

**Building Consent****051829****Section 51, Building Act 2004**

Street address of building: 112 IRVINES ROAD, DUNSANDEL  
Legal description: 2140112  
Valuation number: 2412038511  
Rapid number:  
Building name:  
Building location on site:  
Level/unit number:

Name of Owner: T CONOLLY & M EVANS

Applicant/Agent: T CONOLLY & M EVANS  
Contact person:  
Mailing address: 112 IRVINES ROAD, DUNSANDEL  
Street address/registered office:  
Phone number:  
    Landline: 379 6062 (W)  
    Mobile: 325 4969  
    Daytime:  
    After hours:  
Facsimile number: 379 6062 (W)  
Email address:  
Website:

The following building work is authorised by this building consent:

Description: DOMESTIC DWELLING ALTERATIONS & ADDITIONS  
Addition of dining and living areas 45sqm. Alterations to provide new laundry and porch, new ensuite and wardrobe, new kitchen, new cupboards.  
Intended Use:  
Estimated Value: \$130,000

### **Building Consent Authority Charges**

This consent will be granted when the invoiced costs are paid in full. Where any work fails to meet required standards a re-inspection of that work may be required. Costs associated with that re-inspection will be invoiced separately on a time and cost basis.

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

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

**This Building consent is valid for 12 months from the date of granting.**

Any amendment to this Approved Building Consent will require approval prior to the work being carried out. This will require a new Building Consent application to be made.

### **Booking Inspections**

1. Advice to the Building Consent Authority, that the work will be ready for inspection at least 24 hours (1 working day) before that inspection is required, however this may not guarantee an inspection at the desired time if no inspection booking is available at that time. We recommend early scheduling of inspections to avoid project delays.
2. All inspections are to be booked by phoning 03 324 5848 between the hours of 8:30am and 5:00pm.
3. The complete set of Approved Building Consent documents (including stamped plans and specifications) **MUST** be available on site for the Officer carrying out the inspection. No inspection will be undertaken if the approved documentation is not available.



**This building consent is granted subject to the conditions specified below.  
Selwyn District Council Building Consent Authority Officers will carry out  
the following inspections:**

☐ **Inspection 1**

Excavation for foundations including ground bearing capacity.  
Reinforcing steel in foundation before concrete is poured.  
Pile hole excavations including set.

☐ **Inspection 2**

Covering up of any subfloor insulation, fixings and bracing (may require subfloor access point).  
Structural framing and fixings prior to building wrap, soffit, and roofing installation.  
Roofing substrate prior to membrane roof being applied.

☐ **Inspection 3**

Cavity battens and flashings in place, prior to cladding being fixed.

☐ **Inspection 4** NOTE: A weathertight exterior is required before a preline inspection occurs.

Preline moisture test and structural framing check including confirmation of treated timber where required.  
Plumbing pipe work prior to fixing of internal linings.  
Bracing elements prior to fixing of internal linings.  
Completeness of insulation prior to fixing of internal linings.  
Window installation to check ventilation, air seals, and glazing.

☐ **Inspection 5** NOTE:- All drainage work must be inspected prior to backfilling.

Inspection and testing of sanitary sewer.  
On site sewerage treatment and disposal pipework.  
Spouting including rain water heads, overflows and downpipes.

☐ **Inspection 6**

Check nailing off bracing panels before stopping work is carried out.  
Stormwater disposal to soakholes.

☐ **Inspection 7**

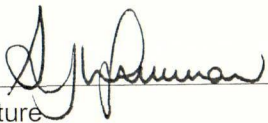
Domestic mechanical ventilation.  
Smoke alarm installation.  
Hot water reticulation valving.  
Check temperature of hot water.  
Inspection following application for Code Compliance Certificate. (The cost of the Code Compliance Certificate is invoiced separately).

**Compliance schedule**

A compliance schedule is not required for this project.

**Attachments**

Code Compliance Certificate Application Form.

  
Signature

05 JUL 2006

05 JUL 2006

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date: 15/06/06