
A. 3748,
1. 1. 1.

Dear Sir,

Re: 11 WALTON STREET, WAIPAAH.

Further to your recent request for permit deposit refund of \$100 in respect of the dwelling constructed at the above address. An inspection has revealed that whilst the building is basically complete further work on the property is required to effect completion and the resultant refund in question.

1. Gully surround on the lower level by the gully to be raised 800mm above ground level as per N.A. Drainage and Plumbing Regulations 1978.
2. All concrete gully surrounds require concreting in place and mortar sealing between the surround and 90 gully dish.
3. A concrete vehicle entrance is to be installed to N.C.C. standard specification Type "A" (copy enclosed together with circular letter).

Upon your notification to this Office of completion of the above work inspection will be made. Approval may then result in deposit monies being refunded.

Yours faithfully,

ACB

A.C. Hastings,

11 WALTON STREET, WAIPAAH.
BUILDING INSPECTOR

PERMIT **W** N^o 5869**HOROWHENUA COUNTY COUNCIL****WAIKANAE DISTRICT COMMUNITY****PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK**Mr S. Franklin26 Ogilvy TerracePiminton

(a licensed plumber or drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by

Mr R. Perham and situated in Waikanae Street Street (orRoad), Waikanae being described as 6d 102 DP4-1136Description of work: Plumbing & drainage to new dwelling

Estimated Value of work excluding materials:

Estimated Cost \$ 1600.00Receipt No. 514Permit Fee \$ 102.00Connection Fee \$ —TOTAL \$ 102.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1978 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the

day of _____ 19____

Date 6-12-83

County Engineer

This permit is issued subject to:

* Endorse DKP. G. Robinson**HOROWHENUA COUNTY COUNCIL****WAIKANAE DISTRICT COMMUNITY****Notice of Completion of Work and Request for Inspection**To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____

_____ Street/Road, owned by Mr _____ the plumbing/drainage

works specified in Permit No. _____, issued on _____ 19____, and I do hereby request that such works should be inspected.

Dated this _____ day of _____ 19____

Plumber/Drainlayer

Address of Plumber: _____

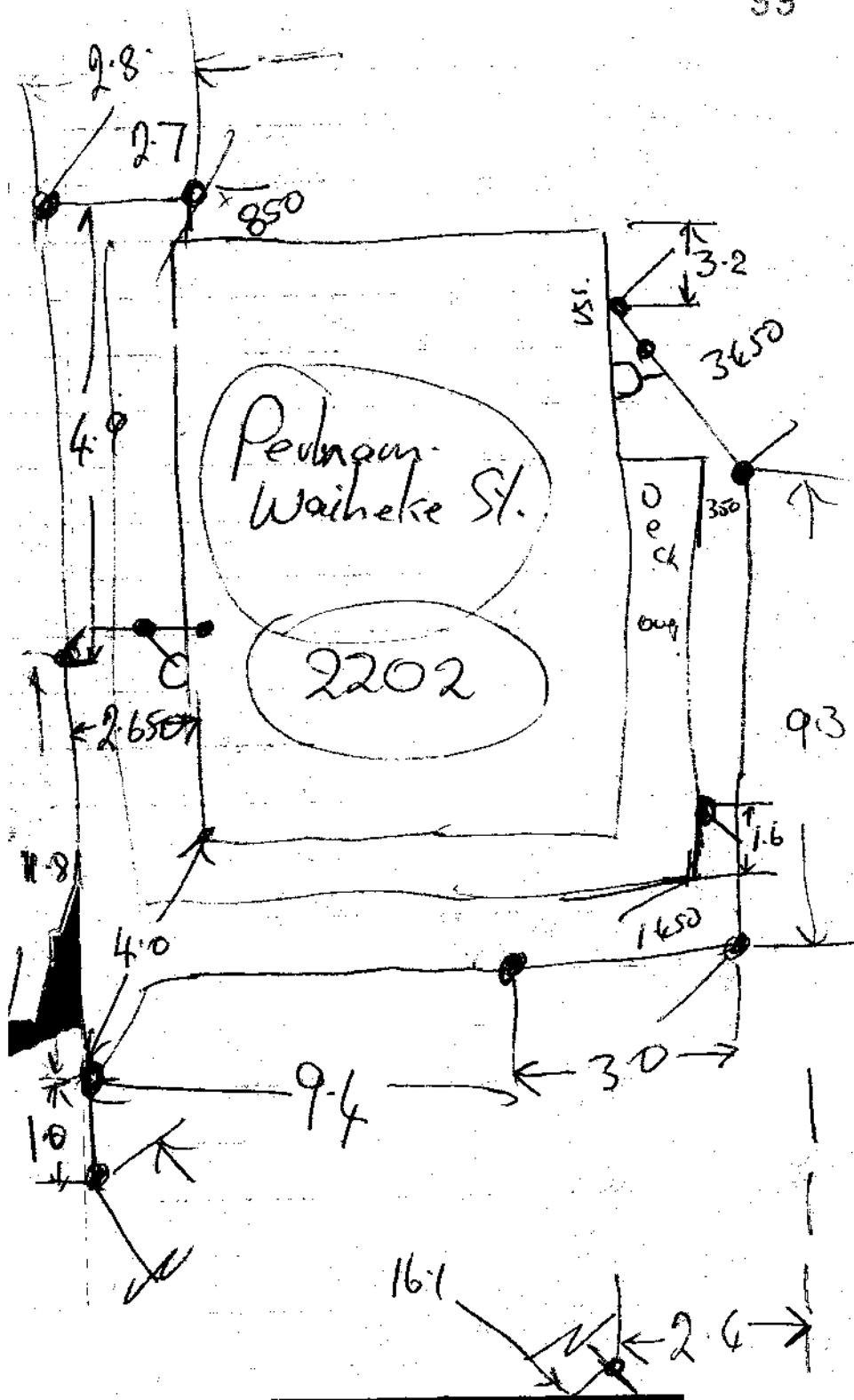
FOR OFFICE USE ONLY

The works above referred to in Permit No. _____

I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: _____ 19____

Inspector



Date Inspected

COMPLETED (Signature)

Date

27/3/85 Completed No. 1/2 M

Ilkhan County Council No. 14056

Inspector: M

File No.

Receipt No. 5114

Date Permit issued 6/12/83

OWNER

Name R. Dubois

Mailing Address 4500 Line
R. L. R.

BUILDER

Name J. H. Montgomery

Mailing Address 24 A Pennimaker Crescent
Brickton

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

Street No. 11

Street Name Winkler Street

Town/District Winkler

Riding Winkler PC

LEGAL DESCRIPTION

Valuation Roll No. 14014/405/14

Lot 102 D.P. 44126

Section Block

Survey District

Dwelling

LOT AREA

Whole Sq. Metres 240

LIVING UNITS

Number Erected

ESTIMATED VALUES

Building	<u>54000.00</u>
Plumbing	<u>5000.00</u>
Drainage	
TOTAL	<u>59000.00</u>

NATURE OF PERMIT

☒ **NEW BUILDING**
- include dwelling added, exclude domestic garages

☐ **FOUNDATIONS ONLY**

☐ **ALTERED, REPAIRED, EXTENDED**
- include conversions and related buildings

☐ **NEW CONSTRUCTION OTHER THAN BUILDINGS** - include demolitions

☐ **DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS**

FEES APPLICABLE

Building Permit	<u>255.00</u>	Water Connection	
Street Damage Deposit	<u>300.00</u>	Vehicle Crossing Levy	
Building Research Levy	<u>44.00</u>	M.S. Plumbing	
Plumbing	<u>107.00</u>		
Drainage			
Sewer Connection			
TOTAL:	<u>1096.00</u>		

Receipt No. 5114

Date of Payment 5/12/83

Authorized Officer

Special Conditions: Pr D Steve Franklin

not started 5-1-84

5-4-84 BLOCKWORK BASEMENT FINISHED. FRAMING TO 1ST FLOOR complete.
RAFTERS STANDING DM.

Date Inspected	REMARKS (e.g. stage reached with work)
30/5/84	Pre-lining inspection 2 nails missing from rafter, no straps to 1.5m openings Type 9 brace missing from grid N.
5/7/84	✓ E. Required DM

1st June 2001

Mr R Perham
130B Woburn Road
LOWER HUTT

COPY

Dear Sir

BUILDING CONSENT 980010 – 11 WAIHEKE STREET, WAIKANAE

The following items require completion or change to comply with the above building consent documents:

1. No plumbing inspection requested, no sign of a tempering valve.
2. Insulation missing in roof space cavities.
3. A copy of the roofing warranty is to be sent to the Council.

When the above work is complete, please arrange for re-inspection.

Yours faithfully


Simon Copp
BUILDING CONTROL OFFICER



RESIDENTIAL ROOFING Warranty

BHP NEW ZEALAND STEEL LIMITED WARRANTIES BHP Steel Building Products

That its residential roofing products manufactured from COLORSTEEL® VP material, will perform as follows:

1. Will not flake, peel or excessively fade within the first 15 years.
2. Will not perforate through corrosion within 25 years, when used as a roof covering.
3. Will conform to our Technical Specifications.

Testing to determine coating performance will be in accordance with the methods described in Australian Standard AS1580. The measurement will be the stated performance levels published in the current COLORSTEEL® VP Data Sheet.

Roofing products manufactured from COLORSTEEL® VP products are subject to normal wear and tear which will include some uniform fading, chalking and dirt collection.

Edge sealer must be applied to cut edges to retain the protective envelope.

Roofing products manufactured from COLORSTEEL® VP material will not withstand attack from:

- a. organic solvents;
- b. continuous service temperature exceeding 65°C;
- c. intermittent service temperature exceeding 80°C;

COLORSTEEL® VP roofing will not be warranted if used in the above conditions.

REMEDIAL ACTION

If the roofing product manufactured from COLORSTEEL® VP material is affected by flaking, peeling or excessive fading within the first five years from the date of despatch, it will be replaced (including labour), through the Roofing Manufacturer by BHP New Zealand Steel Limited.

Following this period if the COLORSTEEL® VP product has failed to perform as warranted, the Roofing Manufacturer will at his sole option repaint or replace (including labour) the affected panels.

Where the manufacturer elects to repaint the roof, a new warranty shall be issued to cover the balance of the original offer for both the paint and the perforation protection.

The roofing manufacturer shall not be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions.

The Roofing Manufacturer does not warrant COLORSTEEL® VP roofing product against defects or faults caused by:

- i) Storage in excess of 12 months from date of delivery, poor storage or poor handling.
- ii) Poor installation - except where Section (ii) and (ii/a) are completed below.
- iii) Mechanical damage after installation.
- iv) Failure to apply an approved edge-sealer to cut edges.

(i) This warranty is issued by **BHP Steel Building Products** as Roofing Manufacturer and warrants the following material:

L/No. **V129135, V129135** Colour: **Jute** Installed: **14/3/98** Profile: **Kliplok**

(ii) This roof was installed by **Tuohy Homes** and is warranted for **DICK PERHAM**.

by that installer against faulty workmanship or defects caused by poor installation. The installer does not warrant the roof against mechanical damage occurring after installation.

(iii) This warranty is accepted by **Tuohy Homes** 11 Waibche St Waikanae Beach

(i/a) Signed for Manufacturer:

[Signature]

Date: **8 / 4 / 98**

(ii/a) Signed for Installer:

[Signature]

Date: **14 / 4 / 98**

(iii/a) Signed for Owner:

Date: **1 / 1**

TUOHY HOMES LTD.

Ulric Street, Plimmerton
PO Box 54-162 Mana. Phone 04-233-8018
Fax 04-233 8165
Email philtuohy@clear.net.nz

FAX MESSAGE - FROM

To : Kapiti Coast Council

Fax # (04) 9045830 Date : 7/6/2001

Attention : Simon Copp

From : Brent - (025-505487)

We are sending _____ pages, including this sheet. Please ring us if all copies are not received.

Message : To follow is Roof Warranty

for N° 11 Waiheke St.

Waikanae Beach, as requested for
Code of Compliance.

Plumber has been instructed to install
leaking valve to cylinder.

Regards

B.T.





KAPITI COAST DISTRICT COUNCIL
175 Rimu Road
Private Bag 601
Paraparaumu

Phone (04) 9045 700

FACSIMILE TRANSMISSION from (04) 9045 830

To: Toohey Homes Ltd Fax No: 04 2338165

Pages: (incl. this page) _____
From: Simon Copp Date: 30/5/01
Subject: 11 Waiheke St Waikanae Beach

 The content of this fax is intended only for the persons named above and the information may be legally privileged. If this fax is not addressed to you, you must not use, read, distribute or copy this document. If you have received this document by mistake or if any pages are unclear or missing, please  us immediately on (04) 9045 700. Thank you.

final inspection requested by owner.

- i) no Plumbing inspection requested. no sign of tempering valve.
Insulation missing in roof space area.
roofing warranty required Please send a copy to Council.

FEE CALCULATION SHEET

Application No: 980010

Date: 9.1.88

Site Address: 11 Waiheke St.

duy, a. 1. 1. 1.

ADMIN = \$40 per hour

PLAN VETTING = \$72 per hour

INSPECTIONS = \$60

TECHNICAL CONSULTANTS = Cost + 10%

NETWORK UTILITY OPERATORS = Cost + 10%

CLASSIFICATION		\$	PLAN VETTING				TOTAL \$	CONSULTANT \$			TOTAL \$	INSPECTIONS						TOTAL \$	ADMIN \$	PDM	TOTAL
			PI	D	Bld	EH		T/P				Site	PI	D	Bld	EH					
1	Fire Places, Signs	0-1500																	40	NIL	
2	Sheds, Carports	1501-4000																	40	NIL	
3	Garages, Conservatories, Swim Pool, etc	4001-10000																	40	50	
4	House Additions	4001-10000																	40	50	
5	House Additions	10001-50000	2	2	0		\$K80-	2			\$B6-		2	1	2			\$B300-	40	50	606-
6	Dwellings	50001-100000																	40	100	
7	Dwellings	100001-150000																	40	100	
8	Dwellings	150001-200000																	60	100	
9	Dwellings	200001-250000																	60	140	
10	Dwellings	250001-300000																	80	140	
11	Dwellings	300000 +																	80	160	
12	Commercial/ Industrial	0-10000																	40	50	
13	Commercial/ Industrial	10001-50000																	40	60	
14	Commercial/ Industrial	50001-10000																	40	100	
15	Commercial/ Industrial	100001-150000																	40	100	
16	Commercial/ Industrial	150001-200000																	60	100	
17	Commercial/ Industrial	200001-250000																	60	140	
18	Commercial/ Industrial	250001-300000																	60	140	
19	Commercial/ Industrial	350001-350000																	60	140	
20	Commercial/ Industrial	350001-400000																	80	160	
21	Commercial/ Industrial	400001-450000																	80	180	
22	Commercial/ Industrial	450001-500000																	80	200	
23	Commercial/ Idnustrial	5000000 +																	80	250	

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		STANDARD CONDITIONS			
14		32	✓	17	
1		2	✓	18	
7		3		19	
16		4	✓	20	
2		5		21	
3	✓	6	✓	22	
4		7	✓	23	
8	✓	8	✓	30	
5		9	✓	31	
10	✓	10			
12		11			
6	✓	12			
9	✓	13			
11		14			
13		15			
15		16			

NON STANDARD CONDITION

1. What is the main purpose of the document?
 2. What are the key findings of the study?
 3. What are the limitations of the study?
 4. What are the implications of the study?
 5. What are the conclusions of the study?
 6. What are the recommendations of the study?
 7. What are the future research directions?
 8. What are the acknowledgments?
 9. What are the references?
 10. What are the appendices?

FINAL INSPECTIONS

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION CHECK	RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
Insulation							
Joinery & Flashings							
Glazing (Safety etc)							
Range/Bathroom Fans							
Comb, Heater/Chimney							
Floor Levels							
Post Connections							
Subfloor Ventilation							
Subfloor Access							
Room Ventilation							
EXTERIOR CLADDINGS							
Walls							
Roof							
Hot Water Temp							
H/W Cyl, Valves & Restraint							
Waste & Drain Vents							
Gully Traps							
Spouting & Downpipes							
Stormwater Drains							
ENG SUPERVISION CERT							
FIRE FACILITIES							
EGRESS				some insulation Missed in Dorman			
DISABLED				no sign of Tempering valve			H. W. C. not on
EHO				roof warranty			
				safety glass Shower			none on window in upstairs Bathroom
BARRIERS							
LANDSCAPING							

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building			Services		
Plumbing			Resource Management		
Drainage			Air Conditioning		
EHO					
Lifts					
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT.
 CODE COMPLIANCE CERTIFICATE NUMBER

Signature

Designation

Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE