

Form 5

Building consent - BC221276

Section 51, Building Act 2004

The building

Street address of building:	28 Westbrook Avenue Rolleston
Legal description of land where building is located:	LOT 180 DP 570913
Building name:	
Location of building within site/block number:	28 Westbrook Avenue Rolleston
Level/unit number:	0

The owner

Name of owner:	AJ Bolton & EJ Skilling
Contact person:	Aaron Bolton
Mailing address:	1620 Springs Road RD 4 Christchurch 7674
Street address/registered office:	
Phone number:	Landline: Mobile: 0276664478
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	deebolton4@msn.com
Website:	No information provided
First point of contact for communications with the building consent authority:	

Building work

The following building work is authorised by this building consent:

Construction of detached dwelling (Dinex Codemark)- single storey with 3 bedrooms and attached garage

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:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Construction monitoring requirements

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

- Davis Ogilvie geotechnical:
Cut inspection prior to any fill being placed as per section 5.0 of the soil report.
- Structural engineer TBA:
Fill compaction
- Structural engineer TBA:
TC1 raft pre-pour

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records. Please ensure the required documents listed on the Building Consent Form 5 are uploaded to the consent record via the customer portal (<https://consents-sdc.abcs.co.nz/>).

Inspections

The following inspections are required:

- Wastepipes
- Framing / Pre-wrap
- Floor Slab
- Post Wrap / Cavity

- Half High Brick
- Drainage
- Preline
- Final

Documents required

Wastepipes

- B1: Davis Ogilvie Inspection Notice Covering Site Scrape Bearing Check As Per Section 5.0 Of The Geotechnical Report.
- B1: Structural Engineer TBA Inspection Notice Covering Fill Compaction

Floor Slab

- B1: Structural Engineer TBA Inspection Notice Covering TC1 Raft Pre Pour.

Preline

- G12: Pipework pressure test documentation

Drainage

- E1: Stormwater drain leakage test and as-built plans
- G13: As-builts, drainlayer details, pipework test

Final

- B1: Structural Engineer TBA PS4
- E3: Internal Waterproofing Membrane Product And Installer PS3.
- G9: Energy works certificate

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- Advice notes

Signature: Andrew Sanderson

Position: Senior Building Surveyor Residential Processing

On behalf of: Selwyn District Council

Issue Date: 23 June 2022

Advice notes

Section 92 (2A) - Code Compliance Certificate Application - Restricted Building Work: An application for Code Compliance Certificate is required to be applied for within 24 months of the Building Consent issued date, please complete this within the AlphaOne system.

As the building work involves restricted building work, all licensed building practitioners who carry out or supervise restricted building work under this consent must on completion of the work provide the Owner and the Territorial Authority (Selwyn District Council) with a record of work, in the prescribed form (Form 6A), detailing what restricted building work has been carried out or supervised.

In accordance with S92 of the Building Act records of work must be included with the application for Code Compliance Certificate.

The records of building work may be submitted via the customer portal as follows:

Sign in;

Search for the appropriate project in My Applications;

Go to the Action menu by the application progress bar and select Upload Documents;

On the Miscellaneous document select attach file and upload your document.

Section 362T - Residential: This section of the Building Act requires that where a building contractor has carried out building work under a residential building contract then as soon as practicable after completion of the building work, the building contractor must provide in writing the information and documentation prescribed by regulations made under this Act to the following persons:

- the client; and
- the relevant territorial authority.

Persons failing to do so, commit an infringement offence and is liable to a fine not exceeding \$2,000.

Building Location Certificate - May be Required: Council reserves the right to request a building location certificate to confirm that the building has been placed / set-out in accordance with the approved building consent documents and district plan.

Design Engineer: Council reserves the right to call on the project design engineer, at any time to inspect the fabrication and construction of the structure, referenced on the design drawings, to verify that the structure meets the relevant regulatory performance requirements and publicised standards. The design engineer will, following satisfactory inspection (including remedial actions and re-inspection), provide copies of the site inspection / instruction(s) and verify that the works have been completed / installed correctly.

Waterproofing System Verification: The Building Consent Authority will not undertake inspection of this waterproofing membrane application, as it involves minor work. However, verification will be required from the installer of the internal tanking systems to certify that the system has been installed in accordance with the building consent and manufacturer specifications.

Soakpit: Please provide confirmation from a registered drainlayer that adequate soakage and catchment calculation testing is achieved prior to the installation of the soakpit.

This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent.