# Sharalyn Fraser

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

## **CODE COMPLIANCE CERTIFICATE**

Section 95 Building Act 2004

Consent No: 980010



	The	Building	
Street address of	11 WAIHEKE STREET,	Building name:	
building:	WAIKANAE		
Current, Lawfully	Residential Dwelling	Location of building wit site/block number:	hin
established, use:		Intended life of the build 50 years or less:	ling if
Level/unit number:		Year first constructed:	
Legal description of land where building is located:	LOT 102 DP 47126	ı a	-
	The	Owner	
Name of owner:	J R & B L Marshall	Street address /registered office:	
Contact person:	John Marshall		
		Phone numbers:	
Mailing address:	11 Waiheke St	Landline:	04 293 1482
12	Waikanae 5036	Mobile:	027 2425 685
		Daytime:	
Email address:		After hours:	
Website:		Facsimile number:	
First poin	t of contact for communicati	ons with the Kāpiti Coas	t District Council:
	Build	ling Work	
Building Consent No:	980010	Issued by:	Kāpiti Coast District Council

**Code Compliance** 

**Project Description:** 

The building consent authority named below is satisfied, on reasonable grounds, that:

**ALTERATIONS & ADDITIONS** 

(a) the building work complies with the building consent.

Russell Brook - Team Leader - Site Inspections

On behalf of Kāpiti Coast District Council

Date: 25 November 2014

## SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

STIMATE	D VALU	E O	F W	ORK								FEES
A CONTRACT OF THE PARTY OF THE			Not	exceeding	\$1,000							\$12.00
Over	\$1,000	and	not	exceeding	\$3,000							\$18.00
	\$3,000	93	"	,,	\$7,000			r				\$40.00
,.	\$7,000	23	99	,,	\$10,000							\$60.00
,,,	\$10,000	22	33	93	\$15,000					in		\$75,00
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,.	\$20,000	22	29	23	\$25,000						inter	\$125.00
32	\$25,000	22	22	"	\$30,000	******						\$150.00
,,	\$30,000	"	. 55	31	\$40,000	wom	*****	*****				\$175.00
9	\$40,000	22	22	99	\$50,000			******				\$200.00
,,,	\$50,000	23	33	***	\$60,000							\$225.00
	\$60 000		"	23	\$70,000			*****				\$250.00
**	\$70,000		22	,,	\$80,000				*****	*****		\$275.00
**	\$80,000	455.10	22	,,	\$90,000	*****			â			\$285.00
93	\$90,000				\$100,000	******	*****	*****			-	\$295.00
22	\$100,000		"	**	\$150 000		******			*****		\$325.00
**			22	**	\$200,000							\$350.00
99	\$150,000	22	22	32	4200,000	******		37.77				The state of the s

## FEES PAYABLE FOR SPECIAL DUTIES

For every \$50,000 extra add \$50.00.

For inspection required in the case of proposed structural alterations before plans for approval	\$10.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	\$20.00
For inspecting old timber before re-using the same in a new building	\$10.00
For any inspection that may be deemed necessary in connection with any building or work in resepect of which no fee has otherwise been paid	\$10.00
For inspecting any timber or building outside the County prior to re-using or resiting within the County — actual expenses incurred.	
For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.	

# Horowhenua County Council

PERMIT No. 14856
BO68451
LOCALITY Warkange

DATE RECEIVED / : // : 83 . DATE ISSUED 6 : 12 : 83 .

# APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Perham.

FOR OFFICE USE ONLY

**REMARKS:** 

Woll browing schmarland required for planting both directions.

13. Woon to check coles. But no

APPROVED

R.T. Buling COLUMN ENGINEER.

DATE 10/11/83

It is the responsibility of the owner and or builder to ensure that proposer building levels are compatible vi. . existing sewer connection level's.

NOTE .-

1 All Plans and Specifications must be in ink.

Valuation Book No. 14940 70599 Date	21 124	
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## APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR, Horowhenua County Council, Bath Street, Levin.

Postal Address: Horowhenua County Council, P.O. Box 258, Levin.

			eviii.				
							dance with the under-
men	ntioned par	ticulars in		· Wai	Kange		RIDING.
1	Type of l	Building:	Duelli			With City Court Co	
	Dwellings,	etc.; addition	s or alterations				4
	Particular:	of Building:	Foundations:	Concrete 1	Walls: Yumb	er Root	: Iren
	Total floo	r area:	240	sq. metres.			
		260		ing is to be used or o	12		
	use or occ	cupation for a	separate purpo	ose) Devell	<u>_</u>		www.www.www.ww.ww.ww.ww.ww.
			10-	7	17171		
	Allotment:	26 m2	Lot:	D.P.;	# 140	Section:	
		ull Name:	0	Perham	and the second	Locality: Wai	
74	Address:	اح.	Contract to the Contract of th	liks P			
	(	If Section	ì				Manage of the second se
	Previous Owner	has been recently	\		····	and the spectrum of the second	
		transferred	J			, / )	11 0
6. ·	Frontage (	Length):	***************************************	Name of St	reet or Road:!	11 11/041	heke >
7.	Estimated	Value of Buil	ding— \$ ?	39000:00	0		
1	Plumbing	and Drai	nage— \$	8000:00	>	Total \$ 9	7 000 : 00
28.	Fees \$	285	:00:			No. of Receipt	5114
		of Fees on B					
		tesearch Levy will be carried		7 : 00 Fo	otpath Damage		300:00
				ny this Application	S		
				be provided.			
Toge section mate Engi	ther with ons, and s rials of co neer the e	every applications, vonstruction and vact nature and	tion there shall which shall tog d workmanship.	be submitted to the ether furnish complete and which shall be the proposed undertak	e details of design	gn and qualities a	and descriptions of all
(	(b) An ele	or plan of eac evation of each	n external wall:	ndation element (for e	*nlo: +=:=f==		4.8
	pile, c	antilevered pil	e, etc.);	or, floor, wall and ro			
	bracing	or brace, diago g element;	onal brace, and	wall bracing element	and the number	of bracing units	assigned to each wall
(	() Where	a building re	equires Plumbir	sheathing and lining. ng and Drainage Worl any such work.	c, a separate aj	pplication form r	must be filled in and
Sign	ature of	Applicant	gell el	onto mo us	,		or PULL DED
		/	1. 1	y will find	Λ		as BUILDER or OWNER.
Add	ress	247	Paren	rale Cies	Paseu	rata.	
B	der's Nar	ne [ if not	)				
	Address	the applicant			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***************************************	

## PLAN OF ALLOTMENT

Showing position of proposed building on such allotment, NOTE.—Distances of each building from boundary lines must be clearly indicated, (Scale: Two squares to one metre.)

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APPROVED BY BUILDING Leon Smith 18/11/2014

1000001





## **DURABILITY MODIFICATION**

Address of Property:	
11 WAIHERE STREET WAIKANAE	
Building Consent Number:	
BC 980010	
Request:	
Due to the time delay in my application for a Code of Compliand amend the above Building Consent in relation to a modification Building Code.	ce Certificate, I would like to of durability clause B2.3.1 of the
The commencement date for durability is to be backdated to:	Date 18-2-98
Signature:	
Name: (please print) John Mars Hall	
Signed: Manual 1	Date /3.11.14

Deak To Day Bridge Officer.

NEED TO AMOUN CONSULT

NATE BACK DATES TO 18/2/1998. (Premis - Nouthern)

Win DE ACUST Amoun 210.00.

The back detay of the commencement of the date for durability, as at 14.2.1998 is agreeable to both Parties. After going through the inspector provide anti-

## FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

## SCALE OF PERMIT FEES

Estimated Labour Value of Work:	Fee Paya	able:
Not exceeding \$100		\$12
In excess of \$100 but not exceeding \$200		\$18
In excess of \$200 but not exceeding \$300		\$24
In excess of \$300 but not exceeding \$400		\$30

Plus \$6 for every \$100 or part thereof in excess of \$400.



Horowhenua County Council

RECEIVED

OCALITY Warkonae Sower

DATE RECEIVED

4 NOV 1983

DATE ISSUED 6 : 12:83

HOROWHENUA COUNTY, COUNCILL WAIKANAE

APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME

REMARKS:

FOR OFFICE USE ONLY

am

-

It is the responsibility of the owner and or builder to ensure that proposed building levels are compatible with existing sewer connection levels.

Budh

COUNTY ENGINEERS

HOROWHENIA COUNTY COUNCIL

You are required to see the Building Inspector 24 hours' notice of our intention to pour concrete in any foundations or floor stabs for the purpose of Inspection.

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

Valuation Book No.	14940 70599	Date
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# Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR, Horowhenua County Council, Bath Street, Levin.

Registered Drainlayer's Signature, Address, and

Registered No.

Postal Address: Horowhenua County Council, P.O. Box 258, Levin.

n accordance with the underme	entioned particulars.	ermit to carry out DRAINAGE	
Description of Drainage and Pl	umbing Work	tive Franklin Pl	lunleurg)
	a construction of the control of the		-
	55 14719	5. Section:	A
3			
		Locality:	
revious   If Section has been recently transferred	AND THE PROPERTY OF THE PROPER	(11)	COLUMN TO THE TOTAL PROPERTY OF THE TOTAL PR
rontage (Length)	(Name of St	reet or Road) Wachek	e St.
Water Supply (Description) Material Value of Plumbing Work		st. Labour Value of Plumbing V	Vork 9 (100
Material Value of Drainage Work		=	500
Material value of Drainage Work	·	st. Labour Value of Drainage W	YORK \$ :-
	6400		1600-
	li s		
		\$	Total Value \$ 8000 :-
Permit Fee Based on Labo  Water Connection Fee \$  Full Name and Address of Ow	our Value \$ 102	Receipt No.: 511	
NOTE.—The following MUST a	ccompany this App	lication:—	
<ul><li>(a) Ground Plan of Buil to be plotted on or form.</li></ul>	lding showing all dr pposite page. For a	ains, vents, sumps, septic tar sewer connection, complet	nks and sanitary fittings e enclosed carbonised
(b) Specifications of wo	ork materials to be u	sed.	
	should be drawn t		
Stormwater drains shou	ıld be shown (if an	y) in dotted lines	
Signature of Applicant: Address 26 Ogruy	Teg F	limus le	
Craftsman Plumber's Signature, Address, and Registered No.	Im	Ste	ove Franklin Roell

## PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

Boundar		be shown			 
Frontage to	 				 Road
			e - 'x	9	
		24			
		7	100 100 10		¥



PERMIT W Nº 5869

# HOROWHENUA COUNTY COUNCIL

## WAIKANAE DISTRICT COMMUNITY

PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK

Mr S. Franklin		
26 Oailyu Terrace		
pi Uuha		desinformed in homely such as a district to the second
described herein, and as set forth in t	he plan deposited with me,	drainlayer), is hereby authorised to carry out the wor
Mr R. Perham	and situated in	Hoineke Sled Street (
Road), Walkande	being de	escribed as (d 102 0244126
Description of work: Pumbing	g & diamage	to now divelling
Estimated Value of work excluding mate	rials:	
Estimated Cost \$ 1600-	00	Permit Fee \$ 102.00
Receipt No. 514		Connection Fee \$
Receipt 140.		
		TOTAL \$ 102-00
Such work is to be carried out in stri	et accordance with the Plum	nbing and Drainage Regulations 1978 and Horowhen
		ore the
		one the
day of	19	
Date 6-12-83.		County Engineer
This permit is issued subject to:	00 (0)	
x Endorse III.	Ty rollinge	
	HOROWHENUA COUNT	
Notice of C	WAIKANAE DISTRICT C	COMMUNITY d Request for Inspection
To: The Health Inspector,		
Horowhenua County Counci LEVIN.		
	ve completed at premises situ	uated at
		the plumbing/draina
		19 , and I o
hereby request that such works shoul		, and I
Dated this day of		
		Plumber/Drainlayer
	Addres	ss of Plumber:
	FOR OFFICE US	SE ONLY
The works above referred to in Permi		
I HEREBY CERTIFY that the work		and saustactory.
Date:19		Inspector
T & L Levin		



Date 13 /11/14. SCOPE OF IN	NSPECTION SHEET
Time 1 50 ^	
	Project Description 4.55
Restricted Building Work YES / NO  Duilding Plumbing  Circle appropriate Type & Inspection Other  The Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Findinger Supervision Yes No (n/a) Name  Diagram (if necessary)	
Building Plumbing Circle appropri	oriate Type & Inspection Other
Site Found Piles PreSlab Subfloor Drainage PreWrap	PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final
Engineer Supervision Yes No (n/a) Name	
Notes SAFETY GUSS in PLACE. HEST LATER TOUR AT 56°C 0	Diagram (if necessary)
	a was or
Confirmation of person on site	Result: Pass Fail
Name LBP No.	
Clina	
Your next inspection will be(Guidance notes for inspection on the rear of this sheet)	
Tu-1 Malonas	Mulmere
Agreed, Sign	
Officer Name Signature Sig	
Information entered into data base	Initial Date//

## SCOPE OF INSPECTION

Inspections are made in conjunction with, and with the cooperation of, the owner/owner's agent to ensure that the building work complies with the provisions of the Building Act and NZ Building Code. The inspection is general in nature and involves an audit of the following aspects:

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A Certificate of Expert Opinion is required to be supplied to Council.

Site: A surveyor's report, or visible boundary markers provided, so that the set out of the project can be clearly identified.

Foundation: When all formwork has been completed, footings have been excavated and reinforcement is in place.

Piles: When all holes are excavated prior to installation.

Pre-slab plumbing (concrete slab): When all plumbing and drainage pipes have been installed, prior to backfilling.

Pre-slab building (concrete slab): When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.

**Sub-floor (timber suspended floor):** When all sub-floor connections, joists and required blocking, and any suspended plumbing pipe work have been completed, but before any flooring or base boards have been fitted. Relocated dwellings require a sub-floor inspection prior to the base boards being fitted.

**Drainage:** When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.

Pre-wrap: When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.

**Pre-clad:** When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity systems), cavity closers and all flashing systems are in place, but before joinery has been installed.

Weathertightness: When exterior cladding has been installed, flashings in place, air seals fitted to openings, but before any coating system have been applied.

Pre-line (plumbing): When all internal plumbing is complete and plumbing pipe work is under test pressure.

**Pre-line (building):** When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.

Wet area membranes, decks, roofs and shower area: Pre application of wet area membrane, when all outlets and flashings have been installed, ready for membrane installation.

Post application of wet area membrane.

Post-line: When all interior linings have been installed, but before skirting, Scotia or plastering stopping. Installation details of screws check of wall bracing element.

**Block:** When all masonry block work including block foundations for slab floors, is completed, reinforcing in place and washout openings in place.

Brick Veneer: When veneer is at half height and all flashings are in place.

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

Protection installed for membrane system and installation of perforated drainage system before back filling.

**Final:** Final inspections are carried out at the completion of the project and may include entire project, plumbing, drainage and storm water. The Code Compliance Certificate is issued if the building work complies with the approved building consent.

Free Standing Fireplace: Final inspection required only.

In Built Fireplace: Inspection required before installation and after installation.

## PRIVACY STATEMENT

- 1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is Private Bag 60601, Paraparaumu, 5254.
- 2. The information is available for public inspection as part of the Building Record of the property concerned. It can be viewed at 175 Rimu Road, Paraparaumu, 5032.
- 3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 296 4700



## FINAL INSPECTION SINGLE RESIDENTIAL

te Address	NAL - Exterior  Poor ventilation P NA Roof fixings P F NA Spouting + Down-pipes P F NA Flashings - Roof P F NA Penetrations P F NA Gully Dishes P F NA Penetrations P F NA Gully Dishes P F NA Stormwater + site grainage P F NA Grails P F NA Gully Dishes P F NA Diskings - Durability P F NA Grails P F NA Terminal vents/AAV's P F NA Cladding painted/sealed P F NAL - Interior Roof P F NA Food storage/preparation P F NA Solid fuel heater P F NA Grails P F NA Insulation + clearance P F NA Water supply tank P F NA HWC flues P F NA Glading P F NA Glading P F NA HWC flues P F NA Glading P F NA HWC restraint P F NA Glading P F NA Glading P F NA HWC restraint P F NA Glading P F NA HWC restraint P F NA Glading P F NA HWC restraint P F NA Glading P F NA HWC restraint P F NA Glading P F NA HWC restraint P F NA Glading P F NA HWC restraint P F NA Glading P F NA HWC restraint P F NA Glading P F NA Glading P F NA HWC restraint P F NA Glading P F NA Glading P F NA Glading P F NA HWC restraint P F NA Glading P F NA Glading P F NA Glading P F NA HWC restraint P F NA Window labels P F NA Glading P F NA Glading P F NA Glading P F NA Glading P F NA Glading P F NA Glading P F NA Glading P F NA Glading P F NA HWC restraint P F NA Window labels P F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restraint P F NA Window labels P F F NA HWC restra	/ NC									
All f							A LAT				
All inspections are	carrie				buil	ding	conse	ent granted.			
Place refer to the	s are	base	a on t	the extent of work ins	pecto.	ed a	t the ti	me of inspection.			
r lease refer to the	elate	ed sc	ope sr	neet for definition of t	ne in	spec	tions	extent.			
Applicable to all	insp	ecti	ons				-87				
Sighted previous inspection notes	(1)	N	NA	Conforms with approved drawings	Υ	N	NA	Confirm Additional information/amended plan	Y	N	1
FINAL - Exterior				//				(			
Sub-floor ventilation	Р	F	NA	Roof fixings	Р	F	NA	Spouting + Down-pipes	P	F	
Deck Structure	P	F	NA	Flashings – Roof	P	F	NA	/	Р	F	1
Barriers	Р	F	NA	Gully Dishes	Р	F	NA	Storm-water + site grainage	Р	F	1
Handrails	Р	F	NA	Wastes to gully	Р	F	NA	Fixings – Durability	Р	F	1
Steps Stairs	Р	F	NA	Terminal vents/AAV's	Р	F	NA .	Cladding painted/sealed	P	F	N
Flashings – Windows/Doors	Р	F	NA		Р	F		Sidding pullicarsealed			N
FINAL - Interior											
Service areas –		1			П						
floors/walls	P/	F	NA	Food storage/preparation	Р	F	NA	Hot water temp 5.6	P	F	N
Stair design	Р	F	NA	Ventilation	Р	F	NA	Solid fuel heater	Р	F	N
Handrails	Р	F	NA	Insulation + clearance	Р	F	NA	Water supply tank	P	F	N
Balustrades	Р	F	NA	HWC flues	Р	F	NA	Trap seals + AAV's	Р	F	N
Lightings	Р	F	NA	HWC valves	Р	F	NA	Cistern flushing	Р	F	N
Laundering	Р	F	NA	HWC restraint	Р	F	NA	WC pan connection	Р	F	N
Cooking facilities	Р	F	NA	Tempering valve	Р	F	NA	Septic tank	Р	F	N
Smoke detectors	Р	F	NA	Glazing – Human Impact	@	F	NA	Window labels	Р	F	N
FINAL – Intertena	ncy/	'Con	nmer	ial		were a					
Fire/Life									_		
rire/Lite systems sighted	Р	F	NA		Р	F	NA	Intertenancy STC	Р	F	N
All Inspections								7	- 1	-	
Road Crossing Complete	Р	F	NA		P	F	NA	Final Check Complete	Y	N	
									ىك	~-1	
					3 . <			13	. 1	) . (	1,

Form 242j



SCOPE OF INSPECTION	ON SHEET
Description Acts  Restricted Building Work YES / N  Restricted Building Work YES / N  Restricted Building Work YES / N  Restricted Building Work YES / N  Restricted Building Work YES / N  Restricted Building Work YES / N  Circle appropriate Type & Inspection Other	Documents on site YES / NO
Site Address	Restricted Building Work YES / NO
Building Plumbing Circle appropriate Type & Ins	spection Other
Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weath	ertight PreLine PostLine Block Brick Ret.Wall Final
Engineer Supervision Yes No n/a – Name	
Notes Hot user Tend enach - Safery GASS - Ercertical Safery Sign Off	Diagram (if necessary)
- Durisi in restriction to	
Photo's Taken – Nossaved / scanned? Y / N	
Site ilistruction issued	Y
•	Result: Pass Fail
(C)liner	
Your next inspection will be	
Agreed, John Marchanie Sign Sign	-lee
Officer Name Sign	
Information entered into data base Initial	Date//

November 2013



# 

Owner Name	LSM	Ana	L	P	rojec	t Des	cription	1 Acas			
Site Address	Malan.h	0.9		ZZ AY		7		Restricted Building	Work	YES /	NO
P = Pass F = F Inspection decision	ail ns are	<b>NA</b> base	= Noned on the	strict reference to the <b>Applicable</b> ne extent of work inspect for definition of the	pect	ed at	the ti	me of inspection.			e S
Applicable to al	linsp	ectio	ons		jų.	414					
Sighted previous inspection notes	(1)	N	NA	Conforms with approved drawings	(F)	N	NA	Confirm Additional information/amended plan	Y	N	NA
FINAL – Exterio	r				1				1		
Sub-floor ventilation	P-	F	NA?	Roof fixings	0	F	NA	Spouting + Down-pipes	Р	F	NA
Deck Structure	Р	F	NA	Flashings – Roof	(P)	F	NA	Penetrations – Flashings	Р	F	NA
Barriers	P	F	-NA	Gully Dishes	(B)	F	NA	Storm-water + site drainage	Р	F	NA
Handrails	P	F	-NA	Wastes to gully	1	F	NA	Fixings – Durability	Р	F	NA
Steps/Stairs	P	F	NA	Terminal vents/AAV's	Р	+	NA	Cladding painted/sealed	Р	F	NA
Flashings – Windows/Doors	@	F	NA	Cladding Ground Clearance	P	F	NA	31	Р	F	NA
FINAL - Interior					_						
Service areas – floors/walls	G	F	NA	Food storage/preparation	P	F	–NA	Hot water temp	Р		NA
Stair design	- P	-F	-NA	Ventilation	Р	F	–NA	Solid fuel heater	Р	F	NA
Handrails	P	F	NA	Insulation + clearance	P	-F	_NA	Water supply tank	<p< td=""><td>F</td><td>NA</td></p<>	F	NA
Balustrades	7	-	NA	HWC flues	<sub>∞</sub> P	1	NA	Trap seals + AAV's	0	F	NA
Lightings	9	F	NA	HWC valves	Р	<b>6</b>	NA	Cistern flushing	P	-	- NA
Laundering	P	F	NA	HWC restraint	9	F	NA	WC pan connection	Ð	F	NA
Cooking facilities	P	F	NA	Tempering valve	Р	6	NA	Septic tank	P	F	_ NA
Smoke detectors	0	F	NA	Glazing – Human Impact	Р	9	NA	Window labels	P	F	NA
FINAL - Interten	ancy/	Con	nmerc	ial							
Fire/Life systems sighted	P	F	NA	Guarantees/Warranties/ Certificates/ Expert Opinion	P	/ F	NA	Intertenancy STC	-6	F	NA
All Inspections								minor to manage of the	1	1	INA
Road Crossing Complete	Р	F	NA	Energy Certificates supplied	Р (	P)	NA	Final Check Complete	Y	N	
				s.				- ,		~ 1	
										5	, -
Officer Name:				Sign:		W-AT-Z	-	Data: 1	11	111	Cha



NAME: K. Perhan	
ADDRESS: 11 Warheke St	LOT: 102 DP: 47126.
PROJECT: Dwelling Alts	CONSENT NO: 980010

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

M2LECTED TH2LECTED	INSPECTION REQUIRED (TICK)		RECIIECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	PROCEEU	A.EZ/40 IMZLECT YNDLLIOM	DATE, SIGNATURE
FOUNDATIONS							*** 3***
Siting							
Footing - Piles	e.+						1.712.4
Steel	1.						
Min Floor Level Cert							1
CONCIUETE FLOOR							
Building							
P & D Wastes, etc							
SUB FLOOR	†				<u> </u>		
Connections					,		
Braces							and the second
Blocking							
Insulation			to:				
BLOCKFILL I	1				1		
BLOCKFILL 2							
PRE-LINE	1	<del> </del>					
Wall Framing	-			Lar			
Moisture				" Del Fague.			N
Bracing	-		FI	212950116	1/46	no	da 18.2.
Fixings				101.0	1/2		700
Lintels						1	
Roof Framing							
l'russes	N			** ** ** * **	Press a Com		
Bracing					10		
Fixings							
1° & D-1500 KPA lest							
POSTLINE		Ì		† · · · · · · · · · · · · · · · · · · ·	1	İ	
DRAIN TEST - SEWER	1	1				<del>                                     </del>	
DRAIN TEST STORMWATER							

## FINAL INSPECTIONS

COMPONENT TO BE	REQUIRED (TICK)	INSPECTION		QUIRED		REQUIRED RECTIFICATION NOTICE A		OK TO PROCEED YES/NO	TAZILECT TAZILECT TEZNO	DATE, SICHATURE
Insulation					1 1 23/110	123/10	-80			
Joinery & Flashings										
Glazing (Safety etc)										
Range/Bathroom Fans	F 7 - 1		1							
Comb, Heater/Chinney	E 9 (1)									
Floor Levels		100								
Post Connections										
Subfloor Ventilation										
Subfloor Access										
Room Ventilation										
EXTERIOR CLADDINGS					+	-				
Valls		-1000								
loof							V. Alexander			
lot Water Temp			-		+	-				
TW Cyl, Valves & Restraint					1					
Vaste & Drain Vents		141		· Au	+ +		-			
Gully Traps			-							
pouting & Downpipes							•			
tonnwater Drains										
NG SUPERVISION CERT					+					
IRIE FACILITIES		-			-	-				
GRESS					ACT IN COLUMN TO THE PARTY OF T	Doman				
ISABLED				on of Tempering	value	H.W.Cn	ofon			
1-10	10	0	waven				-			
BARRIERS		Sult	y glass	Shower none	yonun	idow in	upstains Ra			
IANDSCAPING	1				-	<u></u>				

## JULDING COMPONENTS DEEMED COMPLETED

CERTIFLER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building		Ì	Services	Stormtotts	DAIL
Plumbing			Resource Management		
Drainage			Air Conditioning		
EHO			7 th Conditioning		-
Lins					
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A ISSUED WHERE REQUIRED BY THE BUILDING A	CODE COMPLIANCE CERTI	FICATE WILL BE
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



## **Building Consent**

Section 35, Building Act 1991

Application

R PERHAM

C/O P O BOX 54162

MANA

No.

1ssue date

11/02/98

Application date

Overseer

BOB OLIVER

Project

Description ALTERATIONS, REPAIRS or EXTENSIONS

BEING STAGE 1 OF AN INTENDED 1 STAGES

**ALTERATIONS & ADDITIONS** 

Intended Life

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Use

RESIDENTIAL

**Estimated Value** 

\$15,000

Location

11 WAIHEKE STREET, WAIKANAE

Legal Description

LOT 102 DP 47126

Valuation No.

1492040200

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the

attached details are: \$ 606.00

Building Research Levy \$ 0.00

Building Industry Authority Levy \$ 0.00

Total \$ 606.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 980010.

Signed for and on behalf of the Council:

Name:

Date: 12.2 98

- LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
- 2. THE INSPECTION OF ALL SPECIFIC DESIGN COMPONENTS OF THE. BUILDING IS THE RESPONSIBILITY OF THE DESIGN ENGINEER WHO IS ALSO REQUIRED TO SUPPLY A WRITTEN REPORT TO COUNCIL.
- 3. Work to comply with NZS3604-1990.
- Metal head flashings required over all exterior joinery.
- 5. As this building is located within the Very High Wind Zone all Exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and Light roofs require 16kn cyclone ties to rafters and trusses. Purlins to Light roofs require 1 'Z' nail additional securement, top and bottom edge
- 6. Note and comply with endorsements on approved plans.



## **Building Consent Addenda**

**Application** 

R PERHAM No. 980010 C/O P O BOX 54162 Issue date 4/02/98 MANA

Overseer BOB OLIVER

**Project** 

Description ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES **ALTERATIONS & ADDITIONS** Intended Life INDEFINITE, BUT NOT LESS THAN 50 YEARS Intended Use RESIDENTIAL **Estimated Value** \$15,000 Location 11 WAIHEKE STREET, WAIKANAE Legal Description LOT 102 DP 47126 Valuation No. 1492040200

Builder:

**TOUHY BUILDERS** 

## **General Requirements**

The District Inspector is to be given 24 hours' notice before carrying out the following inspections:

- PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
- 2. PRELINING INSPECTION OF PLUMBING
- WATER TEST ON SEWER DRAINS
- 4. FINAL INSPECTION BUILDING
- FINAL INSPECTION OF PLUMBING

To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

- LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
- 2. THE INSPECTION OF ALL SPECIFIC DESIGN COMPONENTS OF THE. BUILDING IS THE RESPONSIBILITY OF THE DESIGN ENGINEER WHO IS ALSO REQUIRED TO SUPPLY A WRITTEN REPORT TO COUNCIL.
- 3. Work to comply with NZS3604-1990.
- Metal head flashings required over all exterior joinery.
- 5. As this building is located within the Very High Wind Zone all Exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and Light roofs require 16kn cyclone ties to rafters and trusses. Purlins to Light roofs require 1 'Z' nail additional securement, top and bottom edge
- 6. Note and comply with endorsements on approved plans.

I have read the foregoing requirements and conditions of consent, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/ AUTHORISED PERSON

Date: 5 - 2 - 98

## **Combined Certificate of Compliance and Electrical Safety Certificate**





**Customer Name:** OF NEW ZEALAND Location of Installation: Description of work: (or see attached) Reference / Job / ID ICP Number (if known) Certified Design Attached Name of Issuer of Certified Design: Supplier Declaration of Conformity Attached: (please attach or list Certificate serial numbers or web address below) Manufacturers Instructions used or relied on in this work (please attach or list web address below) 4 This work is: This work has been done in accordance Supply system this work is suitable with: Low Risk Part 2 of AS/NZS 3000 230/400V MEN system High Risk Part 1 of AS/NZS 3000 Record of Inspection required) Other Standards this work complies with: Record of Inspection (If Required) Name of Inspector: The aspects of the work which make it high risk are: Vallo Mains Parallel Generation Animal Stunning Work on Mains Mines Work to Part 1 of AS/NZS 3000 \* Work on Main Earthing System Photovoltaic Electromedical High Voltage \* \* Certified Design Required Date on, or period in, which the work was done: I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate. Registration No: 17249864 This certificate is issued by: Date: 10/11/14 Signature: Name and Registration Numbers of Workers Under Supervision Attached To be completed once all work on the CoC above is completed **Electrical Safety Certificate** 

Date the connection was done:

I am satisfied that the work detailed in this Electrical Safety Certificate and the installation or part installation to which it relates is connected to a power supply and is safe to use.

The work described above was connected by: 12 JESC BD Signature:

Registration No: 122

# ECANZ MASTERelectricians Guarantee Policy

ECANZ (the Association) provides the consumer with a 12 month guarantee covering member workmanship from date of completion of contract work. Any claim against workmanship is limited to a maximum of \$10,000 including GST. The Guarantee applies only in respect of residential prescribed electrical work carried out by a member of the Association. In the event of a complaint against workmanship you should first take the complaint up with the contractor concerned.

## The Guarantee covers:

- Member workmanship, to be remedied either by the original contractor or an alternative Member as determined by the Association at its complete discretion.
- · Work done by the original contractor only
- Labour costs and replacement materials only, up to \$10,000 including GST
- · Residential work only

## The Guarantee does not cover:

- Unpaid contracts or other pricing / payment disputes or claims.
- A claim where further work or alterations or an attempt at remedial action are subsequently carried out without the knowledge and agreement of the original contractor.
- Any occurrence that would normally be covered by usual householders insurance, professional indemnity, public liability insurance held by the member or any other forms of insurance.
- Disputes under the Construction Contracts Act 2002.
- Any claims that have already been lodged with any statutory bodies, as these are al ready subject to legal process.
- · Appliance repair work.

## **Lodging a claim:**

All claims brought under the Guarantee must be brought within 12 months from the date of invoicing for the work which is the subject of the claim.

A claim must be lodged with ECANZ, PO Box 12434, Wellington 6144, using the prescribed form.

This form can be downloaded from ECANZ's website.

A complaint will be acknowledged within 5 working days of receipt.

Full terms and conditions can be found at www.ecanz.org.nz



25 November 2014

The Chief Executive Ministry of Business, Innovation & Employment Level 6, 86 Customhouse Quay PO Box 10-729, Wellington

Dear Sir/Madam

## Notification of Building Consent granted subject to a waiver or modification of the building code

**Building Consent:** 

980010

Description:

**ALTERATIONS & ADDITIONS** 

Location:

11 WAIHEKE STREET, WAIKANAE

Legal Description: LOT 102 DP 47126

We recently issued an amendment to building consent relating to the above building project.

As the consent was granted subject to a modification of the building code, we are notifying you in accordance with section 68 of the Building Act 2004.

The modification granted was with respect to the external cladding complying with clause B2.3.1 from 18/02/1998 instead of from the time of issue of the code of compliance certificate.

Yours sincerely

Russell Brook

Team Leader – Site Inspections



25 November 2014

J.R.& B.L. Marshall 11 Waiheke St Waikanae 5036 **Building Consent: 980010** 

Dear Sir/Madam

# Building Consent granted subject to a waiver or modification of the building code

Description:

**ALTERATIONS & ADDITIONS** 

Location:

11 WAIHEKE STREET, WAIKANAE

Legal Description:

LOT 102 DP 47126

We recently issued you with an amendment to building consent relating to the above building project. The consent was granted subject to a modification of the building code.

The modification granted was with respect to the external cladding complying with clause B2.3.1 from 18/02/1998 instead of from the time of issue of the code of compliance certificate.

This modification applies only to building work carried out under the above building consent.

Please keep this letter with your building consent documentation.

Yours sincerely

Russell Brook

Team Leader – Site Inspections

## RISK EVALUATION OF OLD BUILDING CONSENTS FOR CCC

BC NUMBER: BC980010

**DATE: 24/11/14** 

Address: 11 WAIHEKE STREET, WAIKANAE

- Age of consent: Granted 11/02/98
- Have all inspections been carried out and passed by Building Control Officer/certifier: Yes
- · Is property of low, medium, or high risk: low
- · Complexity level of design: Simple, Standard, Complex: Simple extension
- Have items of non-compliance been resolved and NTF uplifted if any: NA

Application for Code Compliance Certificate (Form 278) completed?

What Paper work is required? Copy of electrical certificate Rexivos Copy of gas certificate An "as-built" drainage plan Plumbing (Form 125) for pressure test and installation piped services Drainage (Form 126) for storm water installation Drainage (Form 127) for private sewer installation 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 A Wall cladding/texture coating installation applicator warranty 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 installer's warranty A copy of deck membrane manufacturer's installer's warranty/quarantee 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

### **Comments:**

On review of the documentation and inspection notes it can be considered on reasonable grounds that all aspects of the building work were suitably covered and passed as required at that time.

This is a Lockwood home and addition work carried out by Lockwood.

There is no evidence of failure in respect to the requirements of B2, & E1 I can see no reason why the CCC cannot be issued provided an amendment is made to the consent back dating the durability clause of the building code.

Russell Brook

Team Leader Site Inspections

## CODE COMPLIANCE CERTIFICATE **RÉVIEW CHECKSHEET**



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

Address of Project: 11 waittele 37.	
Date: 13 /1/14	BC No: 980010

Date: 13 /1/14			BC No: 980	3010	-		
300 000 000		·					
	4				N/A	Yes	No
Application for Code Com	npliance Certificate (For	m 278) completed?			FF4	0	1
Confirm all required inspe			-			_	
If Inspections have been inspections?	missed, what supporting	g info and method o	of verification has b	een provided to compen	sate for m	nissed	
					17		
* 1							
	*						
					N/A	Yes	No
Work in accordance with	annroyed consent and	annroved amendm	ents				

	N/A	Yes	No
Work in accordance with approved consent and approved amendments			
If no, has NTF been issued?			7
Have items of non-compliance been resolved and NTF uplifted?			

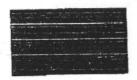
Note: If work is not in accordance with consent, (and approved amendments) or NTF matters have not been resolved, suspend application for Code compliance Certificate.

Supporting documentation required in building consent addenda. Form completed during BC A  Tick indicates yes, N/A indicates considered – but not applicable	Req'd	Supplied	Accept
Copy of electrical certificate		_	
Copy of gas certificate	11/2		
An "as-built" drainage plan	- /		
Plumbing (Form 125) for pressure test and installation piped services		1	
Drainage (Form 126) for stormwater installation			
Drainage (Form 127) for private sewer installation			
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		12	
Roof cladding warranty			
Solar water heating technical specifications			
Wall cladding/texture coating installation applicator warranty			
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	1		
A copy of septic tank warranty	1 1/2		
Record of work	NA		

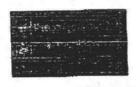
	n provided, what alternative information or verification metriod has been provided to
	s Arrendas with
Durassicing	Modification BACK MATES.
*	

Compliance Schedule		Yes	No
Is a new or amended compliance schedule required?	and are and a second se		
If "Y" Has it been issued? (Refer note below)			
If the new/ revised compliance schedule has not been issued, what	action has been taken to ensure it will be	issued? Outlir	ie:
Note: If the draft/ revised compliance schedule has not been issued	I the Code Campliance Cortificate connect	ha issued Su	ucnand
Note: If the draft/ revised compliance schedule has not been issued issuing CCC until this matter is addressed.	, the Code Compliance Certificate cannot	De ISSUEU. SL	грепа
Building Consent Requirements	*	Yes	No
Are there any item specified in the building consent or PIM that have	e not been completed. Outline:		
Are there any development impact fees to be paid outstanding? (if	Yes, CCC cannot be issued)	Yes	No
Are there any other outstanding fees? (if Yes, CCC cannot be issue		Yes	No
Decision			
Issue Code Compliance Certificate? or	Refuse Code Compliance Ce	rtificate?	
Give reasons for decision:			
Building officer:	Co- reviewer:		
Signature:	Signature:		
Date: Loluly	Date: 25 11 14		
Name: Anoray Co	Name: Kusseh 18	roal	r .
Copies	#	Yes	No
File: Compliance Schedule, Compliance Schedule Statement, and	Process of the State of the Sta		
Applicant: Copies of Compliance Schedule, Compliance Schedule			
Inspection Pack: Add copies of Compliance Schedule, Compliance	e Schedule Statement and CCC		





6445670433



P.I.M. No.	
Building Regulation Clause(s)	***

# PRODUCER STATEMENT - PS1 - DESIGN

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

(Guidance Holles and an analysis and an analys
ISSUED BY: D- 1. D- D- Design Professional)
TECHXAN
TO: The Cowner)
TO BE SUPPLIED TO: KAPIT) COSSI DISTRICT COUNCIL.
IN RESPECT OF: HOUSE STEPATIONS  (Description of Building Work)  AT: 11 WAIHEKE ST
AT: WANTE
(Addrese)
LOT
(Owner/Developer/Contractor)
to provide services in respect of the
to provide(Extent of Engagement)
regultements of Clause(s)
All Part only as specified
of the building work. The design has been prepared in accordance with
Manager Committee Committe
(respectively) of the approved documents issued by the Building Industry Authority and the work is described on
TUOIN 12012ES, drawings titled PEDHXXX
(Design Firm)
and numbered. 10/12/97 1 TO 3 and the specification and other documents according to which the
building is proposed to be constructed.
As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum
value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:
(i) the site verification of the following design assumptions
Λ
and (iii) all proprietary products meeting the performance specification requirements,
the drawings, specifications, and other documents according to which the building is proposed to be constructed
comply with the relevant provisions of the building code.
Date 30
ERB/AERB ROG No. 4067
(Professional Qualifications)
Member ACENZ
IPENZ I NZIA
This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.
This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Conserva-

October 94



# RESIDENTIAL ROOFING arranty

## BHP NEW ZEALAND STEEL LIMITED WARRANTS **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.

Will not perforate through corrosion within 25 years, when used as a roof covering.

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® 1/P 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.

(i) This warranty is issued by	BHP Steel Building	Products	as	Roofing Manuf	acturer and
warrants the following mater V129135, V129 L/No.	rial: 9135 Jute Colour:	Installed:	14/3/98	Profile:	Kliplok
(ii) This roof was installed by and is warranted for by that installer against faul against π echanical damage	Tuohy Homes    Tuohy Homes	ets caused by poor in	nstallation. The i		ot warrant the roc
(iii) This warranty is accepted	i by				
(i/a) Signed for Manufacturer:	: K-My	w M	/ .1	Date: 8	14198
(ii/a) Signec for Installer:		Wer	A INOM H	Date: 14	1 4 1 9 4
		. ,			

COLORSTEEL® is a registered trademark of BHP New Zealand Steel Limited.

FXX 233 8165 (5 PKEES)

D. N. UNDRILL
BE(CIVIL), MIPENZ, REGDENCE

(MAI)

18 HATHAWAY AVENUE
LOWER HUTT NZ

CONSULTING STRUCTURAL ENGINEER

TEL/FAX: (04) 567-0433

30-1-08

TUOHY BUILDERS

ALTERAMONS

11 WAIHERE ST WAIKANAIS

PROOF BEAM COVER UPPER LIVING AT ANGLE CHANGE IN RAFTERS) SPAN 4000

LOSO 1kpa × 2.5m WIDTH - 2.5kh/m.

M=2:5-42-5Wm.

FOR 56-9-Pa.

2= 5000 = 555 cm3

400 ×100 2=10/2 10 ×402 = 2666 cm3

400 =100. OK

300 ×100 Z= 1500.

USE 300 × 100)

WALLS BELOW ENDS OF THIS BEACH

PRIEVIOUSLY NON HOSED BESTUNG WALLS ON FLOODING & FLOOD

BIESMS BIELOW ARE 300×100 AT

# D. N. UNDRILL

(SAW)

18 HATHAWAY AVENUE
LOWER HUTT NZ

B.E.(CIVIL) MIP.E.N.Z. RECD. ENG

TEL/FAX: (04) 567-0433

## CONSULTING STRUCTURAL ENGINEER

FLOODING FX 100-50

DESIA

2.5kH/m×2m = 5kH.

TOO SAY 250 WIDHA TO DESIST STUD HOLD

2 = bb = 2500 = 81.

MFHEORING STRIP = 52 = 9×81 = .73 km.

M= Pl = 5008 = 5 KMm.

X 300 +

SO FLOODING IS STRONG ENOVEH

SECTION

A A A

n Talan i la de la Elementria que caliar de la Francia de Maria de casa april a que i que con la Pasa

# D. N. UNDRILL (WAS)

18 HATHAWAY AVENUE LOWER HUTT

BE (CIVIL). MIPENZ, REGD. ENG.

TEL/FAX: (04) 567-0433

## CONSULTING STRUCTURAL ENGINEER

LOOK AT 5 KN TO ONE 300 × 100 BEAK. M=Pab=5×3.5×2.1=5.7 km

Z ban = 6 = 10 × 30 = 1500. MAHOUMBLE = FZ = 9 = 1500 = 13.5 kMm.

m-wl2-1.9-4-62=5

My= 5+5.7=10.7 < 13.5 - OK

FLOOR BEXAS ARE ON

THESE FLOOR BEXAS GO TO LEAD BEADING WALL FRONT & DEKA

SO VEDITICAL HOXDS ARE OF

D. N. UNDRILL (was)

18 HATHAWAY AVENUE LOWER HUTT NZ

BE (CIVIL), MIP.E.N.Z., REGD. ENG

TEL/FAX: (04) 567-0433

CONSULTING STRUCTURAL ENGINEER

TOP FLOOR BRACING

ALL WALLS & CIELING SOLID 100 × 25 LINED.

1603 JOSA 0.4KN/NXIL

50 CAN CARRY -42:6 = -25 KN/STIDD.

FOR NO FRICTION BETWEEN BOARDS.

WALLS - LONGIT LOXP, 40m - 100 STUDS

-25KN/SIDE = 50KN

ROOF LINNG. 900 PAFTERS

. 25KN × 29 DXFTEDS

WIND HOND ON TOP FLOOR END = 25 m2 st ILP& << SVAILABLE

BRACING IS OK,







P.I.M. No	
Building Regulation Clause(s)	

## PRODUCER STATEMENT - PS1 - DESIGN

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

ISSUED BY: D-M. LIMBRILL
(Suitably qualified Dealgn Professional)
TO: TAP PERHAM.
TO BE SUPPLIED TO: KAPITI COUNCIL.  (Territorial Authority)
IN RESPECT OF: HOUSE ALTERATIONS (Description of Building Work)
AT: 11 WAIHEKE ST
WAI KANAE (Address)
LOT SO
(Oesign Firm) has been engaged by Thoractor) (Owner/Developer/Contractor)
to provide services in respect of the
requirements of Clause(s)
All Part only as specified
of the building work. The design has been prepared in accordance with
(verification method(s)/acceptable solution(s)) (respectively) of the approved documents issued by the Building Industry Authority and the work is described on
TUOH) 170725, drawings titled PERLIDANS
and numbered 10/12/97 1 TO 3 and the specification and other documents according to which the
building is proposed to be constructed.
As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum
value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:
(i) the site verification of the following design assumptions
and (ii) all propertary products meeting the performance specification requirements,
the drawings, specifications, and other dodurrents according to which the building is proposed to be constructed
comply with the relevant provisions of the building code.
Date 30-1-98
ERB/AERB ROO NO. 4067
(Professional Gualifostiona)  Member ACENZ
18 HATHOWAY AXE
HOWER HUTT IPENZ W NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent

FXX 233 8165 (5 PXCES)

D. N. UNDRILL
BE(CIVIL), MIRENZ, REGRENCE

(wal)

18 HATHAWAY AVENUE
LOWER HUTT NZ

CONSULTING STRUCTURAL ENGINEER

TEL/FAX: (04) 567-0433

30-1-98

TUOHY BUILDERS

ALTERAMONS

11 WAIHERE ST WAIKANAL

PROOF BEAM COVER UPPER LIVING AT ANGLE CHANGE IN RAFTERS) SPAN 4000

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LOWER HUTT NZ

B.E.(CIVIL), MIP.E.N.Z., RECD. ENG

TEL/FAX: (04) 567-0433

# CONSULTING STRUCTURAL ENGINEER

FLOODING FX 100-50

DESIGN = 5kN.

TOO SAY 250 WIDHA TO DESIST STUD HOLD

7 = 10 = 25 = 81. MF1=00 = 57 = 57 = 57 = .73 Hm.

M= Pl = 5= 5 KNm.

So Frooding

15 STRON ENOUGH

BAND.

D. N. UNDRILL (WAS)

18 HATHAWAY AVENUE LOWER HUTT

RE(CIVIL). MIPENZ. REGD. ENG

TEL/FAX: (04) 567-0433

CONSULTING STRUCTURAL ENGINEER

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MAHOURDE = FZ = 972/500 = 13.5KNm,

ADD FLOOD DHL = 1.5 2.1 = 9 = 1.9 kN/m

m-wl2-1.9-4-62=5

MT = 5 + 5.7 = 10.7 < 13.5 - OK

FLOOR BEXAS ARE ON

THESE FLUOR BEXAS GO TO LEAD BEADING WALL FRONT & DEXA

SO VEDTICAL HOXDS ARE OF

# D. N. UNDRILL (was)



18 HATHAWAY AVENUE LOWER HUTT

TEL/FAX: (04) 567-0433

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TOP FLOOR BRACING

ALL WALLS & CIPLING SOLID 100 x 25 HNED.

1605 JOS 0.4 KN/NAIL

50 CAN CARRY -42:6 = -25 KN/STOD. FOR NO FRICTION BETWEEN BOARDS.

WALLS - LONGIT LOXD, 40m - 100 STUDS -25KN/SIDE = 50KN

ROOF LINING, 900 PAFTERS . 25KN × 20 DXFTEDS

WIND HORD ON TOP FLOOR END 5 25 m2 st ILPA << SUBILABLE

BOSKING IS OK.



FILE: 4.2.1

(occurred 1-75).

21 January, 1998

R Perham c/- PO Box 54162 MANA

Dear Sir/Madam

# DWELLING ALTERATIONS AT 11 WAIHEKE STREET, WAIKANAE - BC980010

The following additional information is required to be submitted to Council for checking before a building consent can be issued by the Building Control Office.

- A typical detailed section or cross sections through the building indicating the proposed dormer extensions, support system and load transfers to ground level via the existing structure.
- 2. The new roof trimmer beams, end point loadings and the existing structure must be confirmed by a registered Structural Engineer to verify that the structure, already previously specifically designed can cope with additional loadings to be applied.
- 3. Based on file records the galvanised steel strap roof bracing originally provided will be compromised by the alterations. New roof braces must be allowed for when the roofing is removed for replacement in VP Grade Coloursteel as intended.
- 4. The engineer should check existing wall bracing and allow for any additional considered necessary also.

Your earliest attention to forwarding the above information will minimise unnecessary delays in the issue of the building consent.

Yours faithfully

Peter Wilkinson

BUILDING CONTROL OFFICER



FILE: 4.2.1

21 January, 1998

BC 980010

R Perham c/- PO Box 54162 MANA

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- 2. The new roof trimmer beams, end point loadings and the existing structure must be confirmed by a registered Structural Engineer to verify that the structure, already previously specifically designed can cope with additional loadings to be applied.
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Yours faithfully

Peter Wilkinson

**BUILDING CONTROL OFFICER** 



# KAPITI COAST DISTRICT COUNCIL 175 Rimu Road Private Bag 601 Paraparaumu

Phone (04) 9045 700

Constant	FACSIMILE TRANSM	ISSION from (04) 9045 830
To:	Tucky Homes Hd	Fax No: 04 2338165
		Pages: (incl. this page)
From:	Simon Copp	Date: 30/5/01
Subject:	11 Wonheke St Wa	그림, 하나를 하는 이렇게 되는 것이 되었다면 하지만 모든 것이 없는 그릇이다.
F 40	ake or if any pages are unclear or missing, please	
1 - 1 11001		
	pection requested by oc	
		no sign of tempering valve
o Plumb		no sign of tempering valve

# 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# (64) 9045830 Date: 2/6/2001
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.
haikanae Beach, as requested for
Code of Compliance.
Phinter has been instructed to install
tempering value to cylinder.
Regards B.T.
B.T.



FILE: NRL980010

1st June 2001

Mr R Perham 130B Woburn Road LOWER HUTT



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

# **SPECIFICATIONS**



Work and materials to be included in accordance with the enclosed specifications and attached plans;

Alterations to home,

For : Mr R. Perham

At :Waiheke Street, Waikanae

lot 102 DP 47126



All references to standards and codes etc, shall be taken as reference to latest version, including amendments.

# THE WHOLE OF THE WORKS TO BE CARRIED OUT BY;

TUOHY HOMES LTD P.O. Box 54-162 Mana Wellington. Telephone 233-8018 Fax 233-8165

### 1. PRELIMINARY AND GENERAL.

The contractor shall provide all labour and materials, supply and maintain the required plant and equipment etc. All work shall be carried out in accordance with the plans and this specification together with all local body by-laws pertaining at the time of quotation.

### 1.1 Plans and specifications.

The working drawings with this specification and any special conditions attached shall form part of the contract. In the event of a difference between the plans and this specification the plans shall take precedence. Figured dimensions shall take precedence over scaled dimensions.

### 1.2 Provide and fix .

The words 'PROVIDE AND FIX' where used separately shall be construed to mean 'PROVIDE AND FIX' unless otherwise stated.

### 1.3 Insurance.

The contractor will insure the building for the full contract price through his 'Contractors All Risk' policy for the full duration of the works until the date of possession by the owner. Such policy will cover the respective rights and interests of the builder, owner and mortgagee ( if any ). The builder will take out and keep in force a public liability policy for not less than \$2,000,000.00.

### 1.4 Fluctuations in cost.

Subject to this building contract being confirmed as unconditional between the parties hereto within a period of 28 days from the date of quotation this is a fixed price contract with regard to the supply of materials, labour and services for the construction of the home. In the event that more than 28 days has elapsed from the date of quotation to the date of contract confirmation the builder shall then be entitled to recover increased costs - if any- as part of this contract.

### 1.5 Variations and extra work.

The builder shall carry out variations or extra work requested by the owner providing;

- a/ The owner has accepted the quotation for such works, and,
- b/ The owner and the builder have signed the contract variation and authorisation form.
- c/ Any variations or extras arranged by the owner with sub trades employed on the said works that have not been authorised as outlined in a, b above shall be charged at the invoice price plus 12.5%.

### 1.6 Permits and fees.

Prior to the commencement of the works the contractor shall apply and obtain all permits and pay all fees demanded by the local authority. The contractor has allowed for fees for building and plumbing works. He shall also pay fees in respect of Building Research Levy.

# 1.9 Clean up and make good.

The building site is to be left clean and tidy at all times and the contractor is responsible for the removal of all surplus material and rubbish from the site. Unless otherwise arranged surplus excavation material is to remain on the site. Upon completion the contractor shall broom clean the house, clean all windows.

### 1.10 Subcontractors.

All subcontractors shall be engaged and supervised by the builder except where by prior arrangement the owner has employed his/her own subcontractor in which case he/she shall ensure co-operation by those trades. The owner shall not negotiate any extras or variations with the subcontractors unless he/she has first consulted and received approval from the builder.

### 5. Timber

Timber generally, all timber shall be the best of its class for construction application. Schedule of timbers -

# Designation; size; remarks;

Top & bottom plates	100x50	# 1 BPG
Studs	100x50	# 1 BPG
Purlins	50x40	Bt RS

Framing - all wall framing shall be braced with flush braces cut in at 45` or as near as possible. 50x1mm steel angle brace to be used. Refer to brace schedule as shown on working drawings.. Frame is to be factory cut and nailed.

# **LININGS AND WINDOWS:**

# Exterior sheathing - "Cedar"

Supply and fix Cedar rusticated bandsawn face weather boards of ex  $200 \times 25$ . All fixing are to be Silicon bronze nails driven flush with surface of weather board. Finish corners with ex  $100 \times 25$  sawn Cedar cover boards and Cedar rustic plugs to all cover boards and window jambs. Refer to painter finish for treatment of Cedar exterior if any.

# 6. Exterior windows and doors.

6.1 Windows and exterior doors shall be in accordance with the elevation plans and manufactured in accordance with manufactures specifications.

Colour: To match existing home

# Interior Wall linings

6.2 T&G Rimu to match existing

### 7 Interior Joinery.

### 7.1 Workmanship.

Construct everything as detailed in a workmanlike manner. All finishing timbers are to be clean and sanded prior to fixing. All joints are to be to best trade standards. Fixings shall be adequate for the purpose and carefully punched or countersunk for the purpose. All defects and hammer marks are to be removed prior to other trades.

### 7.2 Interior doors.

Interior flush doors shall be generally first quality of an approved make. All doors are to be paint quality. Doors to be hung on 1 1/2 pairs loose pin BS butts. Door furniture shall be fitted 1m from floor level. Fit Schlage door furniture to all doors with privacy locks applicable to bathrooms and wc's.

### 7.3 Shower cubicle.

Supply and install 'Showermaster' Showerpac complete shower unit to area as shown on plan. Complete with Trombone glass pivot door glazed with 6mm toughened safety glass. Colour of cubicle: white

# 8 Roofer - Panledek roofing.

### 8.1 Colorsteel roofing.

Colorsteel roofing to be .400mm. Side laps to be minimum of 1 1/2 corrugations. Flash all openings through roof including chimney vents, overflows with 1.814 kg sheet lead to make the building water tight.

# 8.2 Ridging.

To be lead edged .40mm Colorsteel iron and lapped 200mm at joints. Lead edges to be fitted to sheet corrugation.

### 8.3 Barges.

Fit square edge barge with 300mm laps to all joints.

### 8.4 Fixing.

Fix all sheets to purlins with either lead head or spring head nails. Fixings to be minimum of - every second corrugation at top and bottom of sheet and - every third corrugation at mid span.

### 8.5 Roof colour -

# 9 Plumbing works.

### 9.1 General.

Provide all materials, labour and plant necessary to complete the work in accordance with the plans and these specifications and in accordance with best trade standards and local authority requirements. The work shall be carried out by a qualified proficient tradesman as referred in NZS 671, 15,16. The plumber will apply for a permit and give all notice required by the local authority before proceeding with the works. All piping where practical shall be concealed. All work shall be left in a tidy and sound condition. Test all services prior to completion of works.

## 9.2 Flashings.

Supply and install flashings to render building water tight. All flashings to be accurately fitted and shall be machine bent. Fix with 19mm galvanised nails. Ensure compatible material is used when applying flashings.

# 9.3 Spouting and downpipes.

Supply and install Paneldek 175mm gutter spouting and downpipes. All spouting shall be fixed straight with even falls to downpipes. Fix downpipes to position shown on plans.

### 9.4 Vents and soil stacks.

Soil stacks and back vents shall be approved rigid PVC. Terminal vents shall be rigid PVC or fibrolite of approved size and quality. Where possible vent pipes and soil stacks shall be concealed.

# 9.5 Waste pipes.

Join W.C. pan to drain above floor level using approved mastic joint. Bath , shower , kitchen and laundry wastes shall be not less than 38mm diameter. All waste pipes shall be of approved PVC and fitted secure with adequate fall to all drains

### 9.10 The following items are included in contract;

Vanity sink

Methvyn " D16 basin tap"

Shower mixer

Methven 'Futura' - F2000

Toilet

Caroma white uniset seat and dual flush cistern

Pan

White

### 11 Electrical works.

### 11.1 General.

Provide all labour and materials necessary to complete the electrical works as set out on the plans and in accordance with these specifications. All work will be completed by a qualified competent tradesman in accordance with best trade standards and the wiring regulations 1969 and any subsequent amendments. Obtain the necessary permits from the local authority prior to commencement of any works.

# 11.4 Light points.

Provide light points to positions shown on plans. Provide 100 watt lamps in living and dining rooms and 75 watt lamps to all other areas. In the case of pendant lamps the minimum height

from the floor is 2200mm. Wall lights are to be 1550mm from floor unless otherwise indicated. External lamps are to be 1800mm from ground.

# 11.5 Light switches.

All light switches are to be 1.00m from floor line.

### 11.6 Power points.

Provide power points at position shown on plans. Allow for 10 amp 3 pin power outlets 300mm from floor.

# 11.7 Television wiring.

Supply and install TV ribbon from point shown on plan to suitable position at roof with surplus flex available for connection to aerial. TV aerial and installation is not included in this contract.

# 12 Painting and decorating works.

# 12.1 General.

The painting works on this contract shall be in accordance with best trade standards and upon completion of works shall be left in a clean and tidy state.

### 12.2 Painted areas.

Prepare all areas which are to be painted prior to application of under coat. Ensure that all surfaces are sanded between coats of paint and that blemishes and defects are removed prior to application. Ensure all coats are thoroughly dry prior to application of subsequent coats. Colours are as advised by owner or as attached schedule.



# **Project Information Memorandum**

Section 31, Building Act 1991

Application

R PERHAM C/O P O BOX 54162

MANA

No. Issue date

980010

Application date Overseer

4/02/98 7/01/98

**BOB OLIVER** 

Project

ALTERATIONS, REPAIRS or EXTENSIONS Description

BEING STAGE 1 OF AN INTENDED 1 STAGES

**ALTERATIONS & ADDITIONS** 

Intended Life

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Use

RESIDENTIAL

Estimated Value

\$15,000

Location

11 WAIHEKE STREET, WAIKANAE

Legal Description

LOT 102 DP 47126

Valuation No.

1492040200

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

Information identifying relevant special features of the land concerned

Details of relevant utility systems

Details of authorisations which have been granted

Signed for and on behalf of the Council:

seweh Name:

Date: 4-2-98



# PROJECT INFORMATION MEMORANDUM

**Planning Requirements** 

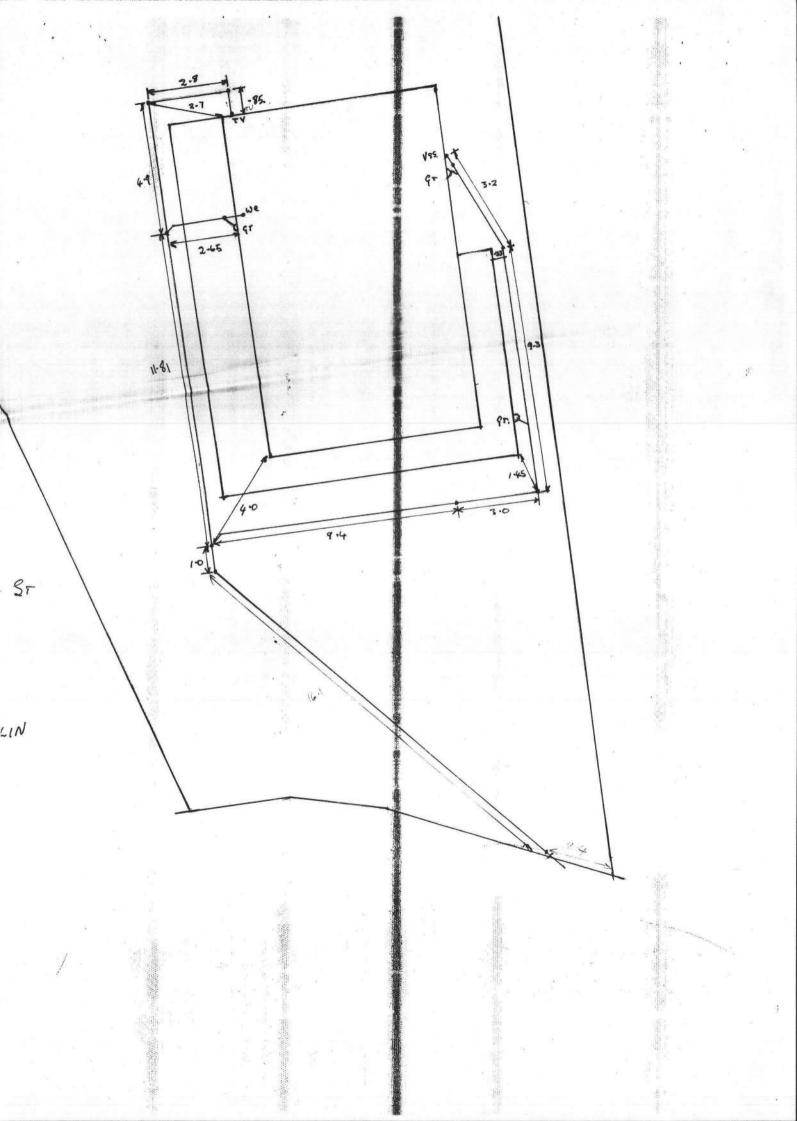
APPLICANT: R. Perham
MAILING ADDRESS: % Box 54162 Mana
SITE ADDRESS: 11 Waileke St Waikone
LOT NO: 102 DP: 47/26
PROJECT: New Building
ZONING: TRANSITIONAL DISTRICT PLAN: Residential E
PROPOSED DISTRICT PLAN: Residential
USE PERMITTED: Permitted activity
RESOURCE CONSENT GRANTED: None Fistand
DESIGNATIONS ON PROPERTY: None l'ideal
EASEMENTS: None listed.
SITE SUBJECT TO INUNDATION: Not known to be
COASTAL BUILDING LINE RESTRICTION: NA
RELOCATABLE ZONE:
MINIMUM FLOOR LEVEL (50 year event) Metres above mean sea leve
RECOMMENDED MINIMUM
FLOOR LEVEL (100 year event) Metres above mean sea leve
YARD AND HEIGHT REQUIREMENTS: con du
TREE/BUILDING PRESERVATION:
OTHER COMMENTS:
NOTE AC. C. I. I. I. I. I. I. I. I. I. I. I. I. I.

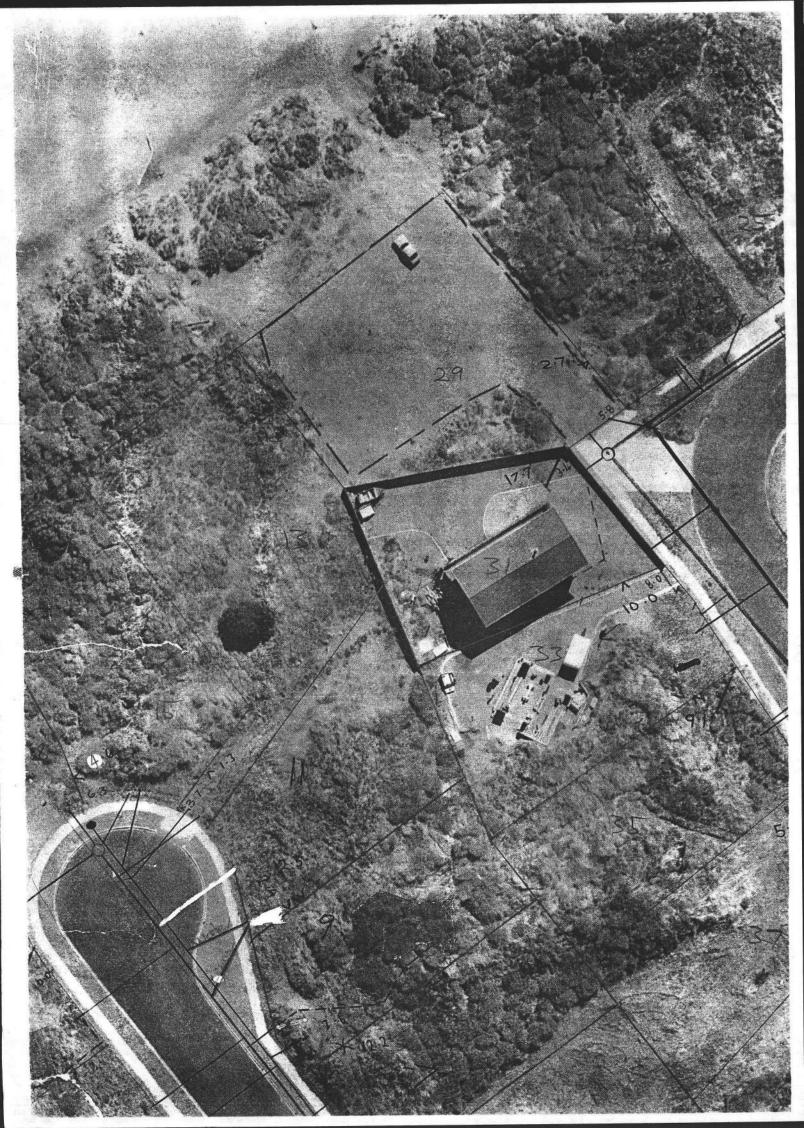
NOTE: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the **minimum** floor level will be required from a Registered Surveyor prior to foundation inspection.

# SPECIAL FEATURES OF THE ABOVE LAND

Information is attached identifying the following special features of the land concerned that are known to Council:

Potential Erosion	······································	
		· ·
Potential Subsidence		
Potential Slippage		
Potential Alluvion		П
Potential Inundation	•••••	
Presence of Hazardous Con	ntaminants	
Other feature(s) or characteristic(proposed buildings and not appar	s) likely to be relevant tent from the District Sc	cheme or District Plan:
	(Plumbing & Drainage)	
SEWER AVAILABLE/CONNECTE	ED connected	
WATER AVAILABLE/CONNECTI	ED connected	
SITE PLAN OF EXISTING SERVI	CES (IF ANY) attach	ed plan
LOCATION OF SEWER LATERAL	shown	
LOCATION AND SIZE OF WATER	R TOBY 15mm show	wh
LOCATION OF EASEMENTS (IF A	ANY)	
LOCATION OF PUBLIC DRAINS	(IF ANY)	
STORMWATER DISPOSAL TO	CHANNEL	
	DRAIN	0
	ON SITE	0
ADDITIONAL COMMENTS		
ADDITIONAL COMMENTS		





# FEE CALCULATION SHEET

Application No: _	980010
Date:	9.1.98
Site Address:	11 Waiheke St
	duy adels

ADMIN = \$40 per hour
PLAN VETTING = \$72 per hour
INSPECTIONS = \$60

TECHNICAL CONSULTANTS = Cost + 10% NETWORK UTILITY OPERATORS = Cost + 10%

C	LASSIFICATION	S	P	LAN	VETT	ING	TOTAL \$	CON	SULTA S	INT	TOTAL \$		1	NSPE	CTION	IS		TOTAL	ADMIN S	PIM	TOTAL
			Pl	D	Bld	EH		T/P				Site	Pl	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		10.1	•	j-				X								H	40	50	
5	House Additions	10001-50000	12	2	10	4	180-	2		1	136-		2	1	1/			D300-	40	50	606-
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7	Dwellings	100001-150000								18									40	100	
8	Dwellings	150001-200000																	60	100	
9	Dwellings	200001-250000								×									60	140	10
10	Dwellings	250001-300000																	80	140	
11	Dwellings	300000+												100	1 2				80	160	
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18	Commercial/ Industrial	250001-300000										<			i i				60	140	
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# CONSENT DATA INPUT REQUIREMENTS

REQUIRE	D INSPECTIONS		STANDARD CONDITIONS											
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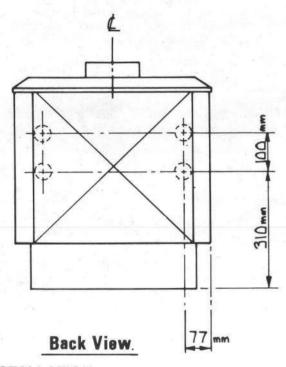
ON STANDARD CONDITION	
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### FITTING A HOT WATER BOOSTER

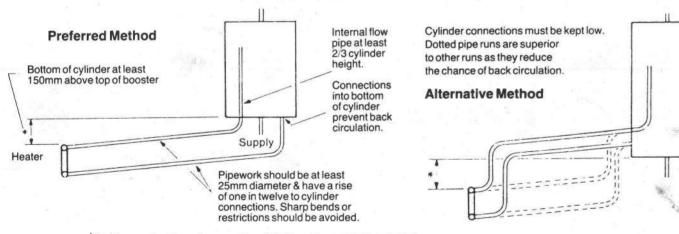
The Tile Fire hot water booster is not designed to take over the total water heating load — it is simply a booster to reduce the amount of power normally used for hot water heating.

1. The Tile Fire Heat Exchanger has pre-punched knock-outs on either side. These can be removed with swift, firm blows with a heavy ball pein hammer. This is best done prior to fitting the heat exchanger into the fireplace. If the knock-outs cannot be removed, drill around the knock-out with a small drill, and try again.

# Hot Water Booster Mounting Positions.



# HOT WATER BOOSTER INSTALLATION



- 2. The water booster must be fitted as shown in the sketch.
- The hot water booster can be fitted on either side of the heater.
- The positioning of the booster is critical.
- 5. It is very important to make sure the hot water booster is not damaged by logs when refuelling.
- 6. Also it may be noticed that when the hot water booster is fitted the fire tends to lean away from the booster; this condition is quite normal.

- NOTE: Only a Kent hot water booster should be used.
  - Only one booster must be fitted to the unit.
  - The booster system must be used only for heating domestic hot water not radiators, for pool heating, or the like.



Part No. 75.04.089 **JULY 1982** 

KENT HEATING LTD P.O. BOX 23340 **PAPATOETOE** 

# Installation Instructions



### GENERAL

The heater must be installed in accordance with NZS 7421:1972 or as directed by the local Building Inspector. The By-laws usually require that a Building Permit is obtained before installation and we recommend that you advise your Insurance Company that you are having the heater

The minimum clearances shown are necessary to prevent overheating of nearby combustibles and the drying out of timber in the house structure. Tests have been carried out to verify that the heater complies with all requirements when properly installed.

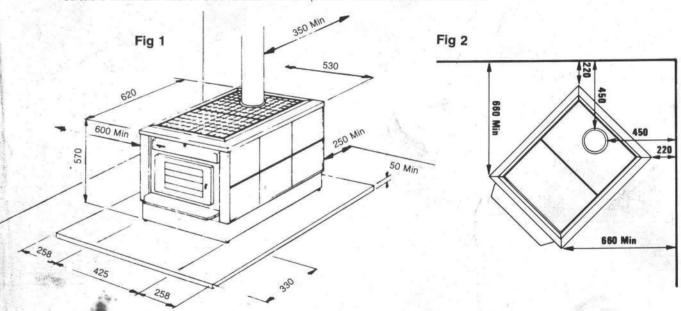
The four M12 x 25 mm bolts supplied as feet for the plinth must be used in all cases. The heat shields in the plinth must be used in all cases.

Both of the above are necessary to prevent overheating under the hearth.

N.B. For installations outside New Zealand please check local authority requirements.

This must be made from an insulating and incombustible material, such as concrete or brick at least 50 mm thick.

The heater should be set on the hearth so that the hearth protrudes at least 330 mm in front of the heater plinth. The hearth must also protrude at least 258 mm on each side of the heater plinth. A suitable minimum hearth size is 920 mm deep x 941 mm wide x 50 mm thick.



# CLEARANCES (see Fig 1)

The minimum clearance from the back of the heater to combustible materials is 250 mm. The minimum clearance from the sides of the heater to combustible materials is 600 mm. (Gibraltar Board and the like on timber studs are classed as combustible materials).

The minimum clearance from the bare flue to combustibles is 350 mm.

The minimum clearance from the top of the heater to the ceiling above is 1600 mm.

The minimum clearance for a corner installation are:-

Flue 450 mm from combustibles

Rear heater corners 220 mm from combustibles

For these clearances to apply, the centre line of the heater must bisect a 90° corner, as in Fig 2. Should it be necessary, methods of reducing the above clearances by means of heat shields can be found in NZ Standard 7421:1972, refer to Clause 304 "Protective Screens". If using these methods, care must be taken to comply exactly with the requirements and conditions of this Standard.

### THE FLUE

It is important that the flue should be vertical and without any bends. Any restrictions, or leaks, can cause smoking under certain conditions due to poor draught. Joints between sections should be securely fixed using self tapping screws. All joints must be airtight, use flue seal if necessary. The flue cowl should be at least 600 mm above the highest ridge of the roof to ensure the draught is not affected by pressure zones caused by wind currents on the house. When the flue is installed through a flat roof, the cowl should be at least 1500 mm above the ridge. Note that any roof with a pitch angle of less than 30° is treated as a flat roof for the purposes of pressure zones. At joints the smaller diameter of each flue section should be at the bottom to mate with the normal diameter section below. Suitable materials for the flue are 1.2 mm panel steel or 0.6 mm stainless steel.

The minimum length of flue on which the heater will operate satisfactorily is 3600 mm. This is the length supplied in the standard flue kit, though extension lengths are available.

### FLUE SHIELDING

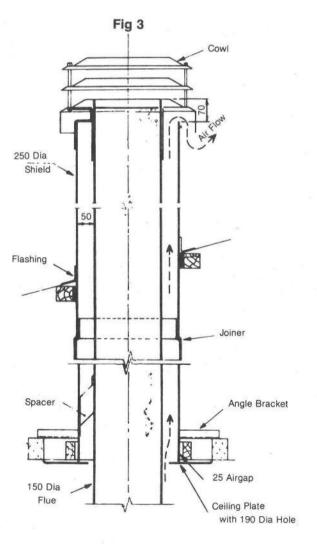
A shield must be fitted to prevent the hot flue from contacting any timber or other combustibles in the roof space. A free air passage of 50 mm must be left between the flue and shielding as shown in Fig 3. In addition the ceiling plate should have a 190 mm hole for the flue to pass through. This allows enough clearance for the cooling air to enter and circulate freely.

The portion of the flue extending above the roof line must be shielded all the way. Failure to do this will cause chilling of the hot gases and can cause the flue to become blocked. Fig 3. shows how the shielding extends from the ceiling plate up to the cowl. If the flue length is increased, the shielding length must be increased to match it. The shielding is 0.6 mm galvanised steel. A flue kit meeting the above specifications is available from your Kent Dealer. Ask for the Tile Fire flue kit.

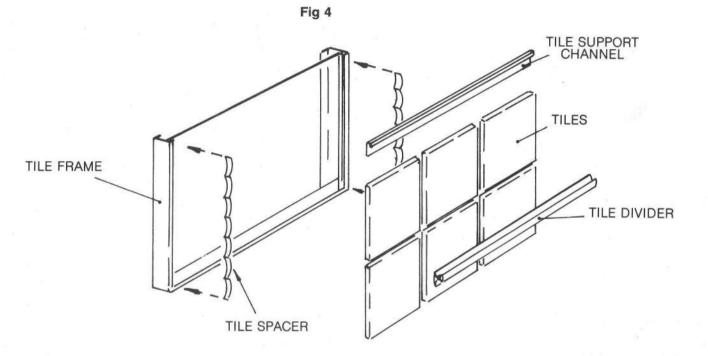
- Select the location of the heater bearing in mind the wall to heater clearance distances required.
- 2. Check the route for the flue which should be clear of roof timbers.
- 3. Mark the flue centre on the ceiling and plumb to position the hearth. Install the hearth.
- Cut the holes in the ceiling and roof for the flue shield. Fit timber nogs round the holes allowing for 25 mm air gap between the flue shield and timber.
- 5. The 250 mm flue shield should extend from the ceiling plate upwards to terminate 70 mm below the top of the flue. Either calculate the correct length of flue shield and cut it to size, or temporarily position the heater and flue so that the correct length can be measured.

The flue shield is supplied in two separate lengths together with a joiner.

- **N.B.** The joiner must be fitted with the smaller diameter uppermost inside the shield as shown in Fig 3. Attach the flue shield and joiner with self tapping screws.
- 6. Fix the flue shield into place with the long angle brackets supplied using self tapping screws and flash it to the roof using lead flashing, or a 'Dektite' flashing cone ask your dealer for details.
- 7. Make sure the three heat deflector baffles are in position. Two are under the heater on the inside of the plinth and one is between the heat exchanger and the rear of the cabinet. Make sure the four mounting and levelling feet are in place, one under each corner of the plinth.



- 8. Before fitting the flue to the heater, fit the 12 ceramic tiles as follows:-
  - A. Ensure the heater is now in its final position.
  - B. Remove the two top decorative metal panels. They lift straight up.
  - C. Remove the top metal surround by carefully lifting it straight up.
  - D. Carefully place 3 ceramic tiles in a row along the bottom groove in each side. Fit the end tiles first, placing the tile tensioning springs in position while doing so. The springs fit vertically at each end of the tile rows, to prevent excess tile movement. If tiles are oversized, springs can be discarded.
  - E. Slide the aluminium tile divider down on top of these tiles so that the narrow edge faces outwards. The groove on the tile divider should fit over the top of the tiles.
  - F. Carefully slide the remaining 3 tiles for each side down on top of the tile divider.
  - G. Fit the tile support channels onto the top row of tiles. See Fig. 4.
  - H. Fit the top surround in place making sure it is properly located at each corner.
  - Place the two top decorative metal panels back in position.



- 9. Place the ceiling plate, flanges upwards, carefully over the heater flue stub. It is suggested that both finishes be protected by placing plastic sheet between heater and ceiling plate. The ceiling plate can now rest on top of the heater while the flue is being installed. This makes the flue easier to install and helps prevent the flue paint from being scratched.
- 10. Install the flue.

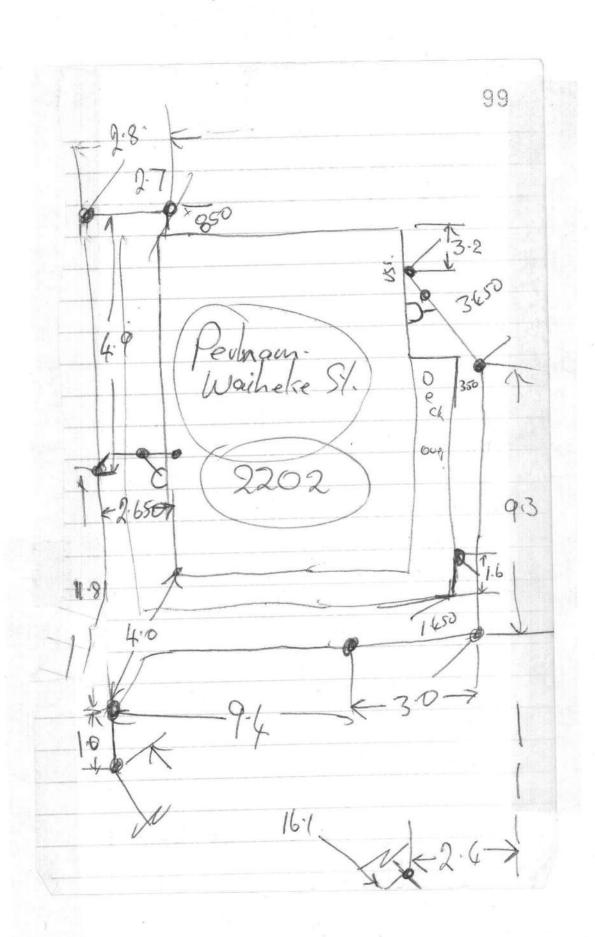
All joints must be fastened with at least 3 self tapping screws spaced evenly around. All flue joints must be airtight. Use flue seal if necessary.

The flue sections are assembled with the smaller diameter ends nearest the heater and the larger diameter ends towards the cowl.

The bottom section of the flue is swaged but uncrimped. This must be attached to the heater (swaged end first) using self tapping screws. The 3 spacers must be fitted to the flue so that they are located just above the bottom of the flue shield when the flue is installed — see Fig 3. It is important that these spacers are located equally around the flue, thus keeping the flue central in the flue shield.

- 11. Fix the cowl to the top of the flue as shown in Fig 3. and retain with self tapping screws. The air flow shown must not be reduced in any way. (See earlier section on "Flue Shielding"). Note: The flue cowl is designed to fit so that the flue goes all the way up inside the spigot. To enable this to fit properly the flue shield should finish 70 mm below the top of the flue. The three brackets on the cowl should be on the outside of the flue shield.
- 12. Raise the ceiling plate and fix it to the ceiling so that the flue is central in the hole. Take care when raising the ceiling plate into position, to avoid damage to flue surface finish.

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# branz

# (CIRCLE whichever is applicable)

NAME: Perham

STOREY: Single or Uppermost

· Lower of two or middle of three

Lower of three

WIND AREA: High / Medium / Low

EARTHQUAKE ZONE: A B / C

ROOF OR BUILDING LENGTH

ROOF OR BUILDING WIDTH

GROSS ROOF OR BUILDING PLAN AREA

EARTHQUAKE: B.U.'s ALONG AND ACROSS

WIND: B.U.'s ALONG

WIND: B.U.'s ACROSS

SKETCH PLAN (external and internal walls):

ADDRESS: 10T 102 Washeke ST Waskanae

MOOF TYPE: Light Heavy

1300F PITCH: 0° - 25° 126° - 45°

W = 80 B.U.'s/m

E = 7 B.U.'s/m<sup>2</sup> 5.38

BL = 14.3 m

BW = 11.2 m

GPA = 160 m2

ExGPA = 7x160 = 1120 .. B.U.'s

WxBW = 80 ×1102 = 896. B.U.'s

WxBL = 80x 1403 := 1114 1144 B.U.'s

APPROVED

COUNTY ENGINEER.

DATE 10/11/83

. July

# (CIRCLE whichever is applicable)

.4.

NAME:	Ferham
•	

ADDRESS: lot 102 Waineke ST Waikanae

STOREY: X Single of Uppermost

\* Lower of two or middle of three ??

Lower of three

WIND AREA: High/ Medium / Low

EARTHQUAKE ZONE: AB/C

ROOF OR BUILDING LENGTH

ROOF OR BUILDING WIDTH

GROSS ROOF OR BUILDING PLAN AREA

EARTHQUAKE: B.U.'s ALONG AND ACROSS

WIND: B.U.'s ALONG

WIND: B.U.'s ACROSS

SKETCH PLAN (external and internal walls):

To allow for short walls (1.40 high)

1.40 = 1.33 × 42 = 55 8.00'r

ROOF TYPE: Light Heavy

ROOF PITCH: 0° - 25° (26° - 45°

W = SO B.U.'s/m chry nteys of

 $E = 4 B.U.'s/m^2$ 

BL -= 1603 m

BW = 1102 m

GPA = 160 m2

E x GPA = 4x160 = 600 B.U.'s

WxBW = 80x 1102 = 696 370 B.U.'s

WxBL = - 472 B.U.'s

rations take loads across

APPROVED

COUNTY ENGINEER.

DATE 10/11/83

9 1 Je

SHEET B

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	CONSUL	HAN & ASSOCIATES TING ENGINEERS		
•		VAE		LH 907
	*			SEPT. 1983
			Ву	G'R.S.
LOADINGS				
Roof	Iron   Raftars	0.15		
	Carline	0.20		
		0.50 6450	*/*	4 = 70
	Live			25
				-95km
Floor	Floring Carlyn	0.25		
	Timber	0.25		
		0.65		
	live	160		
		215 AN/m2.		
		2 / 3 un /m2.		
Walls.	Innings	0.25	-HH-	
	- Inings	0.25		
	+			
		0.40 km/m2	-	
Wind lood,				
V= 50	3 m/2 5, = 1.0	$5_2 = (G \cdot R) = 3$ $B \cdot 5 = 8$	2 = 65	
	++'1++++		$\leftarrow$	
			1	
- Ug =	30 m/s			
	9 = -65	WL = 1.2x.55	4 .661	22
	4		1001	
		grege		
	APPRO	VED Arcin	12.C.C.	
		VED Alay	93	
The Complete Company	Ris	Commence And Annual Control		
		UNTY ENGINEER.		
	DATE : 10/4/83			

PROJECT PERHAM HOUSE	C M STRACHAN & ASSOCIATES  CONSULTING ENGINEERS  - 14(2) (1/4) (1/4)	Page No
redict		Date SEPT 1983
		By 6'R15
RIDGE BEAMS.	3.9m roof 3.9x.95 = 3.	7 kaspa
M= WL <sup>2</sup> =	3.7×4.5? = 9.4 km	
Try 300x100		
	7. 1.35×10°mm3 I=10° 94×294°.	199×10 5 mm 4
Goc = 11) = 9.4×1 2 7:35×	104	
	. OK as part his	load
deflection =	5 WLF - 5×3·7×4500 * 384 Ft 384×800×199×10	08
	= 12.4 mm = 2. $362$	- 002758
	.ok	
ROOF BRHONG		
lateral wind load =	-66 × 3.5×35 = 8.1 KN	
provida 2-	25 cl ms straps such way a	n each side
	2.0 kM in each strap.	
60 x 3:15 nail	- 6 nails gael and	
	2 at each rafter.	

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C M STRACHAN & ASSOCIATES

CONSULTING ENGINEERS  PROJECT PERHAM HOUSE - WAIKANDE	Proj. No
PROJECT . CER. H 17.11 . 119.43 E	Date SEPT 198
	By G.R.S.
UPPER FLOOR JOISTS Span 4.6m.	+ + + + + + +
Jaists at 1.0m crs	
M=W= 2-2.15×462 = 5.7 Wm.	
8 8	
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Try 250x100 began.	++++++
= 10 = 94×244 = -93×10 mm = I=60 = 94×2443	=114×10 cour. 4
	1-1-1-1-1-1-1
Ge=M = 5.7×10 = 61/N/mm= :.OK	
F .93×108	++++++
de Clastron = 5 WL+ = 5 × 2.15 × 46004 384 FI 384 × 8000 × 114 × 106	- 14mm
384 FI 384×8000×114×106	
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10ad = 3.7 x 4.3 = 15.9 kN	
m = Pab = 15.9x .7x3.9 - 9.43 km	
4.6	
Flooring has capacity to distribute the	is over 2
3015/5	
increase joists to 300×100	

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ONSULTING ENGINEERS  POJ. No. L.M. 90.7.  Date SERT. 19.  By. G. 18.5.  DECK CANTILEVER - 2.0 m.  W= 215 kn/m = 4.0 kn/m  1.0 m. wat = 4.0 kn/m  1.35 kn/m = 7.0 kn/m  1.35 kn/m = 7.0 kn/m  W. 250 × 50 @ 400 crs  Z=bd - 47.244 - 47.10 mm = 7.2 12  FOC = 11) = 7.0 × 10 x - 4 = 5.9 N/m = 4.7 12  ACCIENTEDER - 2.0 mm = L = 00.25 L  396  1.00 × 57.10 mm = 1 = 00.25 L  396  1.00 × 57.10 mm = 1 = 00.25 L  396  1.00 × 57.10 mm = 1 = 00.25 L  396							C	M					100				ATE	5			P	age l	۱o		٠.,	6		
DECK CANTILEVER - 2.0 m  W= 2.15 las/fm =  P = 1.0 monost = 95 las/fm 10 monost = 40 las/fm 1.35 las/fm 1.35 las/fm  M= W1 = PL = 2.15 × 2.0 = 4.3 + 2.7  = 7.0 las/fm  Weing 250 × 50 @ 400 crs  Z=bd = 47.244 = .47×10 mm = T = bd = .47×244 = .57×10 cm  Fac = 111 = 7.0 × 10 × .4 = 5.9 N/mm =  Z = 47×10 c  declectron  = Wa = .47×10 c  declectron  = Wa = .47×10 c  = 2.15×10 3× 4× 2000 = .35×10 5× 4× 2000 =  = 3.9 + 3.2 = 5.0 mm = L = .00 25 L  3.96  : OLE  : OLE  : OLE  : OLE  : OLE  : OLE  : OLE  : OLE  : OLE	JECT PA	ERHAN	2	HQU	SE	-		VA													P	roj. l	No	.4	H	90	2.7	
DECK CANTILEVER - 2.0m $W= 2.15 \text{ keV fm} = 95 \text{ keV fm}$ $P = 1.0 \text{ mosof} = 95 \text{ keV fm}$ $1.35 \text{ keV fm} = 40 \text{ keV fm}$ $1.35 \text{ keV fm} = 7.0 \text{ keV fm}$ $1.35 \text{ keV fm} = 7.0 \text{ keV fm}$ $2 = 100 \text{ keV fm} = 7.0 \text{ keV fm}$ $2 = 100 \text{ keV fm} = 7.0 \text{ keV fm}$ $2 = 100 \text{ keV fm} = 7.0 \text{ keV fm}$ $2 = 100 \text{ keV fm} = 7.0 \text{ keV fm}$ $2 = 100 \text{ keV fm}$ $2 = 100 \text{ keV fm}$ $2 = 100 \text{ keV fm}$ $2 = 100 \text{ keV fm}$ $2 = 100 \text{ keV fm}$ $2 = 100 \text{ keV fm}$ $3 = 100 $						٠.,	٠			٠											Ľ	ate		.5	E	P.T.	1.	?
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$W = 2.15 \text{ keV}/m = 95 \text{ keV}/m$ $P = 1.0 \text{ mosel} = 95 \text{ keV}/m$ $1.35 \text{ keV}/m$ $1.35 \text{ keV}/m$ $1.35 \text{ keV}/m$ $2.2 \text{ PL} = 2.15 \times 10^{2} + 1.35 \times 2.0 = 4.3 + 2.7$ $2.3 = 7.0 \text{ keV}/m /m$ $2.50 \times 50 \text{ Q} = 4.00 \text{ crs}$ $2.50 \times 4.7 \times 24^{2} = 4.7 \times 10^{6} \text{ mm}^{3} = 1.5 \times 10^{2} = 5.7 \times 10^{6} \text{ m}^{3}$ $4.60 = 10 = 1.7 \cdot 0.10^{6} \times 4 = 5.9 \text{ pV}/m = 1.7 \times 10^{6} = 1.7 \times 10^$											1											-					-	
$P = \frac{10000000}{100000000} = \frac{95600}{10000000}$ $\frac{1000000000000}{10000000000000000000000$	VE	TK C	A	NTI	U		)E	K	=	+	T	2	.0	"			1	+	-	+	+	+	•		-		+	
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$M = Wl^{2} \times Pl = 215 \times 1.0^{2} + 1.35 \times 2.0 = 4.3 + 2.7$ $2 = 7.0 \text{ lawn} / n$ $Using = 250 \times 50 \otimes 400 \text{ crs} .$ $2 = bd^{2} - 47 \times 244^{2} - 47 \times 10^{6} \text{ mm}^{3} = T = bd^{3} - 47 \times 214^{3} = 57 \times 10^{6} \text{ m}^{2}$ $6 = M - 7.0 \times 10^{6} \times 4 = 5.9 \text{ N/mm}^{2}$ $2 + 47 \times 10^{6} = 5.9 \text{ N/mm}^{2}$ $42 \times 10^{6} = 35 $			1/"	PMIN	at	-	=	•	40	kn	In	+	+-					1	+	-	-	-	-			-	+	
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Using $250 \times 50$ @ $400 \text{ crs}$ . $2 = bol^2 - 47 \times 244^2 - 47 \times 10^6 \text{ mm}^3$ $T = bol^3 - 47 \times 244^3 - 57 \times 10^6 \text{ mm}^3$ $\overline{6} = \frac{10}{6} - \frac{1}{47} \times 10^6 \times 4 = 5.9 \text{ N/mm}^2$ $47 \times 10^6 = \frac{10}{2} - \frac{1}{47} \times 10^6 = \frac{1}{2} = \frac{1}{47} \times 10^6 = \frac{1}{2} = \frac{1}{47} \times 10^6 = \frac{1}{2} = \frac{1}{47} \times 10^6 = \frac{1}{2} = \frac{1}{47} \times 10^6 = \frac{1}{2} = \frac{1}{2} \times 15 \times 10^3 \times 4 \times 10^6 = \frac{1}{2} \times 15 \times 10^3 \times 4 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 \times 10^6 = \frac{1}{2} \times 10^6 = \frac{1}{2} \times 10^6 = \frac{1}{2} \times 10^6 = \frac{1}{2} \times 10$	4	100		2	T	,			15	- 0.		2	Ι,	2	6.	2	^	+	+	1.	3		1	-			-	
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C M STRACHAN & ASSOCIATES  CONSULTING ENGINEERS  PROJECT PERHAM HOUSE - WAIWANAE	Page No. 8  Proj. No. 4. 907  Date SEPT 198  By. 6'R.5
BLOCKWALLS - retaining - 2. am ht of retain	ad material.
Dasign as propped cantilover	
assume ka = -3 8018	
$P = \frac{1}{2}k_B + h^2$	
= 2x 3x/8x202 = 10.8 6N. Am	<del></del>
$M = 2PL = 2 \times 10.8 \times 2.4 = 3.4 \text{ M/m}$	
$M = 2PL = 2 \times 10.8 \times 2.4 = 3.4 \text{ g/m}$	
Mm = 0.0596WC = .0596 × 10.8 × 2.4 = 1.5 km	n_
Using 200 mm blook D12@ 400 C15	
Map = 115 to 101 = 113 × 140 × 9 × 190 =	3.4 Km
Shaar at top = P = 10.8 = 2.2 km/m	
Saismic load.	
Coef = CISMR = .15x1.0x2.0x1.2x1.0	= .36.
W= 55x.36 = 198 x.8 = 16 aym =	
$M = \frac{WL^2}{8} = \frac{1.6 \times 2.4^2}{8} = \frac{1.26 \times 2.4^2}{8}$	
Manger = 9WL3 = 9x1.6x2.43 = .6 KNm.	
128 128	
shear at top = 3w - 3x16x2.4 - 1	1.4 km.
2-2 kN/m shear -use 12mm bolts at 600cm - 4 skan nails to each	E to top plate

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Chiel 200x >0 been S = 10.89 Nil ans. -- RDL = 2.22 REA = Wil. Joist Syon = 7.5 Benn Syem = 1.6 - FDL = 1.13 FLL = 5.63 DL = 3.35 200=75 N 1.55 spen gives Th = 10.88 DK = 8.92 LL = 10.88 Wall brown Single whorey, Steep sitch; strey in roof. 4 + 142 × 55 (6 - 4) = 5.38

Perhan / montgomery. Retaining wall - design / cales? Retaining wall - design/colas? No worter connect for. tales - Note \$12 both and 600c/c to top plate. Site + obaninge isdys. Final detail of doings to be confined with . tron sert: - contilevered cleck supposits not; 2000 mide - eng. sales. 250 4 B31 - cales Support for 300 x >0 bottom chards of sefter or use 250x 75 Danners withoute 360 fg (60° pitch) High shed ! 300 x 100 Beans - design coles. Verada port/pil connection to 3604 check bosement framing Block footing (B/R, and) requires min 300x 200 abover with 3/9,2 rod. (1-top; 2- bottom) with pro her at 600 c/c may Shield you bully flue (apper floor)? Wall bracing Sheet browing & Sheet material for browing elements - Try over

TELEPHONE 87-189



P.O. Box 542, LEVIN, N.Z.

Reference No.

HOROWHENUA COUNTY COUNCIL

RTB: ELW

11 November 1983

Mr J.W. Montgomery, 24A Paramata Crescent, PARAMATA.

Dear Sir,

# RE: APPLICATION FOR PERMIT FOR DWELLING: R. Perham, Lot 102 D, P. 47126

1. It is noted that the bracing schedule calls for "type 9" and "type 10" bracing elements. These both require sheet bracing material (e.g. 6.5mm plywood) on one face of the framing. In addition, the type 10 brace requires sheet material (e.g. gibralter board) on the other face of the framing. It is further noted that interior linings are specified as "T.G. and V. Timber linings" Since these linings pass over the bracing elements and are not considered to act as part of the element the question arises as to how you intend to accommodate the bracing elements indicated (it is permitted to reduce framing in width to keep bracing material flush with face of framing line).

Please advise how you:

- (a) intend to include the elements, and
- (b) what sheet bracing and other sheet material you propose to use.
- 2. The exposed rafters over the lounge are shown as 300 x 50mm at 900mm centres. These require lateral support for the bottom edge which could mean providing a central row of full depth nogging between the rafters. In view of the possible adverse visual effect other solutions would be:
  - (a) to increase the rafter size to 300 x 75mm, or
  - (b) to drop the ceiling lining between the rafters and reduce the exposed portion to a maximum of 225mm.

Please advise which course of action you intend to follow and supply amended details if using method (b) above or any other possible alternative.

Yours faithfully,

R.T. Burling.

R.T. Burling,

COUNTY BUILDING INSPECTOR.

ADDENDUM annexed to or intended to be annexed to general specifications for the erection and completion of a Prestige Home for MR & MRS R. PERHAM

# LOT 102, D.P. 47126, WAIHEKE STREET, WAIKANAE

### NOTE:

In the event of any discrepancy or conflict between the content of this addendum and the content of the general specifications the content of the addendum shall prevail and the specification shall be deemed to be amended accordingly whether by way of modification, alteration, omission or deletion (as the case may be) of the relevant section or part thereof of the general specifications or otherwise.

Notwithstanding the content of the general specification herein the following shall apply and the general specification shall be deemed to be amended accordingly.

- 1. Supply and install reinforced concrete blockwork as shown on the drawings.
- 2. Retaining Wall Water Proofing

  Before back-filling against retaining wall apply one priming coat and two top coats of Mulseal in complete accordance with the manufacturer's specifications.

Lay a 100 drain in pea gravel below base of the retaining wall and extend around each end of the building. Each end of the drain to discharge clear of all construction and related earthworks.

3. Supply and install reinforced concrete floor to basement laid on Moistop.

Supply and install 100 x 50 T & G flooring to upper floor level.

- 5. Supply and install Rustic sawn face weatherboards.
- 6. Supply and install WBR 1.6 Fibreglass Batts to all exterior walls before fixing of wall linings.
- 7. Supply and install R 2.2 Fibreglass Batts to all ceilings of upper floor level.
- 8. Supply and install AHI 422 Perforated Sisalation to underneath of ground floor. The Sisalation to be fixed across top of floor joists to form a semi-eliptical trough 100mm in depth. Staple at 300mm centres. Successive runs should be lapped 100mm.

The insulating trough should be made draught proof at ends of joists and at any other points where the trough is interrupted by bracing, bridging or dwangs.

- 9. Line each shower stall with Formica Wallboard.
- over braces, 10.) Supply and install T G & V timber linings to all walls throughout the interior.
  - ? BI 11. Construct pantry as shown on the drawings complete with shelves ex 25 timber.

    The whole of the pantry to be painted with three coat paint work the top coat to be full gloss enamel.
  - Supply and install a free-standing fireplace in accordance with manufacturer's specifications. Seat the fireplace on a 50 thick precast concrete slab, laid directly on the timber floor.
    - 13. Supply and install double clashed Rimu interior flush doors throughout.
    - 14. Supply and install bronze aluminium windows in complete compliance with the manufacturer's installation instructions.
    - 15. Supply and install 406.4 x 0.45mm Colorsteel Paneldeck Roofing over netting and paper in complete compliance with the manufacturer's specifications. Finish the roof with purpose made 0.6mm ridging and barges.
    - 16. Supply and install a Topliss Mixer to each shower.

It is the responsibility of the owner and or builder to ensure that proposed building levels are compatible with existing sewer connection levels.

COUNTY ENGINEER.

# LOT 102, D.P. 47126, WAIHEKE STREET, WAIKANAE

- 17. Supply and install Marley Mark II Spouting & Downpipes in complete compliance with the manufacturer's specifications.
- 18. Supply and install all electrical work as shown on the drawings.
- 19. Arrange with the P. & T. Department for pre-wiring for future installation of telephone.
- 20. Supply and install two Roll-A-Doors with hip-high locking and keyed alike as per drawings.
- 21. Supply and install auto stop taps to laundry.
- 22. Allow the following p.c. sum:-
  - (a) Supply of the stove

\$850.00

# SPECIFICATION OF WORK TO BE DONE AND MATERIALS

# TO BE USED IN THE ERECTION AND COMPLETION OF A PRESTIGE HOME

Notwithstanding anything contained or implied herein to the contrary reference herein to N.Z.S.S. 1900 or any part thereof shall be deemed to be deleted and N.Z.S.S. 3604 and the relevant part thereof substituted therefore and the content hereof modified accordingly.

### PRELIMINARY & GENERAL

All work shall be carried out in accordance with this Specification together with all relevant Plans and details and comply with Local Body By-laws and Housing Corporation of New Zealand requirements.

### INSURANCE

The Builder shall insure his workmen against all claims under the Workers' Compensation Act.

### CONTRACTORS INDEMNITY INSURANCE

Fire Insurance covering the Building during the course of construction shall be taken out with the South British Insurance Co. Ltd.(subject to their policy conditions). This shall be done by Prestigo Homes Corporation Ltd.

### COMMENCEMENT OF WORK

The contract to be commenced without undue delay and is to be carried out to bring about the completion at the earliest possible time.

#### SUB-CONTRACTORS

Sub-contractors' work is the responsibility of the Builder. Their work must be given protection by the Builder and any damage suffered by the lack of protection must be repaired at the expense of the Builder.

#### DAMAGE BY SUB-CONTRACTORS

Damage caused by Sub-contractors, to the Builder's or other Sub-contractor's work, shall be repaired by the Sub-contractor concerned at his own expense, or an allowance to be made to the Builder or Sub-contractor for repairing the damage to the Builder's satisfaction.

#### SETTING OUT WORK

The Builder will be required to make good at his own expense any errors which may occur in the setting out of all work. Figured dimensions are to be taken in preference to scale.

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### ACCOMMODATION

The Builder shall provide shelter at all times for workmen's personal effects, etc. in a building other than the residence, in accordance with the requirements of the Department of Labour.

### LATRINES

The Builder shall provide temporary closets for the workmen's use, maintain scrupulously clean and remove at the completion of work.

# STORAGE OF MATERIALS

Timber should be suitably stacked to avoid warping and adequate protection must be given to all materials to keep them of a standard equal to that when bought.

### COMPLETION OF WORK

In this Specification and also on the Drawings, although it may not be expressly mentioned or shown, each and every item, class detail or particular of work indicated, described or implied shall mean unless set forth, the providing and finishing of same, complete in every detail and including all appurtenances, in order to leave the work in good order and complete. Any work that is deemed unsatisfactory shall be removed and made good.

# CLEARING UP

At the completion of the contract, remove all rubbish caused by the operation of any Trade. Remove all temporary roads and deposits of concrete and gravel, fill in truck tracks and generally leave the whole site clean.

Leave all floors broom clean, clean all glass inside and out and remove all paint marks and putty marks. Replace all cracked and broken glass.

Leave the house weathertight, clean and fit for immediate occupation.

# MAINTENANCE

The maintenance period shall run for thirty days from the seventh day after notification from the Builder that the home is completed and ready for occupation. At the expiry of the maintenance period the Builder shall make good all defects in any part of any trade which are attributable to defective materials or faulty workmanship.

### PERMITS AND FEES

The Builder shall obtain all permits from and pay all fees demanded by Local Authorities before the commencement of the work.

### SITE

Unless it is otherwise indicated on the working drawings the quotation allows for a level section. Extra foundation work over and above that shown on the plans shall be extra to the quotation.

#### SUSPECT SITES

Where doubtful ground bearing or filled ground is found, all excavation, boxing, steel and concrete work required to reach a solid bearing in excess of 300 in depth will be charged at current ruling rates for such work as an extra to the contract price. Such extra cost will include any engineering, testing and draughting fees that may be required to meet the requirements of any Local Authority concerned.

### FILLED GROUND

The Builder shall not be liable for any damage or deterioration of any work to the building or to the site caused by or resulting from the inadequacy or earth fill or by the negligent application thereof and the Owner indemnifies the Builder against any claim against him by any person whatsoever for damages or expenses incurred by faulty earth fill aforesaid.

### EXCAVATION

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Clear away all loose stones, rank vegetation and debris from the area of building operations and excavate for all foundations, etc. as indicated on the paths, down to a solid bed, but generally not less than 300 below permanent ground level.

Excavate for a septic tank and effluent overflow trenches (where applicable).

Care must be taken to have bottom of excavation level and the sides plumb and square.

### BRICKLAYER

### RELEVANT SPECIFICATIONS

All work shall be in accordance with the requirements of N.Z.S.S. 1900 Chapter 6.2 and N.Z.S.S. 1900 Chater 6.1.

#### MATERIALS

Bricks shall be of the colour and type selected and shall comply with N.Z.S.S. 366 Clay Building Bricks grade A or B. All fair face brickwork shall be laid with their best face outwards.

Cement shall be ordinary Portland Cement and at the time of use shall comply with N.Z.S.S. 1844 Portland Cement.

Plasticizers shall be used in accordance with the manufacturer's instructions and no other additives are to be used in conjunction with these materials. On no account will further additions be made at the time of retempering mortars.

Water shall be drinking quality and shall at the time of use be free from acids, alkalies and organic impurities.

Sands used for mortars shall comply with the relevant clauses of N.Z.S.S. 2129: 1967, Sands for Mortar, Plasters and External Renderings.

### PREPARATION OF MORTAR

Mortar shall be prepared by mixing in an approved batch mixer. Measurement of materials shall be by volume in a suitably calibrated device. Mortar shall be mixed until homogeneous mass is obtained but for not less than 5 minutes. All mortar whether on the boards or left in the mixer shall be used within 90 minutes. Mortar not used in this time shall be discarded.

# BRICKLAYING

Brick shall be laid in stretcher bond true to line level and plumb and in accordance with the best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than 900 above wall line. Corners shall be racked back. On no account will toothing be permitted. All joints will be completely filled with mortar and the bricks shall be shoved into place at least 12 mm and shall be disturbed as little as possible after initial positioning. Head joints shall be buttered on three edges, deeply furrowed joints will not be permitted and mortar shall be spread on the bed joint not more than three bricks ahead of laying the next course.

Joints shall unless otherwise specified, be not more than 10 mm thick and shall be tooled as directed as work proceeds. Where tapestry bricks are used care shall be taken to use a tool slightly smaller than joint width to prevent pushing mortar into the brick striations.

### BRICK VENEER

Construct brick veneer as shown on the drawings and in accordance with N.Z.S.S. 1900 Division 6.1. Mortar and Workmanship shall be as previously specified.

Veneer ties and their anchorages shall be designed and fixed so as to resist a lateral load in tension or compression of twice the weight of veneer which each tie supports without elongation or shortening of the assembly by more than 1.5 mm. Ties shall be non-corrodible metal or shall be galvanised after forming, with a zinc coating of not less than 610 g per square metre. If of round bar they shall be of a minimum of 4.5 mm diameter; if of sheet metal they shall be of a minimum thickness of 1.5 mm and a minimum width of 25.

Approved ties shall be spaced at not more than 500 horizontally and not more than 3 bricks vertically. An air space of at least 40 shall be maintained between timber frame and veneer and where necessary weep holes shall be left every third joint for the discharge of water. Care shall be taken to maintain the air space and upstand free of any mortar droppings, protruding joints or pipes or electrical wire, junction boxes, etc. Incorporate galvanised 4 mesh 1 mm vermin proofing. Where shown build in bricksize concrete vents as required.

All facing work shall be kept clean as the work proceeds. On completion, all brick work shall be left in a clean state.