

Building Consent - BC150615



Section 51, Building Act 2004

The Building

Street address of building: 22C Leeston And Lake Road, Leeston

Legal description of land where building is located: LOT 2 DP 470497

Building name:

Location of building within site/block number: 22C Leeston And Lake Road Leeston

Level/unit number:

The Owner

Name of owner: W M & V H Steven & N S France

Contact person: Wallace Steven

Mailing address: 22 Leeston And Lake Road, Leeston

Street address/registered office:

Phone number: Landline: 3243262 Mobile: 0274374078

Facsimile number:

Email address: wmsteven.ws@gmail.com

First point of contact for communications with the council/building consent authority: Christopher Hadlee

Building work

The following building work is authorised by this building consent:

4 Bedroom Domestic Dwelling with attached Garage, Carport and Spa

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

building).

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

Conditions

This building consent is subject to the following conditions:

Endorsements

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

Electrical Energy Works Certificate - The BCA places full reliance of the issue of Energy Work Certificates to verify compliance of the installation and completion of electrical services with the provisions of NZBC Clauses G9. Code Compliance Certificate will not be issued unless the Energy Works Certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

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

Energy Works Certificate - The BCA places full reliance of the issue of Energy Work Certificates to verify compliance of the installation and completion of piped services, the gas supply system, and gas appliances with the provisions of NZBC Clauses G10 & G11. Code Compliance Certificate will not be issued unless the Energy Works Certificates identify compliance with these specific code clauses and confirm compliance with this building consent.

Pressure Test Certificate - Upon completion of the building work the Plumber shall provide a Pressure Test Certificate to the owner to submit with their documentation for

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

Pool Water Discharge - Urban - Pool water and filter backwash is permitted to a Council sewer system. For pool water discharge, Council's Assets Department shall be notified at least 48 hours prior to the pool being emptied to confirm that the timing is acceptable to Council.

Construction Monitoring Requirements

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

The Engineering Company Ltd

Excavation once all footings are excavated.

Foundations Pre-Pour once all reinforcement is in place.

Preline while connections and framing still visible.

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

Inspections

The following inspections are required:

- 1st Inspection
- Wastepipes (Prior to installing DPC for floor slab)
- Pre-wrap
- Steel Construction
- Post Wrap
- Pre-Plaster
- Preline Plumbing
- Preline Building
- Drainage
- Final

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

- Project Information Memorandum (PIM): 150615P

Jenny Lilley

Consent Processor

On behalf of: Selwyn District Council

Issue Date: 28 May 2015