



CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

THE OWNER

Peach Stephanie & Peach Beverley	No.	100272
C/- Signature Homes Gaurantees Ltd	Issue date	16/11/11
Box 305-393 Triton Plaza	Application date	31/03/10
North Shore City 0757		

THE BUILDING

Street Address	51 Paul Faith Lane, Te Horo
Valuation No.	1487140025
Legal Description	LOT 18 DP 405220 C/T 418182
Intended Use	Rural Dwelling
Intended Life	Indefinite, but not less than 50 years
Current Use	Vacant land
Proposal	Single level dwelling as per plan.
Estimated Value	\$820,000

Code Compliance

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

- The building work complies with the building consent; and
- The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

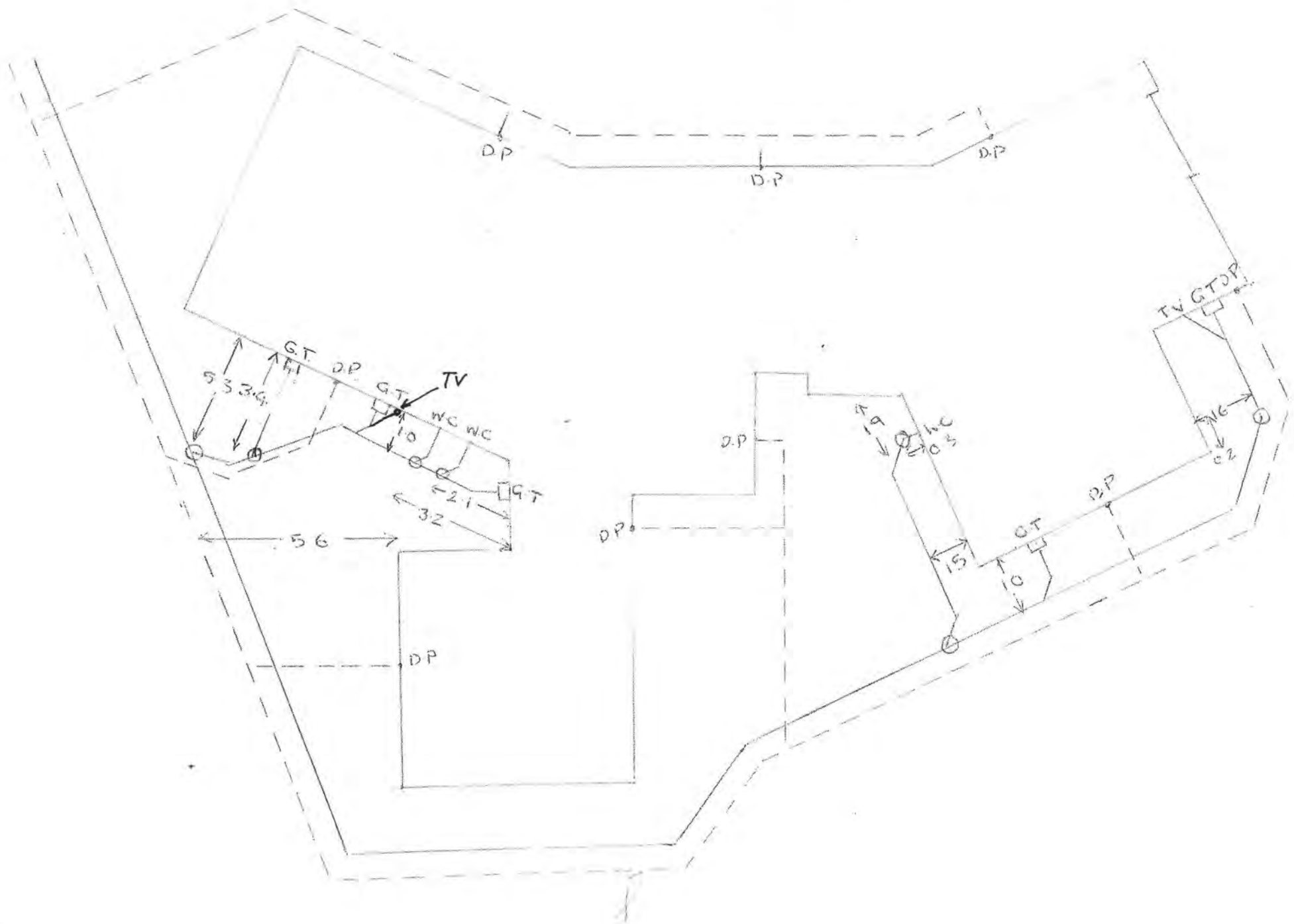
Signed for and on behalf of the Kapiti Coast District Council:

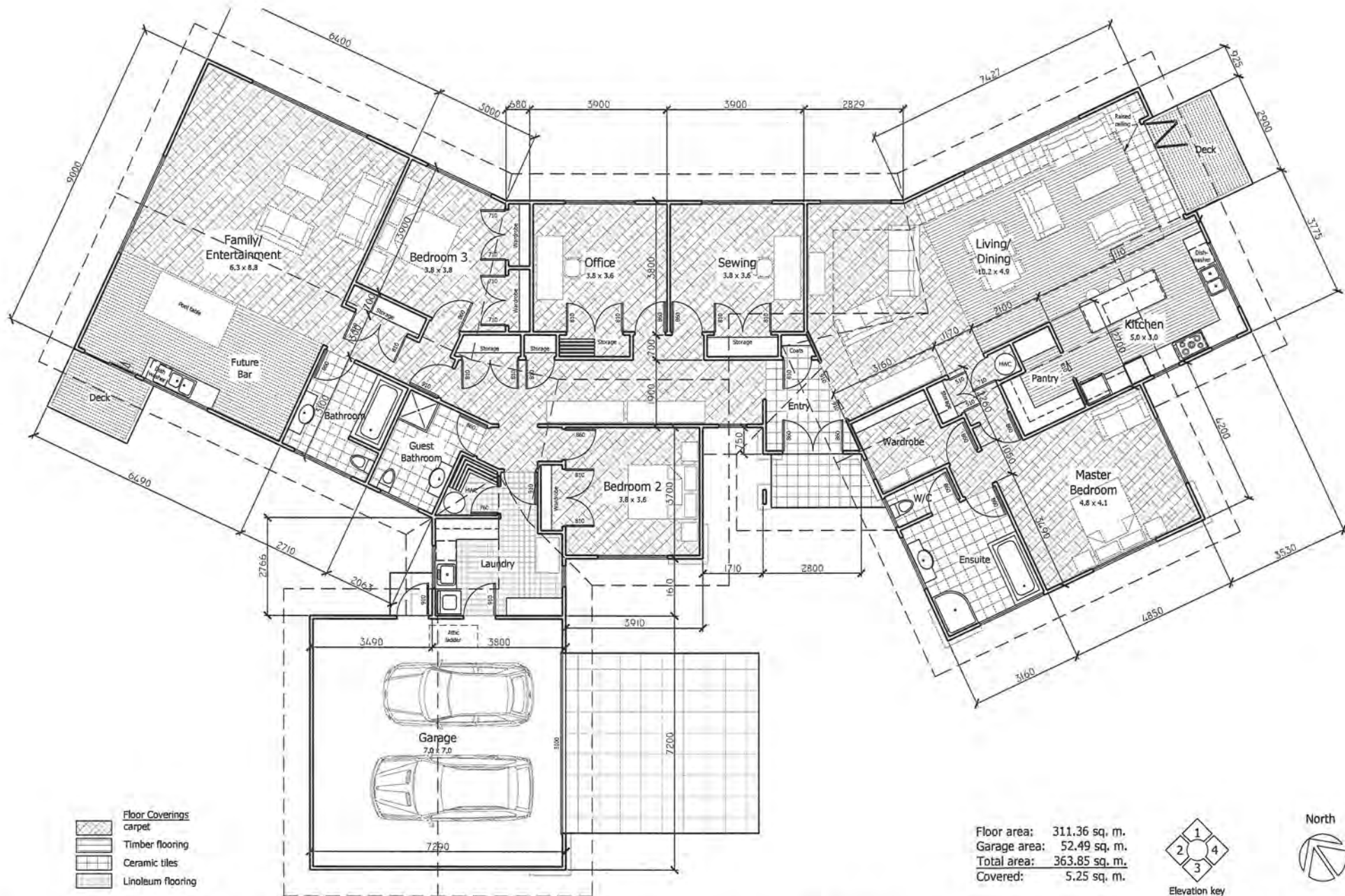
Signature:

Date:

16/11/11

SI PAUL FAITH LANE
TE HORO





Job Title:
**Glenn &
Stephanie Peach**

Drawing Title:
**Concept
Floor Plan**

Site Address:
Te Horo

Job: 22260
Drawn: Graham Devey
Checked: -
Scale: 1:100
Date: 23/7/10

These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code and NZS 3804: 1999. The main Contractor, Sub Contractor or Authorized Agent of the owner or builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority. Any work undertaken outside these requirements without prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of the said work.

These plans are
copyright of
Signature Homes.

Producer Statement

Private Sewer Drains

Construction Review

Issued by Josh MacKey Registration Number 22415

To Kapiti Coast District Council

In respect to the following

Private Sewer Drains installed in accordance with G13 AS2 or AS/NZS 3500 .2.2 as shown on the approved plans or as per the attached amended plan

Installed at 51 Paul Faith Lane, Te Horo

Building Consent No. 100272

As a registered drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Name Josh MacKey Signature  Date 31/10/2011

Note: Fully dimensioned as built drain plan to be supplied. (scale 1:100)

AS BUILT SUPPLIED TO COUNCIL 28/10/11

Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date

Validity authenticated in
accordance with KCDC Policy 002

Name

- 8 NOV 2011

Signature

Signature: 

Producer Statement

Stormwater Drains

Construction Review

Issued by..... Josh MacKey Registration Number..... 22415

To Kapiti Coast District Council

In respect to the following

Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan

Installed at..... 51 Paul Faith Lane Te Horo

Building Consent No. 100 272

As a registered drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Josh MacKey
Name..... Signed..... Date 31/10/2011

Note: Fully dimensioned as built drain plan to be supplied. (scale 1:100)
AS BUILT SUPPLIED TO COUNCIL. 28/10/11

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date.....

Validity authenticated in
accordance with KCDC Policy 002

Name.....

Signature.....

- 8 NOV 2011

Signature: _____

Producer Statement
Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by Paul Richards Registration Number 13223

To Kapiti Coast District Council

In respect to the following

Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2

Installed at 51 Paul Faith Lane, Te Horo

Building Consent No. 100272

As a Craftsman plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.

Name Paul Richards Signed P. Richards Date 30/10/11

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date.....

Validity authenticated in
accordance with KCDC Policy 002

Name.....

Signature.....

- 4 NOV 2011
Signature: [Signature]

Producer Statement

Solar Water Heater Installation

Construction Review

Issued by EECA Registration Number 20

To Kapiti Coast District Council

In respect to the following AS/NZS 2712: 2007

Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan.

Installed at 51 Paul Faith Lane - Te Horo

Building Consent No. 100 272

As a Craftsman plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Name David Hurst Signed [Signature] Date 31-10-2011

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date.....

Name.....

Signature.....

Producer Statement

Solar Water Heater Installation

Construction Review

Issued by Brent Churchouse Registration Number 13167

To Kapiti Coast District Council

In respect to the following AS/NZS 2712: 2007

Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan.

Installed at 51 Paul Faith Lane - Te Horo

Building Consent No. 100272

As a Craftsman plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Name Brent Churchouse Signed [Signature] Date 16-11-2011

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date.....

Validity authenticated in
accordance with KCDC Policy 002

Name.....

Signature.....

16 NOV 2011

Signature: [Signature]

Page 1 of 1

SITE INSPECTION REPORT

Date: 19 July 2010	Report No: 1	Job No: 22764
Inspected By: Yaqi Wang		
Contractors Representative: Arron		
Project: 51 Paul Faith Lane, Te Horo	Area Inspected:	Soil bearing capacity
Time: 10:00am		
Weather: Fine		

**ISP CONSULTING
ENGINEERS LTD**

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz

We have inspected the soil bearing capacity of augered piles.

We confirm that the soil bearing capacity is acceptable.

When KDCC carry out their inspection and approve, it is structurally acceptable to pour the concrete.

The next site inspection will be the steel reinforcement in foundation footings.

Yaqi Wang
STRCUTURAL ENGINEER

Mail to:

*Glen & Stephanie Peach
PO Box 7072
Wellington South 6242*

SITE INSPECTION REPORT

Date: 23 July 2010	Report No: 2	Job No: 22764
Inspected By: John O'Hagan		
Contractors Representative: Aaron		
Project: 51 Paul Faith Lane, Te Horo	Area Inspected: RibRaft Slab – Pre pour	
Time: 10:00am		
Weather: Overcast		

**ISP CONSULTING
ENGINEERS LTD**

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz

We have inspected the reinforcing steel in the RibRaft slab and foundations. At the time of our inspection the builder was only 1/3 complete; the work that had been done complied with the design and details.

We will need to re-inspect the reinforcing steel in the remainder of the foundations; this will be done on Monday. We understand that concrete is being poured first thing Monday; likely before we re-inspect. In order to not hold up the pour we are happy for them to proceed based on what we saw today.

KDCC should carry out their inspection and approve prior to pouring the concrete.

Yaqi Wang
STRCUTURAL ENGINEER

Mail to:

*Glen & Stephanie Peach
PO Box 7072
Wellington South 6242*

SCOPE OF INSPECTION SHEET

Date 24-5-2011 SR or BCA 100272 Inspection No. 10

Time 2:30 Documents on site YES / NO

Owner Name _____ Project Description New dwg

Site Address 51 Paul Faith Lane

Building Plumbing

Circle appropriate 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 * Stage 1 ceilings only. Diagram (if necessary)

* R4.6 batts to ceilings
* 100mm battens at 600 centres
* diaphragm ceiling connections
in place - check easy dwg

* received revised brace plan
as inspection # 7.

Photo's Taken - Nos. _____ saved / scanned? Y / N

Site instruction issued * seal penetration to wrap where
heat pumps pipes. * wrap to soffit area to
East bedroom. * penetrating to stud where
heat pump pipes.

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be preline/walls
(Guidance notes for inspection on the rear of this sheet)

Agreed, Andie Sign Andie Date 24.5.2011
(Print Name)

Officer Name Andie Sign Andie Date 24.5.2011

Additional Insp. Sheet No. _____

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 601, Paraparaumu.
2. The information is available for public inspection as part of the Building Record of the property concerned.
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

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 24.5.2011 SR or BCA 100272 Inspection No. 10

Time 2:30 Documents on site YES / NO

Owner Name Project Description New dwg

Site Address 51 Paul Smith Lane

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	(Y)	N	NA	Conforms with approved drawings	(Y)	N	NA	Confirm Additional information/amended plan	(Y)	N	NA
-----------------------------------	-----	---	----	---------------------------------	-----	---	----	---	-----	---	----

WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing – human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content	P	F	NA	Insulation R Value <u>ceiling only</u>	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Andrew Officer Sign: [Signature] Date: 24.5.2011

SCOPE OF INSPECTION SHEET

Date 11/5/11 SR or BCA 100272 Inspection No. 9
 Time 10.40 Documents on site YES / NO
 Owner Name PEACH Project Description new build
 Site Address 51 PAUL FAIRFAX LANE

Building Plumbing

Circle appropriate 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 MAIN FEED 20mm FROM TANK
SUPPLY 2 x HOT WATER CYLINDERS,
20mm + 15mm FOR AIR FIXTURES
USGS FUSION THERM PIPE
WASTE PIPES IN PLACE

Diagram (if necessary)

NO TEST ON WATER ON INSPECTION
OK DUE TO FUSION THERM WARRANTY
+ TESTING BY INSTANT
AIR WATER CILINDERS + SECURE

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued FUSION THERM WARRANTY
+ TEST RECORD OF PIPE TO FOLLOW

Result:

Pass

Part pass

Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Plumbing Building
(Guidance notes for inspection on the rear of this sheet)

Agreed, Adam (Print Name) Sign [Signature] Date 11/5/11

Officer Name G. ALLEN Sign [Signature] Date 11/5/11

Additional Insp. Sheet No.

Information entered into data base ☐

Initial

Date 1/1/11

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 11/5/11 SR or BCA 100272 Inspection No. 9
Time 10:40 Documents on site YES / NO
Owner Name PEACH Project Description new house
Site Address 51 PAUL FARM LANE

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	Y	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
-----------------------------------	---	---	----	---------------------------------	---	---	----	---	---	---	----

WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing - human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name <u>T. B. A.</u>				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, 13, Other	P	F	NA	Pressure Test <u>Full test</u>	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Officer Sign: [Signature] Date: 11/5/11

SCOPE OF INSPECTION SHEET

Date 28/3/11 SR or BCA 100 272 Inspection No. 8

Time 0930 Documents on site YES / NO

Owner Name P B Mif Project Description New dwelling

Site Address 51 Paul Fm 74 Lane Telford

☒ Building ☐ Plumbing

Circle appropriate 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 Inspection Coigis Cavity
for 5th 1st 3rd work Diagram (if necessary)

- H 4 Battens Installed
- Cavity Contact
- HADIC BACKER 4-5mm
- SHEETS Installed - Galv Clad 7mm (60)
- AT 150 MM CENTRES
- Rebate Sealed

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

- Complete Sealant for Remains
- Soff - work in progress
- S66 Insp 7 - Check
- BRK AS marked on Plan
- AT 600mm

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site AT 600mm

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Plumbing / Building
(Guidance notes for inspection on the rear of this sheet)

Agreed, Mark Sign Mark Date 25/3/11
(Print Name)

Officer Name Jon Kenton Sign Jon Kenton Date 25/3/11

Additional Insp. Sheet No.

Information entered into data base ☐ Initial JK Date 1/1/11

PRE WRAP / PRE CLAD

Date 25/3/11 SR or BCA 100272 Inspection No. 8
Time 0930 Documents on site YES / NO
Owner Name P G Muf Project Description NBS Insulation
Site Address 51 Paul Fern 74 Lane TG Hold

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	<u>Y</u>	<u>N</u>	NA	Conforms with approved drawings	<u>Y</u>	N	NA	Confirm Additional information/amended plan	Y	N	<u>NA</u>
-----------------------------------	----------	----------	----	---------------------------------	----------	---	----	---	---	---	-----------

PRE WRAP

Cladding type identified	P	F	NA	Exterior sheet bracing & angle brace fixing	P	F	NA	Bracing requirements	P	F	NA
Framing moisture meets cladding requirements ...%	P	F	NA	Bottom plate connections	P	F	NA	Purlin fixing	P	F	NA
Stud spacing appropriate for cladding	P	F	NA	Building wrap type	P	F	NA	Decking substrate	P	F	NA

PRE CLAD

Building wrap type	P	F	NA	Building wrap	P	F	NA	Head flashings	P	F	NA
Flexible sealing tape type	P	F	NA	Flexible sealing tape	P	F	NA	Sill flashings	P	F	NA
Deck membrane type	P	F	NA	Deck membrane fixed in accordance with Spec	P	F	NA	Back flashings	P	F	NA
Saddle flashings	P	F	NA	Internal/external corner flashings	P	F	NA	Jamb flashings	P	F	NA
Capillary clearances	P	F	NA	Flashing of penetrations	P	F	NA	Ground/deck cladding clearance	P	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	NA	Batten timber treatment	P	F	NA	Cavity closers	P	F	NA
Battens in place	P	F	NA	Battens structural fixing	P	F	NA	Cavity spacers	P	F	NA
Cavity spacers size & slope	P	F	NA	Reinforcing fixed in place (stucco)	P	F	NA	Proprietary self spacing mesh	P	F	NA
Mesh spacers (stucco)	P	F	NA	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	P	F	NA	Waterproofing to slab-edge	P	F	NA		P	F	NA

Name: _____ Officer Sign: _____ Date: 25/3/11

SCOPE OF INSPECTION SHEET

Date 21-3-2011 SR or BCA 100272 Inspection No. 7

Time 2:00 Documents on site YES/NO

Owner Name Project Description New dug

Site Address 51 Paul Faith Lane

Building Plumbing

Circle appropriate 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 * Inspection covers schist areas only. Diagram (if necessary)

* Seal brick rebate

* 6/4 timber

* flat back flashings

* all as man speaks.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued * check brace as marked on plan

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, hinko Sign [Signature] Date 21.3.2011
(Print Name)

Officer Name Andrew Sign [Signature] Date 21.3.2011

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1.1.

SCOPE OF INSPECTION SHEET

Date 11-3-2011 SR or BCA 100272 Inspection No. 6

Time 2:45 Documents on site YES / NO

Owner Name Project Description New dwg

Site Address 51 Paul Faith Lane

☒ Building ☐ Plumbing

Circle appropriate 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 Diagram (if necessary)

* Recheck all items except for brace element to master w/diag. have been completed.
* Back flashings are placed, int + ext.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued { * check brace as marked on plan
check { * place wrap to soffit above and
at pickline below ribbon plate. done A.H.
21-3-2011

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, Mark (Print Name) Sign A.H. Date 11.1.3.2011

Officer Name Andrew Sign A.H. Date 11.1.3.2011

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/11

PRE WRAP / PRE CLAD

Date 11-3-2011 SR or BCA 100272 Inspection No. 6
 Time 2:45 Documents on site YES / NO
 Owner Name St Paul Faith Care Project Description New dwg
 Site Address St Paul Faith Care

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	(P)	N	NA	Conforms with approved drawings	(Y)	N	NA	Confirm Additional information/amended plan	Y	(N)	NA
-----------------------------------	-----	---	----	---------------------------------	-----	---	----	---	---	-----	----

PRE WRAP

Cladding type identified	P	F	NA	Exterior sheet bracing & angle brace fixing	P	F	NA	Bracing requirements	P	F	NA
Framing moisture meets cladding requirements%	P	F	NA	Bottom plate connections	P	F	NA	Purlin fixing	P	F	NA
Stud spacing appropriate for cladding	P	F	NA	Building wrap type	P	F	NA	Decking substrate	P	F	NA

PRE CLAD

Building wrap type <u>covering protect</u>	P	F	NA	Building wrap	(P)	F	NA	Head flashings	P	F	(NA)
Flexible sealing tape type <u>protect</u>	P	F	NA	Flexible sealing tape	(P)	F	NA	Sill flashings	(P)	F	NA
Deck membrane type <u>N/A</u>	P	F	NA	Deck membrane fixed in accordance with Spec	P	F	(NA)	Back flashings	(P)	F	NA
Saddle flashings	P	F	(NA)	Internal/external corner flashings	(P)	F	NA	Jamb flashings	P	F	(NA)
Capillary clearances	(P)	F	NA	Flashing of penetrations	(P)	F	NA	Ground/deck cladding clearance	(P)	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	NA	Batten timber treatment	P	F	NA	Cavity closers	P	F	NA
Battens in place	P	F	NA	Battens structural fixing	P	F	NA	Cavity spacers	P	F	NA
Cavity spacers size & slope	P	F	NA	Reinforcing fixed in place (stucco)	P	F	NA	Proprietary self spacing mesh	P	F	NA
Mesh spacers (stucco)	P	F	NA	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	P	F	NA	Waterproofing to slab-edge	P	F	NA		P	F	NA

Name: Andrew Officer Sign: G.H. Date: 11.3.2011

SCOPE OF INSPECTION SHEET

Date 4-3-2011 SR or BCA 100272 Inspection No. 5

Time Documents on site (YES) / NO

Owner Name Project Description New dwg.

Site Address 51 Paul Faith Lane

Building Plumbing Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage (PreWrap) (PreWrap) Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes * Not ready for recheck Diagram (if necessary)

* some items are part complete.

* protecto wrap/tape.

* cover up wrap

* dragon ties placed as

requested

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

* recheck all items on N°4 inspection

* tape top of join where wrap meets ribbon

plate of settit.

Result: **Pass** **Part pass** **Fail**

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Recheck / pre clad.

Agreed, Kiota Sign Keith Date 4 / 3 / 2011

Officer Name Andrew Sign Andrew Date 4 / 3 / 2011

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1 / 1

PRE WRAP / PRE CLAD

Date 4-3-2011 SR or BCA 100272 Inspection No. 5

Time Documents on site YES / NO

Owner Name Project Description New dwg.

Site Address 51 Paul Faith Lane

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	<input checked="" type="checkbox"/>	N	NA	Conforms with approved drawings	<input checked="" type="checkbox"/>	N	NA	Confirm Additional information/amended plan	Y	<input checked="" type="checkbox"/>	NA
-----------------------------------	-------------------------------------	---	----	---------------------------------	-------------------------------------	---	----	---	---	-------------------------------------	----

PRE WRAP

Cladding type identified	P	F	NA	Exterior sheet bracing & angle brace fixing	P	F	NA	Bracing requirements	P	<input checked="" type="checkbox"/>	NA
Framing moisture meets cladding requirements%	P	F	NA	Bottom plate connections	P	F	NA	Purlin fixing	P	F	NA
Stud spacing appropriate for cladding	P	F	NA	Building wrap type	P	F	NA	Decking substrate	P	F	NA

PRE CLAD

Building wrap type <u>Cover up</u>	P	F	NA	Building wrap	P	<input checked="" type="checkbox"/>	NA	Head flashings	P	F	NA
Flexible sealing tape type <u>protects</u>	P	F	NA	Flexible sealing tape	P	<input checked="" type="checkbox"/>	NA	Sill flashings	P	<input checked="" type="checkbox"/>	NA
Deck membrane type <u>Na</u>	P	F	NA	Deck membrane fixed in accordance with Spec	P	F	NA	Back flashings	P	F	NA
Saddle flashings	P	F	NA	Internal/external corner flashings	P	F	NA	Jamb flashings	P	F	NA
Capillary clearances	<input checked="" type="checkbox"/>	F	NA	Flashing of penetrations	P	F	NA	Ground/deck cladding clearance	P	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	NA	Batten timber treatment	P	F	NA	Cavity closers	P	F	NA
Battens in place	P	F	NA	Battens structural fixing	P	F	NA	Cavity spacers	P	F	NA
Cavity spacers size & slope	P	F	NA	Reinforcing fixed in place (stucco)	P	F	NA	Proprietary self spacing mesh	P	F	NA
Mesh spacers (stucco)	P	F	NA	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	P	F	NA	Waterproofing to slab-edge	P	F	NA		P	F	NA

Name: Andrew Officer Sign: A. H. Date: 4, 13, 2011

SCOPE OF INSPECTION SHEET

Date 18-2-2011 SR or BCA 100272 Inspection No. 4

Time 11:30 Documents on site YES / NO

Owner Name _____ Project Description New dwg

Site Address 51 Paul Faith Lane

☒ Building ☐ Plumbing

Circle appropriate 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: * rints stopped
* bottom plates, stopped, played
* H1-2 mss 8 timber, external studs
400 centres
* roof straps played

Diagram (if necessary)

* tiled roof already played, recheck as wrap was over 60 days and no prewrap inspection was done.

Photo's Taken - Nos. _____ saved / scanned? Y / N

Site instruction issued (1) truss as built plan and check connections.
(2) dragon ties (3) check brace plan for connections.
(4) stud top plate and frame on gable connections
(5) outriggers fixed. (6) some frame 25max over
hang, to discuss with team leader and contact
Byran.

Result: **Pass** **Part pass** **Fail**

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Recheck / preclad.

Agreed, Brian Taylor Sign [Signature] Date 18, 2, 2010

Officer Name Andrew Sign [Signature] Date 18, 2, 2010

Additional Insp. Sheet No. _____

Information entered into data base ☐ Initial _____ Date 1/1/

PRE WRAP / PRE CLAD

Date 18-2-2011 SR or BCA 100272 Inspection No. 4
Time 11:30 Documents on site YES / NO
Owner Name _____ Project Description New dwg
Site Address 51 Paul Faith Lane

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	<u>Y</u>	N	NA	Conforms with approved drawings	<u>Y</u>	N	NA	Confirm Additional information/amended plan	Y	<u>N</u>	NA
-----------------------------------	----------	---	----	---------------------------------	----------	---	----	---	---	----------	----

PRE WRAP

Cladding type identified	<u>P</u>	F	NA	Exterior sheet bracing & angle brace fixing	P	F	<u>NA</u>	Bracing requirements	P	<u>F</u>	NA
Framing moisture meets cladding requirements%	P	F	<u>NA</u>	Bottom plate connections	<u>P</u>	F	NA	Purlin fixing	P	F	<u>NA</u>
Stud spacing appropriate for cladding	<u>P</u>	F	NA	Building wrap type	P	F	<u>NA</u>	Decking substrate	P	F	<u>NA</u>

PRE CLAD

Building wrap type	P	F	<u>NA</u>	Building wrap	P	F	<u>NA</u>	Head flashings	P	F	<u>NA</u>
Flexible sealing tape type	P	F	<u>NA</u>	Flexible sealing tape	P	F	<u>NA</u>	Sill flashings	P	F	<u>NA</u>
Deck membrane type	P	F	<u>NA</u>	Deck membrane fixed in accordance with Spec	P	F	<u>NA</u>	Back flashings	P	F	<u>NA</u>
Saddle flashings	P	F	<u>NA</u>	Internal/external corner flashings	P	F	<u>NA</u>	Jamb flashings	P	F	<u>NA</u>
Capillary clearances	P	F	<u>NA</u>	Flashing of penetrations	P	F	<u>NA</u>	Ground/deck cladding clearance	P	F	<u>NA</u>

CAVITY SYSTEM

Additional strapping to wrap	P	F	<u>NA</u>	Batten timber treatment	P	F	<u>NA</u>	Cavity closers	P	F	<u>NA</u>
Battens in place	P	F	<u>NA</u>	Battens structural fixing	P	F	<u>NA</u>	Cavity spacers	P	F	<u>NA</u>
Cavity spacers size & slope	P	F	<u>NA</u>	Reinforcing fixed in place (stucco)	P	F	<u>NA</u>	Proprietary self spacing mesh	P	F	<u>NA</u>
Mesh spacers (stucco)	P	F	<u>NA</u>	Proprietary control joints (stucco)	P	F	<u>NA</u>	Rigid backing type (stucco)	P	F	<u>NA</u>
Fixings (galvanized or stainless) (stucco)	P	F	<u>NA</u>	Waterproofing to slab-edge	P	F	<u>NA</u>		P	F	<u>NA</u>

Name: Andrew Officer Sign: [Signature] Date: 18, 2, 2011

SCOPE OF INSPECTION SHEET

Date 26/7/2010 SR or BCA 100272 Inspection No. 3
 Time 2.30pm Documents on site YES / NO
 Owner Name PEACH Project Description NEW DWG.
 Site Address 51 PAULFAITH LANE TE HONO.

Building Plumbing

Circle appropriate 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 ISP

Notes Rib Rft. Slab. Diagram (if necessary)
Steel in place, Vapour Barrier
in place. Penetrations Sealed
Pipes in place to Engineer
Requirements.
Site Location is as per Plans.
Consented

Ok. To Pour. Once Engineer
Has inspected and Signed off.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued ENGINEER TO Supply P.S4 TO COVER ALL
ASPECTS of THERE DESIGN.

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
 (Guidance notes for inspection on the rear of this sheet)

Agreed, Georg Saunders Sign [Signature] Date 26/7/10
 (Print Name)

Officer Name Tony Sign [Signature] Date 26/7/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date/...../.....

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 26/7/2010 SR or BCA 100277 Inspection No. 3

Time 2.30pm Documents on site YES / NO

Owner Name PEACH Project Description New Dugl.

Site Address 51 Paul Smith Lane TE HONO.

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

SITE

Conforms with approved drawings	<u>Y</u>	N	NA	Checked driveway	<u>Y</u>	N	<u>NA</u>	Engineer supervision required	<u>Y</u>	N	NA
Scope of Resource consent granted?	<u>Y</u>	N	NA	Checked position off relevant boundaries and datum height	<u>Y</u>	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	<u>Y</u>	N	NA	Name of Surveyor <u>/</u>				Name of Engineer <u>ISP</u>			
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

Footings Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

PRE SLAB

Rebate for brick veneer	P	F	<u>NA</u>	Sand blinding	<u>P</u>	F	NA	Steel reinforcing	<u>P</u>	F	NA
Ground clearance	<u>P</u>	F	NA	Slab thickenings	<u>P</u>	F	NA	Bar chairs	<u>P</u>	F	NA
Concrete Cover	<u>P</u>	F	NA	Vapour barrier (DPC)	<u>P</u>	F	NA	DPC penetrations taped	<u>P</u>	F	NA
Driveway s/w control	P	F	<u>NA</u>	Bottom plate fixings	P	F	<u>NA</u>	Minimum Floor Level	<u>P</u>	F	NA
Secondary flow path	P	F	<u>NA</u>	TPR line	P	F	<u>NA</u>	Wastes and drains - size / fall	P	F	<u>NA</u>
Pipe material	P	F	<u>NA</u>	Plumbing layout	P	F	<u>NA</u>	Test - Water / Air	P	F	<u>NA</u>
Pipe protection	P	F	<u>NA</u>	Pipes supported	P	F	<u>NA</u>	Visual leak check	P	F	<u>NA</u>

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	<u>P</u>	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Tony Sign: [Signature] Date: 26/7/10

SCOPE OF INSPECTION SHEET

Date 23/7/2010 SR or BCA 100272 Inspection No. 2
 Time 3.17 am. Documents on site YES / NO
 Owner Name Peach Project Description NEED DRY
 Site Address 51 PAUL TAYLOR LANE TREHORO

☒ Building ☐ Plumbing Circle appropriate 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 NO.2 READY FOR INSPECTION Diagram (if necessary)

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: **Pass** **Part pass** ☒ **Fail**

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, Sign [Signature] Date 23/7/10

Officer Name [Signature] Sign [Signature] Date 23/7/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date / /

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 23/7/2010 SR or BCA 100772 Inspection No. 2

Time 3.17 Am. Documents on site YES / NO (YES)

Owner Name PEACH Project Description NEED DRAINAGE

Site Address 51 PAUL TAYLOR LANE TIRI HARBOR

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

SITE

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor				Name of Engineer			
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

Footings Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Tony Sign: [Signature] Date: 23/7/10

SCOPE OF INSPECTION SHEET

Date 22/7/10 SR or BCA 100222 Inspection No. 1
 Time 1.40 Documents on site YES / NO
 Owner Name PEACH Project Description new rug
 Site Address 51 PAUL KATA LANE

Building Plumbing Circle appropriate 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: ALL DONE TO G13 STANDARD
100mm FOR JOINTS P.V.C
40mm FOR ALL WASTE PIPES P.V.C
20mm COILED T.P.E LINE 22 IN PLACE
ALL PIPES GOOD CAN OUT OF SLAB
EGG LAGGING FOR PROTECTION FROM CONCRETE
EXTRA 40mm WASTE INSTALLED FOR FUTURE
ANT STUDIO BATH

Diagram (if necessary)

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued new floor plan to provide on next inspection
IF BATH + STUDIO ROOM GOING ON PLAN

PRODUCED STATEMENT FROM PLUMBER

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be PRE-SLAB BATH
(Guidance notes for inspection on the rear of this sheet)

Agreed: A Hill Ann Hill Sign: A Hill Date: 22/7/10
(Print Name)

Officer Name: G. M. M. M. Sign: [Signature] Date: 22/7/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 22/7/10 SR or BCA 160222 Inspection No.

Time 1.40 Documents on site YES / NO YES

Owner Name PEACH Project Description new pool

Site Address P. 51 PAUL CATHLAN

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

SITE

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor				Name of Engineer			
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

Footing Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Sign: Date: 22/7/10

SCOPE OF INSPECTION SHEET

Date 14/7/19 SR or BCA 100272 Inspection No.

Time 7:60 Documents on site YES / NO

Owner Name Project Description *non su*

Site Address 51 PAULFATH WAY

Building Plumbing

Circle appropriate 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: Accepted from previous.

Diagram (if necessary)

Dist. An. unsp. TET + + bush
TETRAE VENTS - OUT OF CROWD OK

ok to continue

Photo's Taken – Nos.saved / scanned? Y / N

Site instruction issued AS BUILT MANUALLY
TO ENTRY VENTS UP OVER ROOF

Result: **Pass** **Part pass** **Fail**

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☒ No One on site ☐

Your next inspection will be.....
(Guidance notes for inspection on the rear of this sheet)

Agreed, [Signature] Sign [Signature] Date 16/8/17
(Print Name)

Officer Name C. M. H. H. Sign [Signature] Date 10/1/19

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date/...../.....

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 14/7/11 SR or BCA 100772 Inspection No.

Time 7:50 Documents on site YES / NO

Owner Name Project Description new house

Site Address 51 Pigeon Hill Lane

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

SITE

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor Company				Name of Engineer Company			

FOUNDATIONS

PILES

SUBFLOOR

Footings Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

DRAINAGE

Pipe diameter	<u>P</u>	F	NA	Connections/Angles	<u>P</u>	F	NA	Holding water	<u>P</u>	F	NA
Bedding material	<u>P</u>	F	NA	Branch length	<u>P</u>	F	NA	Terminal vent	<u>P</u>	F	NA
Gully trap(s)	<u>P</u>	F	NA	Direction/Fall	<u>P</u>	F	NA	LBP/Registration No:	<u>22415</u>		

Officer Name: Sign: [Signature] Date: 14/7/11

SCOPE OF INSPECTION SHEET

Date 13/7/11 SR or BCA 100272 Inspection No. 13
 Time 1:30 Documents on site YES / NO
 Owner Name _____ Project Description new aug.
 Site Address 51 PAUL FAITH LANE

Building Plumbing Circle appropriate 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 WASTE + SEWER 100mm PVC Diagram (if necessary)

CONNECTED TO EXISTING SEWER
TANK

100mm GOOD FLEX LINE GO - OK

INSPECTION POINTS IN PLACE

3 + GULL TRAPS IN PLACE + CLEANED

2 + TERMINAL VENTS IN POSITION

BUT TO COMPLETE OVER ROOF LINE

STORMWATER 100mm PVC & IN PLACE

TRONCA AS SEWER 100mm SEPARATION

90% COMPLETE

Photo's Taken - Nos. _____ saved / scanned? Y / N

Site instruction issued AS BUILT DRAWING TO FORM

TO COMPLETE TERMINAL VENTS

TO TEST SEWER DRAIN + LEAK FOR 24 HRS

BEFORE INSPECTION

14/7/11
GMA

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☒ MANAGER No One on site ☐

Your next inspection will be _____
 (Guidance notes for inspection on the rear of this sheet)

Agreed, [Signature] Sign _____ Date 13/7/11
 (Print Name)

Officer Name GALBRAITH Sign _____ Date 13/7/11

Additional Insp. Sheet No. _____

Information entered into data base ☐ Initial _____ Date 1/1/11

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 13/7/14 SR or BCA 100272 Inspection No. 13

Time 1.30 Documents on site YES / NO

Owner Name _____ Project Description new dug

Site Address 1 Paul Smith Lane

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

SITE

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor Company				Name of Engineer Company			

FOUNDATIONS

PILES

SUBFLOOR

Footing Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

DRAINAGE

Pipe diameter	<u>(P)</u>	F	NA	Connections/Angles	<u>(P)</u>	F	NA	Holding water	P	<u>(F)</u>	NA
Bedding material	<u>(P)</u>	F	NA	Branch length	<u>(P)</u>	F	NA	Terminal vent	P	<u>(F)</u>	NA
Gully trap(s)	<u>(P)</u>	F	NA	Direction/Fall	<u>(P)</u>	F	NA	LBP/Registration No:	<u>22415</u>		

Officer Name: _____ Sign: [Signature] Date: 13/7/14

SCOPE OF INSPECTION SHEET

Date 20.6.2011 SR or BCA 100272 Inspection No. 12
 Time 2:45 Documents on site YES / NO
 Owner Name _____ Project Description New dng
 Site Address 51 Paul Faith Lane

Building Plumbing

Circle appropriate 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 _____ Diagram (if necessary) _____

*to brace elements placed
and fixed as required.
* strand board to garage,
fixed as required.
* aquagline to wet areas
walls and ceilings.
* ceiling fixed as required*

Photo's Taken - Nos. _____ saved / scanned? Y / N

Site instruction issued

** revised plans + calcs for strand board
* item from inspection #10*

Result:

Pass

Part pass

Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be _____
(Guidance notes for inspection on the rear of this sheet)

Agreed, _____ Sign Mike Date 20.6.2011
(Print Name)

Officer Name Andrew Sign A.A. Date 20.6.2011

Additional Insp. Sheet No. _____

Information entered into data base ☐

Initial _____

Date 1/1/11

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 20.6.2011 SR or BCA 100772 Inspection No. 12

Time 2:45 Documents on site YES / NO

Owner Name Project Description New dwg

Site Address 5 Paul Park Lane

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	<u>Y</u>	N	NA	Conforms with approved drawings	Y	N	<u>NA</u>	Confirm Additional information/amended plan	Y	N	<u>NA</u>
-----------------------------------	----------	---	---------------	---------------------------------	---	---	-----------	---	---	---	-----------

WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing – human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	<u>P</u>	F	NA	Wet area substrate system	P	F	<u>NA</u>	Sheet fixings	<u>P</u>	F	NA
Penetrations sleeved	P	F	<u>NA</u>		P	F	NA	Fire/Acoustic separation	P	F	<u>NA</u>

Officer Name: Andrew Officer Sign: AH Date: 20.6.2011

SCOPE OF INSPECTION SHEET

Date 16/6/11 SR or BCA 100272 Inspection No. 12

Time 11:20 Documents on site YES / NO

Owner Name Robert Project Description new DWELLS

Site Address 51 PAUL FAIR LAKE

Building **Plumbing**

Circle appropriate 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 2 Height Bricks

Diagram (if necessary)

TIES @ 200 c.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

OK TO CONTINUE

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☒ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, DON WATSON Sign AW Date 16/6/11

Officer sign AW Name AW Date 16/6/11

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date/../

BLOCK / BRICK / RETAINING WALL / OTHER

Date 16/6/11 SR or BCA 100272 Inspection No. 12

Time 11:20 Documents on site YES / NO

Owner Name 1 Chen Project Description new driveway

Site Address 51 Haul FAIRY LAKE

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

BLOCK

Washouts <u>Height 1.6m</u>	P	F	NA	Control joints	P	F	NA	Engineer Design	P	F	NA
Reinforcing	P	F	NA	Mortar Bedding	P	F	NA	Engineer Report available	P	F	NA
Starters <u>2</u>	P	F	NA	Eng. Company:				Eng. Name:			

BRICK VENEER

Waterproof slab edge	P	F	NA	Mortar Bedding	P	F	NA	Rebate clear of debris	P	F	NA
Min/max cavity achieved	P	F	NA	Flashings to openings	P	F	NA	Veneer overhang	P	F	NA
Brick tie fixings	P	F	NA	Brick tie durability	P	F	NA	Brick tie spacing	P	F	NA
Washouts	P	F	NA	Building wrap	P	F	NA	Head Lintels	P	F	NA
Weep holes	P	F	NA	Under window vents	P	F	NA	Control Joints	P	F	NA

RETAINING WALL

Reinforcing	P	F	NA	Backfill drainage material	P	F	NA	Timber treatment	P	F	NA
Waterproof membrane	P	F	NA	Discharge point	P	F	NA	Surcharge to design assumptions	P	F	NA
Membrane protection	P	F	NA	subsoil drain	P	F	NA	Inclination angle	P	F	NA
Cleaning/Flush point	P	F	NA	Engineer design	P	F	NA	Engineer Report Available	P	F	NA
	P	F	NA	Eng. Company:				Eng. Name:			

OTHER

	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA

Officer Sign: [Signature] Name: DON WATSON Date: 16/6/11

SCOPE OF INSPECTION SHEET

Date 3-6-2011 SR or BCA 100272 Inspection No. 11

Time 11:30 Documents on site YES / NO

Owner Name _____ Project Description New dwg

Site Address 51 Paul Faith Lane

☒ Building ☐ Plumbing

Circle appropriate 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 * 1.6 stripping to dwangs
where heat pump pipes penetrated.
* wrap placed of soft.
* all brace connections placed
* all seals
* m/c 14-16%
* batts 2.8
* dwg water tight
* walls only
* studs 600 centres
* OK to line walls.

Diagram (if necessary), as inspection # 10

Photo's Taken - Nos. _____ saved / scanned? Y / N

Site instruction issued _____

* as inspection #10 all penetrations for
heat pumps and elec wires require
taping as previously discussed.

Result: **Pass** **Part pass** **Fail**

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be _____
(Guidance notes for inspection on the rear of this sheet)

Agreed, _____ Sign _____ Date 3.6.2011

Officer Name Andrew Sign _____ Date 3.6.2011

Additional Insp. Sheet No. _____

Information entered into data base ☐ Initial _____ Date 1.1.

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 3-6-2011 SR or BCA 100272 Inspection No. 11

Time 11:30 Documents on site YES / NO

Owner Name 51 East End Lane Project Description New wing

Site Address 51 East End Lane

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Conforms with approved drawings	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Confirm Additional information/amended plan	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA
-----------------------------------	------------------------------------	-------------------------	--------------------------	---------------------------------	------------------------------------	-------------------------	--------------------------	---	------------------------------------	-------------------------	--------------------------

WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing – human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content <u>14-16%</u>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Insulation R Value <u>R2.8</u>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Bracing connections	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Ventilation to rooms	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Top plate connection	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Air seals	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Timber treatment	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Ceiling batten spacing	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Bottom plate fixings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Lintel/beam size & fixing	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Stud spacing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA		<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Plumber Name				TPR line	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Waste pipe size & test	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Soil pipe size and test	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Inbuilt S/W pipes tested	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Floor wastes	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Pipes fixed/supported	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Vents terminated	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Shut off valves	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
System: AS3500, G13, Other	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Pressure Test	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Fire wraps and collars	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Andrew Officer Sign: [Signature] Date: 3.6.2011

SCOPE OF INSPECTION SHEET

Date 16-11-2011 SR or BCA 100272 Inspection No.

Time Documents on site YES / NO

Owner Name Project Description New dng

Site Address 51 Paul Faith lane

Building Plumbing

Circle appropriate 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 Diagram (if necessary)

* Solar water P.S. received
by email.

* OK to issue cce.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, Sign Date 1/1/

Officer Name Andrew Sign A.H. Date 16/11/2011

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/

SCOPE OF INSPECTION SHEET

Date 4-11-2011 SR or BCA 100272 Inspection No.

Time Documents on site YES / NO

Owner Name Project Description New dwg

Site Address 51 Paul Faith Lane

☒ Building ☐ Plumbing

Circle appropriate 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 * Recheck. Diagram (if necessary)

* Received - window warranty
- piped services P.S.
PS4
- showers sealed.
- solar water P.S.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

* items required -
- solar heating system warranty
- fusio pipe warranty
- stormwater + private P.S.
- current elec cert.

Result: **Pass** **Part pass** ☒ **Fail**

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Recheck.
(Guidance notes for inspection on the rear of this sheet)

Agreed, Andrew (Print Name) Sign Date 4/11/2011

Officer Name Andrew Sign A. H. Date 4/11/2011

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/11

SCOPE OF INSPECTION SHEET

Date 28-10-2011 SR or BCA 100872 Inspection No.

Time Documents on site YES/NO

Owner Name Project Description New dwg

Site Address 51 Paul Faith Lane

Building Plumbing

Circle appropriate 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 IST

Notes * all completed as consent and amendment. Diagram (if necessary)

* existing power, and septic and water supply.

* smoke detectors

* safety glazing placed

* family room has sink, pantry and island bar.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued (1) window warranty (2) solar heating warranty (3) Fusio warranty (4) PS from plumber for piped services, stormwater + private sewer (5) PS4 from engineer (6) Seal top of showers liner + ali frame at base.

Result: **Pass** **Part pass** Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, Brian Taylor (Print Name) Sign [Signature] Date 28,10,2011

Officer Name Andrew Sign [Signature] Date 28,10,2011

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/11

FINAL INSPECTION

Date 28/10/2011 SR or BCA 100272 Inspection No. 100272

Time 10:00 Documents on site YES / NO

Owner Name Andrew Project Description 100272

Site Address 100272

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applicable to all inspections

Sighted previous inspection notes	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Conforms with approved drawings	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Confirm Additional information/amended plan	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> NA
-----------------------------------	------------------------------------	-------------------------	--------------------------	---------------------------------	------------------------------------	-------------------------	--------------------------	---	-------------------------	------------------------------------	--------------------------

FINAL – Exterior

Sub-floor ventilation	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Roof fixings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Spouting + Down-pipes	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Deck Structure	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Flashings – Roof	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Penetrations – Flashings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Barriers	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Gully Dishes	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Storm-water + site drainage	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Handrails	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Wastes to gully	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Fixings – Durability	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Steps/Stairs	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Terminal vents/AAV's	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Cladding painted/sealed	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Flashings – Windows/Doors	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Cladding Ground Clearance	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA		<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA

FINAL – Interior

Service areas – floors/walls	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Food storage/preparation	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Hot water temp <u>47°</u>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Stair design	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Ventilation	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Solid fuel heater	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Handrails	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Insulation + clearance	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Water supply tank	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Balustrades	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	HWC flues	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Trap seals + AAV's	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Lightings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	HWC valves	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Cistern flushing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Laundrying	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	HWC restraint	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	WC pan connection	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Cooking facilities	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Tempering valve	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Septic tank	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Smoke detectors	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Glazing – Human Impact	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Window labels	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA

FINAL – Intertency/Commercial

Fire/Life systems sighted	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Guarantees/Warranties/Certificates/Expert Opinion	<input type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> NA	Intertency STC	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
---------------------------	-------------------------	-------------------------	-------------------------------------	---	-------------------------	------------------------------------	--------------------------	----------------	-------------------------	-------------------------	-------------------------------------

All Inspections

Road Crossing Complete	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Energy Certificates supplied	<input checked="" type="radio"/> P	<input checked="" type="radio"/> F	<input type="radio"/> NA	Final Check Complete	<input checked="" type="radio"/> Y	<input type="radio"/> N	
------------------------	-------------------------	-------------------------	-------------------------------------	------------------------------	------------------------------------	------------------------------------	--------------------------	----------------------	------------------------------------	-------------------------	--

Name: Andrew Officer Sign: AA Date: 28/10/2011



Site Inspection Report - New BC Applications

BC Application number: 100237 Lot 18 DP 405220

Site Address: S1 PAUL FAITH LANE - T/C 1410

Building Project: New Dwelling

Check NCS status is currently "To Site Inspection"

Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	Yes/No		
Datum point identified?	Yes/No		
Boundaries identified?	Yes/No	WALL Fencing	
Check ground conditions OK?	Yes/No	LOWE PLAT FORM. 1SP C- since FOR AIRBANK	
Check / path, level & channel, grass bank, note existence/damage.	Yes/No	GOOD CONDITION	
Vehicle entrance crossing installed (describe condition)	Yes/No	Good condition PLATE	
Photos taken? (Save & link to NCS)	Yes/No		
Dogs on property?	Yes/No		
Is there a requirement for further foundation investigation e.g. engineering design	Yes/No		Referred to Approvals T/L Yes/No

Record all decisions in accordance with ECA Policy 002. Enter Yes or No in each case.

Note: if there is a requirement for further information or some areas which do not appear to comply refer file to Team Leader Consent Approvals for action.

Inspecting Officer: Name: SARAH M9 Signature: [Signature]

Date Inspected: 6.4.10

KCDC Building Consent Authority
Building Consent Documentation Filed



BCNo.
Street Address.

100272
New Dwelling
51 Paul Faith Lane
TE HORO

Documents included in this Building Consent

Building Consent Application,	✓
Application checksheet,	✓
Costing schedule,	✓
Plans and specifications,	✓
Invoice and receipt,	✓
Processing records/checksheets,	✓
Inspection page printouts	✓
1-24, 41, 42	✓
Building consent and memorandum,	✓
Inspection reports,	✓
Application for CCC,	✓
Code of Compliance Certificate.	✓
Producer statements and supporting documentation,	✓
Peer review documents,	NA
Fire design documents,	NA
Requests for further information and other correspondence,	NA
Amendments,	✓
Supplementary information,	✓
Energy work certificates,	✓
Notices to Fix.	NA

This form comprises part of the Building Consent documentation and indicates the contents of the Building Consent File. Refer KCDC Policy 029.

K. SHEET

Criteria: A

for projects. Refer BI-WI-024

Address: New Dwelling 51 Paul Faith Lane TE HORO	Date: 16-11-2011
	BC No: 100272

application for code compliance certificate (Form 278) completed	(Y)	N
--	------------	---

Confirm all required inspections have been completed and passed:	Answer: Yes or No
--	--------------------------

If inspections have been missed, what supporting info and method of verification has been provided to compensate for missed inspection. (Describe):
<i>* Prewrap was checked and passed at Reclad inspection * Part pass on Preline insp II has been completed and photo's confirmed dated 19/7/11</i>

Work in accordance with approved consent and approved amendments	(Yes)	No
If no, has NTF been issued:	N/A	(No)
Have items of non compliance been resolved and NTF uplifted.	(N/A)	No

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 (Accept in accordance with KCDC Policy 002) Form completed during BC Approval process

Tick (✓) indicates yes, N/A indicates considered - but not applicable	Req'd	Supplied	Accept
copy of electrical certificate	✓	✓	✓
copy of gas certificate	N/A		
an "as-built" drainage plan	✓	✓	✓
plumbing (Form 125) for pressure test and installation piped services	✓	✓	✓
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	N/A		
a Construction Review (PS4) statement for Geo-technical engineering	N/A		
Roof cladding warranty	N/A	✓	✓
Solar water heating technical specifications + P.S.	✓	✓	✓
wall cladding/texture coating installation applicator warranty	N/A		
a copy of the lift certificate	N/A		
a certificate from the fire alarm installer	N/A		
a certificate from the sprinkler installer	N/A		
a copy of wet-area membrane installers warranty	N/A		
A copy of deck membrane manufacturer's installers warranty/guarantee	N/A		
EPIS (verifier) Fire Systems Certification	N/A		
<i>window joinery P.S. warranty</i>	N/A	✓	✓
<i>fusio pipe test + blance appraisal</i>	N/A	✓	✓

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

If specified supporting documentation has not been provided, what alternative information or verification method has been provided to compensate, (describe):

Compliance Schedule

Is a new or amended compliance schedule required?

Y

☒ N

If "Y" Has it been issued? (Refer note below)

Y

☒ N

If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued? Outline:

Note: If the draft/ revised compliance schedule has not been issued, the Code Compliance Certificate cannot be issued. Suspend issuing CCC until this matter is addressed.

Building consent requirements.

Are there any item specified in the building consent or PIM that have not been completed.

Outline:

Are there any development impact fees to be paid outstanding? Yes/ No (if yes, CCC cannot be issued)

Approve to issue Code Compliance Certificate if all other outstanding fees are paid. YES / NO

Building officer:

Signature:

Date:

Name:

Co-reviewer:

Signature:

Date:

Name:

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Site Inspection		Refer to Form 241 for completion of site inspection & sign off this form when completed.	6/4/10 SARATHI ME
Resource Consents (refer PIM Sheet)			
Plumbing and Drainage		PSHUN WERN 14/04/2010	
Building		Shun Wern 01/05/2010	
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
NOTES:			



Sect. 221

Building Consent	100272.
Building Project	New Dwelling 51 Paul Faith Lane TE HORO
Location (Site)	
Building Category	Circle appropriate category 0 1 2 3

Application workflow checklist		
RECEIVED	Name & Signature	Date
31 MAR 2010 KAPITI COAST DISTRICT COUNCIL	Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed	
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" AP-WI-001		
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008		
Data entered and invoiced by CSO CS-WI-008	Palmon	31/3/10
Pages numbered by CSO CS-WI-008	Angie	31/3/10
BC Application and documentation scanned, checked & status update by CSO CS-WI-009		
BC Application signed over to BC CS-WI-009	Ying Jun	31/03/10
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	Shun Wern	14/4/2010 01/05/2010
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009		
CSO checks data entry input, including required inspections CS-WI-012		
BC, plans and other appropriate paperwork produced by CSO CS-WI-012	Angie	2/6/10
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS					
✓ Foundation/Piles	32	✓	Lapse and cancellation after 12mths of consent	23	Installation of solid fuel appliance (wood burner) comply and secured
Block	2	✓	Engineer design specific components	23A	Second hand wood burner certified
✓ Pre-Slab (Plumbing)	3	✓	Foundations to solid bearing of 200mm	25	✓ Contractor to leave site clean and clear
✓ Pre-Slab (Building)	4		NZS3604 as acceptable solution in terms of NZ Building Code	30	To comply with Food Hygiene Regulations 1974
Sub-Floor	6		Not approved as Habitable Room	31	As in CCZ, all fixings need to be stainless steel
✓ Drainage	9	✓	Note and comply with all endorsements on approved plans	33	Approval only given for relocation purposes
✓ Pre-Wrap	10	✓	Names and Registration of plumber and drain-layer required	34	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
✓ Pre-Clad	11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	38	Window sashes on upper levels less than 760mm above floor to have stays fixed
✓ Pre-lining (Building)	12		Hot & Cold water pipes tested to 1500kPa	39	Construction of playground to comply with NZS5828
Wet areas - membrane	13		Roof stormwater to be connected to existing	40	Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
✓ Post Lining	14		Copper water pipes not permitted	43	Textured systems should be applied by licensed, trained applicators – supply warranty
Brick Veneer	15		Owner/builder to ensure prop foundation height will allow satisfactory connection	44	✓ Exterior cladding system to be completed and inspected prior to internal lining
Retaining Wall	21	✓	Minimum FFL to comply with NZS3604		
Final (Dwelling)					
Final (Commercial & Multi-resd)					

STANDARD CONSENT CONDITIONS

37	
72	
80	

NON-STANDARD ADDENDA

FOR OFFICE USE ONLY

FEES		APPLICATION FEE	
Building Fee	\$2216.00		\$4688.40
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....		
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$.....	01003	31/3/10
Code Compliance Administration	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$820.00		
Development Levy	\$.....	FEES PAID BY:	
DBH Levy	\$1615.40		
Compliance Schedule	\$.....		
Digital Storage Fee	\$37.00	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	\$.....	100272	31/3/10
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$.....	Deposit held =	\$.....
Less Fee Paid	\$.....	Cost to Repair Damage Caused During Construction =	\$.....
TOTAL	\$4688.40	Total Balance to be Refunded	\$.....
GST INCLUDED	\$.....	Authority Number:	
		Authorised:	DATE:



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

Fax (04) 296 4830 ■
kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

Building consent 100272

Section 51, Building Act 2004

The building

Street address of building: 51 Paul Faith Lane, Te Horo

Legal description of land where building is located: LOT 18 DP 405220 C/T 418182

Valuation number: 1487140025

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Peach 14 Trust - Glen & Stephanie Peach

Contact person:

Mailing address: PO Box 7072, Newton, WELLINGTON 6242

Street address/registered office: 14A Florence Street, Newton, Wellington 6021

Phone number: Landline: 04 389 6422

Mobile: 0274 171171

Daytime:

After hours: 04 389 6422

Facsimile number:

Email address: gpeach@xtra.co.nz

Website:

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

Full Name: Karacrombie Enterprises Ltd T/A Signature Hom

Mailing Address: 187 Broadway Ave, PALMERSTON NORTH 4410

Phones: 0274 433738; 06 359 3939

Fax: 06 359 3949

Email: scrombie@signature.co.nz

Building work

The following building work is authorised by this building consent:

Single level dwelling as per plan.

Rural Dwelling

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.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Angela Smith
Signature

CSO
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 1/06/10

2 June 2010

Peach 14 Trust - Glen & Stephanie Peach
PO Box 7072
Newton
WELLINGTON 6242

Dear Sir/Madam

Approval of Building Consent: 100272

Description: Single level dwelling as per plan.
Location: 51 Paul Faith Lane, Te Horo
Legal Description: LOT 18 DP 405220 C/T 418182

I am pleased to inform you that the above building consent application has been approved. The building consent documents have been issued and are enclosed.

Before starting any work please read ALL the building consent documents carefully and in full so that you as the owner understand the conditions under which the consent has been issued.

As the owner you are also responsible for the following:

- ensuring that building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- ensuring that all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed – please be aware that before a Code Compliance Certificate is issued, the building work must comply with the Building Act 2004 and the Building Code as at the date of final inspection.
- that no work with noisy equipment is to be carried out before 7.30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6.30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays and public holidays.
- ensuring that no damage occurs to public property, for example footpaths or retaining structures. Should damage occur you will be required to pay for any repairs.
- ensuring that if you wish to make any changes to the approved building consent, then an amendment to the building consent will need to be lodged with us.

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 9045 617.

Addenda to Application

Application

Karacrombie Enterprises Ltd T/A Signature Hom 187 Broadway Ave PALMERSTON NORTH 4410	No.	100272
--	-----	--------

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages Single level dwelling as per plan.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Rural Dwelling
Estimated Value	\$820,000
Location	51 Paul Faith Lane, Te Horo
Legal Description	LOT 18 DP 405220 C/T 418182
Valuation No.	1487140025

Builder: Karacrombie Enterprises 187 Broadway Ave, Palm Nth : 06
359 3939 / 0274 433738

Designer: Housing Documentational Professionals 9 Beresford Street,
Pukekohe : 0272 868145

Drainlayer: Drainage & Septic Tank 33 Jasper Place, Palm Nth : 06 353
3771 / 021 739832

Plumber: Henry's Plumbing 20 Churchill Ave, Palm Nth

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Pre-slab
 3. Pre-slab
 4. Drainage
 5. Pre Wrap
 6. Pre Clad
 7. Weathertightness
 8. Preline
 9. Preline
 10. Postline
 11. Final Inspection
- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

1. 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 12 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. All foundations are to be to solid bearing minimum of 300mm
4. Note and comply with endorsements on approved plans.
5. Names and registration numbers of plumber and drainlayer are required before work commences.
6. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
7. Contractor to leave site clear of all demolition materials and in a tidy state.
8. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.

I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/
AUTHORISED PERSON

Date:

17 May 2010

Karacrombie Enterprises Ltd T/A Signature Homes
187 Broadway Ave
PALMERSTON NORTH 4410

Forwarded to agent

Building Consent: 100272

Dear Sir/Madam

Request for further information

Description: *Single level dwelling as per plan.*

Location: 51 Paul Faith Lane, Te Horo

Legal Description: LOT 18 DP 405220 C/T 418182

Unfortunately, we are unable to process your *Building Consent* until we receive the information detailed below.

Information Needed:

1. PS1 and calculations from the designing engineer.
2. Alexandra Stone technical specs.
3. Fall to Linea sill flashing.
4. Diaphragm to Family room/ Entertaining ceiling.

We have suspended your application and will not proceed any further until the above information is received.

Please contact me if you would like to discuss this matter.

Yours sincerely

Stuart Nepia
CONSENTS

Inspection Advice

Note: Engineer - Civil/Structural/Fire/Geotechnical: When projects contains elements specific design by an engineer, then the owner/builder is required to ensure that all engineering containing specifically designed work to be inspected and to provide KCDC with written evidence of the inspections including a construction statement (PS4) or Certificate of Expert Opinion for those inspections are carried out. Presence of an engineer does not negate the need for Council Officers to conduct the inspections listed also.

1. **Foundation/Piles:** When all formwork has been completed, footings have been excavated and reinforcement is in place. Piles - When all holes are excavated prior to installation. The owner/builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey. **Note:** Established fences are not necessarily on the site boundary.
2. **Block:** When all masonry block work including block foundations for slab floors is completed, reinforcing in place and washout openings in place, prior to concrete fill.
3. **Pre-Slab Plumbing (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
4. **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.
5. **Sub-Floor (timber suspended):** 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.
6. **Drainage:** When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.
7. **Pre-Wrap:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
8. **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. Pre-stucco - when all reinforcing and flashings are being installed.
9. **Weathertightness:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
10. **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.
11. **Pre-Line (plumbing):** When all internal plumbing is complete and plumbing pipe work is under test pressure.
12. **Wet area membranes, decks, roof, 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. Applicator's warranty is required. (2 inspections required)
13. **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.
14. **Brick Veneer:** When veneer is at half-height and all flashings are in place.
15. **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. (2 inspections required)
16. **Final:** Final inspections are carried out at completion of project and may include entire project, plumbing, drainage, stormwater. The Code Compliance Certificate is issued if the building work complies with the approved building consent.
17. **Final (Commercial & Multi-unit Residential):** As in 16, but all fire protection, fire systems, alarms and emergency lighting, and accessibility features if applicable, must be completed, operational and certified as necessary.

Building Consent Number: BC100272
Applicant Name: Karacrombie Enterprises Ltd T/A Signature Hom
Project: Single level dwelling as per plan.
Legal: LOT 18 DP 405220 C/T 418182
Location: 51 Paul Faith Lane, Te Horo

Please note the list below, which identifies the inspections required for this project.

To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving a minimum of 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-2964-700 between the hours of 8.00am and 5.00pm Monday-Friday inclusive. The close off for booking inspections is 4.00pm the previous day.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation/Piles	Yes		
Block	No		
Pre-Slab Plumbing	Yes		
Pre-Slab Building	Yes		
Sub Floor	No		
Drainage	Yes		
PreWrap	Yes		
PreClad	Yes		
Weathertightness	Yes		
Pre-Lining Building	Yes		
Pre-Lining Plumbing	Yes		
Wet Area Membrane Pre-Application	No		
Wet Area Membrane Post-Application	No		
Post-Lining	Yes		
Brick Veneer	No		
Retaining Wall	No		
Final	Yes		
Final (commercial & multi-unit res.)	No		

MAKE PROVISION FOR THE STORAGE OF POTABLE WATER.
MINIMUM QUANTITY 30,000 LITRES

Check the potability of the water supply on a regular basis.

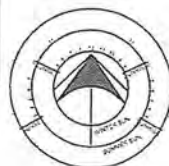
WATER STORAGE TANK NEED TO BE CLEANED OUT ON A REGULAR BASIS

Some secondary water treatment may be

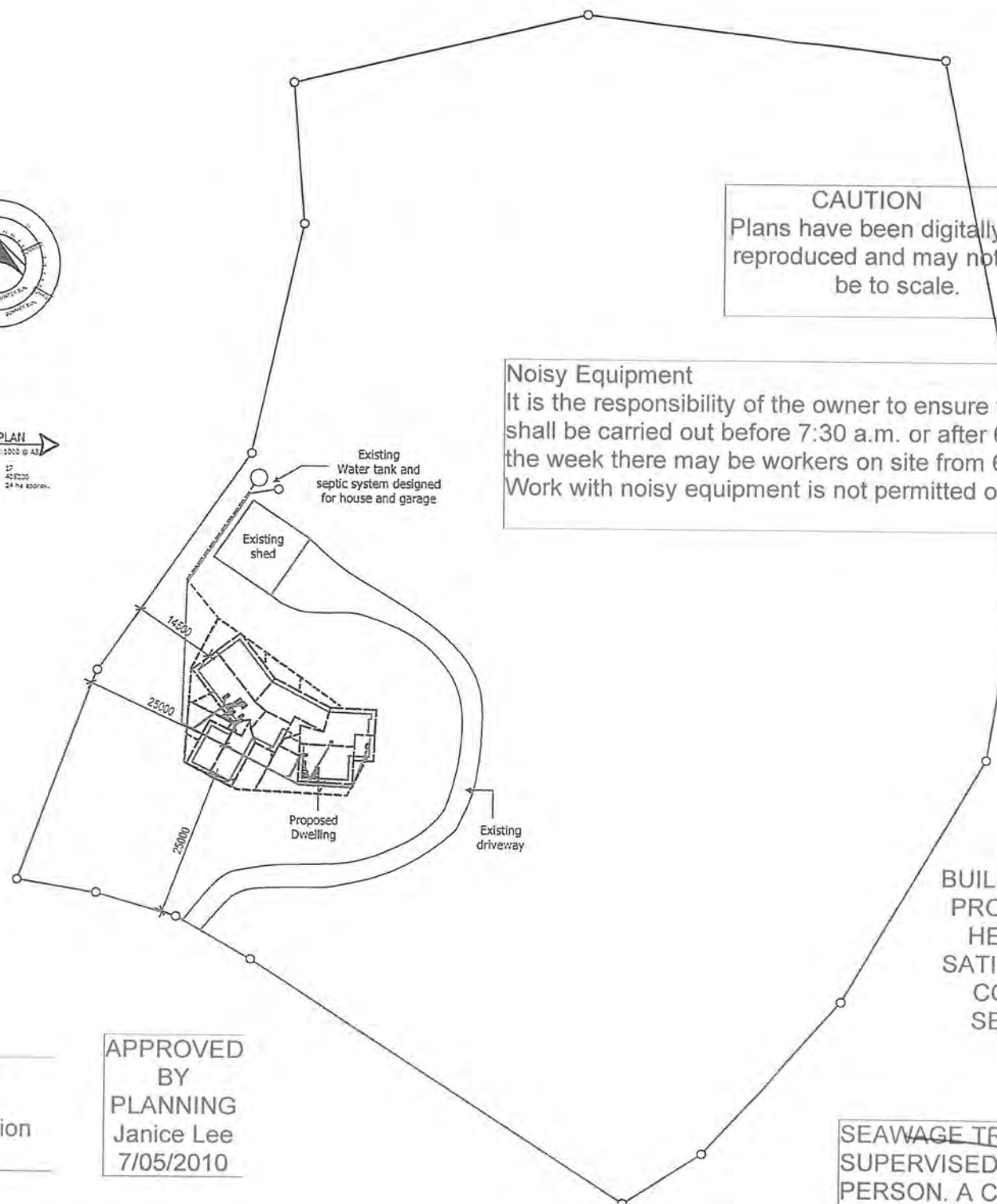
BOUNDARY LINES

The Owner/Builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey.

NOTE: established fences are not necessarily on the site boundary.



SITE PLAN
1:500 @ A1, 1:1000 @ A2
1:1500 @ A3, 1:2000 @ A4
1:2500 @ A5, 1:3000 @ A6
1:3500 @ A7, 1:4000 @ A8
1:4500 @ A9, 1:5000 @ A10
1:5500 @ A11, 1:6000 @ A12
1:6500 @ A13, 1:7000 @ A14
1:7500 @ A15, 1:8000 @ A16
1:8500 @ A17, 1:9000 @ A18
1:9500 @ A19, 1:10000 @ A20



ENGINEERS DESIGN

This project contains elements specifically designed by an engineer. The owner/builder is required to ensure the engineer inspects the work and provides KCDC with written evidence of the inspection.

BC 100272

APPROVED
BY BUILDING
Stuart Nepia
1/06/2010

CAUTION
Plans have been digitally
reproduced and may not
be to scale.

Noisy Equipment

It is the responsibility of the owner to ensure that no work with noisy equipment shall be carried out before 7:30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6:30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays or public Holidays.

Endorsements made on any
single
page apply equally to the entire
project.

APPROVED
BY
PLUMBING
AND
DRAINAGE
Simon C
14/4/2010

BUILDER TO ENSURE THAT
PROPOSED FOUNDATION
HEIGHT WILL ALLOW A
SATISFACTORY DRAINAGE
CONNECTION TO THE
SEWAGE TREATMENT
SYSTEM

SEWAGE TREATMENT AND EFFLUENT SYSTEM IS TO BE
SUPERVISED AND CERTIFIED BY THE DESIGNING
PERSON. A COPY OF CERTIFICATION IS TO BE
FORWARDED TO COUNCIL.

DRAINAGE
- all plumbing and drainage shall comply with NZBC and AS/NZS 3500.283-2003 including all current amendments and with Local Territorial Authority requirements and be installed by suitably qualified tradesman.
- contractor to locate all boundary positions required to accurately set out foundations. All service connections on site prior to any works commencing. Proposed PRIVATE 100mmØ uPVC stormwater lines. proposed PRIVATE 100mmØ uPVC sewer lines.

GENERAL
1) all dimensions and underground service locations to be checked prior to commencement of any work.
2) DO NOT scale off drawings, if in doubt ask the designer or contractor
3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.

These drawings have been prepared on the understanding that the building contractor has a sound knowledge of the NZ building code and NZS 3604:1999. The main contractor, sub contractor or authorized agent of the owner or building shall ensure that all works comply with these codes in addition to any requirements of the territorial authority. Any work undertaken outside these requirements without prior written approval of the designer, engineer and/or territorial authority hereby indemnifies the designer or his agent against any claim, or claims, in respect of the said work.

RECEIVED
31 MAR 2010
KAPITI COAST
DISTRICT COUNCIL
00003

BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:
PROPOSED DWELLING FOR PEACH AT 51 PAUL FAITH LANE TE HORO, KAPITI		
LOT	: 18	
DP	: 405220	
AREA	: 24 ha approx.	
Site Plan		
Drawn By:	H.D.P.	Scale: 1:1000
Date:	09/03/10	Sheet Number: 1 of 15
Revision:	BC1	Job Number: HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.		
027 2868 145		
h.d.p@windowslive.com		

HOUSING DOCUMENTATION PROFESSIONALS

All work shall be carried out in
accordance with Resource
Consent (RM040393) and Section
221 Consent Notice

APPROVED
BY
PLANNING
Janice Lee
7/05/2010

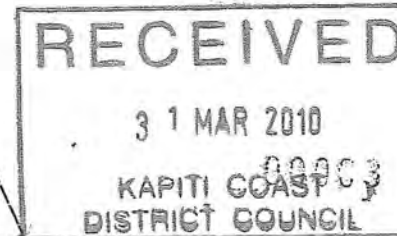
Signature
HOMES Est. 1983

YOUR HOME. YOUR WAY.

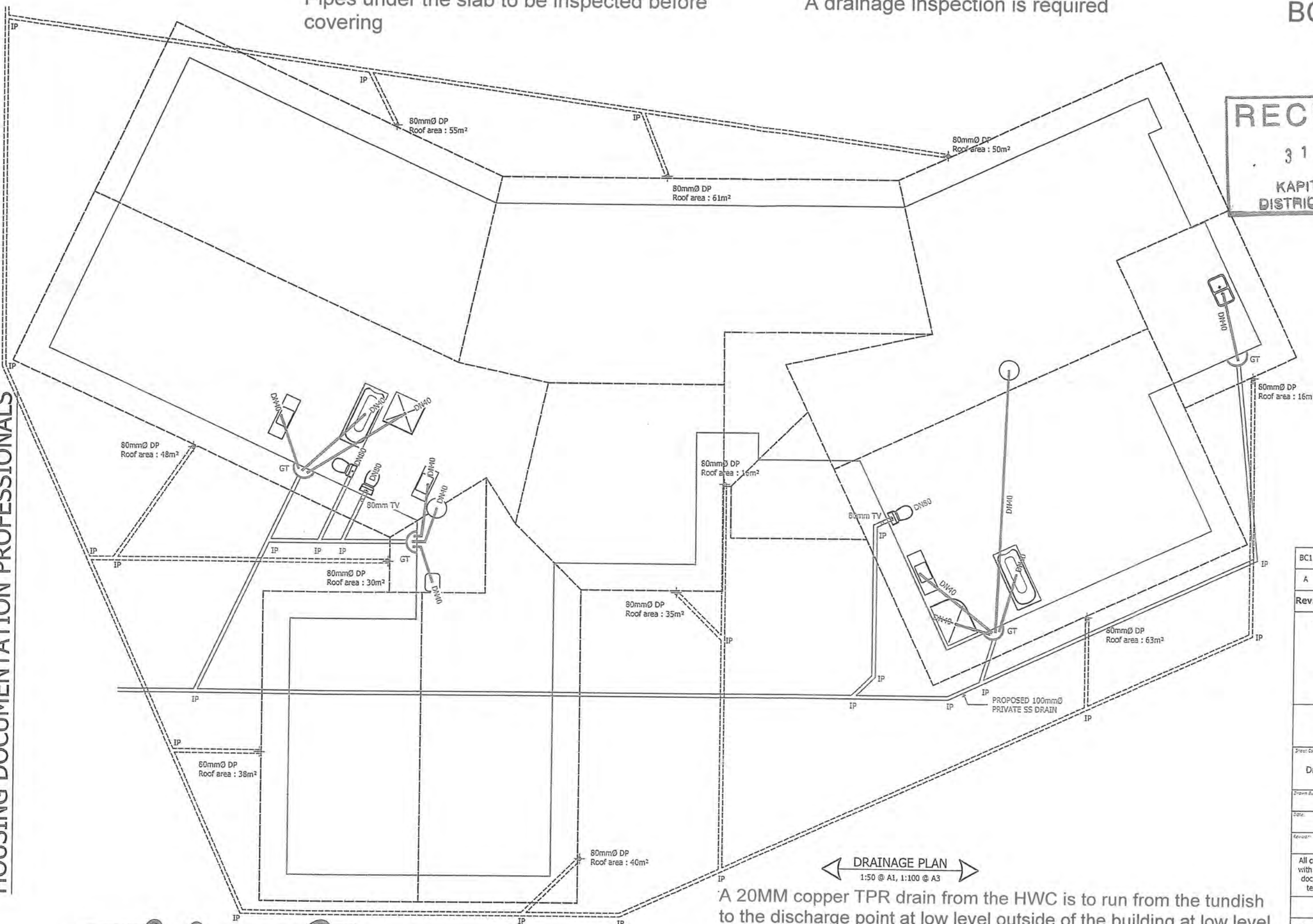
Pipes under the slab to be inspected before covering

A drainage inspection is required

BC 100272



HOUSING DOCUMENTATION PROFESSIONALS



← DRAINAGE PLAN →
1:50 @ A1, 1:100 @ A3

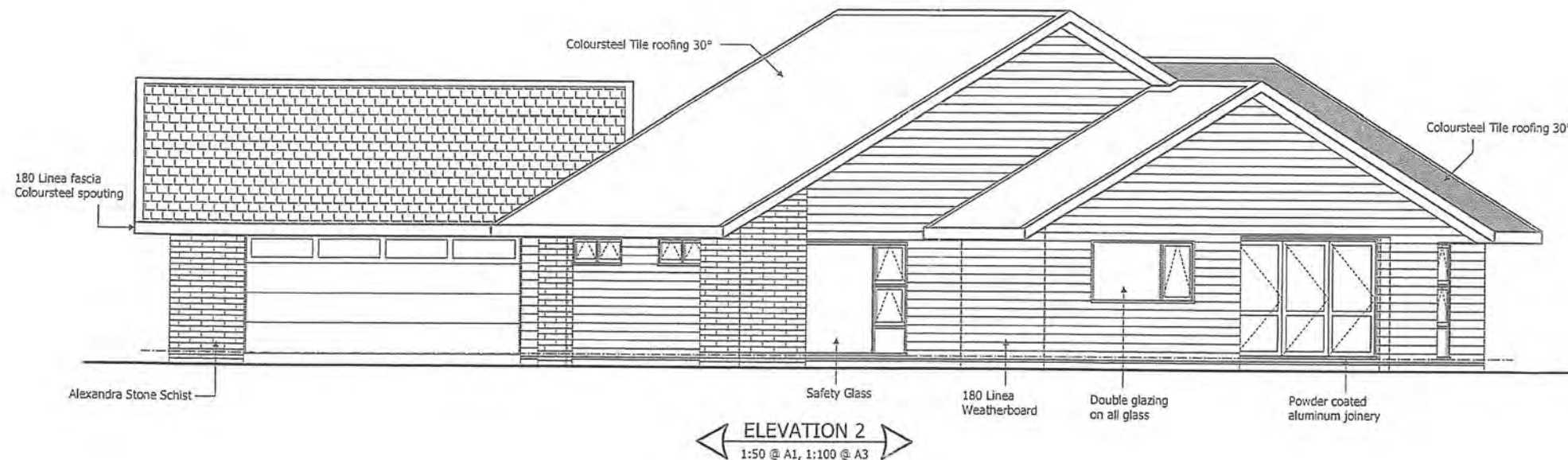
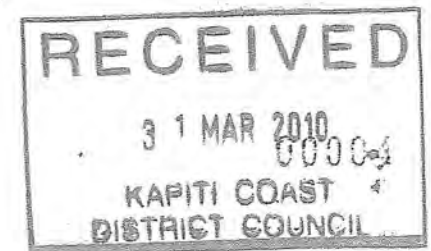
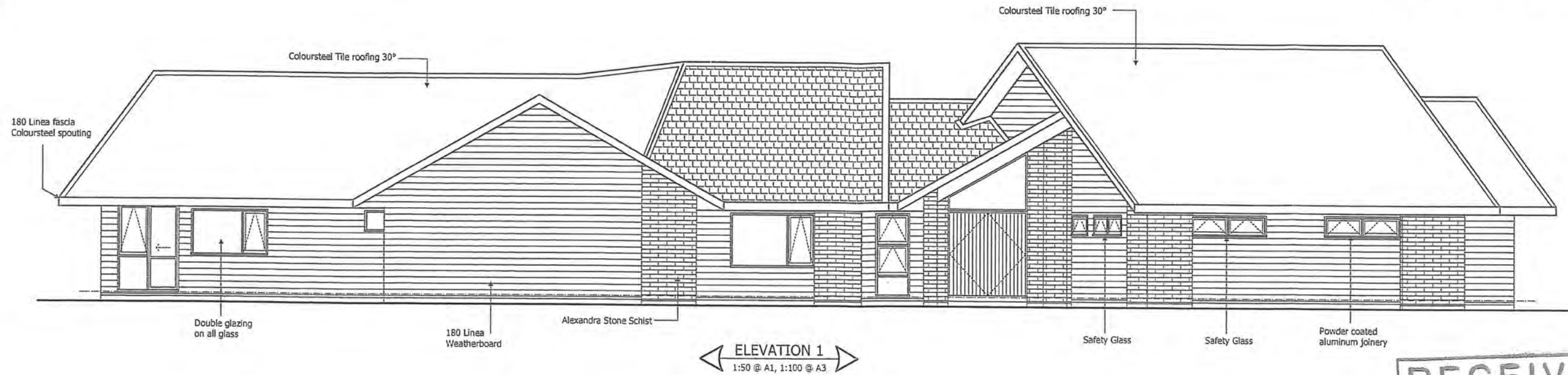
A 20MM copper TPR drain from the HWC is to run from the tundish to the discharge point at low level outside of the building at low level
Plastic pipe not to be used!

BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:
PROPOSED DWELLING FOR PEACH AT 51 PAUL FAITH LANE TE HORO, KAPITI		
LOT	: 18	
DP	: 405220	
AREA	: 24 ha approx.	
Sheet Contents:		
Drainage Plan		
Drawn By:	H.D.P.	Scale: 1 : 100
Date:	09/03/10	Sheet Number: 2 of 15
Revision:	BC1	Job Number: HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.		
027 2868 145		
h.d.p@windowlive.com		

Signature
HOMES Est. 1983

YOUR HOME. YOUR WAY.

BRANCH DRAINS LONGER THAN 10.M
IN LENGTH ARE TO BE VENTED.

**WALL FRAMING TREATMENT**

EXTERIOR FRAME	H1.2
EXTERIOR BOTTOM PLATE	H1.2
INTERIOR FRAME	CHEM FREE
INTERIOR BOTTOM PLATE	CHEM FREE
WET AREA FRAME	H1.2
WET AREA BOTTOM PLATE	H3.2

GENERAL

- 1) all dimensions and underground service locations to be checked prior to commencement of any work.
- 2) DO NOT scale off drawings, if in doubt ask the designer or contractor
- 3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.

Wall area : 308.0m²
Glazing area : 37.68m²
Glazing % : 26%

ELEVATION 1 RISK MATRIX		ELEVATION 2 RISK MATRIX	
Risk Factor	Risk Severity	Risk Factor	Risk Severity
Wind Zone	1	Wind Zone	1
Number Of Storeys	0	Number Of Storeys	0
Roof Wall Intersection	0	Roof Wall Intersection	0
Eaves Width	0	Eaves Width	0
Envelope Complexity	1	Envelope Complexity	1
Deck Design	0	Deck Design	0
Total	2	Total	2

BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:

PROPOSED DWELLING
FOR
PEACH
AT
51 PAUL FAITH LANE
TE HORO, KAPITI

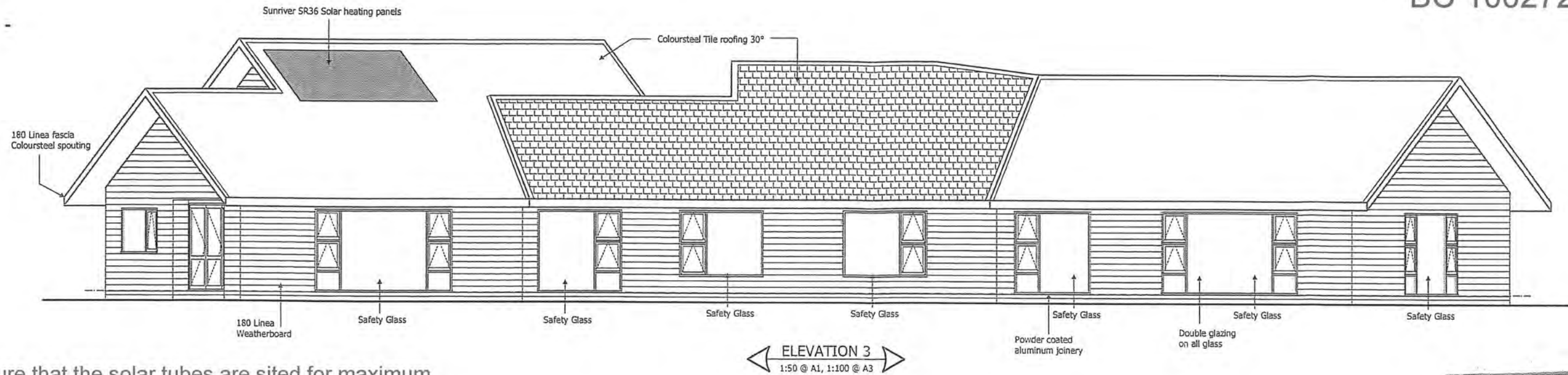
LOT : 18
DP : 405220
AREA : 24 ha approx.

Elevations	
Drawn By:	H.D.P.
Date:	09/03/10
Revision:	A
Scale:	1 : 100
Sheet Number:	3 of 15
Job Number:	HDP2493

All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.

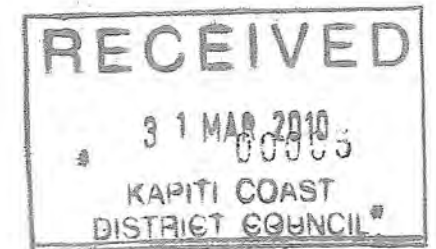
027 2868 145

h.d.p@windowlive.com



Ensure that the solar tubes are sited for maximum exposure to the sun

plumber to fill out attached producer statement for solar water heater installation including pipe work.



WALL FRAMING TREATMENT

EXTERIOR FRAME	H1.2
EXTERIOR BOTTOM PLATE	H1.2
INTERIOR FRAME	CHEM FREE
INTERIOR BOTTOM PLATE	CHEM FREE
WET AREA FRAME	H1.2
WET AREA BOTTOM PLATE	H3.2

GENERAL

- 1) all dimensions and underground service locations to be checked prior to commencement of any work.
- 2) DO NOT scale off drawings, if in doubt ask the designer or contractor
- 3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.

Wall area : 308.0m²
Glazing area : 37.68m²
Glazing % : 26%

ELEVATION 3 RISK MATRIX		ELEVATION 4 RISK MATRIX	
Risk Factor	Risk Severity	Risk Factor	Risk Severity
Wind Zone	1	Wind Zone	1
Number Of Storeys	0	Number Of Storeys	0
Roof Wall Intersection	0	Roof Wall Intersection	0
Eaves Width	0	Eaves Width	0
Envelope Complexity	1	Envelope Complexity	1
Deck Design	0	Deck Design	0
Total	2	Total	2

BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:

PROPOSED DWELLING
FOR
PEACH
AT
51 PAUL FAITH LANE
TE HORO, KAPITI

LOT : 18
DP : 405220
AREA : 24 ha approx.

Sheet Contents:	Elevations
Drawn By:	H.D.P.
Date:	09/03/10
Revision:	A
Scale:	1 : 100
Sheet Number:	4 of 15
Job Number:	HDP2493

All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.

027 2868 145

h.d.p@windowslive.com

frost prone water pipes are to be lagged with a rubber type insulation.

BC 100272

- GENERAL**
- 1) all dimensions and underground service locations to be checked prior to commencement of any work.
 - 2) DO NOT scale off drawings, if in doubt ask the designer or contractor
 - 3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.

RECEIVED

31 MAR 2010
00006
KAPITI COAST
DISTRICT COUNCIL

P&D
checked
14/4/2010

The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

Water reticulation pipes - dux secure hot & cold

Potable water supply - iplex 25mm bar blue

BC1	09/03/10	BUILDING CONSENT
A	23/02/10	TRUSS DESIGN
Rev:	Date:	Details:

PROPOSED DWELLING
FOR
PEACH
AT
51 PAUL FAITH LANE
TE HORO, KAPITI

LOT : 18
DP : 405220
AREA : 24 ha approx.

Floor Plan	
Drawn By:	H.D.P.
Date:	09/03/10
Revision:	BC1
Scale:	1 : 100
Sheet Number:	5 of 15
Job Number:	HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.	
027 2868 145	
h.d.p@windowslive.com	

TIMBER TREATMENT REQUIREMENTS SPECIFICATIONS		
Floors		
Enclosed sub floor joists	H 1.2	Kiln Dried
Exposed sub floor joists	H 3.2	Wet
Mid floor joists	Chem Free	Kiln Dried
Boundary Joists	H 3.1	Kiln Dried
Wet areas	Chem Free	Kiln Dried
Piles	H 5	Wet
Bearers	H 1.2	Kiln Dried
Walls		
Exterior walls	H 1.2	Kiln Dried
Interior walls	Chem Free	Kiln Dried
Wet area walls	Chem Free	Kiln Dried
Roofs		
Trusses framing	Chem Free	Kiln Dried
Skillion roof	H 1.2	Kiln Dried
Flat roof (10° or less)	H 3.1	Kiln Dried
Valleys	H 3.1	Kiln Dried

FINISHES WET AREAS WALLS
all wet areas (Bathroom, Laundry) to have 3 coat paint system, 1 undercoat and 2 top coats of Acrylic semi-gloss or gloss finish, over 10mm GIB® Aqualine® plasterboard wall linings being appropriately stopped and finished.
NB: all showers to be proprietary units having acrylic wall liners and trays installed as per manufacturers instructions with appropriate installation guarantee (producer statement).

Framing to be 20% max moisture content as per E2/AS1

For kitchen layout and joinery refer kitchen manufacturers documents.

For wind bracing type and definition refer to specification, for fixings refer element manufacturers instructions.

Top Plate Fixing
Lintel Fixing
Elevation Key

FLOOR PLAN
1:50 @ A1, 1:100 @ A3
FLOOR AREA
OVER FRAME : 363.85m² approx

HOUSING DOCUMENTATION PROFESSIONALS

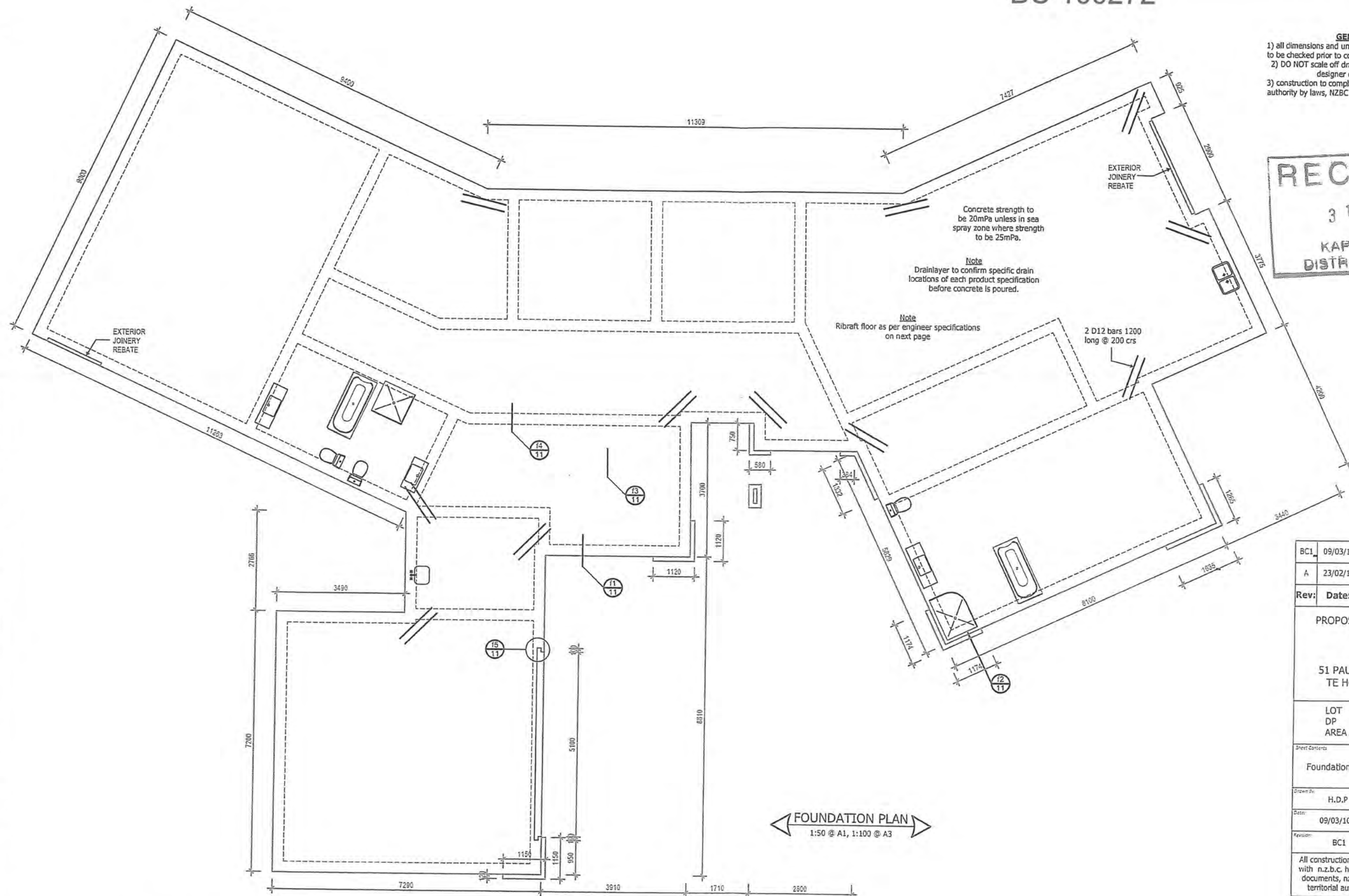
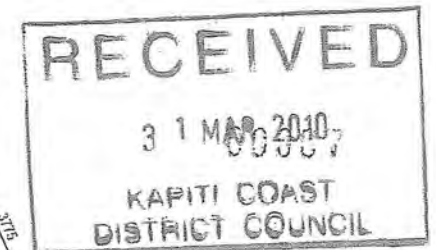
Signature
HOMES Est. 1983

YOUR HOME. YOUR WAY.

preline plumbing inspection required.

BC 100272

- GENERAL**
- 1) all dimensions and underground service locations to be checked prior to commencement of any work.
 - 2) DO NOT scale off drawings, if in doubt ask the designer or contractor
 - 3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.

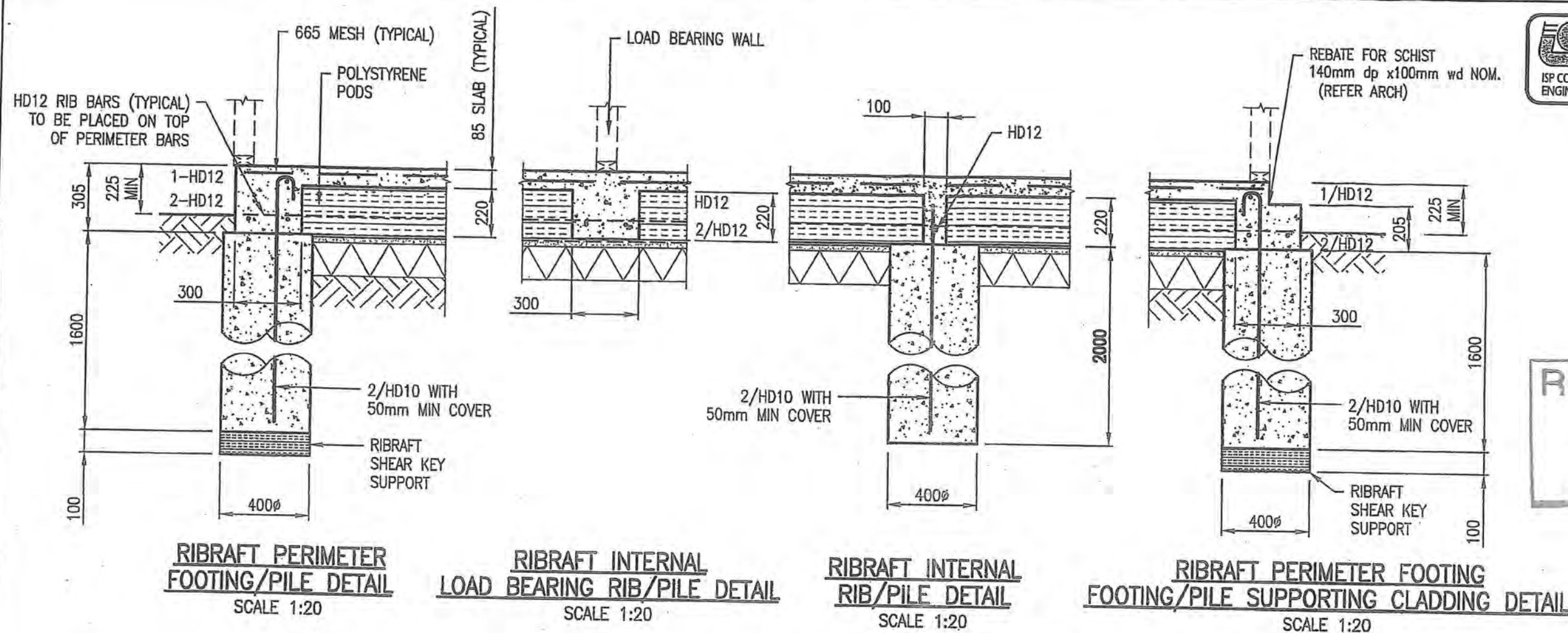


BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:
PROPOSED DWELLING FOR PEACH AT 51 PAUL FAITH LANE TE HORO, KAPITI		
LOT : 18 DP : 405220 AREA : 24 ha approx.		
Foundation Plan		
Drawn By:	H.D.P	Scale: 1 : 100
Date:	09/03/10	Sheet Number: 6 of 15
Revision:	BC1	Iss Number: HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.		
027 2868 145		
h.d.p@windowslive.com		

HOUSING DOCUMENTATION PROFESSIONALS

Signature
HOMES Est. 1983

YOUR HOME. YOUR WAY.



RECEIVED
31 MAR 2010
KAPITI COAST
DISTRICT COUNCIL

SHRINKAGE CONTROL JOINTS

- SHRINKAGE CONTROL JOINTS SHALL BE CUT TO A DEPTH OF 25MM AND SHALL BE CUT NO LATER THAN 24 HOURS IN SUMMER, OR 48 HOURS IN WINTER.
- THE SHRINKAGE CONTROL JOINTS SHALL BE POSITIONED TO COINCIDE WITH MAJOR CHANGES IN FLOOR PLAN.
- WHERE THE CONCRETE IS TO BE EXPOSED OR BRITTLE COVERING PLACED OVER, THE MAXIMUM INTERMEDIATE BAY SIZES SHALL BE LIMITED TO 6M.
- BAY DIMENSIONS FORMED BY SHRINKAGE CONTROL JOINTS SHALL BE LIMITED TO A MAXIMUM RATIO OF LENGTH:WIDTH OF 2:1.
- SHRINKAGE CONTROL JOINTS SHALL BE PLACED OVER 100MM WIDE INTERNAL RIBS WHEREVER POSSIBLE.
- WHERE A SHRINKAGE CONTROL JOINT RUNS ALONG THE LINE OF A 300MM WIDE LOAD BEARING RIB THEN THE JOINT SHALL BE LOCATED DIRECTLY ABOVE ONE EDGE OF THE 300MM RIB.
- SUPPLEMENTARY REINFORCING BARS SHALL NOT BE PLACED ACROSS ANY SHRINKAGE CONTROL JOINTS.

CONCRETE NOTES

- REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE AND FOR DETAILS OF ALL SERVICES TO BE CAST IN SLAB. DO NOT SCALE OFF THIS DRAWING.
- ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS 3109:1997.
- CONCRETE SHALL BE:
- SLABS & FOOTINGS N25 (25MPa)
- MAXIMUM SLUMP TO BE 100mm UNLESS NOTED OTHERWISE.
- CONCRETE FINISHES SHALL BE:
- SLABS - U3
- EXPOSED FOOTING - F4
- ALL REINFORCEMENT SHALL COMPLY WITH AS/NZS 4671:2001 (HD BARS SHALL NOT BE REBENT).
- ENGINEER TO INSPECT PRIOR TO POURING CONCRETE. ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY VISIT.

NOTE:

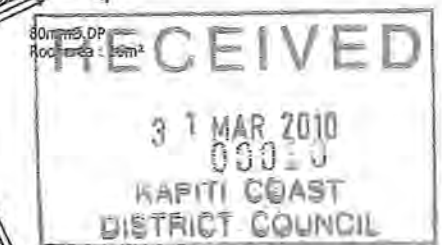
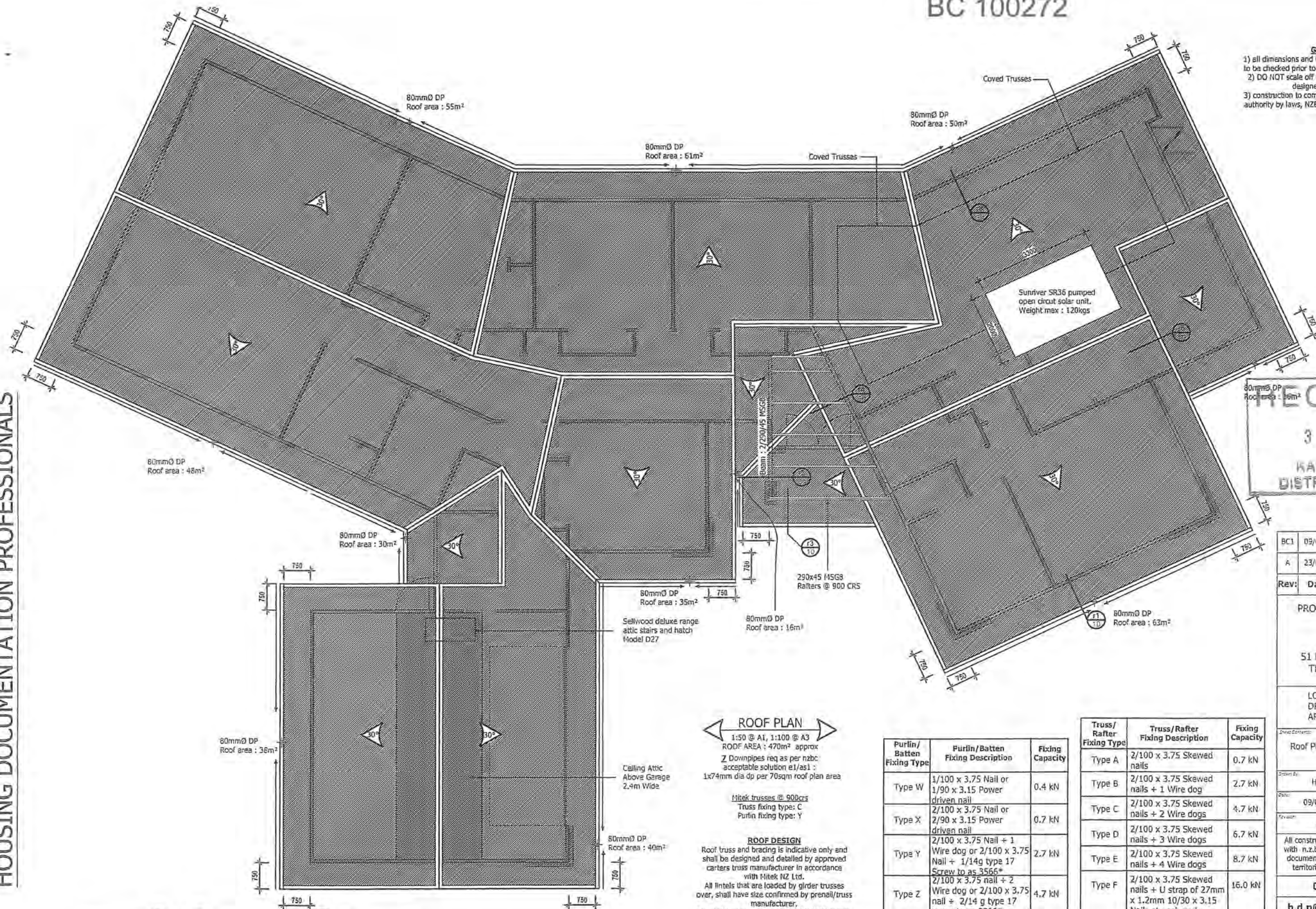
- REFER RIBRAFT MANUAL FOR PRODUCT SPECIFICATIONS
- SAW CUT LOCATION - REFER TO RIBRAFT SPECIFICATION MANUAL

CLIENT	Glen & Stephanie Peach		
PROJECT	51 Paul Faith Lane Te Horo		
DATE	21/12/2009	DWG No.	S1
SCALE	AS SHOWN		
DRAWN	MW /GSH	JOB No	22764

BC 100272

GENERAL
 1) all dimensions and underground service locations to be checked prior to commencement of any work.
 2) DO NOT scale off drawings, if in doubt ask the designer or contractor
 3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.

HOUSING DOCUMENTATION PROFESSIONALS



BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:

PROPOSED DWELLING
 FOR
 PEACH
 AT
 51 PAUL FAITH LANE
 TE HORO, KAPITI

LOT : 18
 DP : 405220
 AREA : 24 ha approx.

Drawn by:	H.D.P.	Scale:	1 : 100
Date:	09/03/10	Sheet number:	7 of 15
Revision:	BC1	Doc Number:	HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.			
027 2868 145			
h.d.p@windowsslive.com			

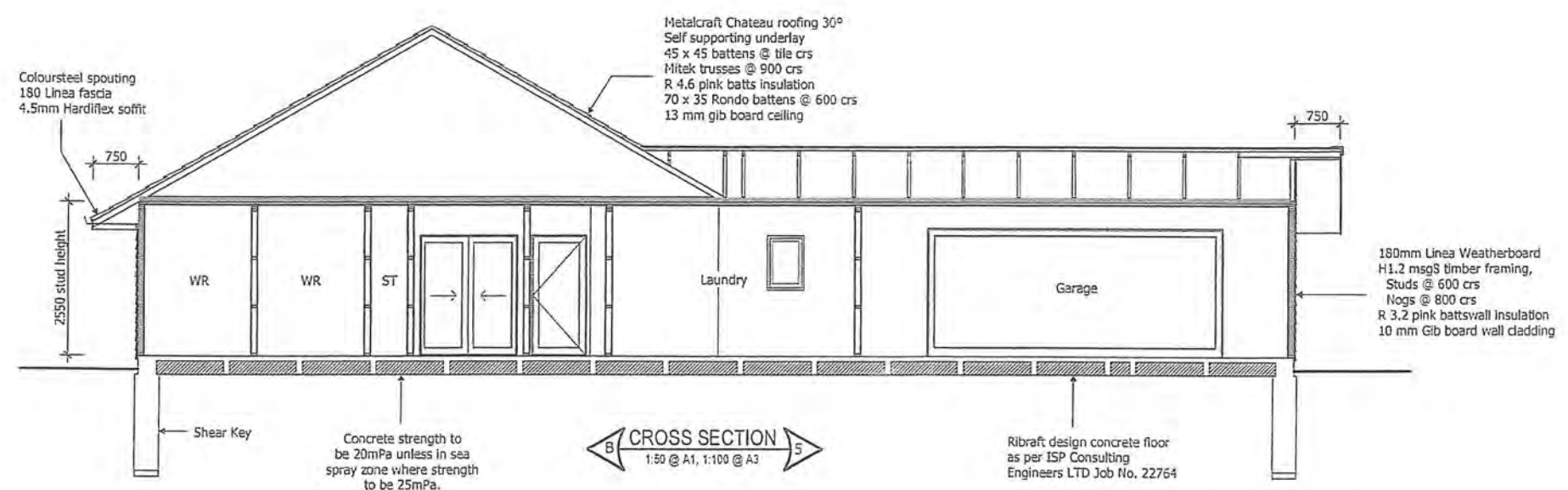
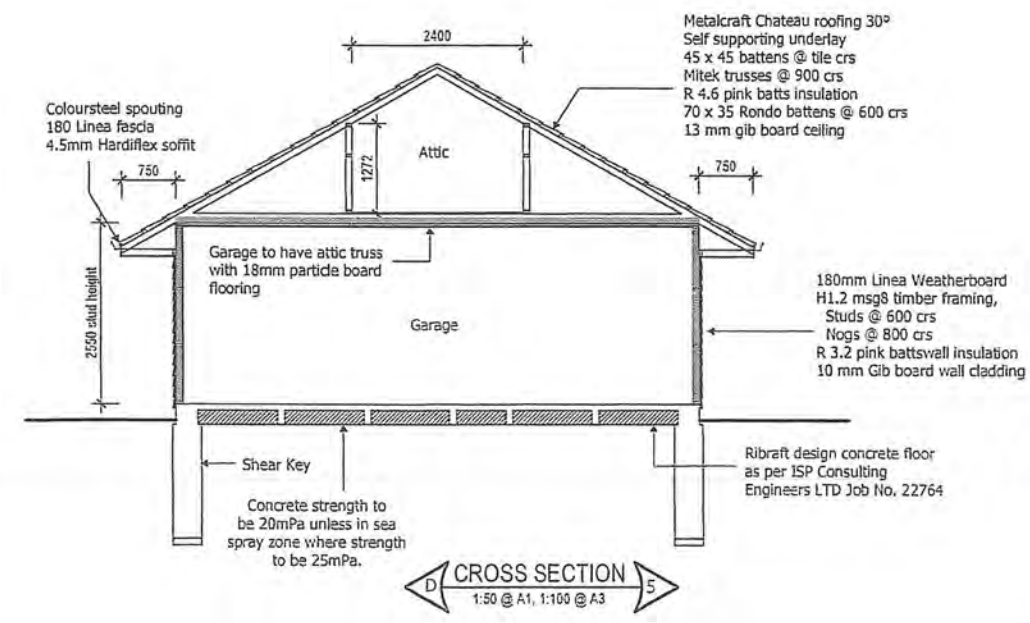
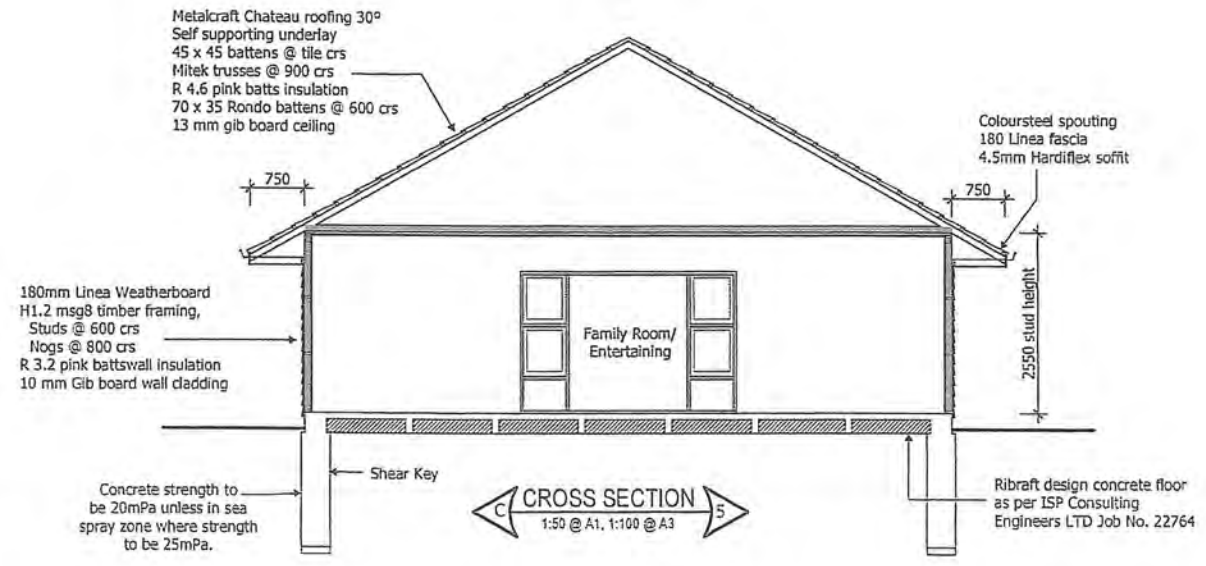
Purlin/ Batten Fixing Type	Purlin/Batten Fixing Description	Fixing Capacity
Type W	1/100 x 3.75 Nail or 1/90 x 3.15 Power driven nail	0.4 kN
Type X	2/100 x 3.75 Nail or 2/90 x 3.15 Power driven nail	0.7 kN
Type Y	2/100 x 3.75 Nail + 1 Wire dog or 2/100 x 3.75 Nail + 1/14g type 17 Screw to as 3566*	2.7 kN
Type Z	2/100 x 3.75 nail + 2 Wire dog or 2/100 x 3.75 nail + 2/14 g type 17 screw to as 3566*	4.7 kN

Truss/ Rafter Fixing Type	Truss/Rafter Fixing Description	Fixing Capacity
Type A	2/100 x 3.75 Skewed nails	0.7 kN
Type B	2/100 x 3.75 Skewed nails + 1 Wire dog	2.7 kN
Type C	2/100 x 3.75 Skewed nails + 2 Wire dogs	4.7 kN
Type D	2/100 x 3.75 Skewed nails + 3 Wire dogs	6.7 kN
Type E	2/100 x 3.75 Skewed nails + 4 Wire dogs	8.7 kN
Type F	2/100 x 3.75 Skewed nails + U strap of 27mm x 1.2mm 10/30 x 3.15 Nails at each end	16.0 kN

Signature
 HOMES Est. 1983

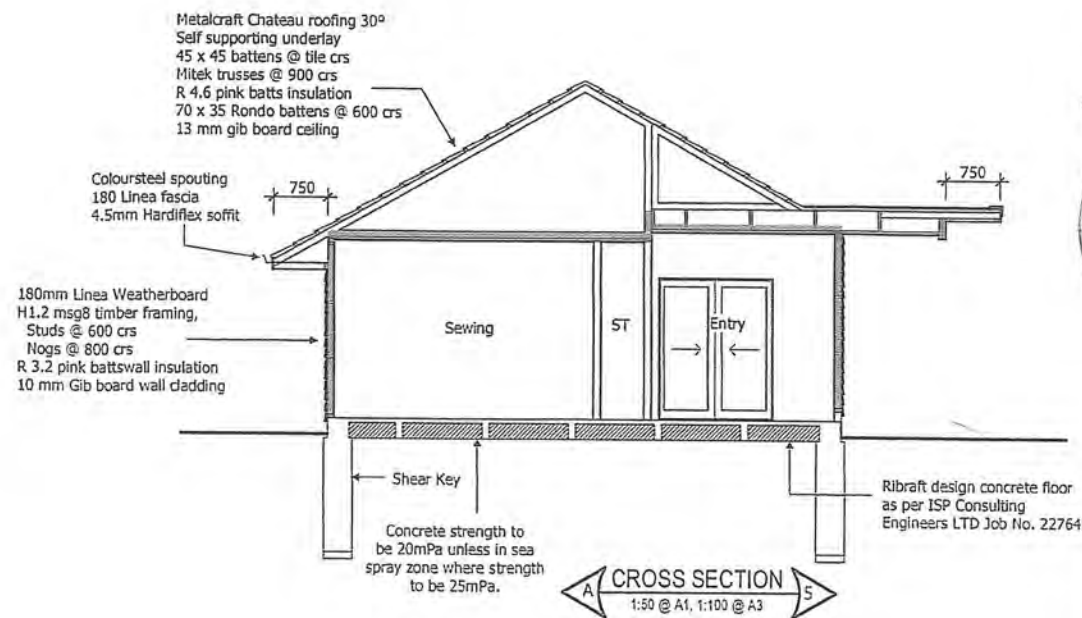
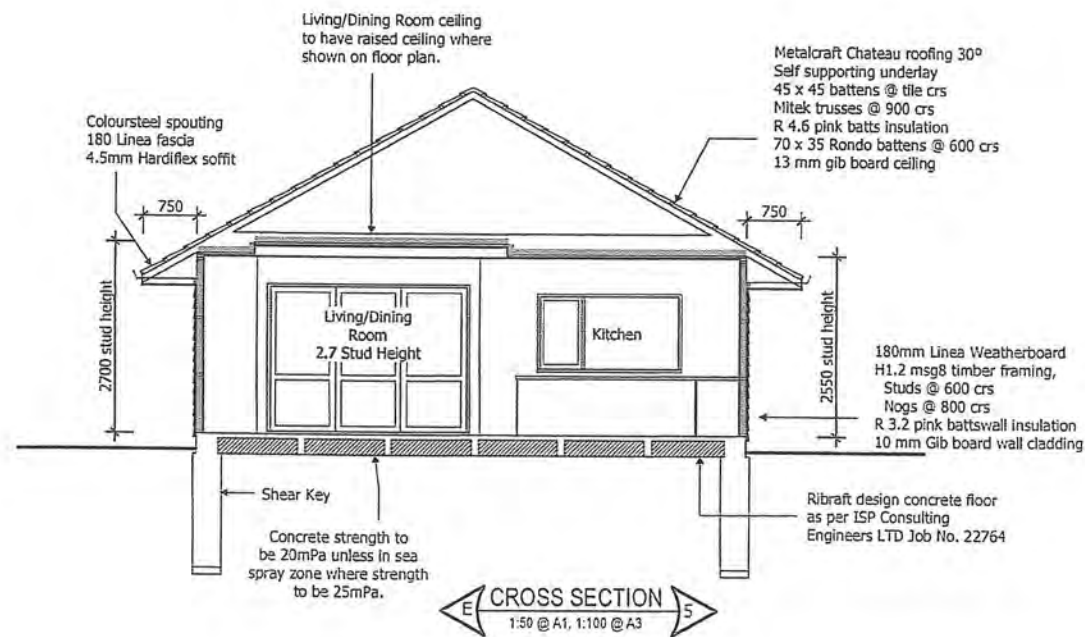
YOUR HOME. YOUR WAY.

GENERAL
 1) all dimensions and underground service locations to be checked prior to commencement of any work.
 2) DO NOT scale off drawings, if in doubt ask the designer or contractor
 3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.



BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:
PROPOSED DWELLING FOR PEACH AT 51 PAUL FAITH LANE TE HORO, KAPITI		
LOT :	18	
DP :	405220	
AREA :	24 ha approx.	
Sections		
Drawn By:	H.D.P	Scale: 1 : 100
Date:	09/03/10	Sheet Number: 8 of 15
Revision:	BC1	Job Number: HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.		
027 2868 145		
h.d.p@windowlive.com		

HOUSING DOCUMENTATION PROFESSIONALS



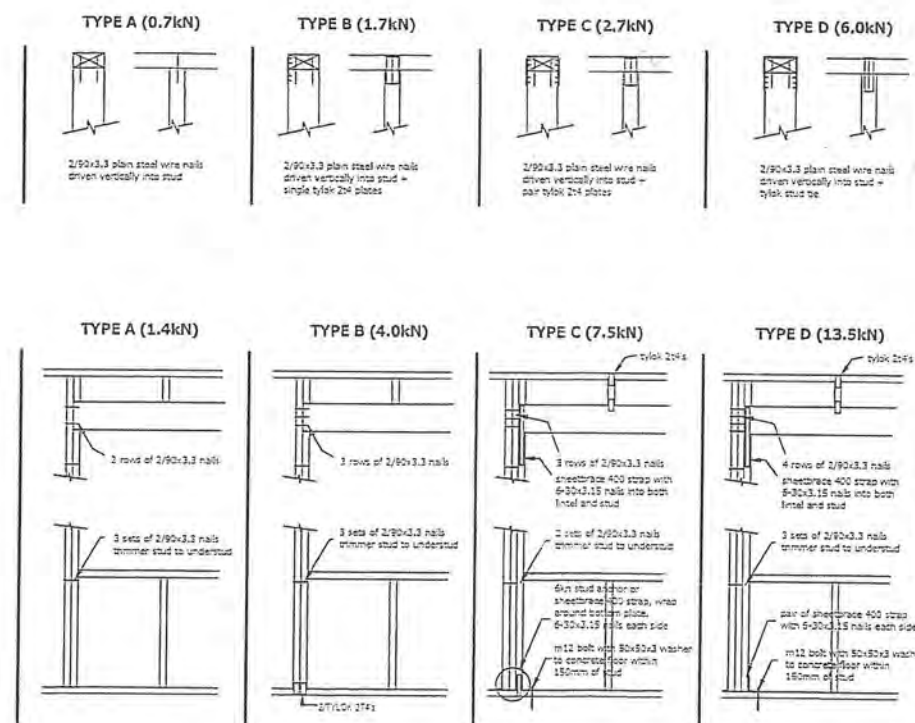
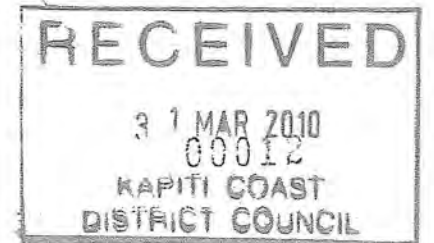
GENERAL

- 1) all dimensions and underground service locations to be checked prior to commencement of any work.
- 2) DO NOT scale off drawings, if in doubt ask the designer or contractor
- 3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.

The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

Water reticulation pipes - dux segura hot & cold

Potable water supply - iplex 25mm bar blue

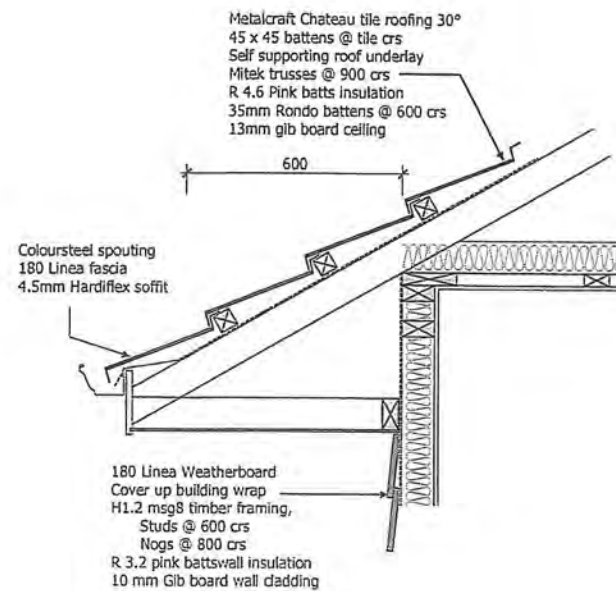


BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:
PROPOSED DWELLING FOR PEACH AT 51 PAUL FAITH LANE TE HORO, KAPITI		
LOT :	18	
DP :	405220	
AREA :	24 ha approx.	
Sections, HWC restraint detail		
Drawn By:	H.D.P.	Scale: 1:50, 1:100
Date:	09/03/10	Sheet Number: 9 of 15
Revision:	BC1	Job Number: HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.		
027 2868 145		
h.d.p@windowslive.com		

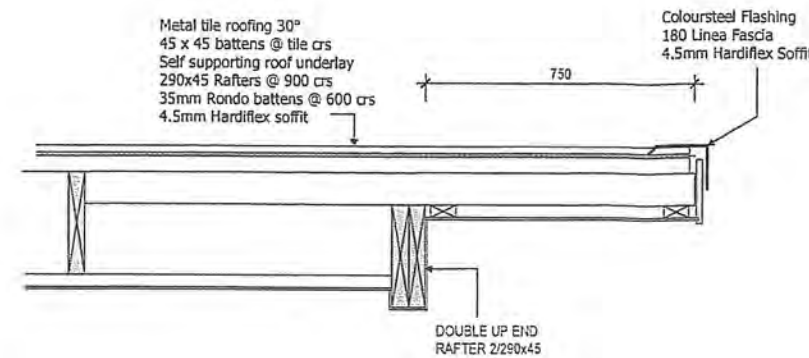
Signature
HOMES Est. 1983

YOUR HOME. YOUR WAY.

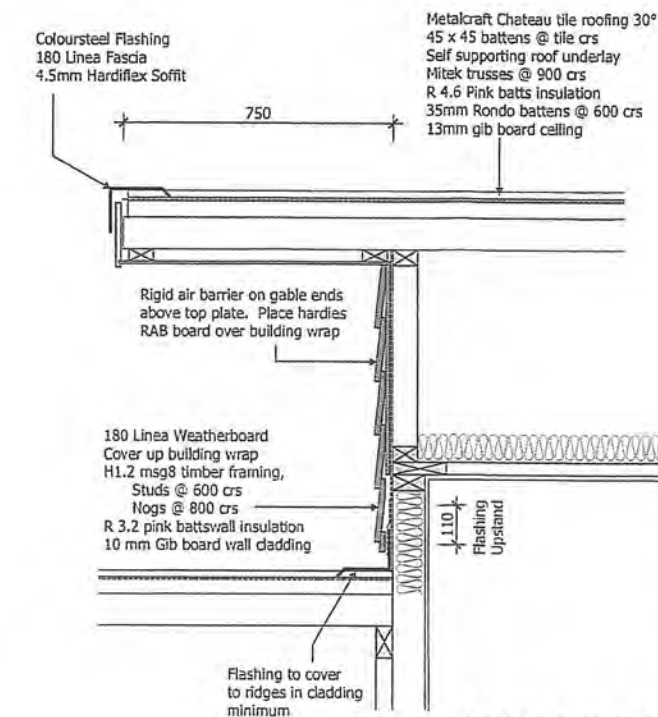
GENERAL
1) all dimensions and underground service locations to be checked prior to commencement of any work.
2) DO NOT scale off drawings, if in doubt ask the designer or contractor
3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.



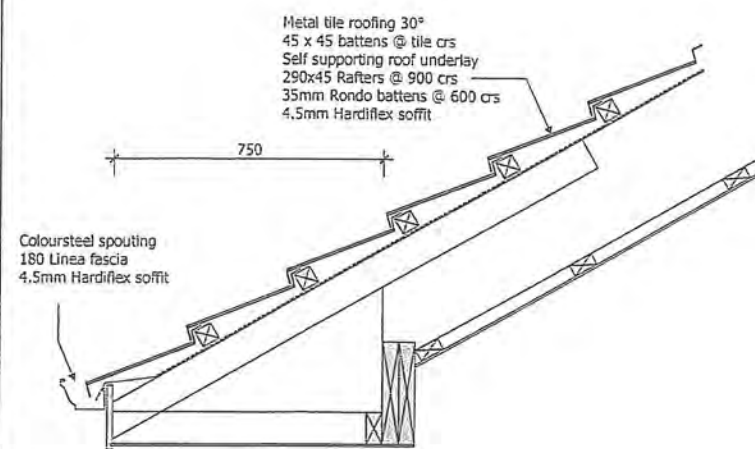
ROOF DETAIL
R1
1:10 @ A1, 1:20 @ A3



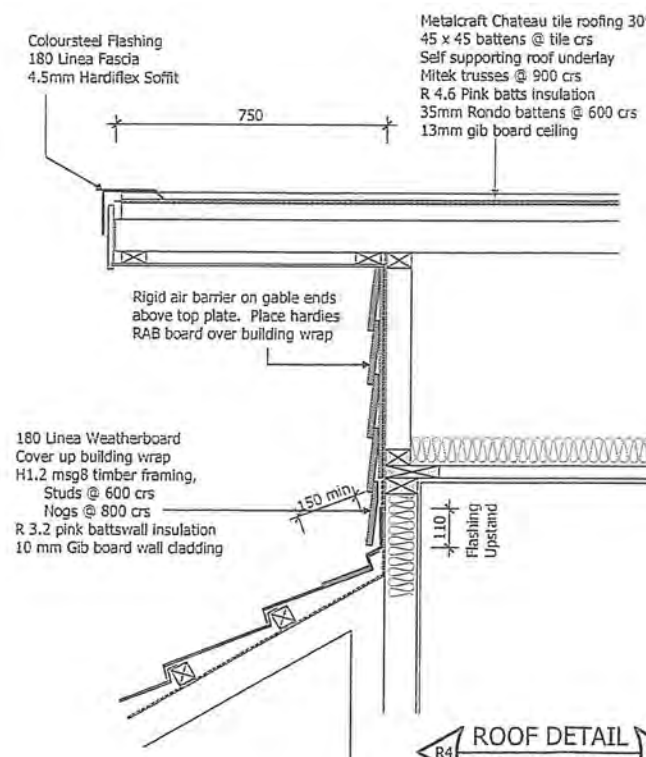
ROOF DETAIL
R3
1:10 @ A1, 1:20 @ A3



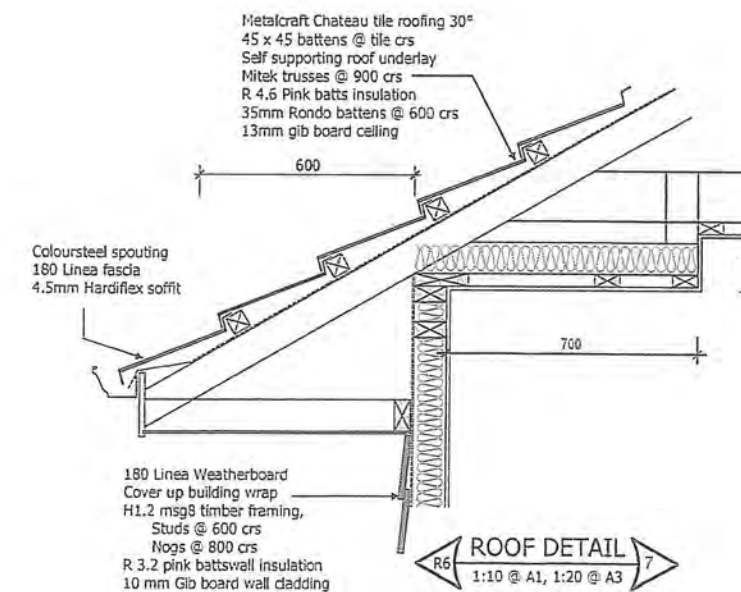
ROOF DETAIL
R5
1:10 @ A1, 1:20 @ A3



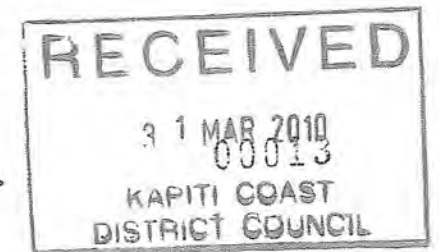
ROOF DETAIL
R2
1:10 @ A1, 1:20 @ A3



ROOF DETAIL
R4
1:10 @ A1, 1:20 @ A3



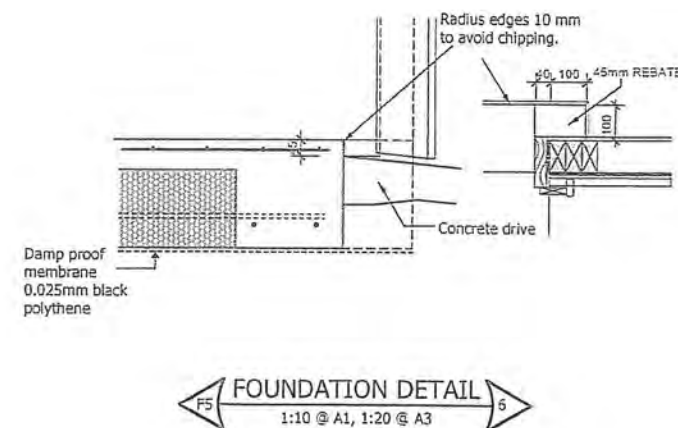
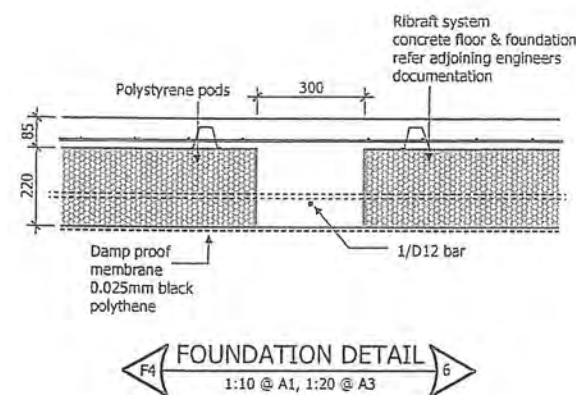
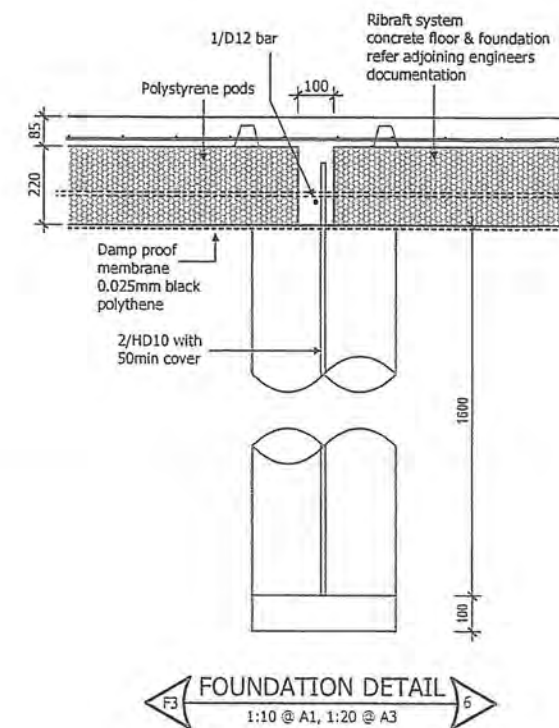
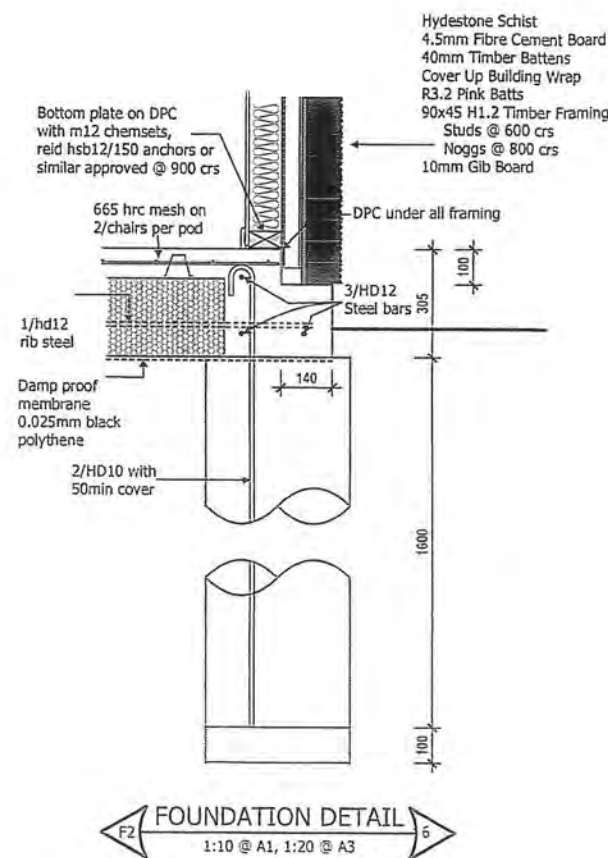
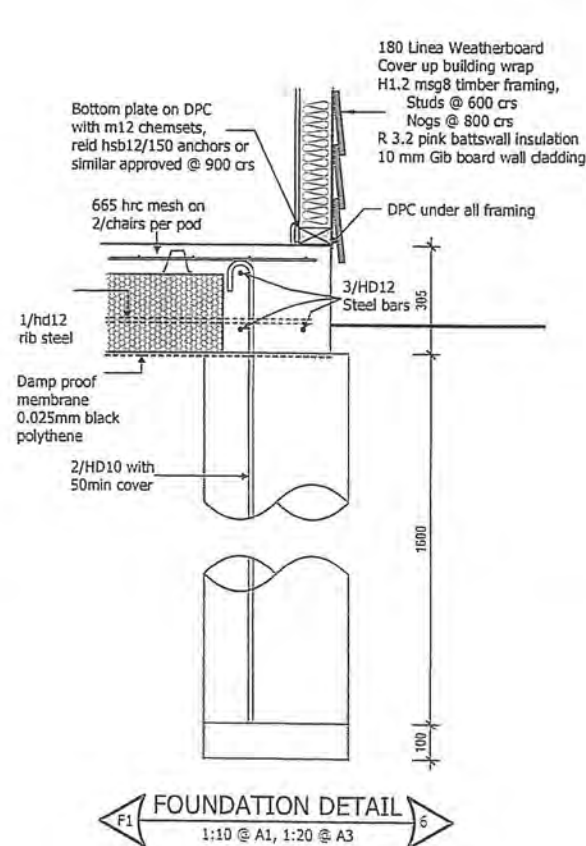
ROOF DETAIL
R6
1:10 @ A1, 1:20 @ A3



BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:
PROPOSED DWELLING FOR PEACH AT 51 PAUL FAITH LANE TE HORO, KAPITI		
LOT	: 18	
DP	: 405220	
AREA	: 24 ha approx.	
Sheet Contents:		
Roof details		
Drawn By:	H.D.P.	Scale: 1 : 20
Date:	09/03/10	Sheet Number: 10 of 15
Revision:	BC1	Job Number: HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.		
027 2868 145		
h.d.p@windowolive.com		

Signature
HOMES Est. 1983

YOUR HOME. YOUR WAY.



GENERAL

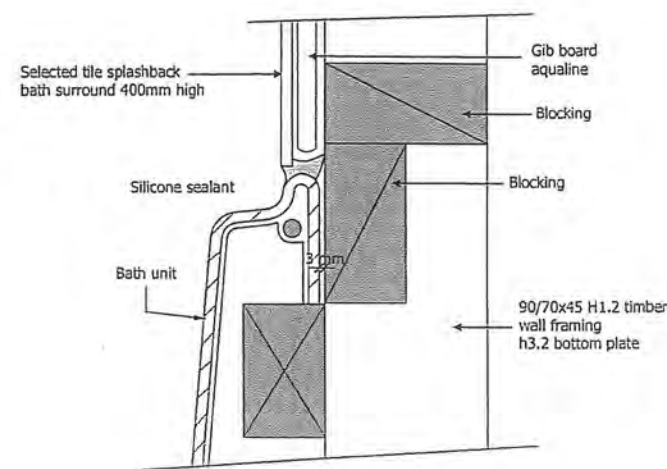
- 1) all dimensions and underground service locations to be checked prior to commencement of any work.
- 2) DO NOT scale off drawings, if in doubt ask the designer or contractor
- 3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.



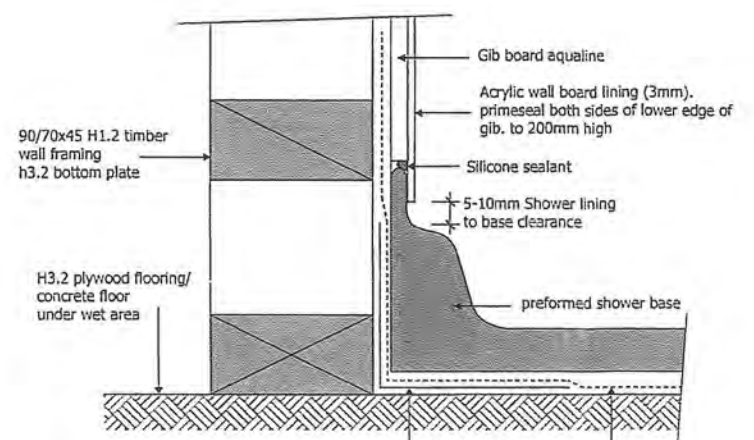
BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:
PROPOSED DWELLING FOR PEACH AT 51 PAUL FAITH LANE TE HORO, KAPITI		
LOT : 18 DP : 405220 AREA : 24 ha approx.		
Foundation details		
Drawn By:	H.D.P	Scale: 1 : 20
Date:	09/03/10	Sheet Number: 11 of 15
Revision:	BC1	Job Number: HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.		
027 2868 145		
h.d.p@windowslive.com		

Signature
HOMES Est. 1983

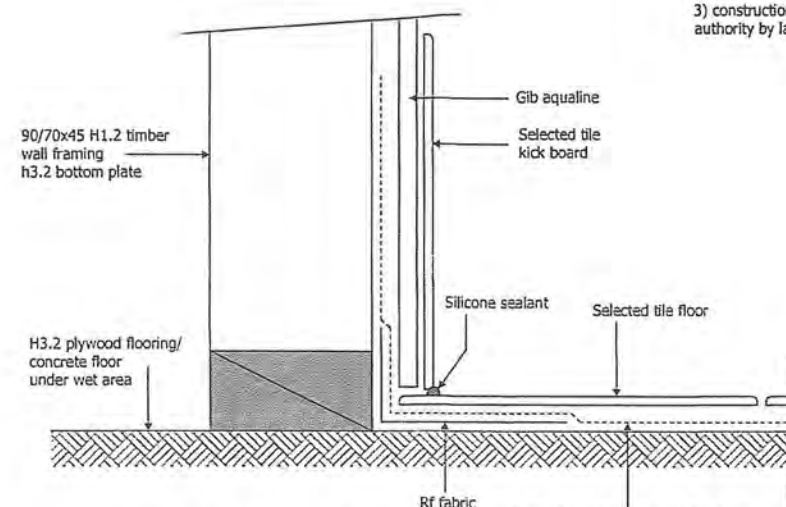
YOUR HOME. YOUR WAY.



BATH DETAIL
1:2 @ A1, 1:4 @ A3

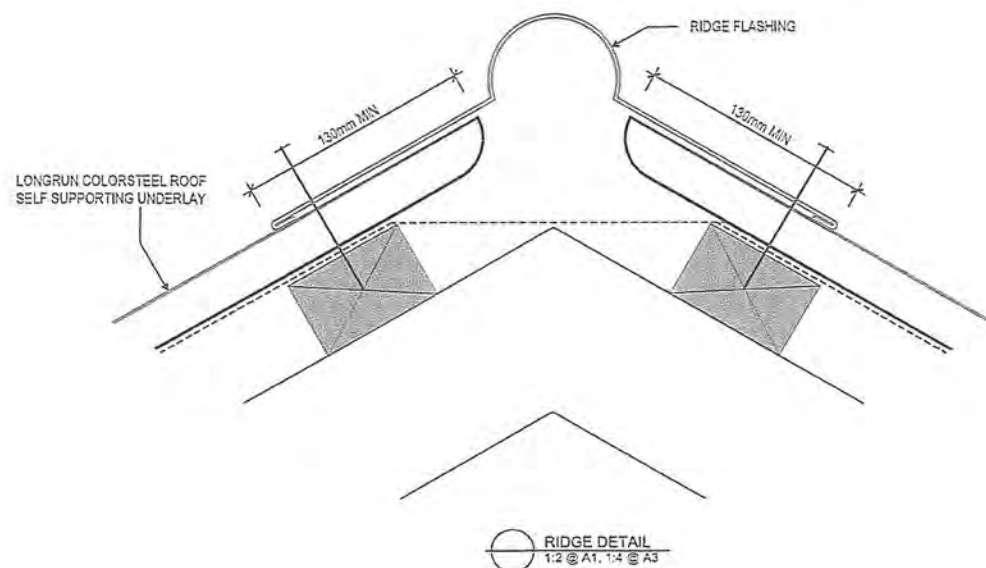


SHOWER DETAIL
1:2 @ A1, 1:4 @ A3

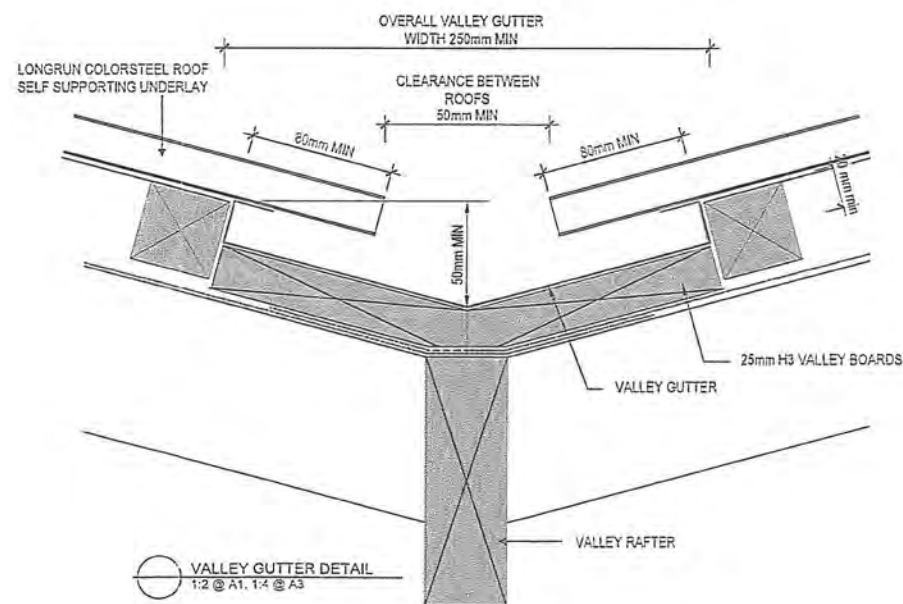


BATHROOM DETAIL
1:2 @ A1, 1:4 @ A3

- GENERAL**
- 1) all dimensions and underground service locations to be checked prior to commencement of any work.
 - 2) DO NOT scale off drawings, if in doubt ask the designer or contractor
 - 3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.



RIDGE DETAIL
1:2 @ A1, 1:4 @ A3

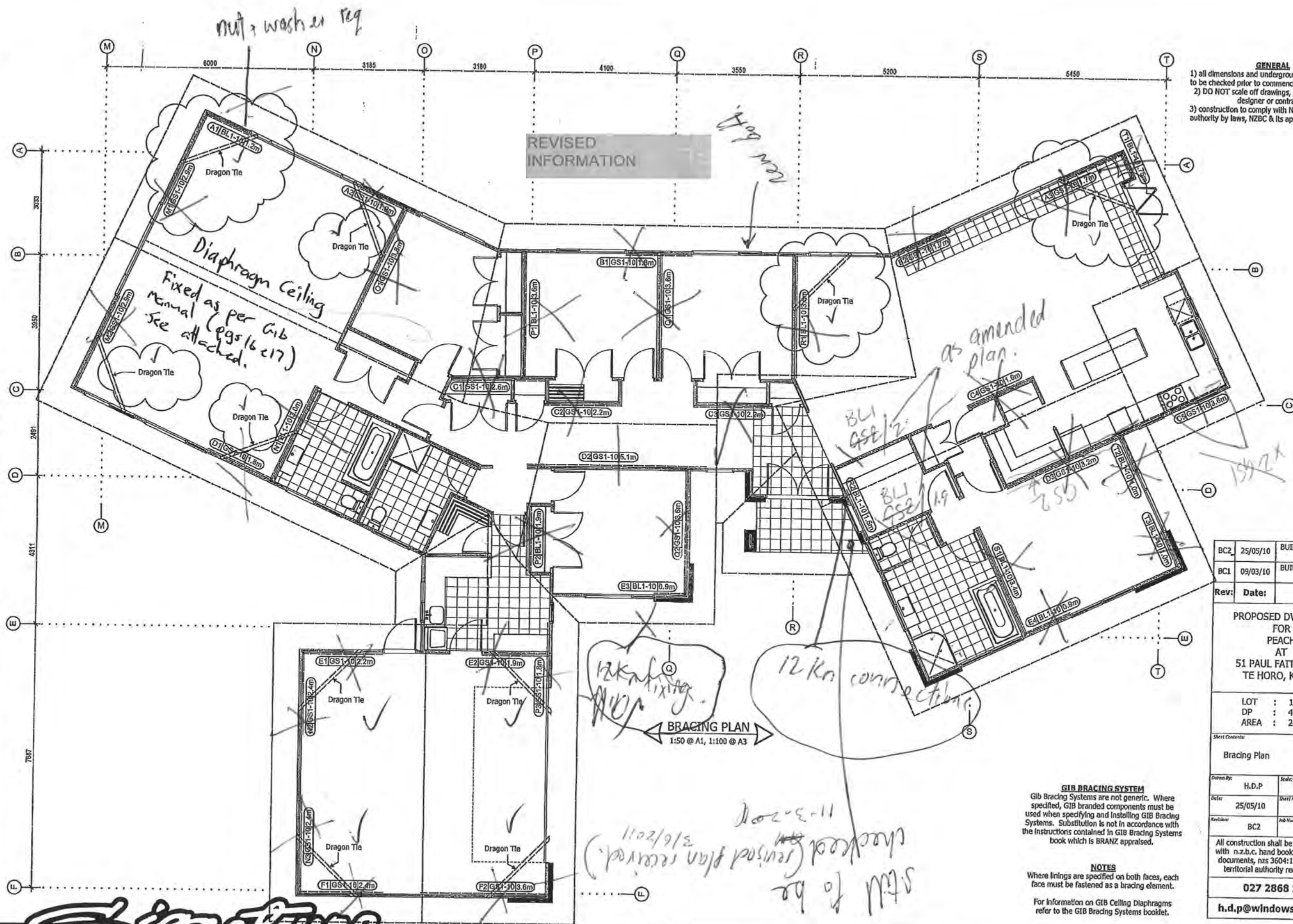


VALLEY GUTTER DETAIL
1:2 @ A1, 1:4 @ A3

BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:
PROPOSED DWELLING FOR PEACH AT 51 PAUL FAITH LANE TE HORO, KAPITI		
LOT :	18	
DP :	405220	
AREA :	24 ha approx.	
Bth/Shr details, Cladding details		
Drawn by:	H.D.P.	Date: 1:4
Date:	09/03/10	Sheet Number: 12 of 15
Revision:	BC1	Job Number: HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.		
027 2868 145		
h.d.p@windowlive.com		

Signature
HOMES Est. 1983

YOUR HOME. YOUR WAY.



GENERAL
 1) all dimensions and underground service locations to be checked prior to commencement of any work.
 2) DO NOT scale off drawings, if in doubt ask the designer or contractor.
 3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.

BC2	25/05/10	BUILDING CONSENT ISSUE
BC1	09/03/10	BUILDING CONSENT ISSUE
Rev:	Date:	Details:
PROPOSED DWELLING FOR PEACH AT 51 PAUL FAITH LANE TE HORO, KAPITI		
LOT : 18 DP : 405220 AREA : 24 ha approx.		
Sheet Contents:		
Bracing Plan		
Drawn By:	H.D.P	Scale: 1 : 100
Date:	25/05/10	Sheet Number: 13 of 15
Revised:	BC2	Job Number: HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requiremnents,		
027 2868 145		
h.d.p@windowsilve.com		

GIB BRACING SYSTEM
 GIB Bracing Systems are not generic. Where specified, GIB branded components must be used when specifying and installing GIB Bracing Systems. Substitution is not in accordance with the instructions contained in GIB Bracing Systems book which is BRANZ appraised.

NOTES
 Where linings are specified on both faces, each face must be fastened as a bracing element.
 For information on GIB Ceiling Diaphragms refer to the GIB Bracing Systems booklet.

Signature
 HOMES Est. 1983

YOUR HOME. YOUR WAY.



GIB® Ceiling Diaphragms are stiff and strong horizontal bracing elements which effectively transfer loads to bracing walls. They themselves do not have a Bracing Unit rating but are used to space bracing lines further apart. The basic shape of a ceiling diaphragm is square or rectangular. Protrusions are permitted but cut-outs are not. The length of a ceiling diaphragm shall not exceed twice its width. Dimensions are measured between supporting bracing lines. Supporting bracing lines (all four sides) must contain at least 100 BUs each.

Limitations for GIB® Standard Plasterboard Ceiling Diaphragms

- Diaphragms not steeper than 25 degrees to the horizontal shall not exceed 7.5 metres in length.
- 10mm or 13mm GIB® Standard Plasterboard is fastened at 150mm centres to the boundary members around the entire perimeter of the diaphragm.

Fasteners – 32mm x 6g GIB® Grabber® Drywall Screws or 30mm x 2.8mm GIB® Nails.

Limitations for GIB® Ultralite® Ceiling Diaphragms

- Diaphragms not steeper than 25 degrees to the horizontal shall not exceed 10 metres in length.
- GIB® Ultralite® is fastened at 150mm centres to the boundary members around the entire perimeter of the diaphragm.

Fasteners – 32mm x 6g GIB® Grabber® Drywall Screws or 30mm x 2.8mm GIB® Nails.

GIB® Braceline® Ceiling Diaphragms

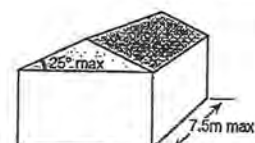
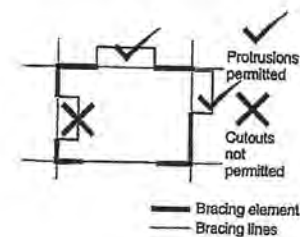
- Diaphragms not steeper than 25 degrees to the horizontal shall not exceed 15 metres in length.
- Diaphragms not steeper than 45 degrees to the horizontal shall not exceed 7.5 metres in length.
- GIB® Braceline® is fastened at 150mm centres to the boundary members around the entire perimeter of the diaphragm.

Fasteners – 32mm x 7g GIB® Braceline® Drywall Screws or 35mm GIB® Braceline® Nails (10mm GIB® Braceline® only).

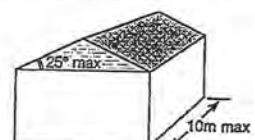
- If a metal angle or channel has been installed to the perimeter 25 x 6 GIB® Grabber® self tapping screws can be fitted at 100mm centres to the perimeter of the diaphragm.

General Fixing Requirements for GIB® Ceiling Diaphragms

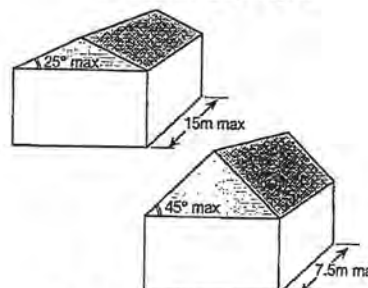
- Linings shall be installed over the entire area of the diaphragm.
- Fastening shall be no less than 12mm from sheet edges and not less than 18mm from sheet end.
- Sheets shall be supported by framing members (e.g., ceiling battens) spaced at no more than 450mm centres for 10mm GIB® Plasterboard and at no more than 600mm centres for 13mm GIB® Plasterboard.
- Sheets within the diaphragm area may be fastened and finished conventionally in accordance with the publication entitled, "GIB® Site Guide". All joints shall be paper tape reinforced and stopped. It is recommended that sheet butt joints are formed off framing and back-blocked (see "GIB® Site Guide").
- Use full width sheets where possible. At least 900mm wide sheets with a length not less than 1800mm shall be used. Sheets less than 900mm wide but no less than 600mm may be used provided all joints with adjacent sheets are back-blocked (see "GIB® Site Guide").
- Openings are allowed within the middle third of the diaphragm's length and width. Fixing of sheet material to opening trimmers shall be at 150mm centres. Neither opening dimension shall exceed a third of the diaphragm width. Larger openings, or openings in other locations, require specific engineering design. Refer "Openings in Bracing Elements" page 18.
- Fasteners are placed at 150mm centres around the ceiling diaphragm starting at 50mm, 100mm and 150mm from the sheet corners.



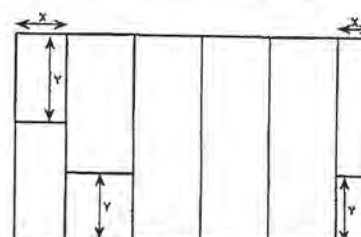
GIB® Standard Plasterboard Diaphragms



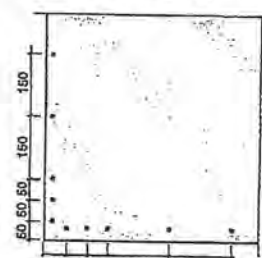
GIB® Ultralite® Diaphragms



GIB® Braceline® Ceiling Diaphragms



Sheet Widths and Lengths in Ceiling Diaphragms



Fastening pattern for ceiling diaphragms

GIB® EzyBrace™ SYSTEMS



Ceiling Diaphragms

APRIL 2009

Battens

Ceiling diaphragms may be constructed using steel or timber ceiling battens.

Battens shall be spaced at

- 450mm for 10mm GIB® Plasterboard
- 600mm for 13mm GIB® Plasterboard

Timber battens shall be fixed in accordance with the requirements of NZS 3604:1999.

Steel battens shall be GIB® Rondo® battens or similar with a minimum base metal thickness (BMT) of 0.55mm with two external flanges of 8mm to allow direct screw fixing to roof framing.

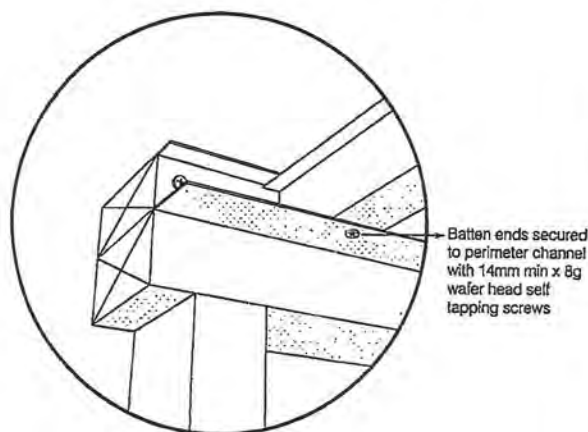
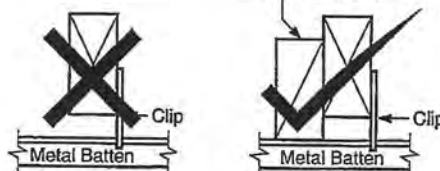
Steel battens shall be fixed with 2/32mm x 8g GIB® Grabber® wafer head self tapping screws to supporting framing.

Steel battens must be fixed directly to the roof framing. If a clip system has been used, a timber block (min 300mm) or a continuous timber member can be fixed alongside the bottom chord to permit a direct connection to the batten.

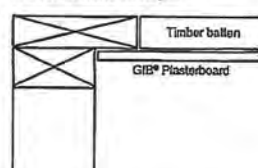
For steel battens a steel channel or metal angle is required at the perimeter of the diaphragm. The perimeter channel shall be fastened to the top plate with 32mm x 8g GIB® Grabber® wafer head self tapping screws at 300mm centres maximum.

The linings are fastened to the perimeter channel at 150mm centres with 25mm x 6g self tapping screws. If GIB® Braceline® has been used for the diaphragm the perimeter shall be fixed to the channel at 100mm centres using 25mm x 6g GIB® Grabber® self tapping screws. Within the diaphragm area sheets may be fastened as described in 'General Fixing Requirements for GIB® Ceiling Diaphragms'.

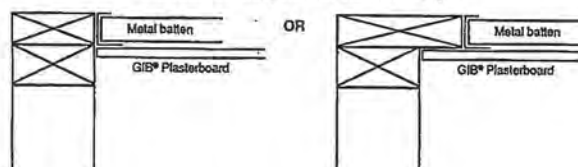
Block or continuous
Timber member
min 300mm fixed
with min 4 x 100mm
x 3.75mm Nails



Timber battens example

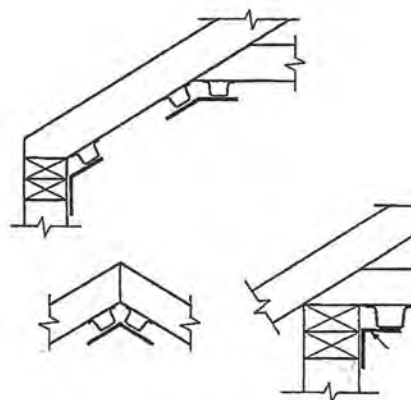


Steel battens with perimeter channel example



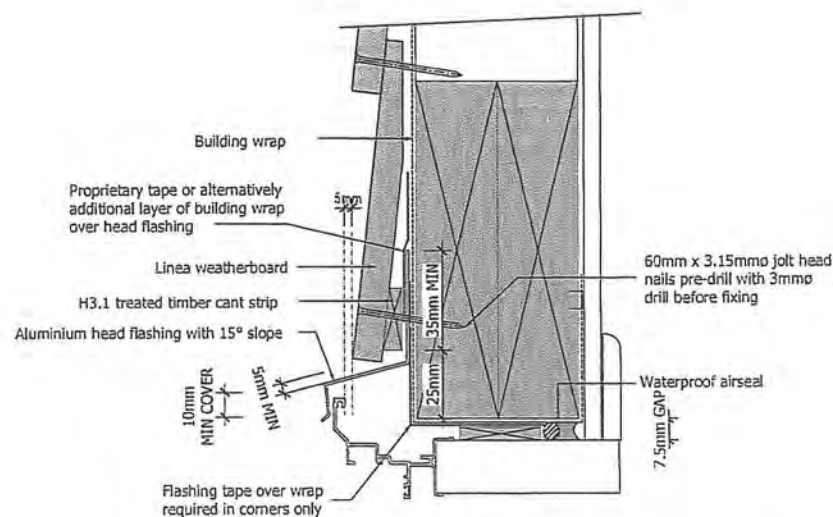
Coved ceiling diaphragms can be achieved by attaching a folded metal angle to the junction. The metal angle shall be;

- min 0.55mm BMT
- fastened at 300mm centres on each edge using 30mm GIB® Nails or 32mm x 8g GIB® Grabber® wafer head self tapping screws or similar to the roof framing.
- linings are fastened to the folded angle as specified for the perimeter channel above.

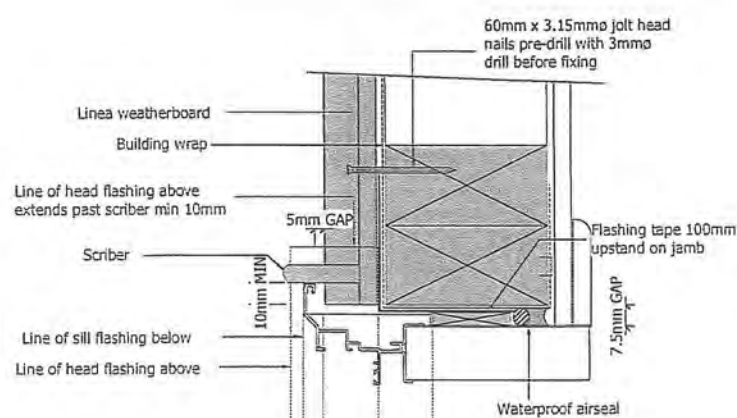


REVISED
INFORMATION

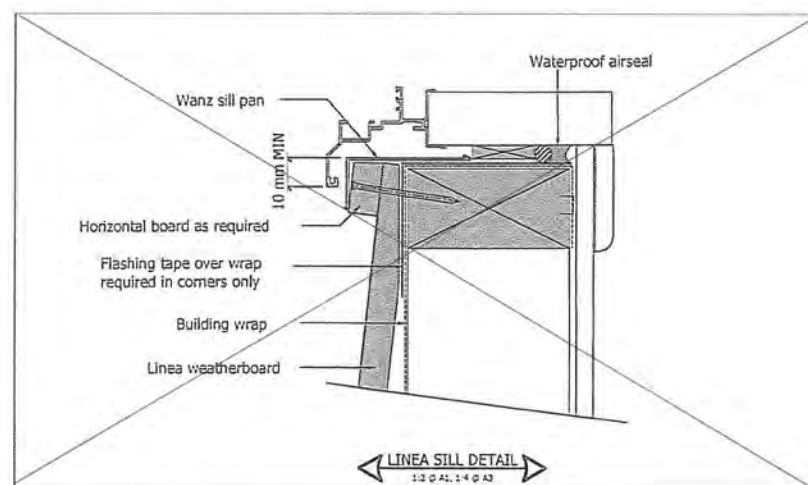
Design and Construction



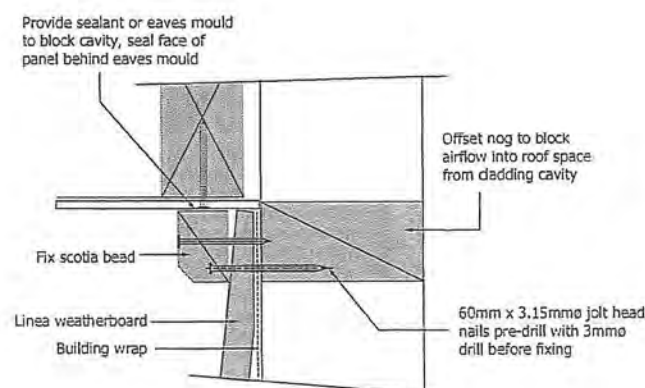
LINEA HEAD DETAIL
1:2 @ A1, 1:4 @ A3



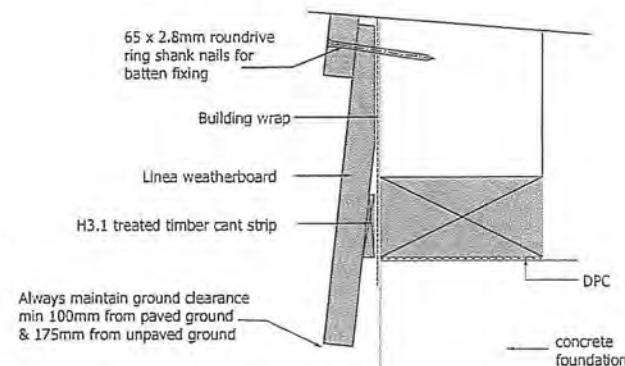
LINEA JAMB DETAIL
1:2 @ A1, 1:4 @ A3



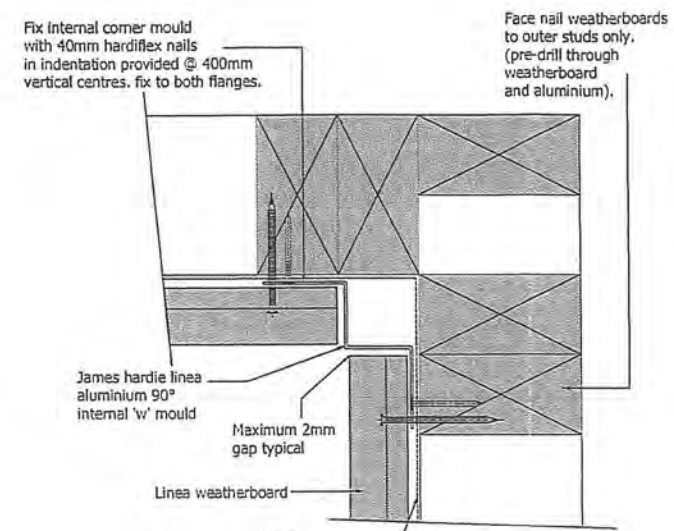
LINEA SILL DETAIL
1:2 @ A1, 1:4 @ A3



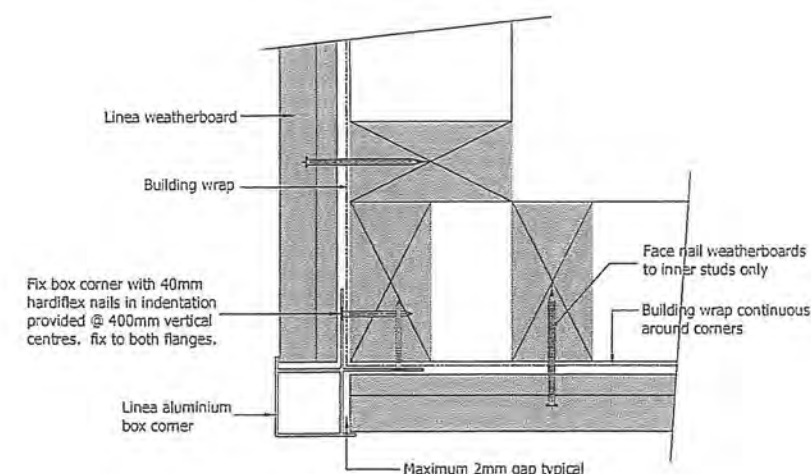
LINEA SOFFIT DETAIL
1:2 @ A1, 1:4 @ A3



LINEA BASE DETAIL
1:2 @ A1, 1:4 @ A3

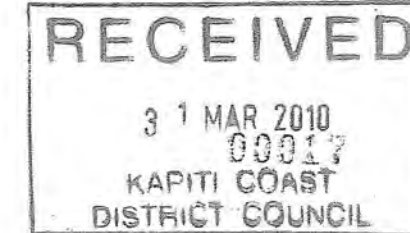


LINEA IN COR DETAIL
1:2 @ A1, 1:4 @ A3



LINEA EX COR DETAIL
1:2 @ A1, 1:4 @ A3

- GENERAL**
- 1) all dimensions and underground service locations to be checked prior to commencement of any work.
 - 2) DO NOT scale off drawings, if in doubt ask the designer or contractor
 - 3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.



BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:

PROPOSED DWELLING
FOR
PEACH
AT
51 PAUL FAITH LANE
TE HORO, KAPITI

LOT : 18
DP : 405220
AREA : 24 ha approx.

Drawn By:	H.D.P	Scale:	1 : 4
Date:	09/03/10	Sheet Number:	14 of 15
Revision:	BC1	Job Number:	HDP2493

All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.

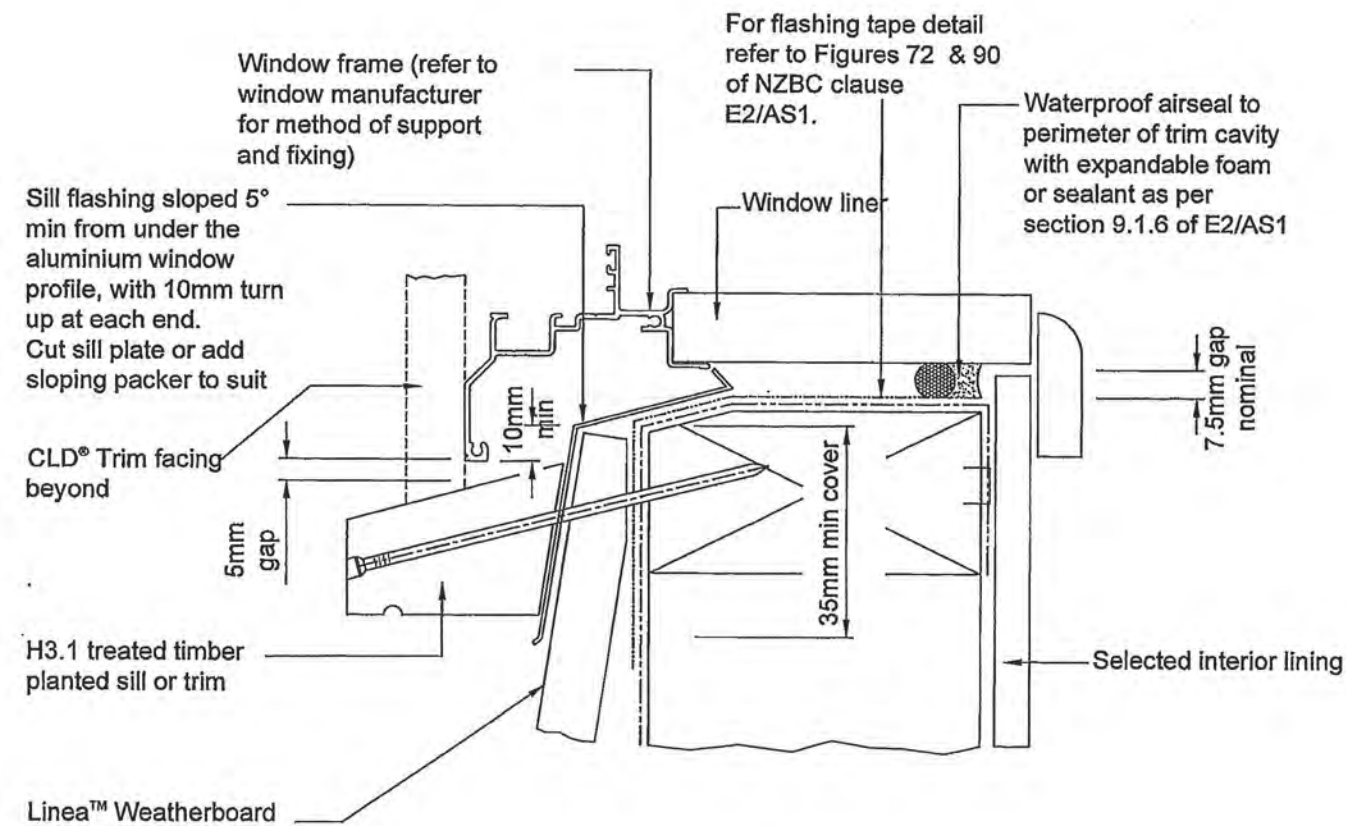
027 2868 145

h.d.p@windowslive.com

Signature
HOMES Est. 1983

YOUR HOME. YOUR WAY.

REVISED
INFORMATION



General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Building wrap must comply with acceptable solution NZBC clause E2/AS1 & NZS 3604.
3. Flashing tape must have proven compatibility with the selected building wrap and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

Job Title:

XXXX

Drawing Title:

**Linea Sill
Flashing Detail**

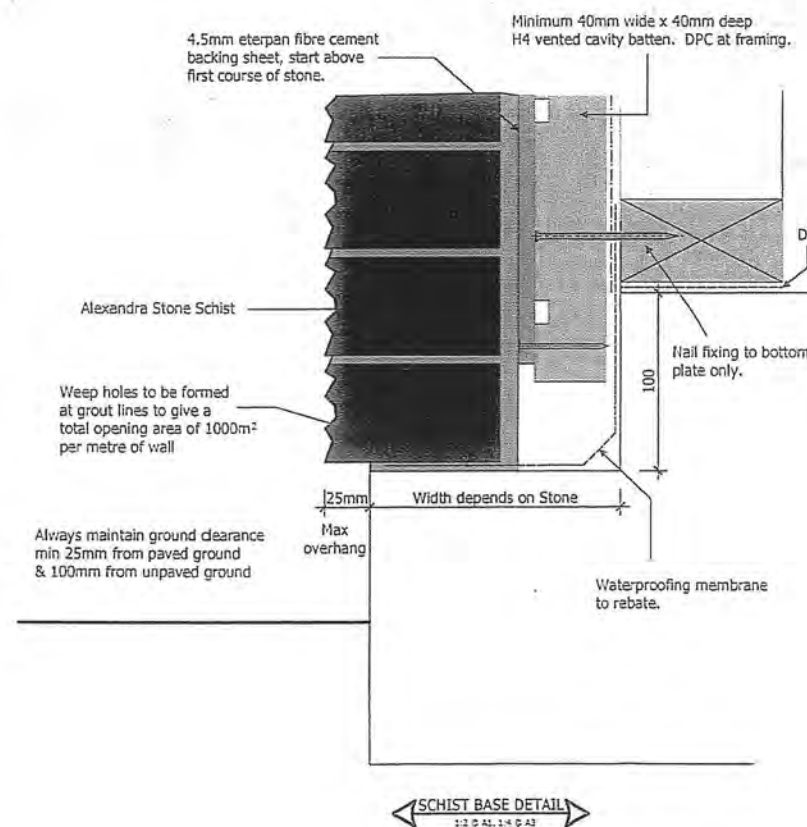
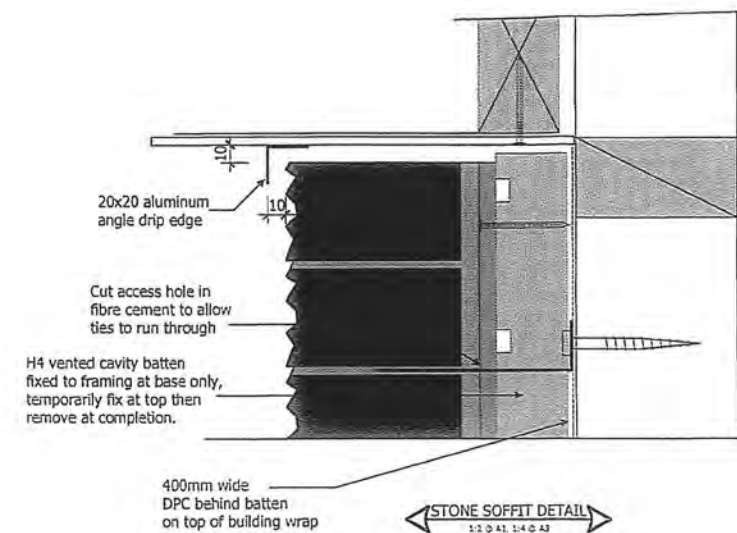
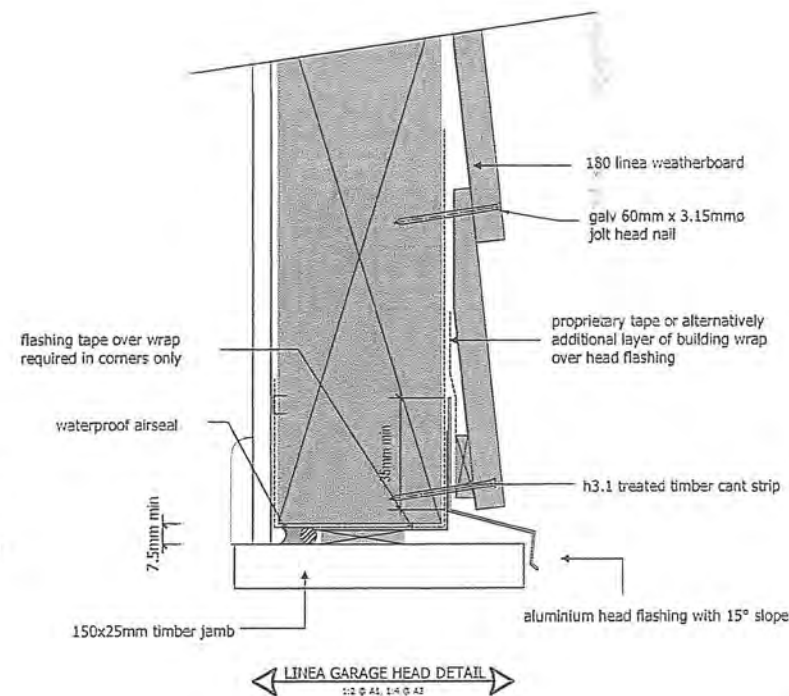
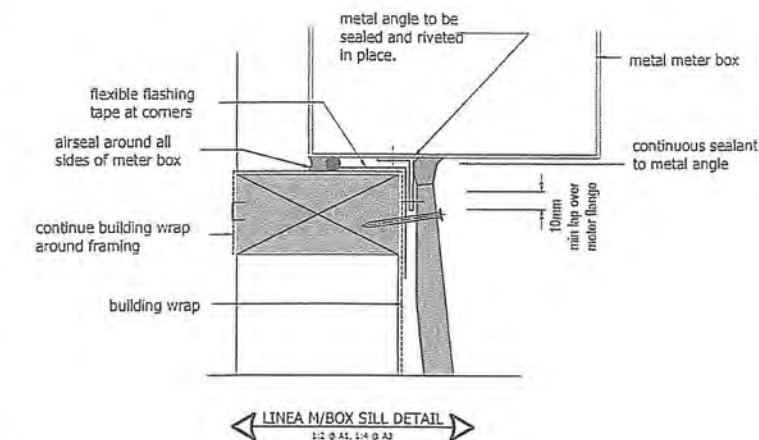
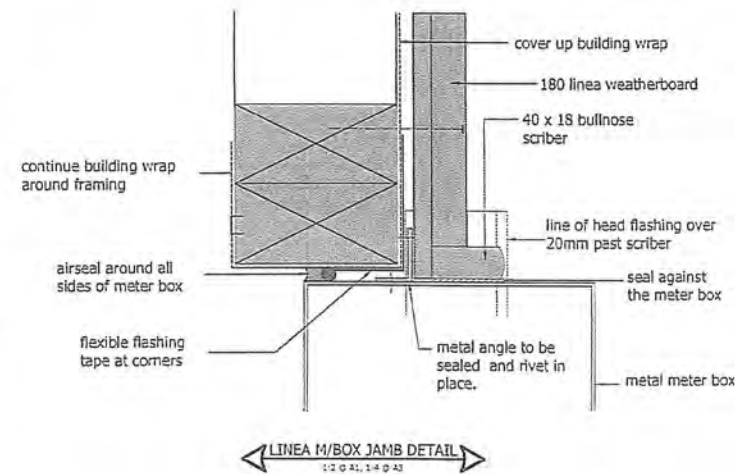
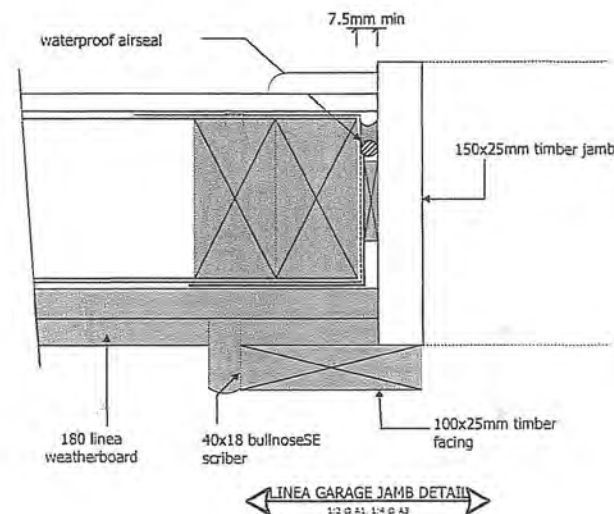
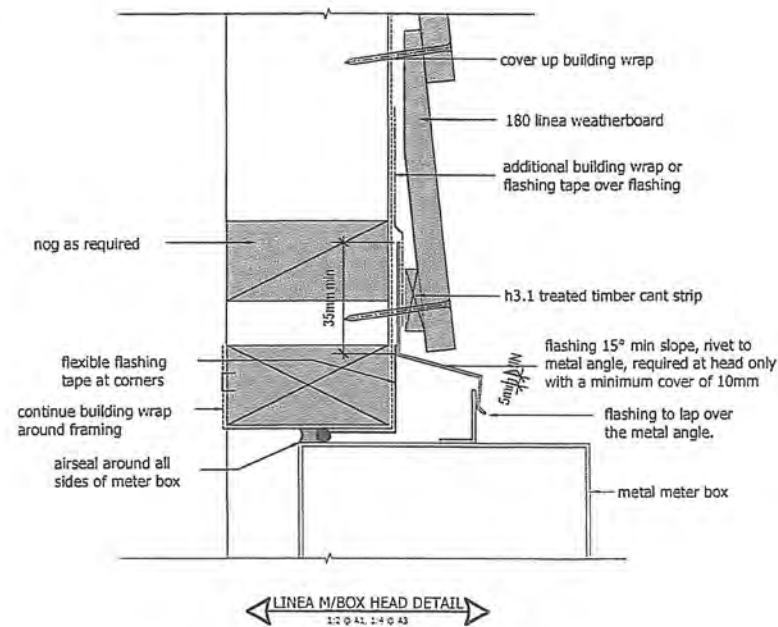
Site Address:

XXXX
XXXX
XXXX

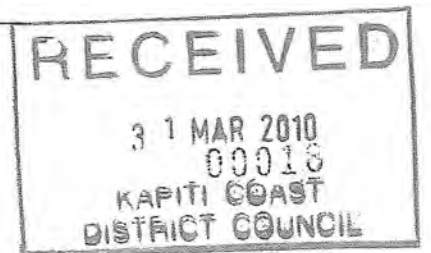
Job	xxxxx
Drawn	Graham Devey
Checked	-
Scale	1:2
Date	31/5/10
Page	x

These plans are copyright
of Signature Homes

Signature
HOMES
EST. 1981
YOUR HOME. YOUR WAY.



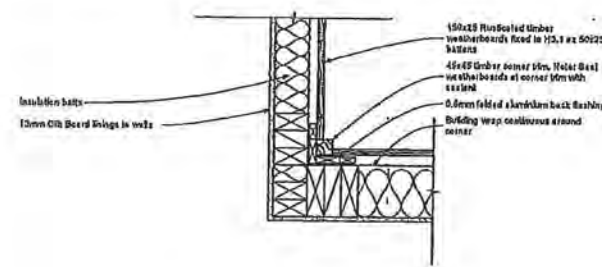
GENERAL
1) all dimensions and underground service locations to be checked prior to commencement of any work.
2) DO NOT scale off drawings, if in doubt ask the designer or contractor
3) construction to comply with NZS3604:1999, local authority by laws, NZBC & its approved documents.



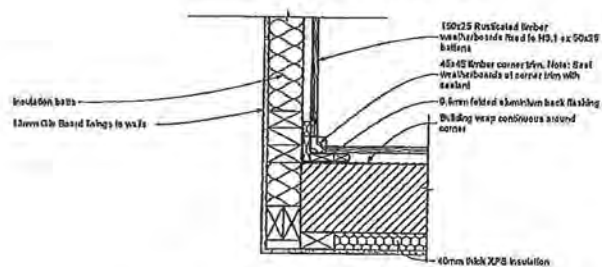
BC1	09/03/10	BUILDING CONSENT ISSUE
A	23/02/10	TRUSS DESIGN ISSUE
Rev:	Date:	Details:
PROPOSED DWELLING FOR PEACH AT 51 PAUL FAITH LANE TE HORO, KAPITI		
LOT :	18	
DP :	405220	
AREA :	24 ha approx.	
Cladding details		
Drawn By:	H.D.P	Scale: 1:4
Date:	09/03/10	Sheet Number: 15 of 15
Revision:	BC1	Job Number: HDP2493
All construction shall be in accordance with n.z.b.c. hand book and approved documents, nzs 3604:1999 and local territorial authority requirements.		
027 2868 145		
h.d.p@windowslive.com		

Signature HOMES Est. 1983

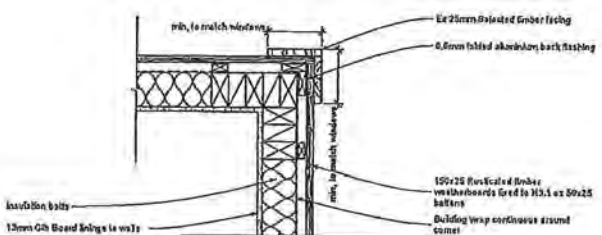
YOUR HOME . YOUR WAY.



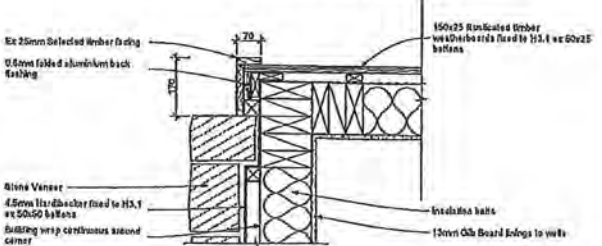
39/5/6 Internal Corner Detail at Weatherboard Wall



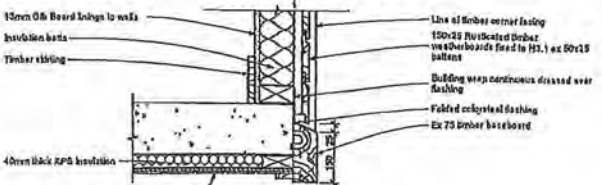
40/5/6 Internal Corner Detail at Weatherboard Wall



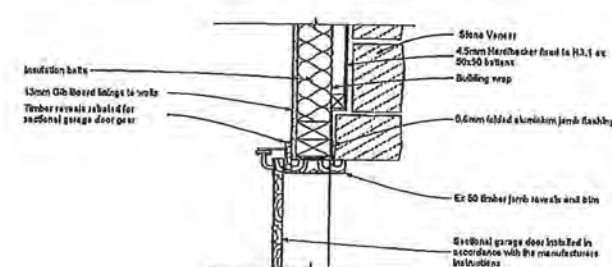
41/5/6 External Corner Detail at Weatherboard Wall



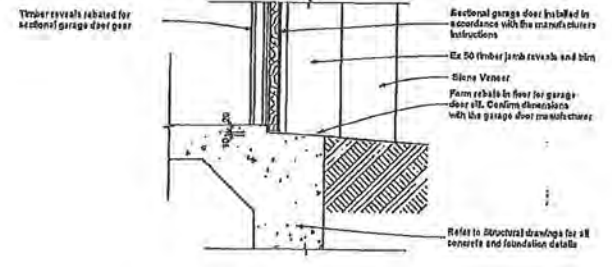
42/5/6 External Corner Detail at Weatherboard Wall



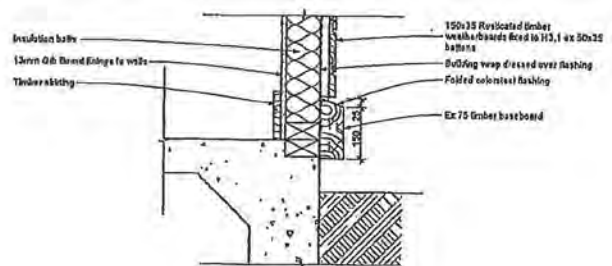
43/5/6 Wall to Floor Detail Bedroom 3 Bay Window



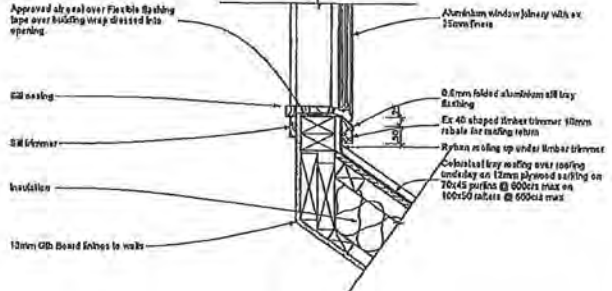
44/5/6 Garage Door Jamb Detail



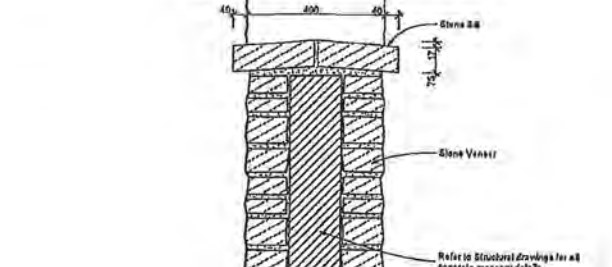
45/5/6 Garage Door Sill Detail



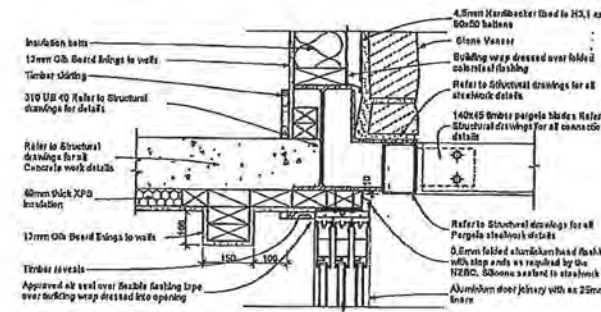
46/5/6 Baseboard Detail



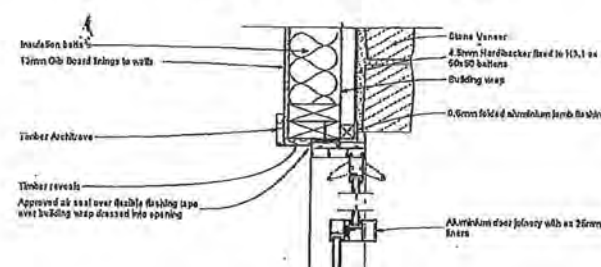
47/5/6 Window Sill to Roof Detail



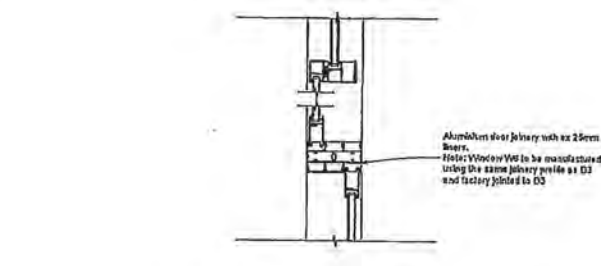
48/5/6 Sill to Stone Wall Detail



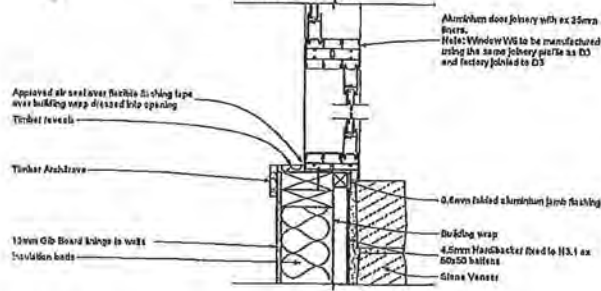
49/5/6 Stacker Door Head Detail



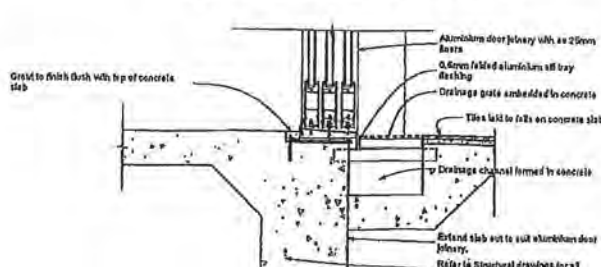
50/5/6 Stacker Door Jamb Detail



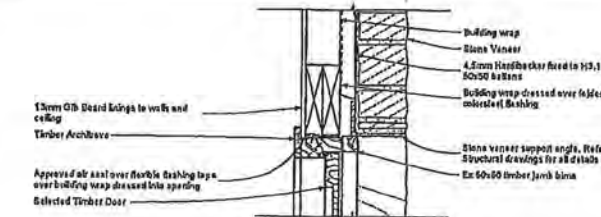
51/5/6 Stacker Door/Window Jamb Detail



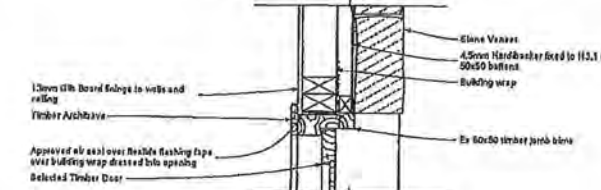
52/5/6 Stacker Door Jamb Detail



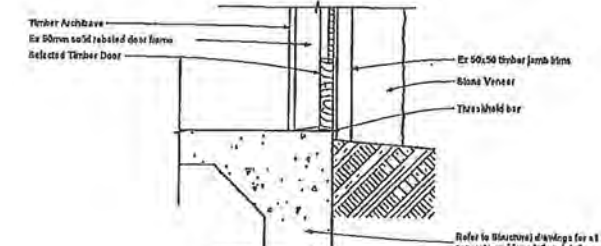
53/5/6 Stacker Door Sill Detail



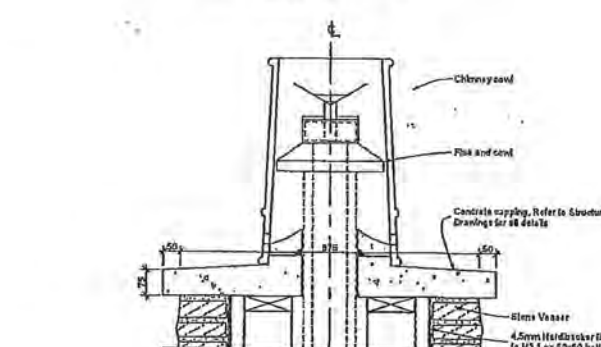
54/5/6 Workshop Door Head Detail



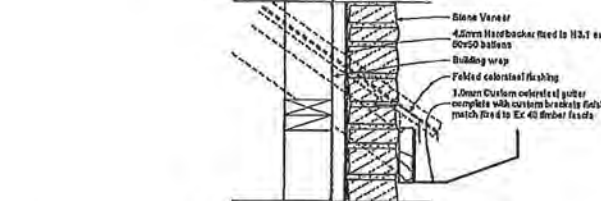
55/5/6 Workshop Door Jamb Detail



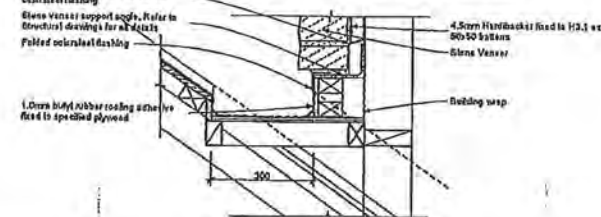
56/5/6 Workshop Door Sill Detail



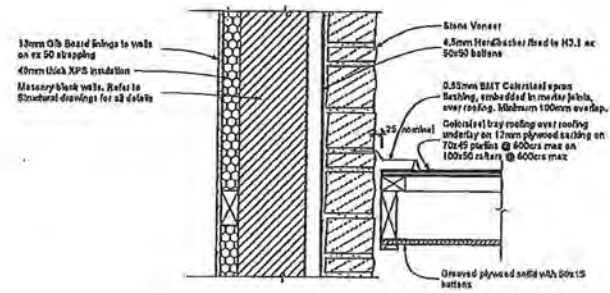
57/5/6 Chimney Capping Detail



58/5/6 Chimney / Spouting Detail

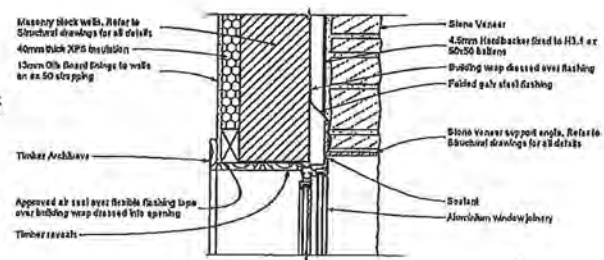
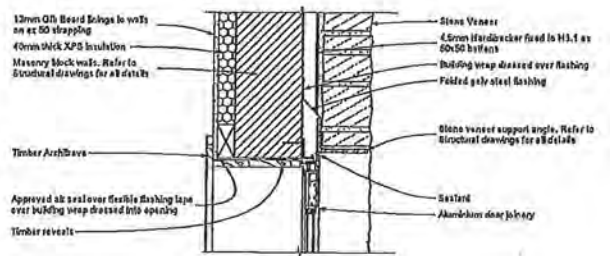


59/5/6 Chimney Flash

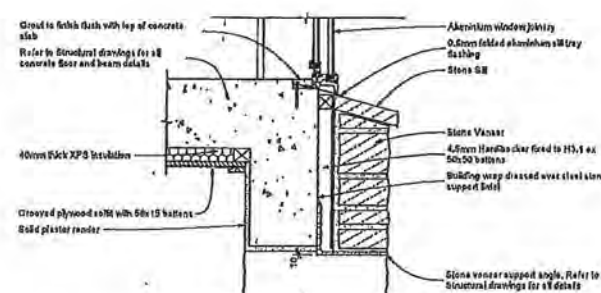
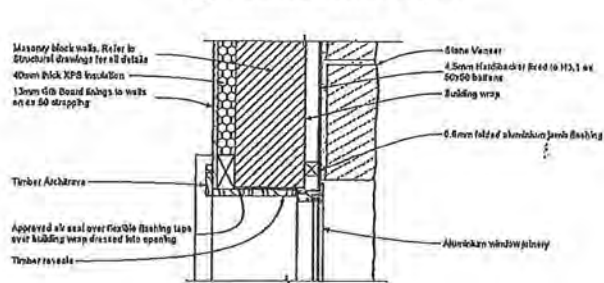
REVISÉ
INFORMATION

21
5/6

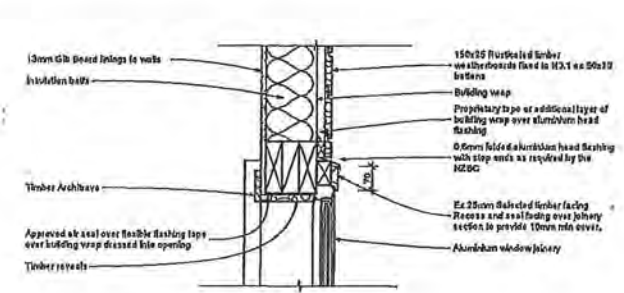
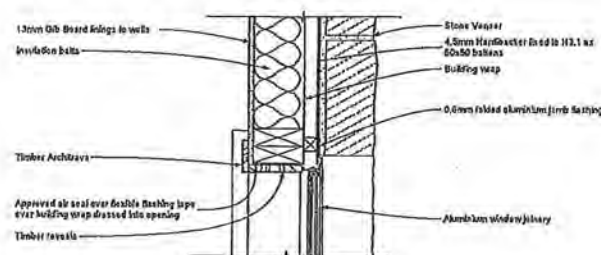
Roof to Wall Detail



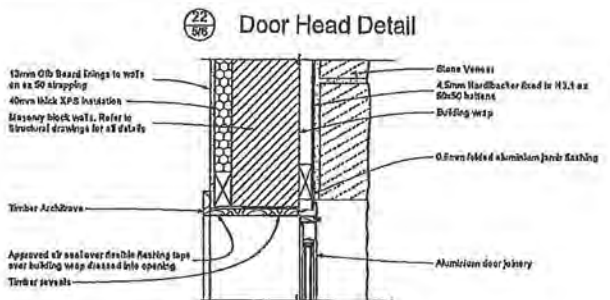
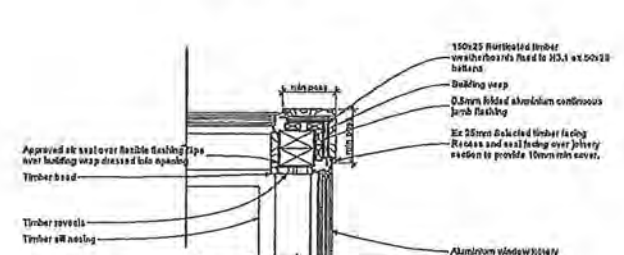
Window Head Detail



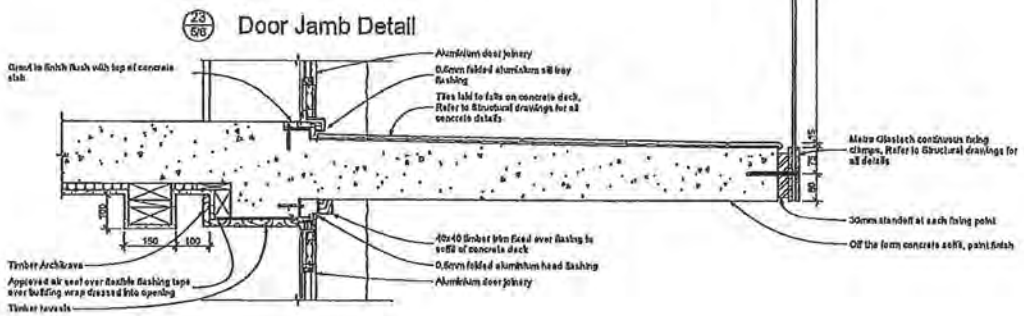
Window Sill /
Head Detail



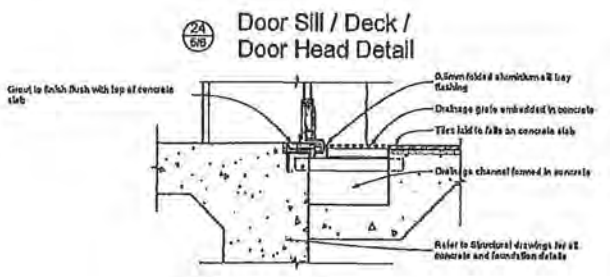
Window Head Detail



②② Door Head Detail

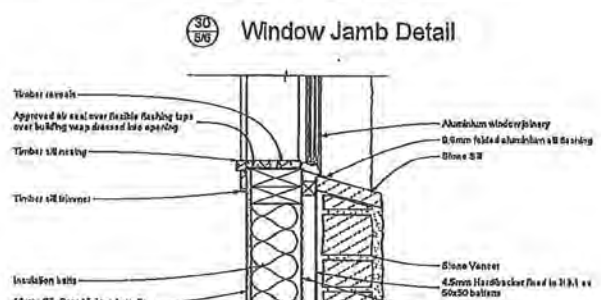
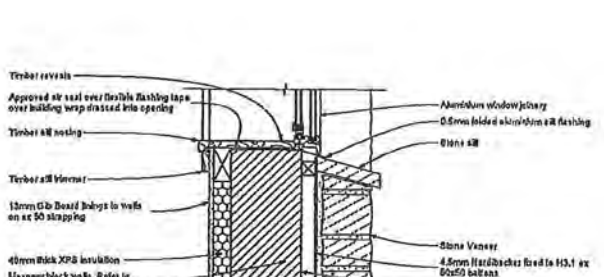


23
58 Door Jamb Detail

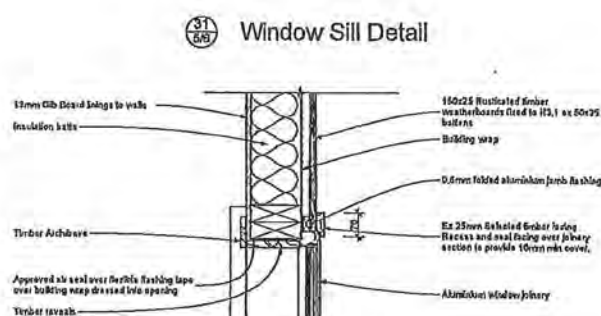


24
5/8

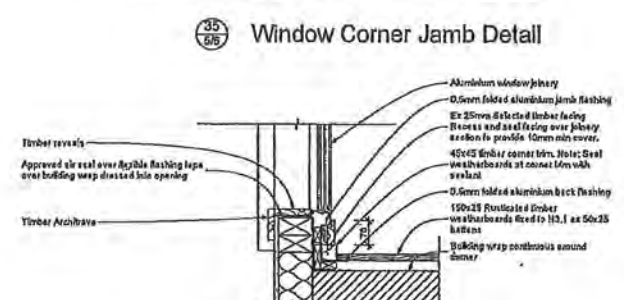
Door Sill / Deck /
Door Head Detail



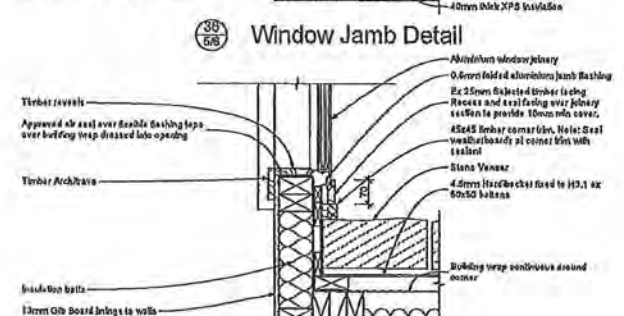
Window Jamb Detail



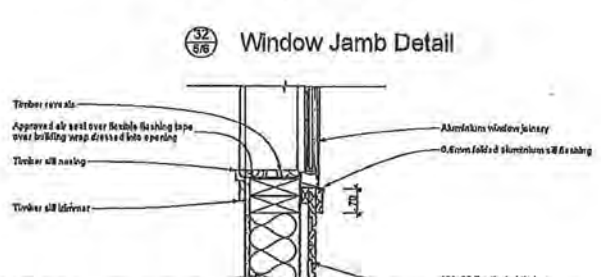
31
5/9 Window Sill Detail




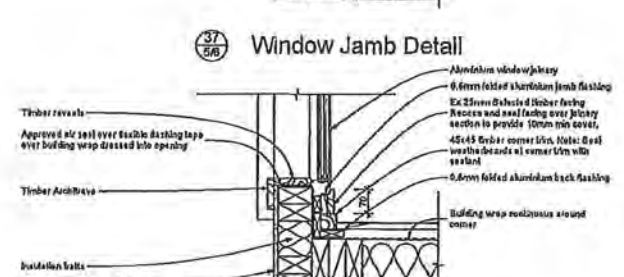
35
5/5 Window Corner Jamb Detail



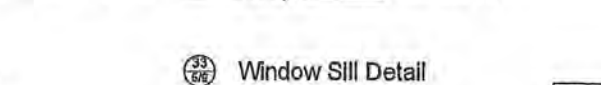
Window Jamb Detail



 Window Jamb Detail

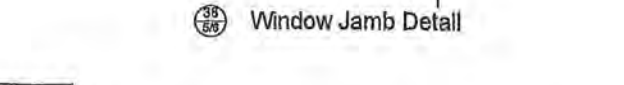


Window Jamb Detail

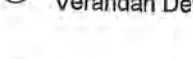
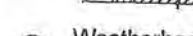
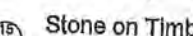
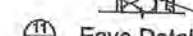
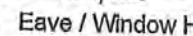
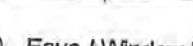
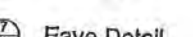
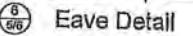
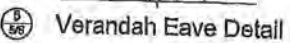
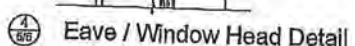
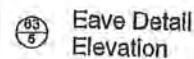
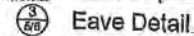
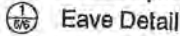


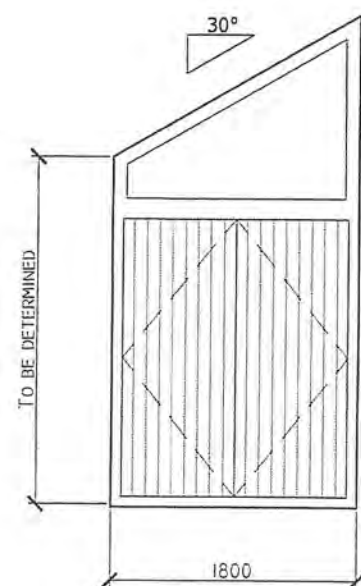
33
6/6

Window Sill Detail

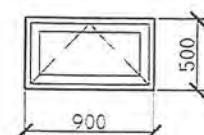


38
5/9 Window Jamb Detail

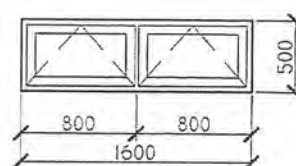




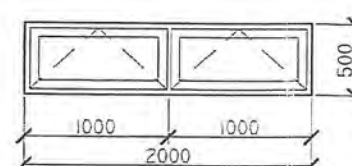
Front entry door
Thermalheart



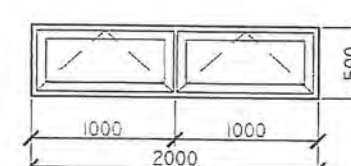
Ensuite W/C window
(obscure)
Thermalheart



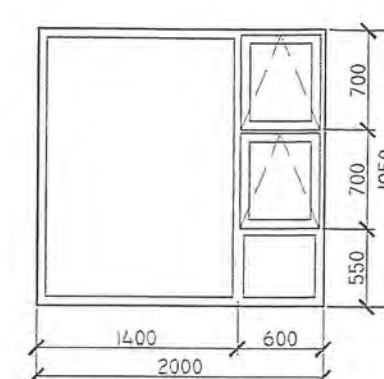
Ensuite window (obscure)
Thermalheart



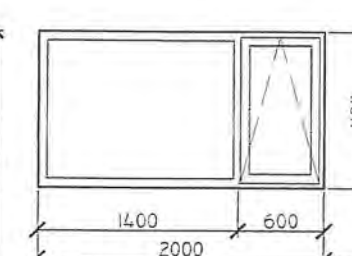
Ensuite window (obscure)
Thermalheart



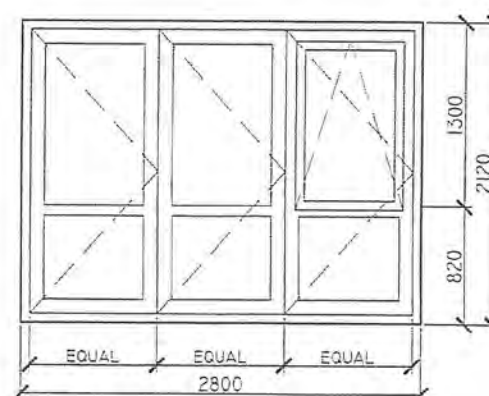
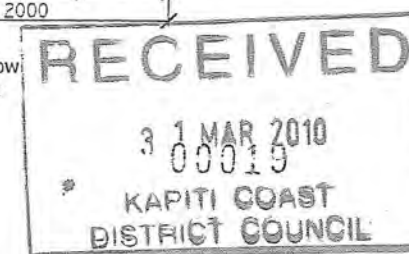
Master bedroom window
Thermalheart



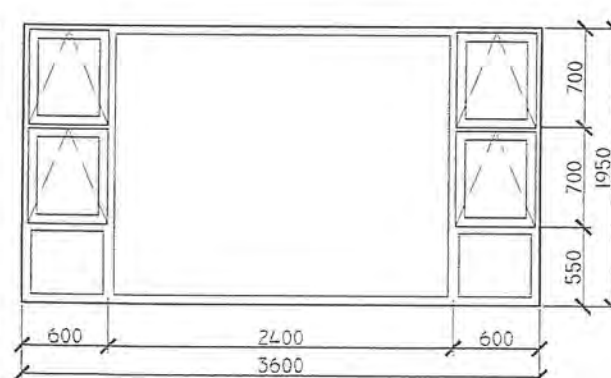
Master bedroom window
Thermalheart



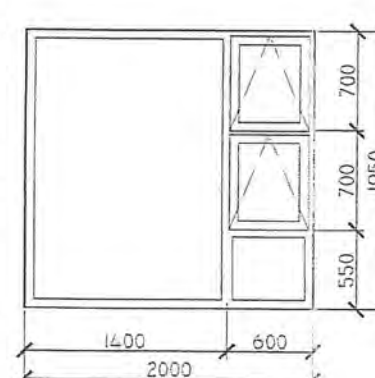
Kitchen window
Thermalheart



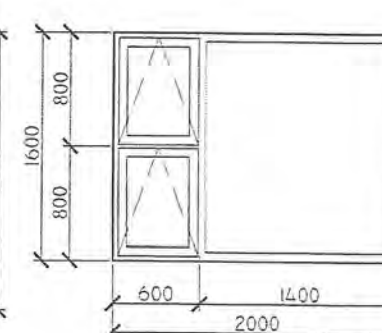
Dining room door
Smartwood



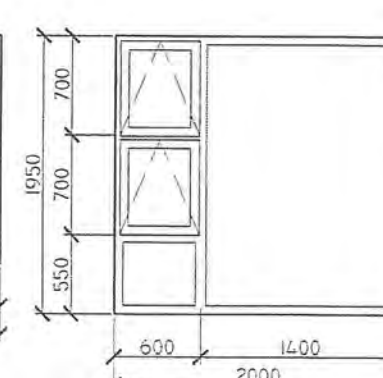
Living room window (also family room window)
Smartwood



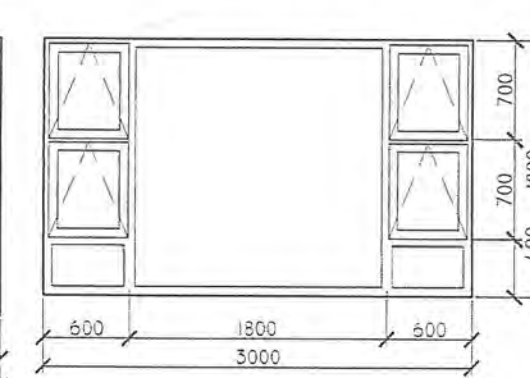
Living room window
Smartwood



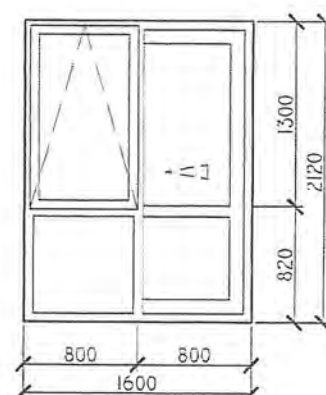
Sewing room window
(office window mirrored)
Thermalheart



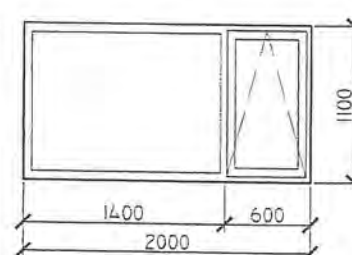
Bedroom 3 window
Thermalheart



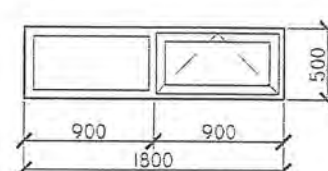
Family room window
Smartwood



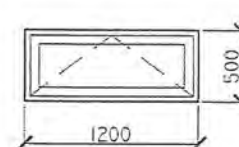
Family room ranchslider
Smartwood



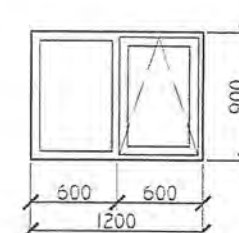
Bar window
Thermalheart



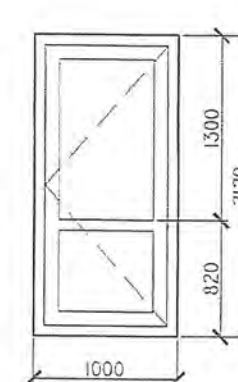
Bathroom window (obscure)
Thermalheart



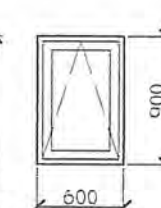
Guest bathroom window
(obscure)
Thermalheart



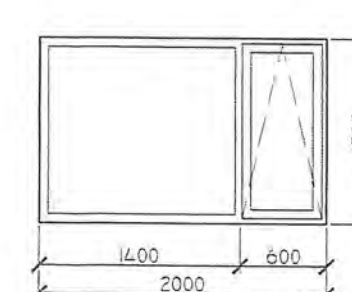
Laundry window
Thermalheart



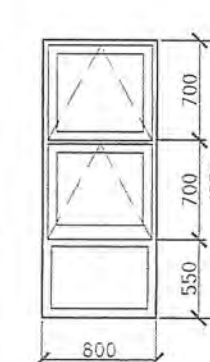
Garage door
Thermalheart



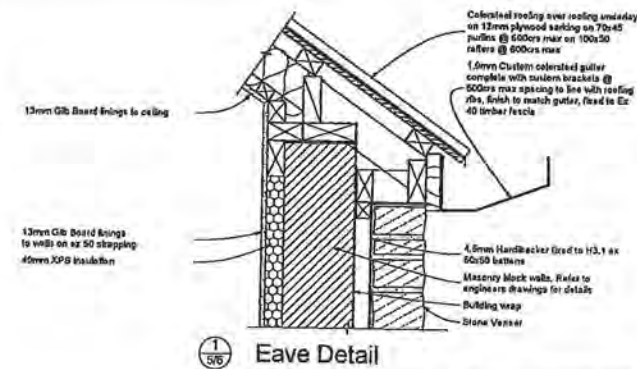
Laundry window
Thermalheart



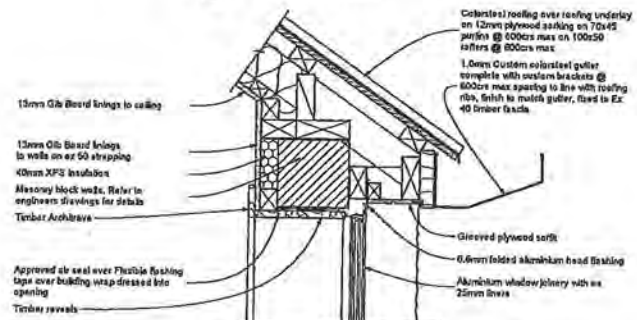
Bedroom 2 window
Thermalheart



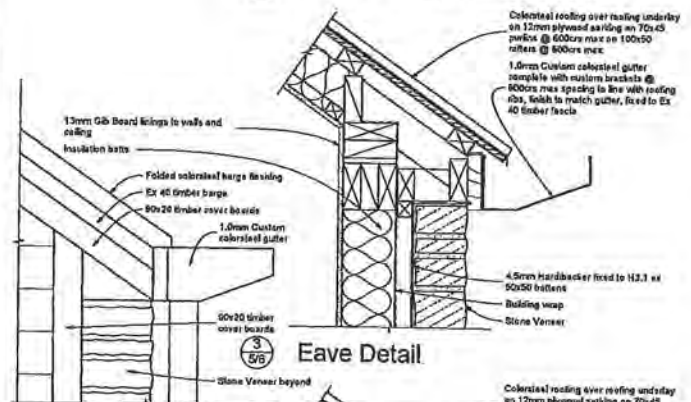
Hallway window
Thermalheart



1
5/6 Eave Detail

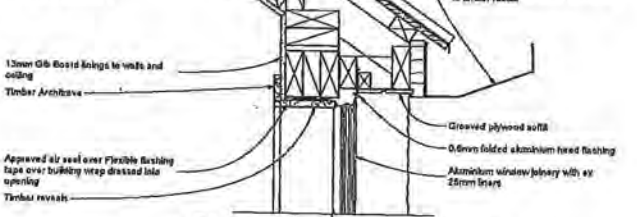


2
5/6 Eave / Window Head Detail

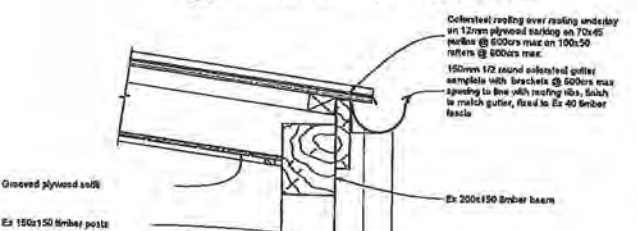


3
5/6 Eave Detail

5
5/6 Eave Detail Elevation

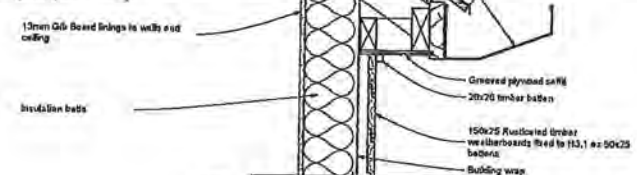
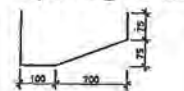


4
5/6 Eave / Window Head Detail

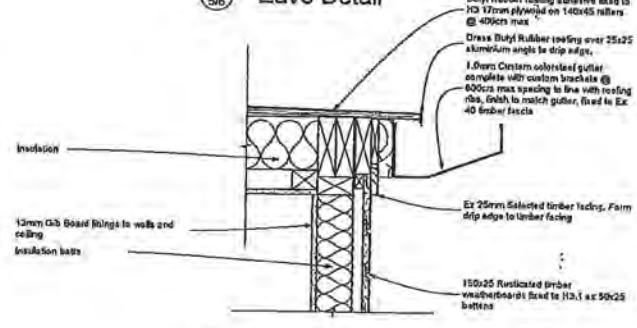


5
5/6 Verandah Eave Detail

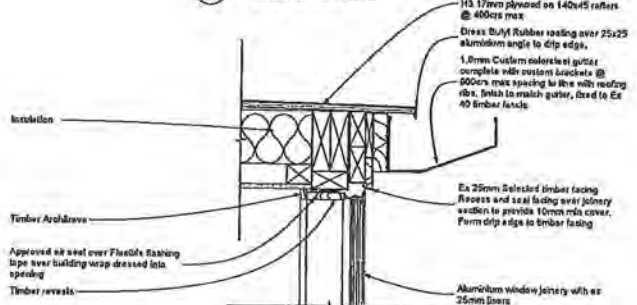
Custom Spouting Detail



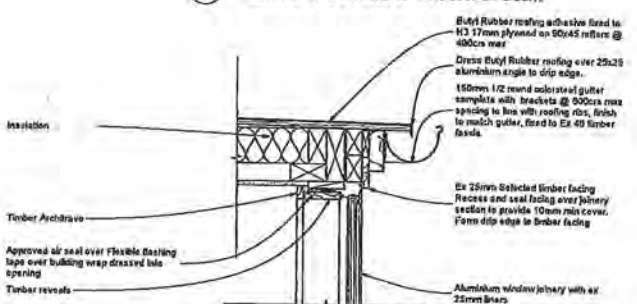
6
5/6 Eave Detail



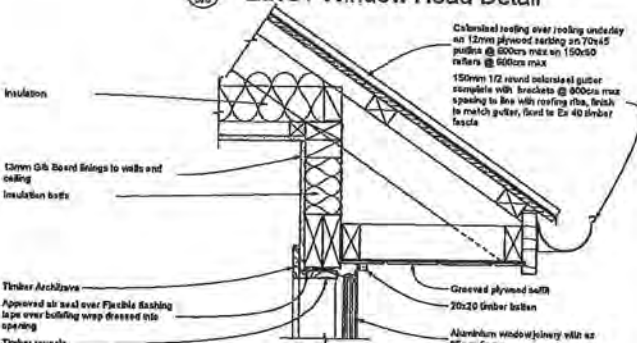
7
5/6 Eave Detail



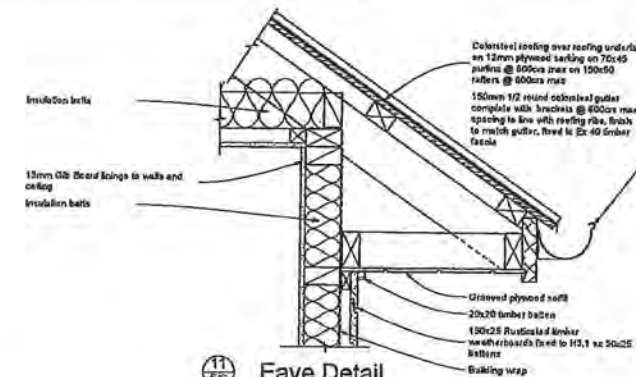
8
5/6 Eave / Window Head Detail



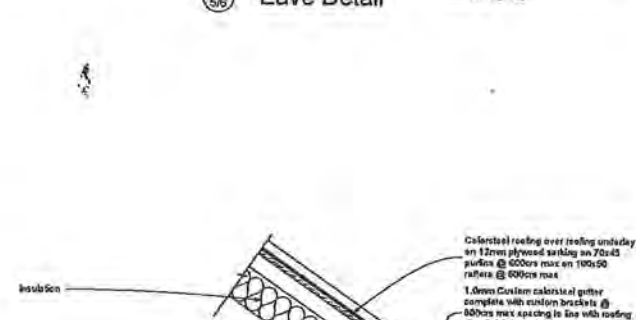
9
5/6 Eave / Window Head Detail



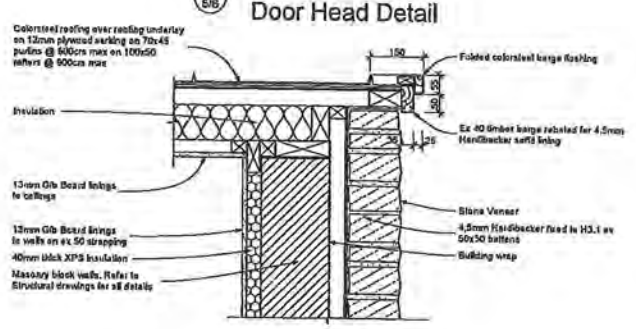
10
5/6 Eave / Window Head Detail



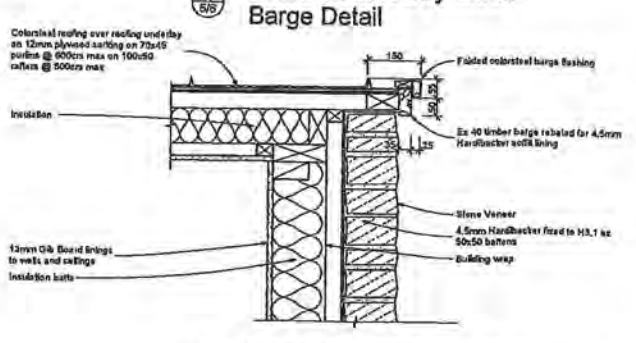
11
5/6 Eave Detail



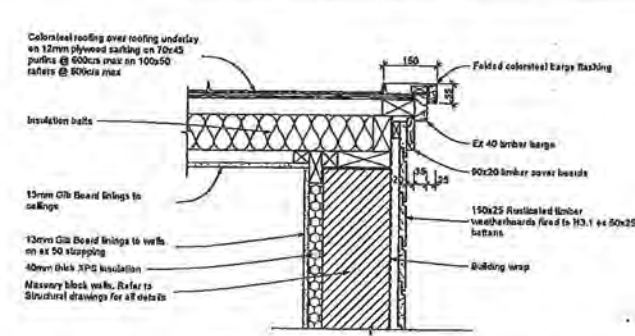
13
5/6 Garage Eave / Door Head Detail



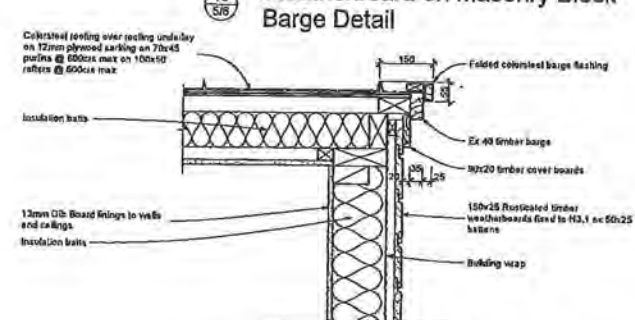
14
5/6 Stone on Masonry Block Barge Detail



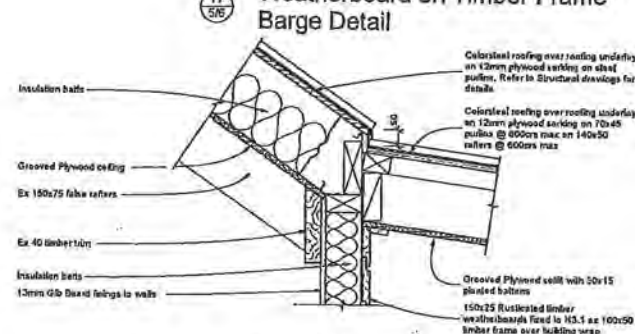
15
5/6 Stone on Timber Frame Barge Detail



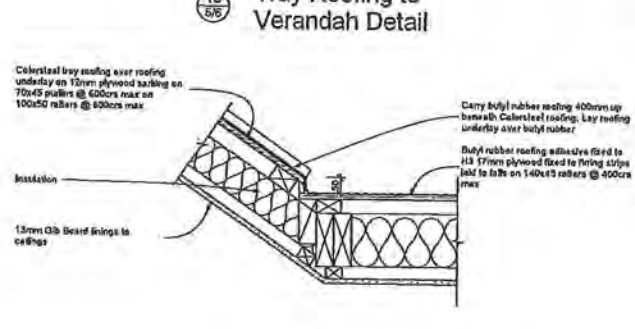
16
5/6 Weatherboard on Masonry Block Barge Detail



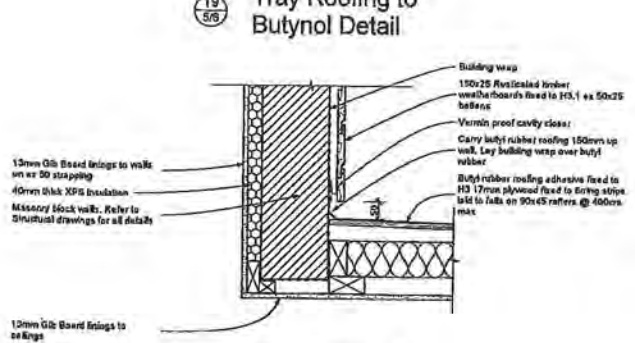
17
5/6 Weatherboard on Timber Frame Barge Detail



18
5/6 Tray Roofing to Verandah Detail



19
5/6 Tray Roofing to Butynol Detail

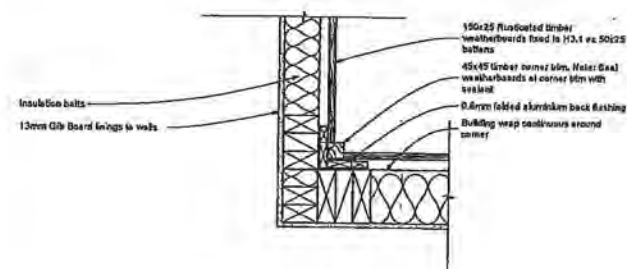


20
5/6 Butynol Roof to Wall Detail

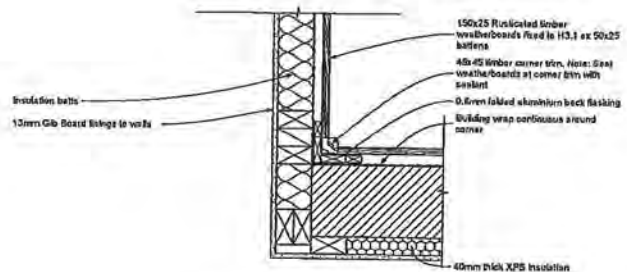
Construction Details

Scale 1:10 @ A1, 1:20 @ A3

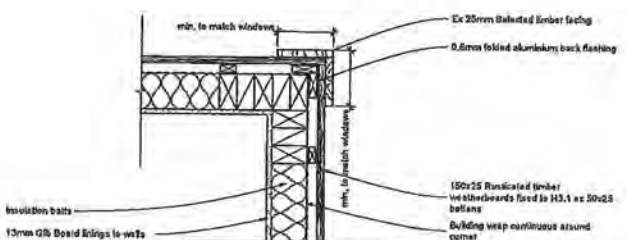
Refer to the Structural Engineers



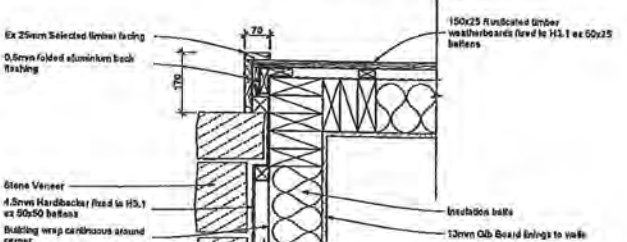
38/5/6 Internal Corner Detail at Weatherboard Wall



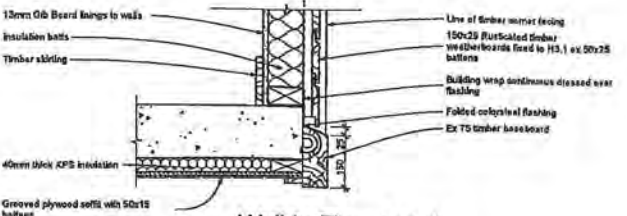
40/5/6 Internal Corner Detail at Weatherboard Wall



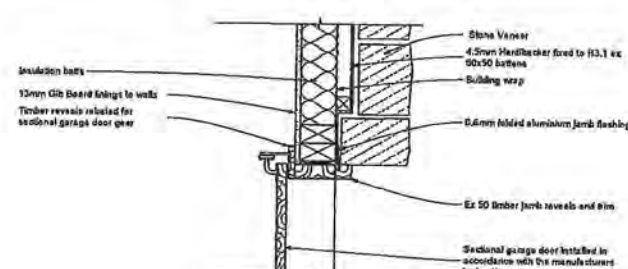
41/5/6 External Corner Detail at Weatherboard Wall



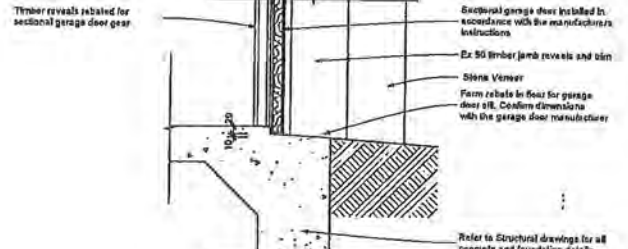
42/5/6 External Corner Detail at Weatherboard Wall



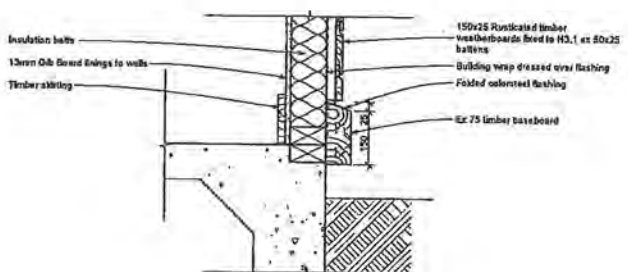
43/5/6 Wall to Floor Detail Bedroom 3 Bay Window



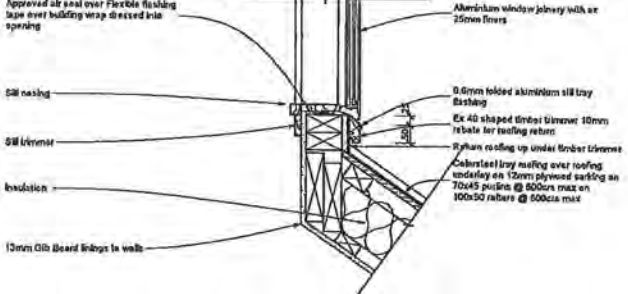
44/5/6 Garage Door Jamb Detail



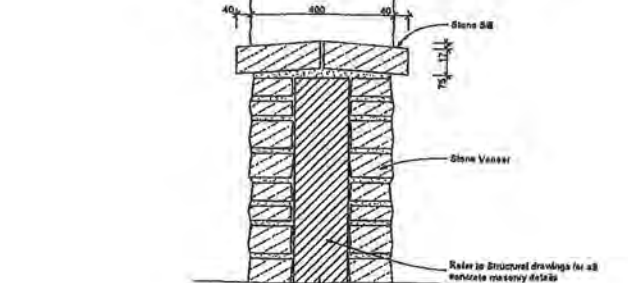
45/5/6 Garage Door Sill Detail



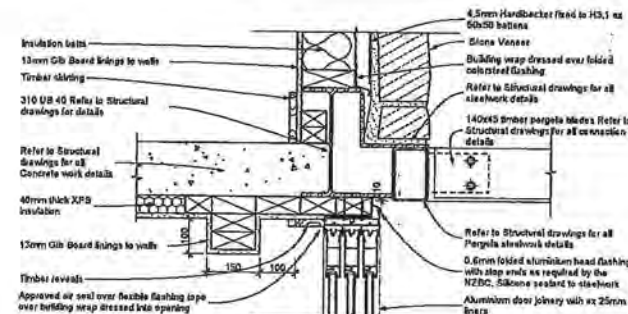
46/5/6 Baseboard Detail



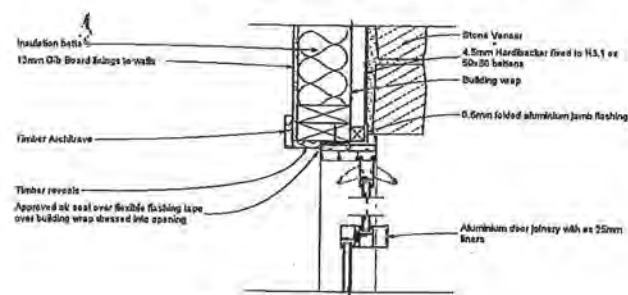
47/5/6 Window Sill to Roof Detail



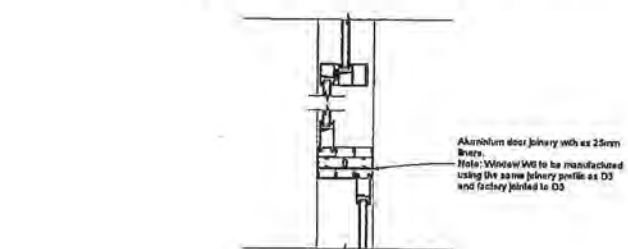
48/5/6 Sill to Stone Wall Detail



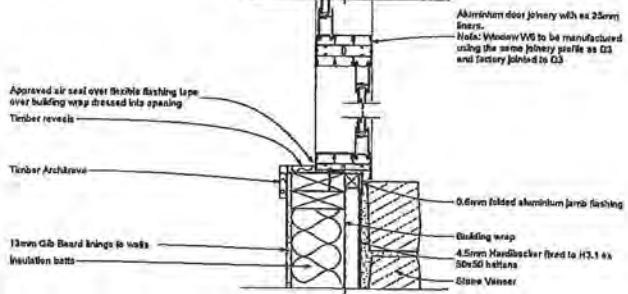
49/5/6 Stacker Door Head Detail



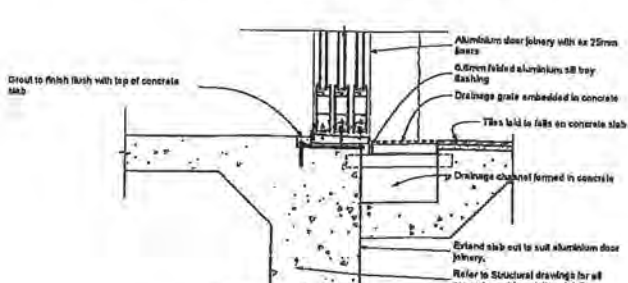
50/5/6 Stacker Door Jamb Detail



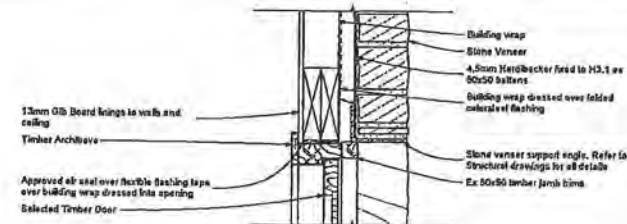
51/5/6 Stacker Door/Window Jamb Detail



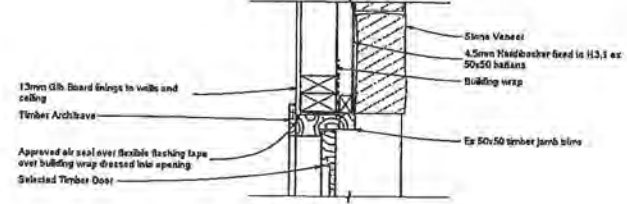
52/5/6 Stacker Door Jamb Detail



53/5/6 Stacker Door Sill Detail



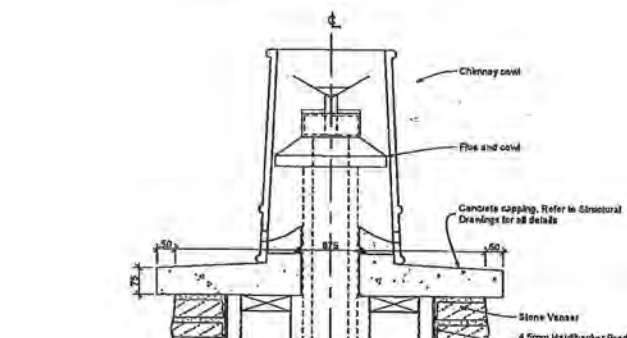
54/5/6 Workshop Door Head Detail



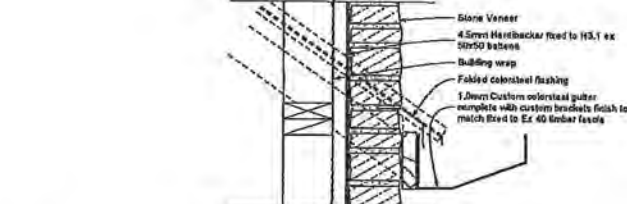
55/5/6 Workshop Door Jamb Detail



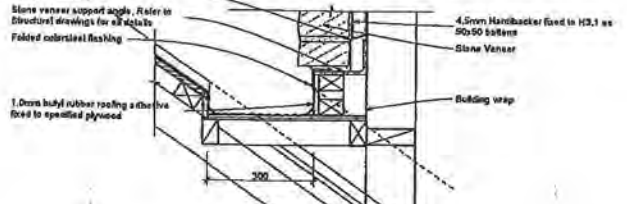
56/5/6 Workshop Door Sill Detail



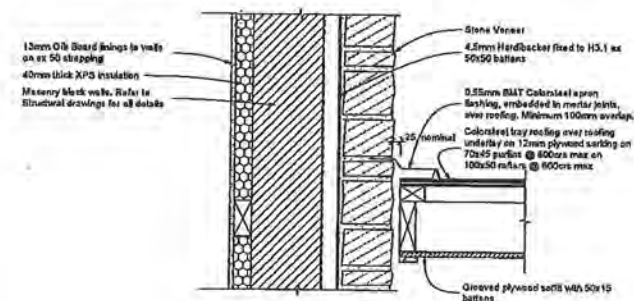
57/5/6 Chimney Capping Detail



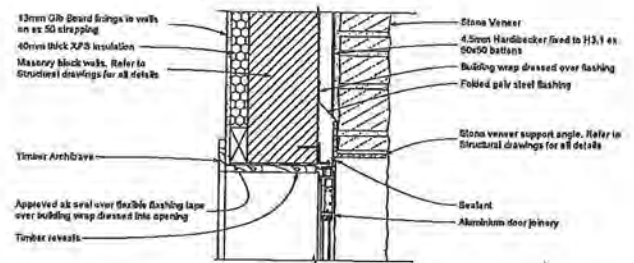
58/5/6 Chimney / Spouting Detail



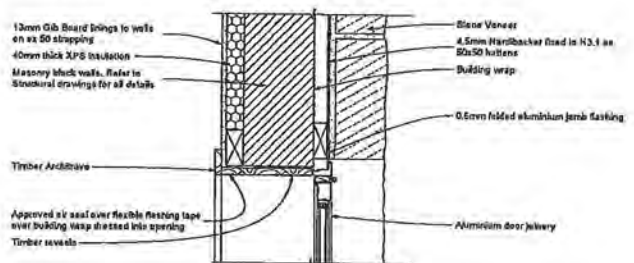
59/5/6 Chimney Flash



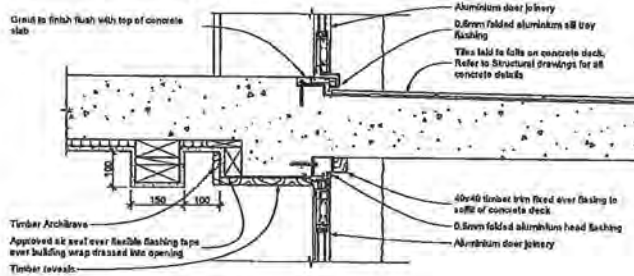
21/5/6 Roof to Wall Detail



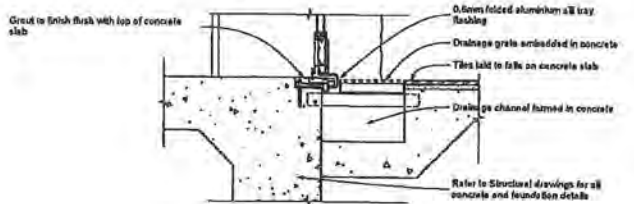
22/5/6 Door Head Detail



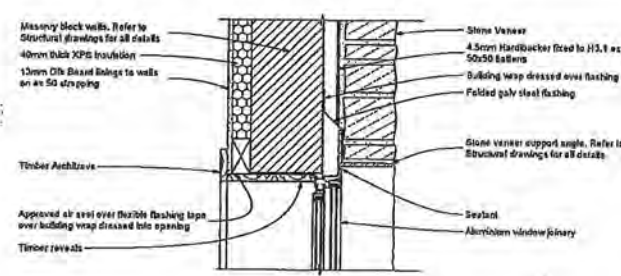
23/5/6 Door Jamb Detail



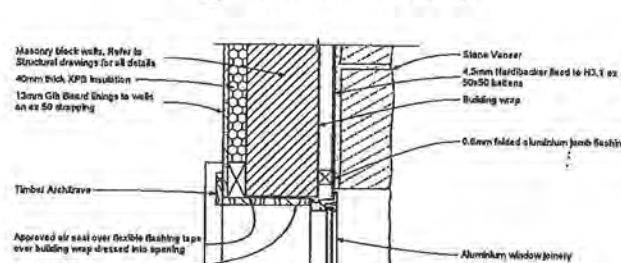
24/5/6 Door Sill / Deck / Door Head Detail



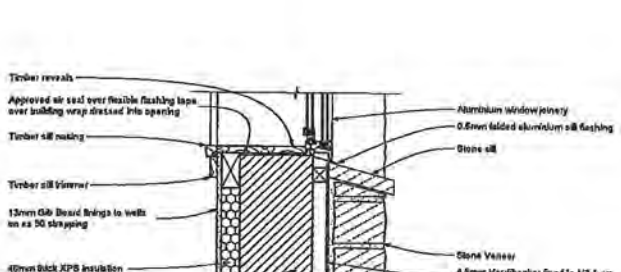
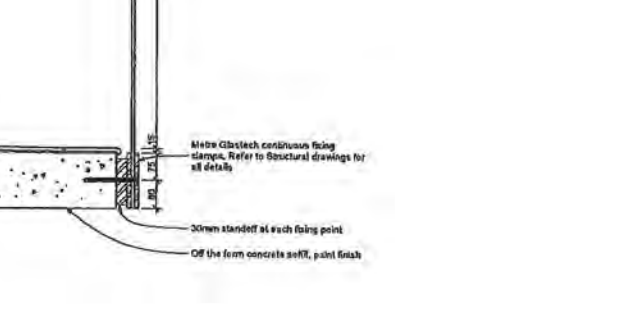
25/5/6 Door Sill Detail



26/5/6 Window Head Detail

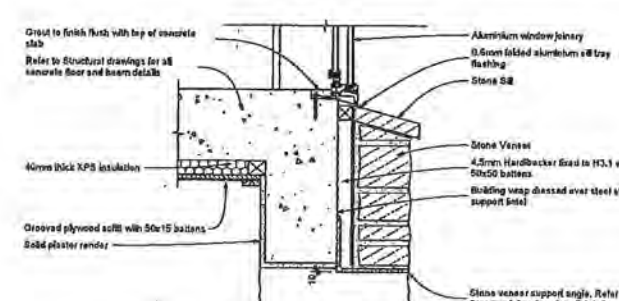


27/5/6 Window Jamb Detail

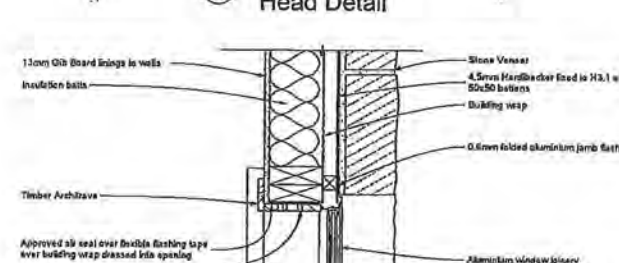


30/5/6 Window Sill Detail

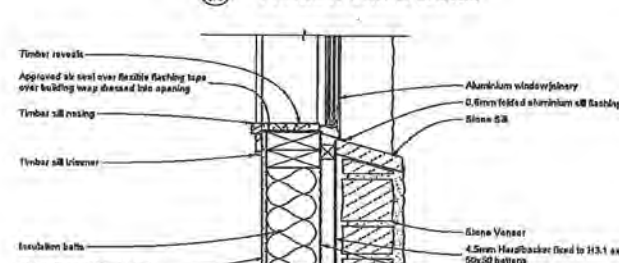
28/5/6 Window Sill Detail



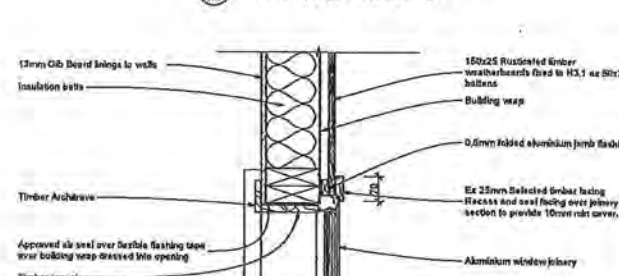
31/5/6 Window Sill / Head Detail



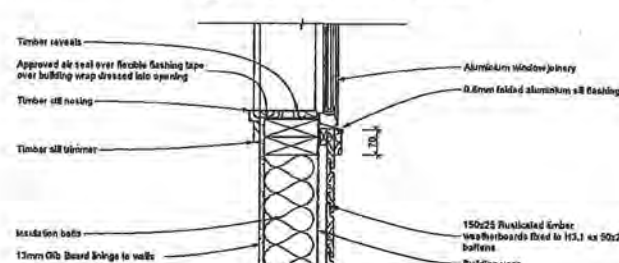
32/5/6 Window Jamb Detail



31/5/6 Window Sill Detail

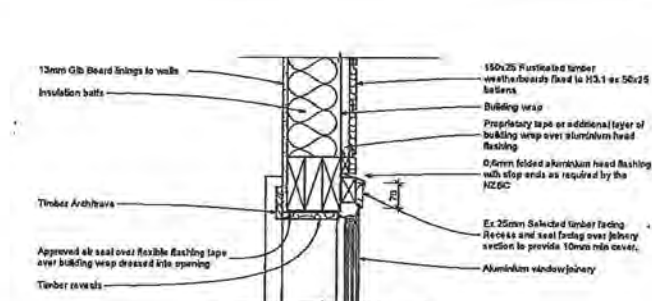


32/5/6 Window Jamb Detail

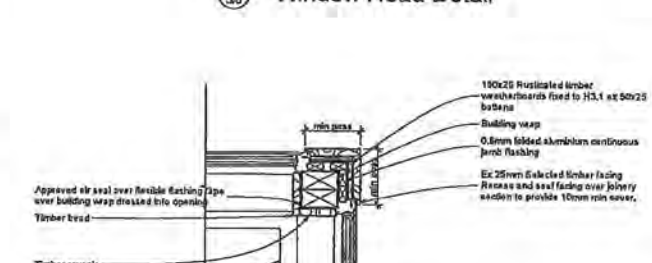


33/5/6 Window Sill Detail

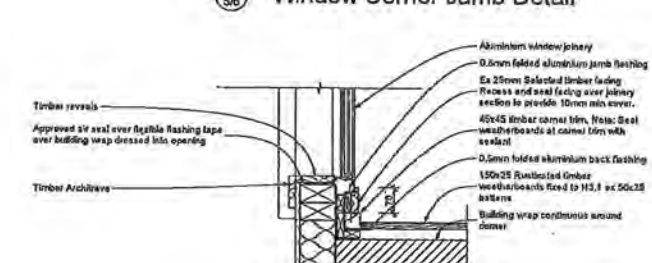
33/5/6 Window Sill Detail



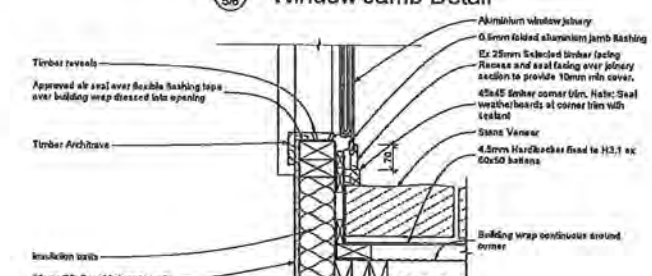
34/5/6 Window Head Detail



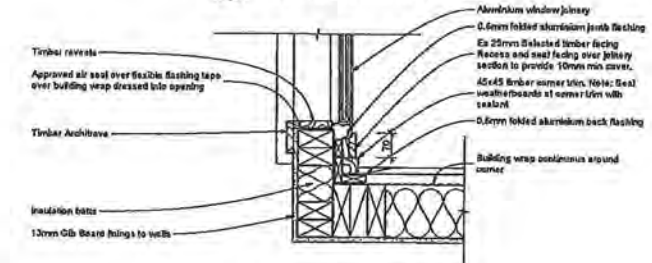
35/5/6 Window Corner Jamb Detail



36/5/6 Window Jamb Detail

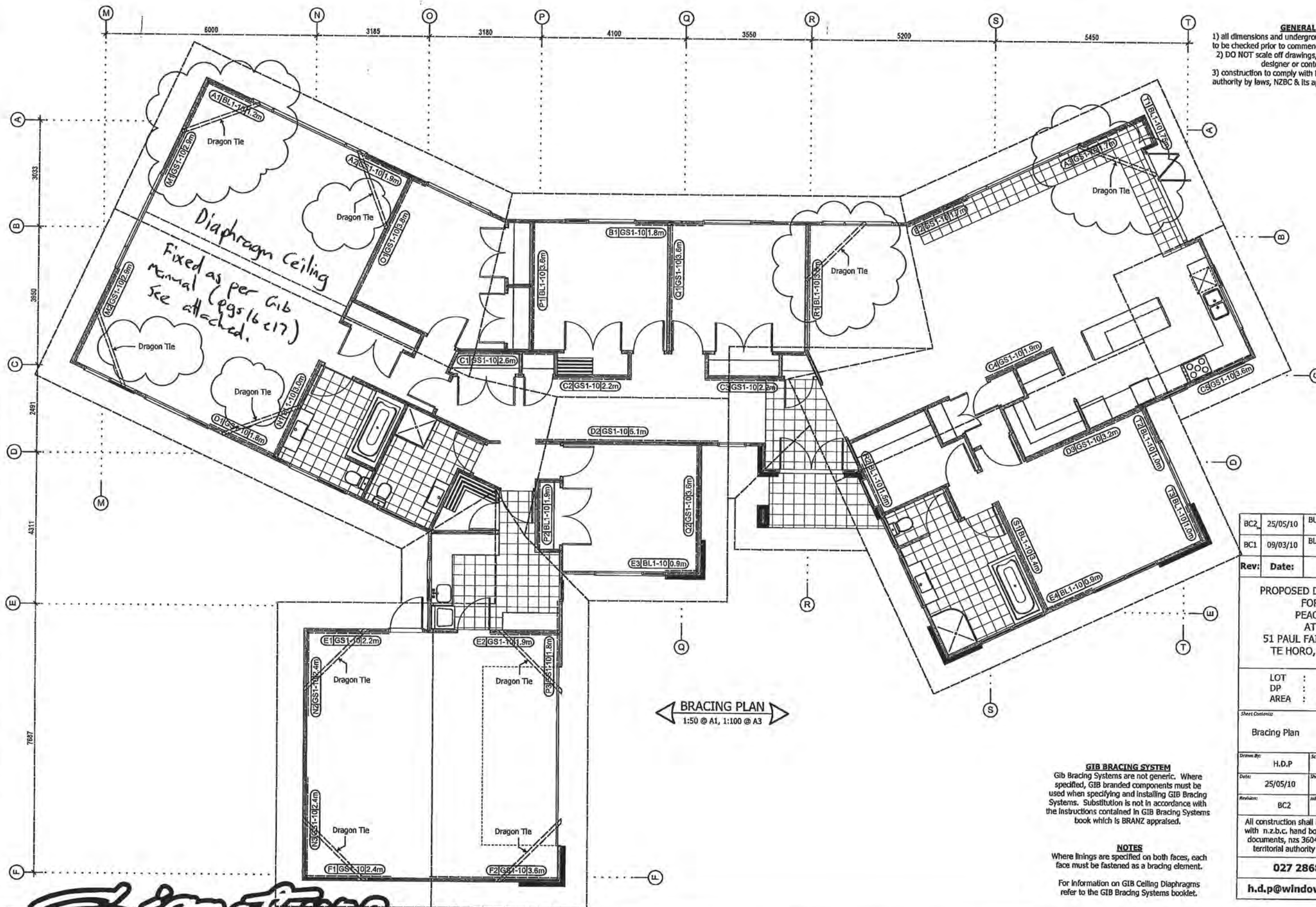


37/5/6 Window Jamb Detail



38/5/6 Window Jamb Detail

38/5/6 Window Jamb Detail



Signature
HOMES Est. 1983

YOUR HOME. YOUR WAY.

GIB® EzyBrace™ SYSTEMS



Ceiling Diaphragms

APRIL 2009

GIB® Ceiling Diaphragms are stiff and strong horizontal bracing elements which effectively transfer loads to bracing walls. They themselves do not have a Bracing Unit rating but are used to space bracing lines further apart. The basic shape of a ceiling diaphragm is square or rectangular. Protrusions are permitted but cut-outs are not. The length of a ceiling diaphragm shall not exceed twice its width. Dimensions are measured between supporting bracing lines. Supporting bracing lines (all four sides) must contain at least 100 BUs each.

Limitations for GIB® Standard Plasterboard Ceiling Diaphragms

- Diaphragms not steeper than 25 degrees to the horizontal shall not exceed 7.5 metres in length.
- 10mm or 13mm GIB® Standard Plasterboard is fastened at 150mm centres to the boundary members around the entire perimeter of the diaphragm. Fasteners – 32mm x 6g GIB® Grabber® Drywall Screws or 30mm x 2.8mm GIB® Nails.

Limitations for GIB® Ultralite® Ceiling Diaphragms

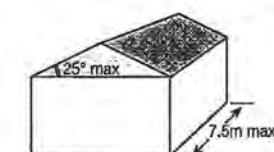
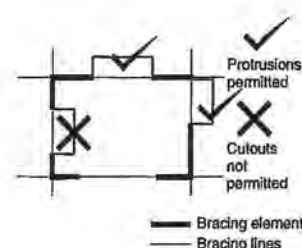
- Diaphragms not steeper than 25 degrees to the horizontal shall not exceed 10 metres in length.
- GIB Ultralite® is fastened at 150mm centres to the boundary members around the entire perimeter of the diaphragm. Fasteners – 32mm x 6g GIB® Grabber® Drywall Screws or 30mm x 2.8mm GIB® Nails.

GIB® Braceline® Ceiling Diaphragms

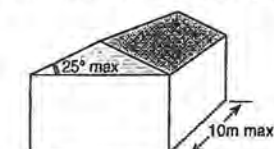
- Diaphragms not steeper than 25 degrees to the horizontal shall not exceed 15 metres in length.
- Diaphragms not steeper than 45 degrees to the horizontal shall not exceed 7.5 metres in length.
- GIB Braceline® is fastened at 150mm centres to the boundary members around the entire perimeter of the diaphragm. Fasteners – 32mm x 7g GIB Braceline® Drywall Screws or 35mm GIB Braceline® Nails (10mm GIB Braceline® only).
- If a metal angle or channel has been installed to the perimeter 25 x 6 GIB® Grabber® self tapping screws can be fitted at 100mm centres to the perimeter of the diaphragm.

General Fixing Requirements for GIB® Ceiling Diaphragms

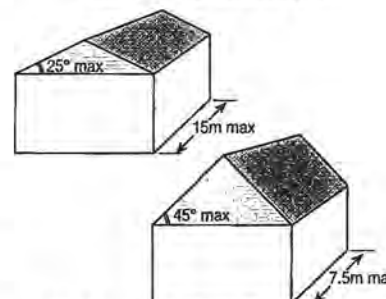
- Linings shall be installed over the entire area of the diaphragm.
- Fastening shall be no less than 12mm from sheet edges and not less than 18mm from sheet end.
- Sheets shall be supported by framing members (e.g., ceiling battens) spaced at no more than 450mm centres for 10mm GIB® Plasterboard and at no more than 600mm centres for 13mm GIB® Plasterboard.
- Sheets within the diaphragm area may be fastened and finished conventionally in accordance with the publication entitled, "GIB® Site Guide". All joints shall be paper tape reinforced and stopped. It is recommended that sheet butt joints are formed off framing and back-blocked (see "GIB® Site Guide").
- Use full width sheets where possible. At least 900mm wide sheets with a length not less than 1800mm shall be used. Sheets less than 900mm wide but no less than 600mm may be used provided all joints with adjacent sheets are back-blocked (see "GIB® Site Guide").
- Openings are allowed within the middle third of the diaphragm's length and width. Fixing of sheet material to opening trimmers shall be at 150mm centres. Neither opening dimension shall exceed a third of the diaphragm width. Larger openings, or openings in other locations, require specific engineering design. Refer "Openings in Bracing Elements" page 18.
- Fasteners are placed at 150mm centres around the ceiling diaphragm starting at 50mm, 100mm and 150mm from the sheet corners.



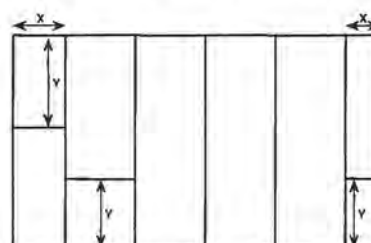
GIB® Standard Plasterboard Diaphragms



GIB® Ultralite® Diaphragms

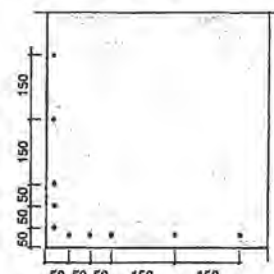


GIB® Braceline® Ceiling Diaphragms



X = 900mm min or 600-900mm min provided all adjacent joints are back-blocked. Y = 1800mm min sheet lengths at ends of ceiling diaphragms.

Sheet Widths and Lengths in Ceiling Diaphragms



Fastening pattern for ceiling diaphragms

GIB® EzyBrace™ SYSTEMS



Ceiling Diaphragms

APRIL 2009

Battens

Ceiling diaphragms may be constructed using steel or timber ceiling battens.

Battens shall be spaced at

- 450mm for 10mm GIB® Plasterboard
- 600mm for 13mm GIB® Plasterboard

Timber battens shall be fixed in accordance with the requirements of NZS 3604:1999.

Steel battens shall be GIB® Rondo® battens or similar with a minimum base metal thickness (BMT) of 0.55mm with two external flanges of 8mm to allow direct screw fixing to roof framing.

Steel battens shall be fixed with 2/32mm x 8g GIB® Grabber® wafer head self tapping screws to supporting framing.

Steel battens must be fixed directly to the roof framing. If a clip system has been used, a timber block (min 300mm) or a continuous timber member can be fixed alongside the bottom chord to permit a direct connection to the batten.

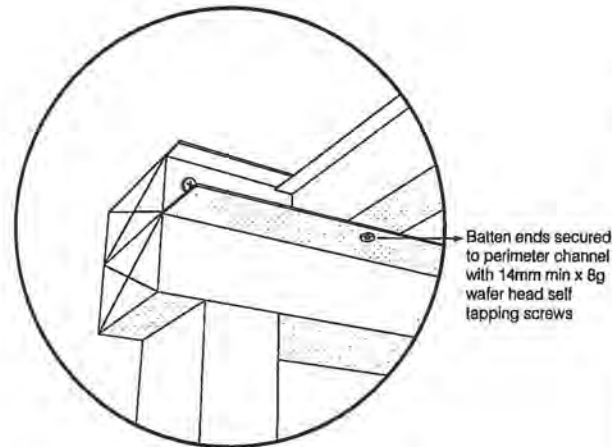
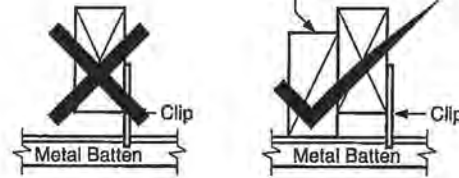
For steel battens a steel channel or metal angle is required at the perimeter of the diaphragm. The perimeter channel shall be fastened to the top plate with 32mm x 8g GIB® Grabber® wafer head self tapping screws at 300mm centres maximum.

The linings are fastened to the perimeter channel at 150mm centres with 25mm x 6g self tapping screws. If GIB Braceline® has been used for the diaphragm the perimeter shall be fixed to the channel at 100mm centres using 25mm x 6g GIB® Grabber® self tapping screws. Within the diaphragm area sheets may be fastened as described in 'General Fixing Requirements for GIB® Ceiling Diaphragms'.

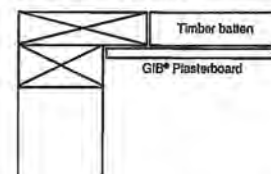
Coved ceiling diaphragms can be achieved by attaching a folded metal angle to the junction. The metal angle shall be;

- min 0.55mm BMT
- fastened at 300mm centres on each edge using 30mm GIB® Nails or 32mm x 8g GIB® Grabber® wafer head self tapping screws or similar to the roof framing.
- linings are fastened to the folded angle as specified for the perimeter channel above.

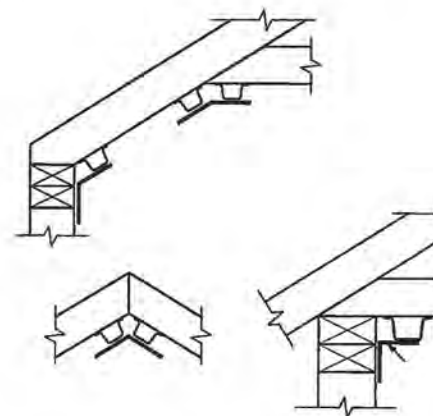
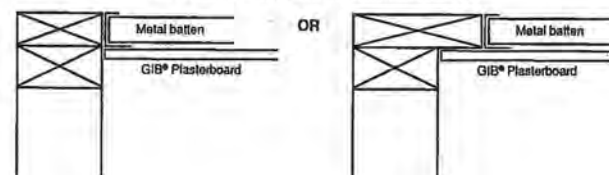
Block or continuous Timber member min 300mm fixed with min 4 x 100mm x 3.75mm Nails



Timber battens example



Steel battens with perimeter channel example



Design and Construction

Structural Calculations
For
Proposed Foundation Design
51 Paul Faith Lane Te Horo

These calculations are in accordance with:

AS/NZS 1170 Structural Design Actions
NZS3101:1995 Design of Concrete Structures
NZS4230:2004 Design of Reinforced Concrete Masonry

Engineer:
John O'Hagan
Yaqi Wang

Initials:
JOH
YW

Preamble:
Specific design of Ribraft foundations.

Date:
21 December 2009

Job No.
22764



**ISP CONSULTING
ENGINEERS LTD**

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz



ISO 9001



Building Code Clause(s)...B1.....

J22764



PRODUCER STATEMENT - PS1 - DESIGN

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

ISSUED: ISP Consulting Engineers Ltd

TO: Glen & Stephanie Peach

TO BE SUPPLIED TO: Kapiti Coast District Council

IN RESPECT OF: Foundation of proposed residence

AT: 51 Paul Faith Lane, Te Horo

LOT.....18.....DP...394017.....

We have been engaged by the owner/developer referred to above to provide structural design services and construction monitoring of specifically designed elements in respect of the requirements of Clause B1 (B2 of specifically designed elements) of the building code for

☐ All

☒ Part only as specified of building work:
• RibRaft foundation design

The design carried out by us has been prepared in accordance with Compliance Documents issued by Department of Building & Housing B1, VM1, VM4

The proposed Building work covered by this producer statement is described on ISP calculations and drawings named '51 Paul Faith Lane, Te Horo' and numbered 'Page 3 to Page 9 and 22779/S1 to 22779/S2'.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions: Bearing capacity of augered piles and correct placement of steel reinforcement to be confirmed by Engineer on site prior to pouring the concrete.
- (ii) All proprietary products meeting their performance specifications requirements;

I Believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided will comply with the relevant provisions of the building code.

I, John O'Hagan am CPEng #179947

I am a member of: IPENZ and hold the following qualifications: BE(Hons), NZCE(Civil), MIPENZ, CPEng

The design firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$ 200,000*.

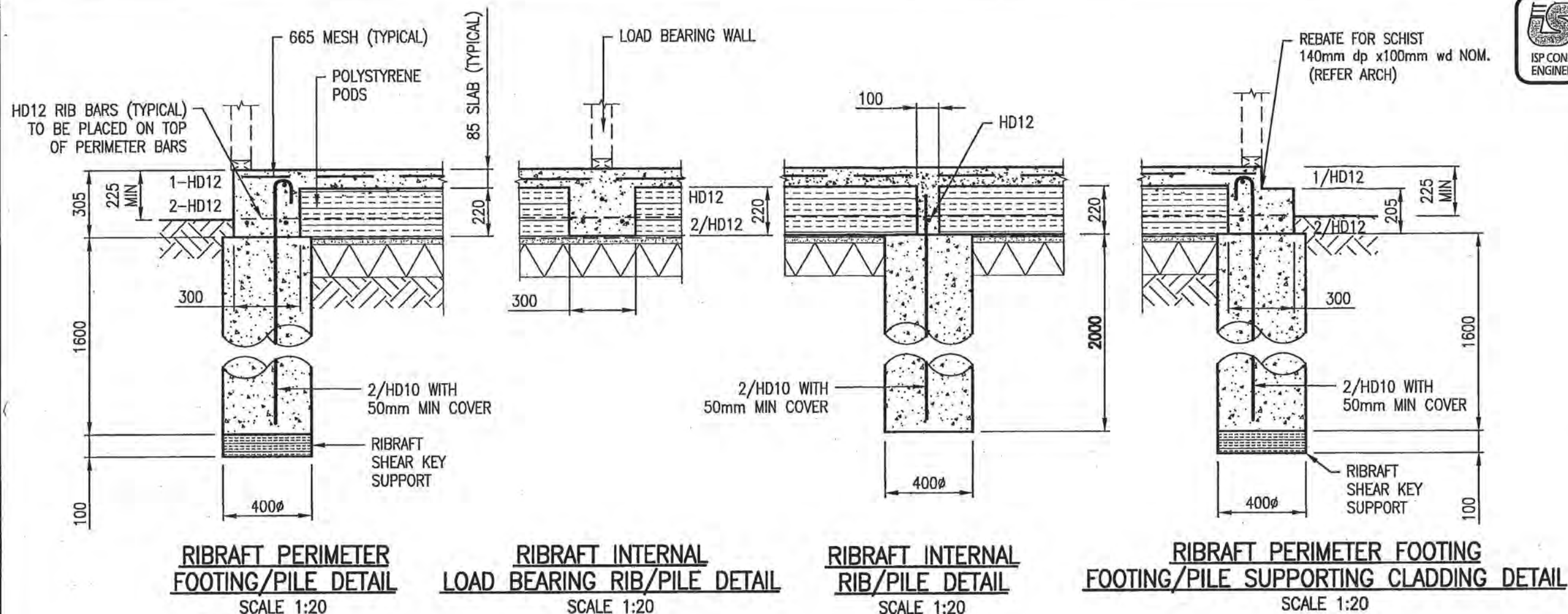
The Design Firm is a member of ACENZ

SIGNED BY John O'Hagan ON BEHALF OF ISP Consulting Engineers Ltd

Date 21 December 2009 (Signature).....

Note: this statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provide to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.



SHRINKAGE CONTROL JOINTS

- SHRINKAGE CONTROL JOINTS SHALL BE CUT TO A DEPTH OF 25MM AND SHALL BE CUT NO LATER THAN 24 HOURS IN SUMMER, OR 48 HOURS IN WINTER.
- THE SHRINKAGE CONTROL JOINTS SHALL BE POSITIONED TO COINCIDE WITH MAJOR CHANGES IN FLOOR PLAN.
- WHERE THE CONCRETE IS TO BE EXPOSED OR BRITTLE COVERING PLACED OVER, THE MAXIMUM INTERMEDIATE BAY SIZES SHALL BE LIMITED TO 6M.
- BAY DIMENSIONS FORMED BY SHRINKAGE CONTROL JOINTS SHALL BE LIMITED TO A MAXIMUM RATIO OF LENGTH:WIDTH OF 2:1.
- SHRINKAGE CONTROL JOINTS SHALL BE PLACED OVER 100MM WIDE INTERNAL RIBS WHEREVER POSSIBLE.
- WHERE A SHRINKAGE CONTROL JOINT RUNS ALONG THE LINE OF A 300MM WIDE LOAD BEARING RIB THEN THE JOINT SHALL BE LOCATED DIRECTLY ABOVE ONE EDGE OF THE 300MM RIB.
- SUPPLEMENTARY REINFORCING BARS SHALL NOT BE PLACED ACROSS ANY SHRINKAGE CONTROL JOINTS.

CONCRETE NOTES

- REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE AND FOR DETAILS OF ALL SERVICES TO BE CAST IN SLAB. DO NOT SCALE OFF THIS DRAWING.
- ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS 3109:1997.
- CONCRETE SHALL BE:
- SLABS & FOOTINGS N25 (25MPa)
- MAXIMUM SLUMP TO BE 100mm UNLESS NOTED OTHERWISE.
- CONCRETE FINISHES SHALL BE:
- SLABS U3
- EXPOSED FOOTING - F4
- ALL REINFORCEMENT SHALL COMPLY WITH AS/NZS 4671:2001 (HD BARS SHALL NOT BE REBENT).
- ENGINEER TO INSPECT PRIOR TO POURING CONCRETE. ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY VISIT.

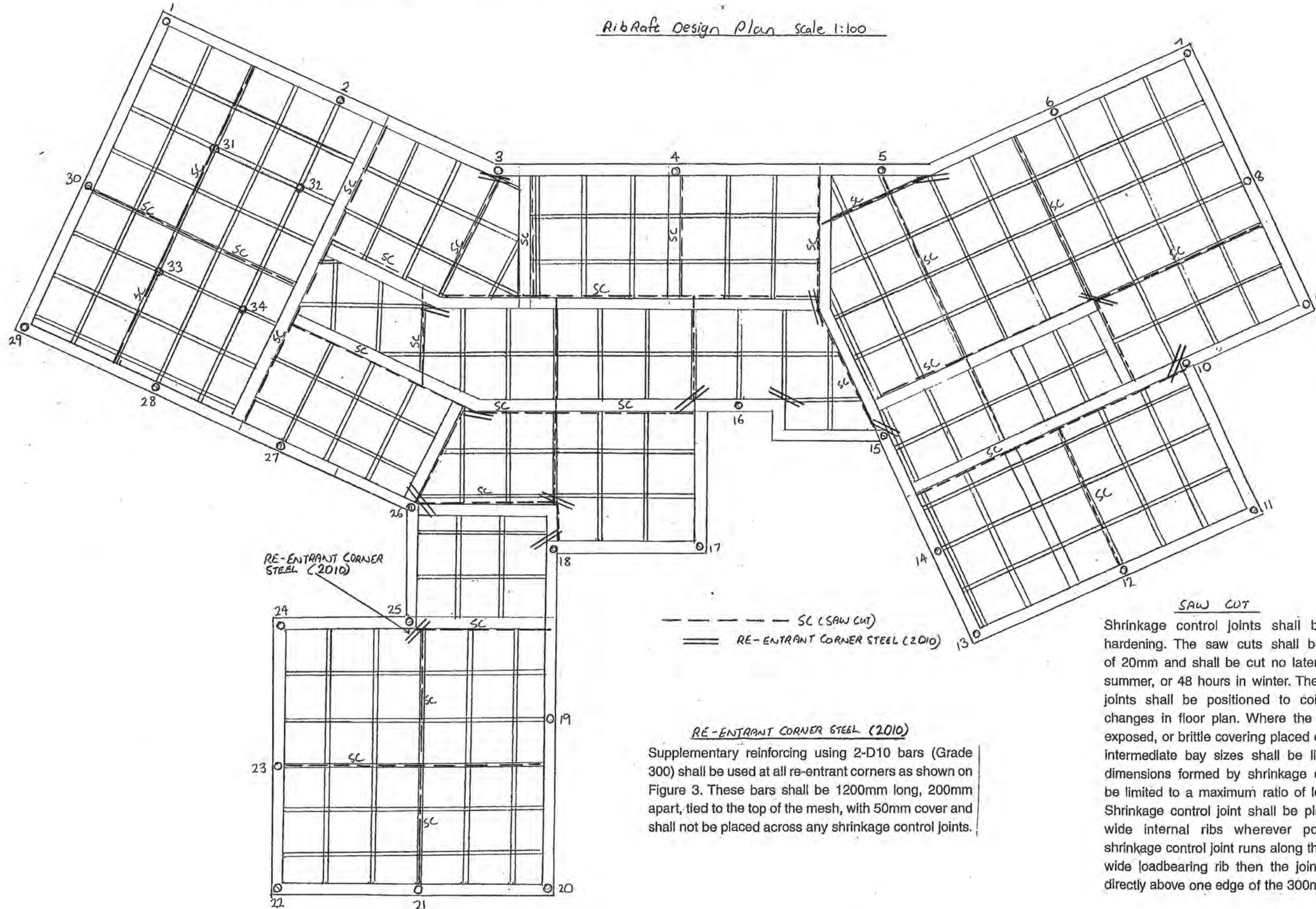
NOTE:

- REFER RIBRAFT MANUAL FOR PRODUCT SPECIFICATIONS
- SAW CUT LOCATION - REFER TO RIBRAFT SPECIFICATION MANUAL

CLIENT	Glen & Stephanie Peach		
PROJECT	51 Paul Faith Lane Te Horo		
DATE	21/12/2009	DWG No.	S1
SCALE	AS SHOWN		
DRAWN	MW /GSH	JOB No	22764

pile 1 - 30 are shear key piles @ 1600mm deep, $\phi 400$ mm.
 pile 31 - 34 are $\phi 400$ mm ugrated piles, allow 2200mm deep.

RibRafe Design Plan Scale 1:100



Date 15/12/09	Eng. YW	Job No. 22764	Sheet No. 3
Project 51 Paul Faith Lane, Te Horo.			



Ribraft Floor Design

Wind Bracing Demand

site wind speed $v = 44 \text{ m/s}$ site wind pressure $q = 0.6v^2 \times 10^{-3} = 1.16 \text{ kPa}$
 Site Wind Force $F = q C_{fig} C_{dyn} A_{ref}$ $C_{dyn} = 1.0$ $C_{fig} = C_{pe} k_a k_t k_c k_p$

Wind Along



Wall $C_{pe} = 0.7 - (-0.5) = 1.2$

$C_{fig, \text{Roof}} = 0.45 \times 1.0 \times 1.0 \times 0.8 \times 1.0 = 0.36$

$C_{fig, \text{Wall}} = 1.2 \times 1.0 \times 1.0 \times 0.8 \times 1.0 = 0.96$

$$F = 1.16 \text{ kPa} \times 1.0 \times 0.36 \times 24.5 \text{ m} \times 2.5 \text{ m} + 1.16 \text{ kPa} \times 1.0 \times 0.96 \times 23 \text{ m} \times 2.4 \text{ m} / 2$$

$$= 56.3 \text{ kN} \quad 1126 \text{ BU}$$

Wind Across

$$F = 1.16 \text{ kPa} \times 1.0 \times 0.36 \times 33.5 \text{ m} \times 3.3 \text{ m} + 1.16 \text{ kPa} \times 1.0 \times 0.96 \times 33.5 \text{ m} \times 2.4 \text{ m} / 2$$

$$= 93.7 \text{ kN} \quad 1874 \text{ BU}$$

Building Type: A — Single Storey, Light Ground Floor External Walls

Total Area: 363.85 m^2

Seismic Resistance

Refer to "Table 4 - Ribraft Technical Manual"

Building Type	Roof Type	Seismic Zone	A CLAY	Total shear key Piles
A	Light	8		$\frac{363.85 \text{ m}^2}{100 \text{ m}^2} \times 8 = 30$


Wind Resistance

Refer to "Table 6 - Ribraft Technical Manual"

Building Type	Roof Type	BU's Provided per 100m ² for 1.5kPa live loading	Total Bracing Capacity
A	Light	1150	$\frac{363.85 \text{ m}^2}{100 \text{ m}^2} \times 1150 = 4184$

Bracing Demand: Along 1126 BU < Bracing Capacity 4184 BU
 Across 1874 BU

use $\phi 400$ shear key Piles @ 1600mm Deep

Date	21/12/09	Eng.	YW	Job No.	22764	Sheet No.	4
Project	61 Paul Faith Lane, Te Horo						
<u>Foundation Design</u> <u>Check Augered Piles (Φ400)</u> 3 Blows min @ 2200mm, $q_{dep} = 250 \text{ kPa}$ Maximum Allowable Ultimate Pile Load = $250 \text{ kPa} \times \frac{\pi D^2}{4}$ $= 250 \text{ kPa} \times \frac{\pi \times 400 \text{ mm}^2}{4}$ $= 31.42 \text{ kN}$ $p^* = 1.2G + 1.5Q$ $= (1.2 \times 24 \text{ kN/m}^3 \times 85 \text{ mm} + 1.5 \times 1.5 \text{ kPa}) \times 2.5 \text{ m} \times 2.5 \text{ m}$ $= 29.4 \text{ kN} < 31.42 \text{ kN}$ <u>Use Φ400 Augered Piles @ 2200mm min Deep</u>							

5 LATERAL RESISTANCE

Unlike conventional foundation systems, the Firth RibRaft system is not embedded into the ground. Sliding resistance to horizontal seismic and wind loads is provided primarily by frictional contact with the soil. Depending on the seismic or wind zone and the weight of the building elements this frictional resistance may not be sufficient on its own, and specific shear keys may be required.

To determine if shear keys are required the system's lateral resistance shall be checked firstly for seismic loads in accordance with Clause 5.1 and secondly for wind loads in accordance with Clause 5.2.

For the purposes of this Manual, the ground shall be classified as clay or sand according to the following descriptions:

Clay: retains shape when moulded under hand pressure; may stick to boots and hands; cracks and becomes hard, but retains shape, when dried in direct sunlight; and when dug with a spade the cut vertical surface stands.

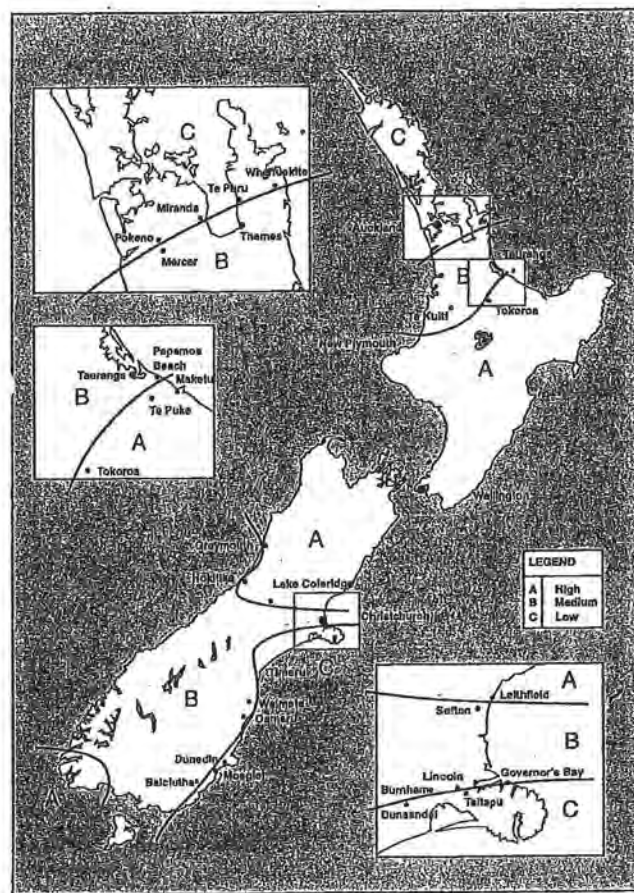


Figure 5 Seismic Zones

Sand: Individual particles visible to the unaided eye; when dry will run through the fingers and forms a conical mound if poured; when moist quickly dries out under direct sunlight, and when dug with a spade the vertical surface does not stand for long.

5.1 Seismic Resistance

To determine the required number of shear keys, follow the two steps below:

Step 1 From Figure 5 below left (from NZS 3604:1999) determine the seismic zone for the building.

Step 2 From the Tables below determine the number of shear key piles required based on the soil type supporting the system.

Building Type	Roof Type	Seismic Zone A		Seismic Zone B		Seismic Zone C	
		Sand	Clay	Sand	Clay	Sand	Clay
A	Light	6	8	3	4	—	—
A	Heavy	7	8	4	4	—	—
B	Light	10	12	5	6	—	1
B	Heavy	11	13	6	7	1	1
C	Light	9	11	5	6	—	1
C	Heavy	10	11	5	6	—	1
D	Light	13	15	7	8	1	1
D	Heavy	13	16	7	8	1	1
E	Light	15	18	8	9	1	1
E	Heavy	16	19	8	10	1	1

Table 4 Number of Shear Key Piles per 100m² of ground floor area for 1.5kPa live load

Building Type	Roof Type	Seismic Zone A		Seismic Zone B		Seismic Zone C	
		Sand	Clay	Sand	Clay	Sand	Clay
A	Light	7	8	4	4	—	—
A	Heavy	8	9	4	5	—	—
B	Light	11	13	6	7	1	1
B	Heavy	11	13	6	7	1	1
C	Light	10	12	4	6	—	1
C	Heavy	11	13	5	7	1	1
D	Light	14	16	6	9	1	1
D	Heavy	14	17	7	9	1	1
E	Light	16	19	9	10	1	1
E	Heavy	17	20	9	11	1	1

Table 5 Number of Shear Key Piles per 100m² of ground floor area for 3.0kPa Live Load

5.2 Wind Resistance

The building's bracing demand from wind loading shall be assessed from Section 5 of NZS 3604:1999 for both directions (i.e. along and across the building). The bracing capacity of the system must exceed the greater of the bracing demands determined.

The bracing capacity of the system shall be determined as the sum of the bracing capacity provided by frictional resistance (i.e. friction between the system and the ground) and the bracing capacity provided by the shear keys (if any) necessary to meet the requirements of Clause 5.1.

The bracing capacity provided by frictional resistance shall be determined from Table 6 depending on the building type, roof weight, and floor live loading.

The bracing capacity provided by the shear keys shall be the sum of the bracing capacity of the individual shear keys determined as follows. If the shear key is in clay, each shear key shall be considered to contribute 170 BU's. If the shear key is in sand, each shear key shall be considered to contribute 200 BU's.

If the bracing capacity of the system, determined from the frictional resistance and the shear keys as described above, is less than the bracing demand further shear keys shall be added until the bracing demand is met.

Building Type	Roof Type	BU's provided per 100m ² for live loading of:	
		1.5kPa	3.0kPa
A	Light	1150	1267
A	Heavy	1267	1383
B	Light	1800	1917
B	Heavy	1917	2033
C	Light	1617	1833
C	Heavy	1717	1950
D	Light	2267	2483
D	Heavy	2367	2600
E	Light	2717	2933
E	Heavy	2833	3050

Table 6 Bracing Capacity provided by Frictional Resistance per 100m² of ground floor area.

5.3 Shear Keys

Shear key piles required by Clauses 5.1 and 5.2 must be uniformly distributed around the perimeter of the building, and be located at the edge beam/internal rib junction. Where a shear key is required, the minimum number of shear keys shall be two per floor plan.

Construction details of the shear keys shall be as shown on Figure 6 below. Shear keys shall be a minimum of 900mm long. The holes shall be over-drilled at least 100mm and a polystyrene RibRaft Shear Key Support placed into the bottom of each hole. This will support only the plastic (wet) concrete and then allow movement of the shear key if settlement of the supporting ground occurs. The effective end bearing of the shear keys is therefore eliminated.

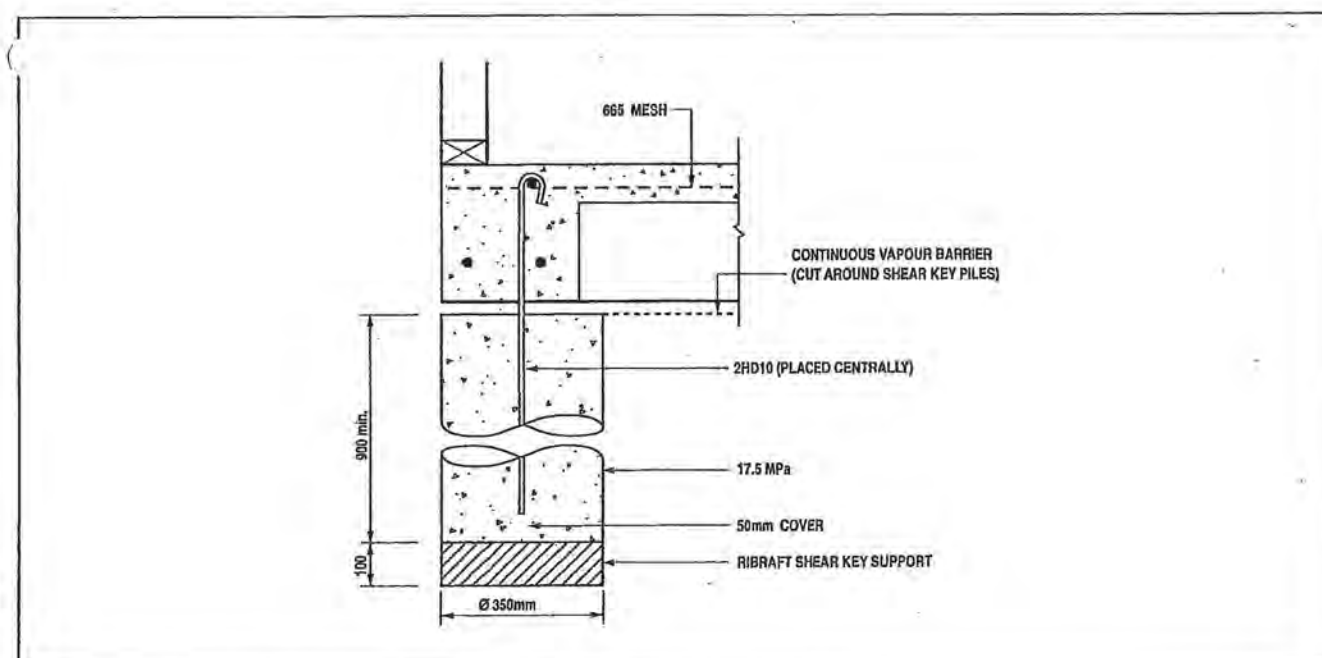


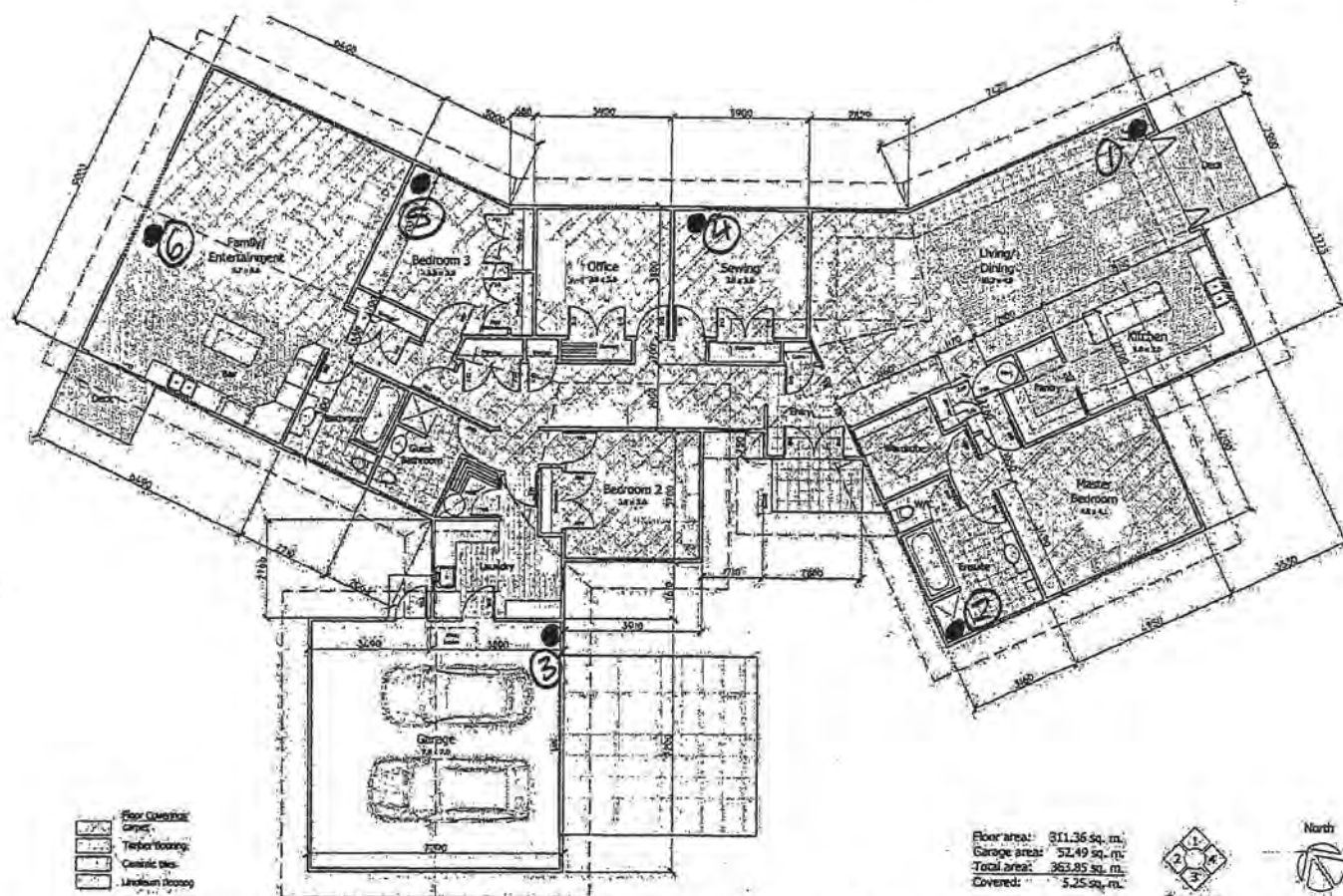
Figure 6 Shear Key Pile Construction Details

Job Number		22764		ISP Consulting Engineers Ltd	
Date		29-Jul-08		Signed _____	
Location		Lot 18 Paul Faith Lane		Scala Penetrometer Results Sheet	
Client		Te Horo		ISP Centre, 14 Laings Road	
				P O Box 30535, Lower Hutt	
				Tel (04) 566 8004 Fax (04) 566 8037	

Probe Number 1			Probe Number 2			Probe Number 3		
Depth	No.		Depth	No.		Depth	No.	
50	0		50	0		50	0	
100	0		100	0		100	0	
150	0		150	0		150	0	
200	0		200	0		200	0	
250	1		250	1		250	2	
300	1		300	2		300	2	
350	2		350	2		350	3	
400	2		400	3		400	2	
450	3		450	3		450	3	
500	2		500	2		500	2	
550	5		550	2		550	3	
600	5		600	3		600	2	
650	3		650	2		650	2	
700	3		700	2		700	3	
750	3		750	1		750	2	
800	4		800	1		800	2	
850	3		850	2		850	2	
900	3		900	1		900	3	
950	3		950	2		950	2	
1000	4		1000	1		1000	2	
1050	4		1050	2		1050	3	
1100	4		1100	2		1100	2	
1150	5		1150	2		1150	3	
1200	4		1200	2		1200	3	
1250	4		1250	3		1250	2	
1300	5		1300	2		1300	3	
1350	5		1350	3		1350	2	
1400	5		1400	2		1400	3	
1450	5		1450	2		1450	3	
1500	6		1500	2		1500	3	
1550	0		1550	2		1550	2	
1600	0		1600	2		1600	3	
1650	0		1650	2		1650	3	
1700	0		1700	3		1700	3	
1750	0		1750	2		1750	4	
1800	0		1800	3		1800	3	
1850	0		1850	3		1850	3	
1900	0		1900	2		1900	3	
1950	0		1950	3		1950	4	
2000	0		2000	3		2000	3	
2050	0		2050	4		2050	4	
2100	0		2100	3		2100	3	
2150	0		2150	4		2150	4	
2200	0		2200	3		2200	4	
2250	0		2250	3		2250	4	
2300	0		2300	3		2300	4	
2350	0		2350	3		2350	0	
2400	0		2400	3		2400	0	
2450	0		2450	3		2450	0	
2500	0		2500	4		2500	0	
2550	0		2550	3		2550	0	
2600	0		2600	3		2600	0	
2650	0		2650	4		2650	0	
2700	0		2700	3		2700	0	
2750	0		2750	3		2750	0	
2800	0		2800	4		2800	0	
2850	0		2850	4		2850	0	
2900	0		2900	4		2900	0	
2950	0		2950	5		2950	0	
3000	0		3000	4		3000	0	
3050	0		3050	4		3050	0	
3100	0		3100	5		3100	0	
3150	0		3150	0		3150	0	
3200	0		3200	0		3200	0	
3250	0		3250	0		3250	0	
3300	0		3300	0		3300	0	
3350	0		3350	0		3350	0	
3400	0		3400	0		3400	0	
3450	0		3450	0		3450	0	
3500	0		3500	0		3500	0	

Job Number 22764 Date 29-Jul-08 Location Lot 18 Paul Faith Lane Te Horo Client	Signed _____ _____ _____	ISP Consulting Engineers Ltd Scala Penetrometer Results Sheet ISP Centre, 14 Laings Road P O Box 30535, Lower Hutt Tel (04) 566 8004 Fax (04) 566 8037
--	---------------------------------------	--

Notes			Probe Number 4	Probe Number 5	Probe Number 6
Depth	No.	0 5 10 15	Depth	No.	0 5 10 15
50	0		50	0	
100	0		100	0	
150	1		150	0	
200	2		200	1	
250	3		250	1	
300	4		300	2	
350	5		350	1	
400	5		400	1	
450	6		450	2	
500	7		500	2	
550	7		550	2	
600	8		600	3	
650	9		650	2	
700	9		700	3	
750	0		750	2	
800	0		800	2	
850	0		850	3	
900	0		900	2	
950	0		950	2	
1000	0		1000	3	
1050	0		1050	2	
1100	0		1100	3	
1150	0		1150	2	
1200	0		1200	3	
1250	0		1250	3	
1300	0		1300	2	
1350	0		1350	3	
1400	0		1400	3	
1450	0		1450	3	
1500	0		1500	3	
1550	0		1550	2	
1600	0		1600	2	
1650	0		1650	3	
1700	0		1700	3	
1750	0		1750	2	
1800	0		1800	3	
1850	0		1850	3	
1900	0		1900	3	
1950	0		1950	3	
2000	0		2000	3	
2050	0		2050	3	
2100	0		2100	3	
2150	0		2150	3	
2200	0		2200	4	
2250	0		2250	3	
2300	0		2300	4	
2350	0		2350	3	
2400	0		2400	3	
2450	0		2450	4	
2500	0		2500	4	
2550	0		2550	3	
2600	0		2600	4	
2650	0		2650	4	
2700	0		2700	5	
2750	0		2750	4	
2800	0		2800	5	
2850	0		2850	5	
2900	0		2900	5	
2950	0		2950	5	
3000	0		3000	0	
3050	0		3050	0	
3100	0		3100	0	
3150	0		3150	0	
3200	0		3200	0	
3250	0		3250	0	
3300	0		3300	0	
3350	0		3350	0	
3400	0		3400	0	
3450	0		3450	0	
3500	0		3500	0	



Floor area: 311.36 sq. m.
Garage area: 52.49 sq. m.
Total area: 363.85 sq. m.
Covered: 5.25 sq. m.

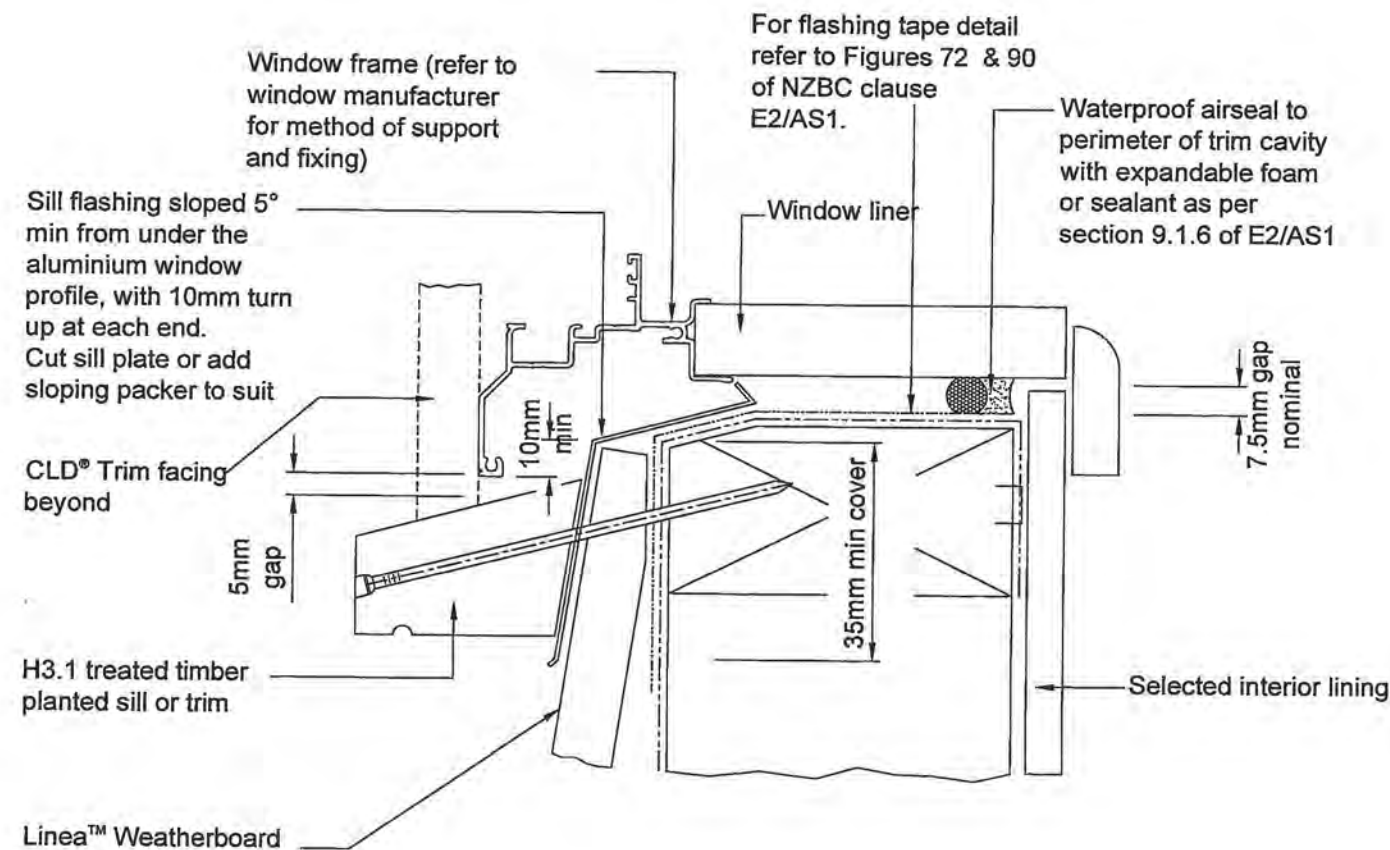
Signature
YOUR HOME. YOUR WAY.

Job Title:	Glenn & Stephanie Peach	Drawing Title:	Concept Floor Plan
------------	-------------------------	----------------	--------------------

Site Address: _____
Tel No: _____

Job 22260
Drawn Graham Govey
Checked
Scale 1:100
Date 15/04/09

These drawings have been prepared on the understanding that the Building Contractor has a correct knowledge of the NC Building Code and its 2005 2006 UFG. The client Contractor, Job Contractor or Architectural Agency of the award of the contract shall ensure that all works comply with these values in addition to any requirements of the Tennessee authorities. Any award certificate shall state that the project is in compliance with the requirements of the Tennessee Building Code and the Tennessee Building Code. Any award certificate shall state that the project is in compliance with the requirements of the Tennessee Building Code and the Tennessee Building Code.



General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Building wrap must comply with acceptable solution NZBC clause E2/AS1 & NZS 3604.
3. Flashing tape must have proven compatibility with the selected building wrap and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

Job Title:

XXXX

Drawing Title:

**Linea Sill
Flashing Detail**

Site Address:

XXXX
XXXX
XXXX

Job	xxxxx
Drawn	Graham Devey
Checked	-
Scale	1:2
Date	31/5/10
Page	x

These plans are copyright
of Signature Homes

Signature
HOMES

YOUR HOME. YOUR WAY.

CARTERS

National Support Office

Auckland

Ph (09) 2727383

Client: Signature Homes

Job Name: Peach

Address: 51 Paul Faith Lane

Te Horo

Kapitel

Pitch: 30

Roof Material: Metal Tile

Soffit Overhang: 750mm

Wind Area: High

Snow Load: 0.5 k

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY Phil Edwards

DATE 5/3/2010 PAGE 2 of 2

These lintols have been sized using
the **GANGLAM 05/2005** and
FLITCH-BEAM 12/2007
selection manuals from **MITek NZ Ltd.**

hySPAN, hyONE and hy90 lintels have been sized using designIT v3.2.4NZ software or selection manuals, hySPAN Edition 2, hyONE 04/2008 and hy90 Edition 1, as provided by CHH futurebuild.

Unless otherwise stated the timber grade for all lintels is MSGB. Lintels not shown are to be selected as per NZS3604 1999.

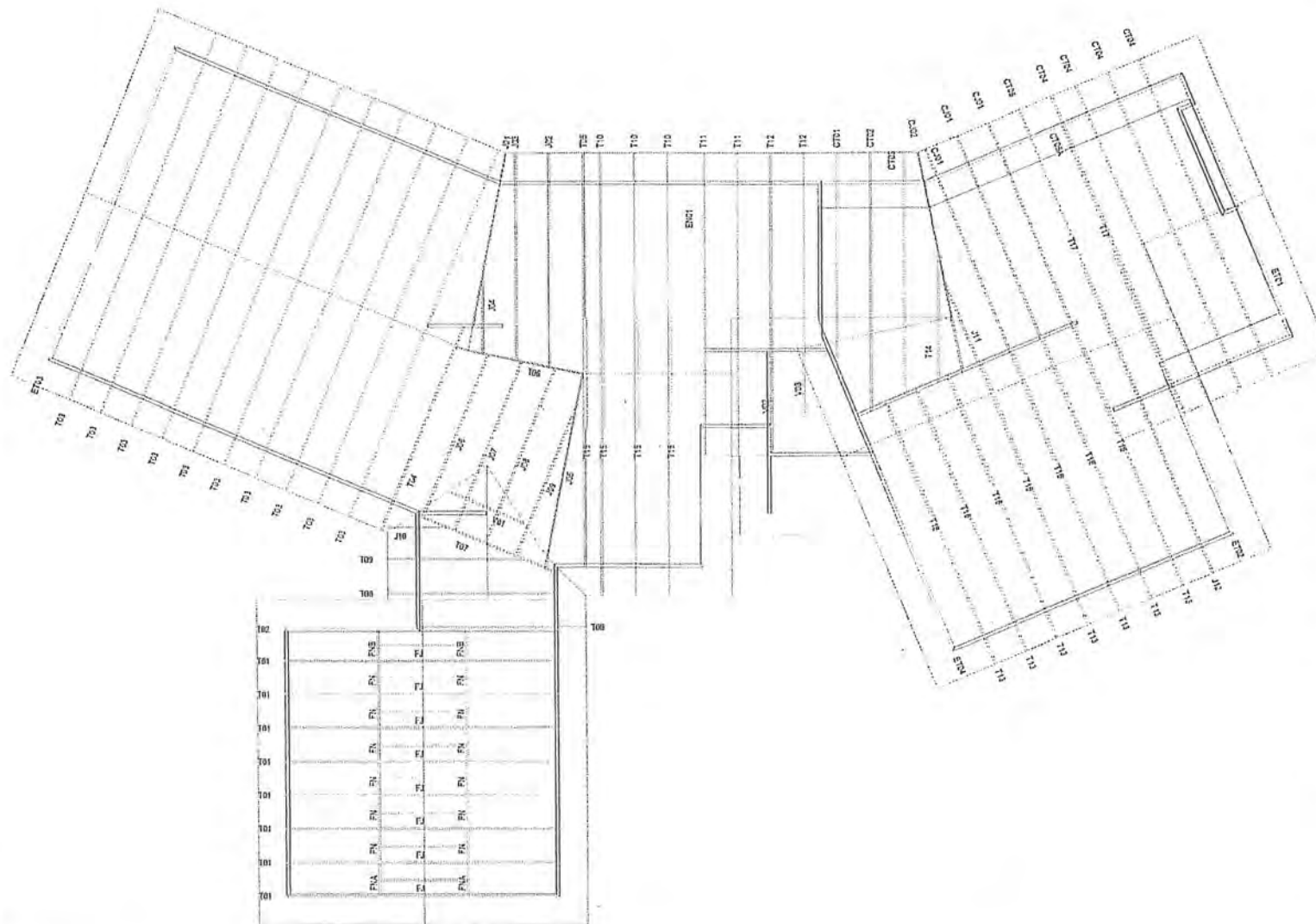
All walls shown on this layout are considered to be load bearing.

See Page 1 for
Labelled Truss Layout

NOTIFICATION OF POINT LOADS TO INTERNAL WALLS
IN EXCESS OF 10kN.

Ref. Internal Load-Bearing on Concrete Floor Slabs 03/2006 MITek NZ Ltd.

BUILDING CONSENT LAYOUT



CARTERS

MANUFACTURING

National Support Office

Auckland

Ph (09) 2727 383

JOB No FP2961

Client: Signature Homes
Job Name: Peach
Address: 51 Paul Faith Lane
Te Horo
Kapiti

Pitch: 30
Roof Material: Metal Tile
Soffit Overhang: 750mm
Wind Area: High
Snow Load: 0.5 kPa

Trusses And Rafters At 900 Centres
Unless Stated Otherwise.

This layout is to be read in conjunction
with the Architectural plans.

DRAWN BY Phil Edwards

DATE 5/3/2010

PAGE 1 of 2

BUILDING CONSENT INFORMATION

These layouts and associated design
statements are provided as a means
of showing compliance with NZBC
and may be used for Building Consent
Application purposes only. This is a
Buildable layout which may have some
dimensional changes completed at the
time of truss manufacture.

As to be Built roof truss layouts, truss
fixing details, point load notification,
and a Producer Statement for the
design of the roof trusses will be
provided to the Local Authority at
the time of manufacture.

All walls shown on this layout are
considered to be load bearing.

These layouts and associated design
statements are valid only if the job is
manufactured by CARTERS.

TRUSS FIXINGS

Truss to Top Plate - 2 wire dogs
Truss to Truss - Joist Hanger
or alternatively as specified by
CARTERS on the Final Layout



See Page 2 for Dimensions
and Point Load notification

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

ISSUED BY: ISP Consulting Engineers Ltd
TO: **Glen & Stephanie Peach**
(Owner/Developer)
TO BE SUPPLIED TO: **Kapiti Coast District Council**
(Building Consent Authority)
IN RESPECT OF: **New Residence**
(Description of Building Work)
AT: **51 Paul Faith Lane, Te Horo**
Lot: 18 DP: 394017

(Address)

ISP Consulting Engineers Ltd has been engaged by **Glen & Stephanie Peach**

to provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 observation services
(Engineering Categories)

in respect of clause(s) B1, VM1 of the Building Code for the building work described in documents relating to Building Consent No # **100272**. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / Site Inspection Reports **Numbered 1-2** (copies attached) have been issued during the course of the works.

On the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works,

I believe on reasonable grounds that ☐ All ☒ **Part only as specified of building work outside the scope of NZS3604:1999-**

- Ribraft Foundation Only

Of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1, VM1 of the Building Regulations.

I, John O'Hagan am CPEng Registered No. 179947

I am a Member of IPENZ and hold the following qualifications: **NZCE(Civil), BE (Hons), MIPENZ, CPEng**

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

Validity authenticated in
accordance with KCDC Policy 002

The Construction Review Firm is a member of ACENZ

SIGNED BY John O'Hagan **ON BEHALF OF** ISP Consulting Engineers Ltd.

- 4 NOV 2011

Date: 23rd July 2010

Signature:.....

Signature: 

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$500,000*.

This form to accompany Forms 6 or 8 of the Building (Form) Regulations 2004 for the issue of a Code Compliance Certificate.

February 2010

PRODUCER STATEMENT

The SUNRIVER evacuated tube solar collector has been constructed to comply with the following clauses of AS/NZS 2712:2007

Section 2 – General Design Requirements

- 2.2 – Materials in Contact with Drinking Water, when components comply with AS/NZS 4020
- 2.3 – The Collector is designed to meet the hazard, loading and fixing requirements when installed in accordance with the principles of Dept of Building & Housing clause G12/AS2
- 2.5 – Complies when connecting copper pipe work is installed in accordance with AS/NZS 3500.4, and exposed insulation is weather resistant.
- 2.6.1 – Complies when a pressure relief system designed to prevent the pressure in the hot water cylinder exceeding the cylinder rated pressure and temperature is installed. The operating temperature of an unvented water heater shall not exceed 99 C. The collector has been tested to 1000 kPa.
- 2.6.2 – Complies when TPR, CWE and PRV ratings exceed 5.75 kW and unvented collectors are fitted with expansion control valves
- 2.7 – Unvented systems comply when the supplementary heater is fitted with an over temperature protection device to AS/NZS 60335.2.21 or for gas, equivalent to AS 4552
- 2.8 – Complies when Electric supplementary heating complies with AS NZS 60335.2.21 and Gas supplementary heating complies with NZS 5262

Section 3 – Containers

- 3.3 – Containers are to be clearly and indelibly marked with sufficient information to comply with the AS/NZ2712:2007 Standard clause 3.3

Section 4 – Collectors

- 4.2.2 – Fluid ways of absorbers are constructed of copper tube to NZS 3501
- 4.3.1 – Thermal insulation of collector
- 4.3.2 – Collector casing is constructed of powdercoated electrogalvanized steel.
- 4.3.3 – Sealing materials
- 4.3.4 – Evacuated tube collectors are adequately supported and secured, readily replaceable and have vacuum loss indication.
- 4.3.5 – Loss of water due to glazing failure will not lead to a loss of water
- 4.4.1 – Securing of glazing
- 4.4.3 – Glass breakage. The collector has passed the impact test to appendix C
- 4.4.4 – Glazing weather resistance
- 4.5.2 – Systems with collectors designed to resist stagnation conditions. The collector has been tested to resist stagnation conditions
- 4.6 – Impact resistance. The collector has passed the impact test to appendix C
- 4.7 – Protection against ingress of water. The collector has passed the water ingress test to appendix D
- 4.8 – Protection against freezing. The collector has passed the freezing test to appendix E
- 4.9 – Structural requirements. The collector has adequate means of support when installed in accordance with the principles of Dept of Building & Housing clause G12/AS2

Please read reverse for guidance on care and maintenance of your Smartwood Joinery.

Producer Statement/Warranty



Our windows comply with the building code

COMPLIANCE. We hereby certify that all products supplied by our company meet or exceed the requirements of the New Zealand Building Code Means of Compliance, NZS 4211:1985 Performance of Windows and NZS 4223, Glazing in Buildings Parts 1, 2 and 3.

PERFORMANCE. This means that our windows have been designed and tested to perform under the most diverse New Zealand weather conditions, and:

- have been successfully tested for strength under a range of wind pressures appropriate for the various wind zones in New Zealand as outlined in NZS 3604, (L) (M) (H) (VH)
- meet the requirements for deflection under simulated loads.
- meet stringent requirements for waterproofing and air leakage Level (2) or Level (8).
- have glass of the correct thickness and toughness to cope with expected wind loads and accidental human impact.

DURABILITY. Smartwood joinery can be expected to have a trouble-free serviceable life of not less than 15 years as required by section B2 of the New Zealand Building Code. This pertains specifically to the structural elements of the joinery.

In accordance with our TERMS AND CONDITIONS OF SALE a guarantee for all Smartwood products is provided under normal conditions of use against failure of materials and workmanship for 5 years from date of delivery.

In the course of normal maintenance decorative elements and non-structural fittings such as window fasteners, door rollers, weather piles and the like may need to be replaced as they wear out. This process does not contravene the B2 Durability requirements of the New Zealand Building Code or the warranty given by the distributor.

The coating on the aluminium exterior is covered by a separate warranty.

PLEASE NOTE:

1. This warranty is subject to correct installation as outlined in our installation procedure document. Such a document is available to you or your builder on request.
2. As timber is a natural product, variation in colour and grain is to be expected and is normal.

Purchaser Signature Homes.

Address Palmerston North.

Site address 51 Paul Faith Line, Te Horo.

Distributor Alpwood Joinery Services

Address 5/51 Rangi Road, Takanini, Auckland.

Date delivered/installed April 2011

Signature Anson Elcock

This Producer Statement covers product supplied as per our quotation and is based on window schedules, floor plans and elevations as supplied.

Quote No. 5209 Date 15/11/10 Revision Date 08/12/10

Supplied Only: ☒ Supplied & Installed: ☒

WARRANTY NO.

A11-015

To validate this Performance Warranty

Please complete this portion (your name as the actual owner may not yet be on our records) and return to distributor:

Alpwood Joinery Services Ltd

P.O. Box 72-976

Papakura

Ph 09 268 4128

Owner

Site address 51 Paul Faith Line, Te Horo.

Date delivered/installed April 2011

Distributor Alpwood Joinery Services.

Don't forget

...to return this section to your Smartwood Distributor in order to validate your warranty.

WARRANTY NO. A11-015

Care and maintenance of Smartwood Joinery

Smartwood Joinery is designed and manufactured to the highest quality specifications.

Like the finest furniture, interior Smartwood timbers will respond to regular care, and retain their appeal for decades. Similarly, regular cleaning of the exterior aluminium surfaces is recommended.

During house construction ensure that fresh concrete, plaster or mortar are immediately removed from all joinery surfaces as well as glass. Wipe with a damp cloth and wash down the exterior with clean water.

Pay particular attention to ensuring that builders debris and dirt is cleaned from the inside of sliding and hinged door sills, so that drainage holes remain unobstructed.

The home owner should clean the exterior aluminium frames each time the windows are washed in order to remove atmospheric dirt and grime. Cleaning of windows once every four months should be sufficient, but in coastal or industrial environments washing down of the exterior may be required every one to three months.

A soft cloth with warm water and a mild household detergent are recommended.

Interior timber surfaces come with pre-treatment and should be sealed after installation with an appropriate interior finish e.g. oiled, stained or painted, according to manufacturer's instructions. Surfaces to be finished should be clean and free of dust. Sanding with fine sandpaper is usually required between coats. When finishing has been completed surfaces should be cleaned once every four months as regular maintenance.



SMART
WOOD

TRADITION MEETS TODAY'S LIFESTYLE



Electrical Certificate of Compliance

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. **3596528**No. of attachments

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer

SIGNATURE HOME GARRETTES

Phone:

0274432668

Address of installation

51 PAUL FAITH LANE, TE HORO

Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and
 (b) the supply system of the installation or part of the installation to which this certificate applies is
 230V/400 V MEN ☒ or attached other system ☐

WORK DETAILS

☐ No. of lighting outlets☐ No. of ranges

Please tick (✓) as appropriate where work includes:

☐ No. of socket outlets☐ No. of water heaters☒ Mains☒ Main earthing system

Was any installation work carried out by the homeowner?

☐ Yes ☒ No☒ MEN Switchboard closest to point of supply☒ Electric lines

Description of work carried out (If necessary attach any pages with work done)

fitat house as per plans

**Validity authenticated in
 accordance with KCDC Policy 002**

- 8 NOV 2011Signature: **[Signature]**

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☒ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☐ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☒ has an earthing system that is correctly rated
☒ contains fittings which are safe to connect to a power supply
☒ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name

M. ISARC

Registration No.

6246318

Company

LASER ELECTRICAL

Contact Ph No.

06 3233926

Signature

[Signature]

Date

24/10/11

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)☐ Attached other☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

Registration No.

Signature

Date

Contact Ph No.

How to use...

Certificates of Compliance

CUSTOMER INFORMATION

Please complete the certificate of compliance clearly and include

- The customer's name, and contact details;
- The address of the electrical installation.

DECLARATION OF CONFORMITY

Please identify

- The design of the installation;
- The supply system of the installation.

WORK DETAILS

The work details should be plainly stated. Please use the boxes provided to assist with the description of the work and if necessary attach extra pages.

CERTIFICATION OF WORK

Please complete the certification of work details in all cases.

INSPECTION DETAILS

Where the work requires inspection in accordance with the Electricity (Safety) Regulations 2010, the inspection section of the certificate of compliance must be completed by an electrical inspector.

GENERAL ELECTRICAL WORKER RESPONSIBILITIES

If prescribed electrical work is carried out on a low voltage installation, or part of such an installation, and involves the placing, replacing or repositioning of conductors or fittings attached to conductors, the work must be certified in accordance with regulation 67 of the Electricity (Safety) Regulation 2010.

The certification of work must be done;

- As soon as practicable after the work has been completed but in any case no later than 3 days after the completion of the work;
- In any other case, no later than the end of the day after the day on which the contract for the work terminates;
- Every certificate of compliance must be given to the person who commissioned the work or the occupier of the premises where the work was done within 20 days after the work was completed;
- Every certificate of compliance must be retained for three years by the person certifying the work, and if the work has been inspected, by the person inspecting the work.

Electrical Workers Registration Board

Freephone 0800 66 1000, Fax: 0-4-473 2395 • Internet: www.ewrb.govt.nz

Section 5 - Heat Exchangers

- 5.2 - The heat exchanger within the hot water cylinder is designed to ensure the heat transfer fluid does not contaminate the drinking water.
- 5.3 - Heat transfer fluid, when installed in accordance with the specifications in the Sunriver installation manual, shall be non toxic and coloured to indicate any leakage into the hot water cylinder.
- 5.4 - The heat exchanger within the hot water cylinder is constructed of materials compatible with the heat transfer fluid, and pressure tested.
- 5.5 - The hot water cylinder is marked and instruction supplied regarding the servicing to be carried out with the heat transfer fluid.

Section 6 - Circulating Pump

- 6.2.1 - Construction. The Wilo Star Z 25/6 pump does not create excessive noise or vibration and the copper alloy components are dezincification resistant.
- 6.2.2 - Collector Circuit flow rate. The variable speed feature of the pump and the Adjustable flow meter enable the flow rate to be adjusted to 30 litres/hr.sq m of collector area.
- 6.3.1 - The SolaStat - Plus controller complies with
 - Water resistant enclosure version available where applicable (IP55)
 - External relay (SolaStat Rly) for ripple control to supplemental heating
 - Advanced 'holdoff' function for solar precedence
- 6.3.2 - Covered in the Instruction Manual

Section 7 - Solar Water Heater Systems

- 7.3 - Air Vent. A suitable automatic Air vent shall be fitted at the highest point of the collector

Ron Sanders

Design Engineer

1.0 Structural Support:

- The Collector weight is no more than 22kg/m²

	Weight with water	Collector Area	Gross Area	Weight per m ²
12 tube	44 kg	0.98 m ²	2.00 m ²	22.00 kg/m ²
24 tube	75 kg	1.96 m ²	3.96 m ²	18.94 kg/m ²
36 tube	120 kg	2.94 m ²	5.94 m ²	20.20 kg/m ²
48 tube	155 kg	3.92 m ²	7.92 m ²	19.57 kg/m ²

- There is no hot water tank on the roof
- The storage cylinder is not greater than 450L
- The roof pitch is not greater than 45°
- The building is out of the wind zone where wind exceeds 50m/s as defined in NZS3604
- The solar collector has an area no greater than 4m²
- This area is out of the NZS3604 snow loading zone
- The solar collectors are installed parallel to the roof cladding unless otherwise specified in the consent
OR where the solar collectors are installed to a different pitch to the roof the solar collector is:
 - not greater than 45°
 - is in a wind zone where the wind does not exceed 44m/NZS3604
 - the solar collector faces the same compass direction as the roof

2.0 Materials:

- Product
Sunriver products use an Powder coated Electrogalv mild steel or Stainless steel frame, borosilicate glass, copper pipe, and EDPM and Butyl flashings - all with a 50yr durability under NZS3604.
- Compatibility
Between the roof and the Sunriver collector, there is always either an EDPM boot (dektite type) or Butyl rubber under the feet. – both these products are compatible with any roof type according to G12/AS2 table
- Compatibility subject to run off
As per compatibility table both the flashings (EDPM boots) and the Butyl rubber spacings under the feet are compatible with all roof types as listed in Table 3 of G12/AS2

3.0 Solar Water Heater Requirements:

- The product has been certified to AS/NZS2712:2007
- Controller certified to AS/NZS2712:2007 as part of whole system and minimizes the use of auxiliary heating by it design (data available on request re AS/NZS4234/2008 certification measuring system performance)
- Solar Water Heaters must have a minimum of 50L per m² of collector area

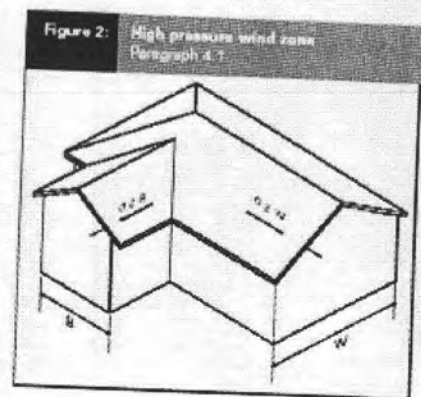
System Size	SR12	SR24	SR36	SR48
Collector Area (m ²)	0.98	1.96	2.94	3.92
Minimum Cylinder size (L)	50	100	150	200
Actual cylinder size (L)

- Storage Tanks are covered under the AS/NZS4692.

- To prevent the growth from Legionella bacteria the following controls are in place.
Choose one of the following:
 - continuously energized element 55% off the bottom of the water tank and a thermostat set to 60°C or higher
 - be controlled so that the water above the element is heated to 60°C once per day and the element is 150mm from the bottom of the tank
 - be controlled so that the water above the element is heated to 60°C once per week including the water in the collector
- For Instantaneous or pre-heater systems only the storage water passes through a cylinder as per 3.5.1, OR the instantaneous heater passes the water through not less than 70°C
- Protection from Frosts
Sunriver collectors have passed AS/NZS2712:2007 level 2 (severe frost conditions) tests therefore are applicable anywhere in New Zealand

4.0 Location of Solar Water Heaters:

- The solar water collector is located outside the high pressure wind zone as shown in Figure 2. This is shown in attached roof map
- Solar Collectors are facing within 90° of geographic north as also shown in attached roof map
- Solar collectors must be inclined at an angle within 20° of latitude. In New Zealand that is Kaitaia is at 35° (15° – 55°) and Invercargill is at 46° (ie 26° -66°), Christchurch is 43° (23° -63°)
- The solar pitch is ____° in this installation



5.0 Installation of Solar Water Heaters:

- Weather Tightness
Penetrations are all less than 60mm (pipe sizes are 13 - 20mm), they will be flashed using EDPM boots as shown. Sealants used are in conjunction with mechanical fasteners.
- Pipe Insulation
All pipes are insulated at all times

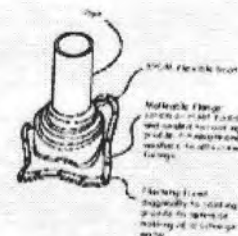


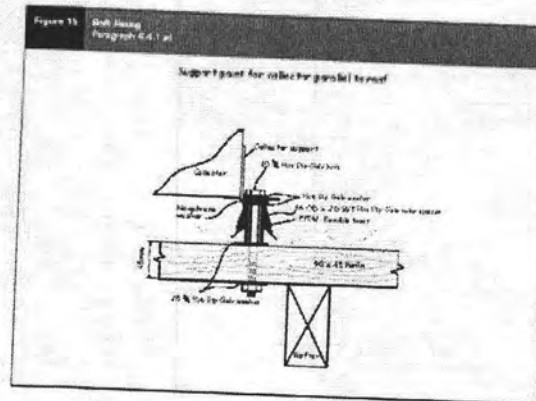
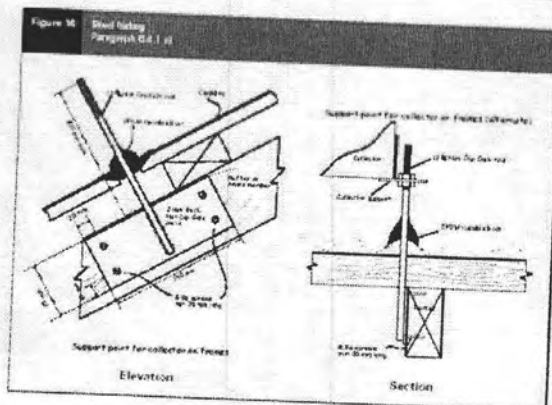
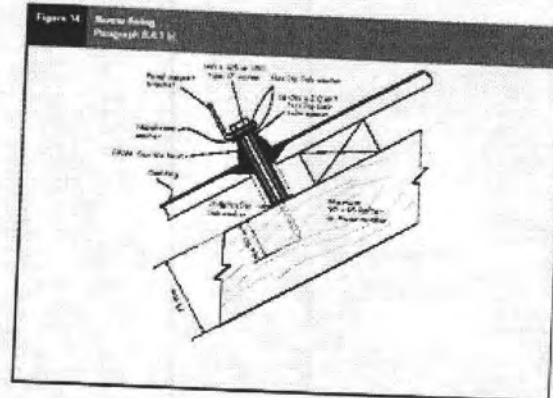
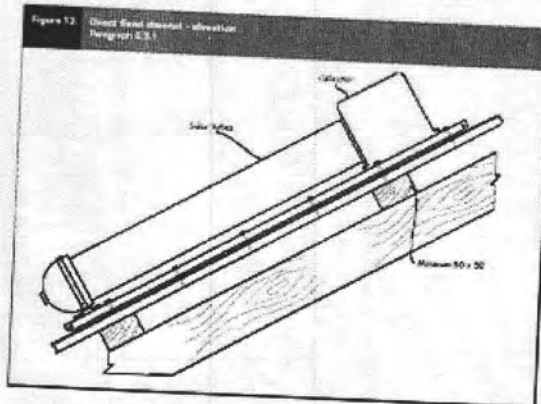
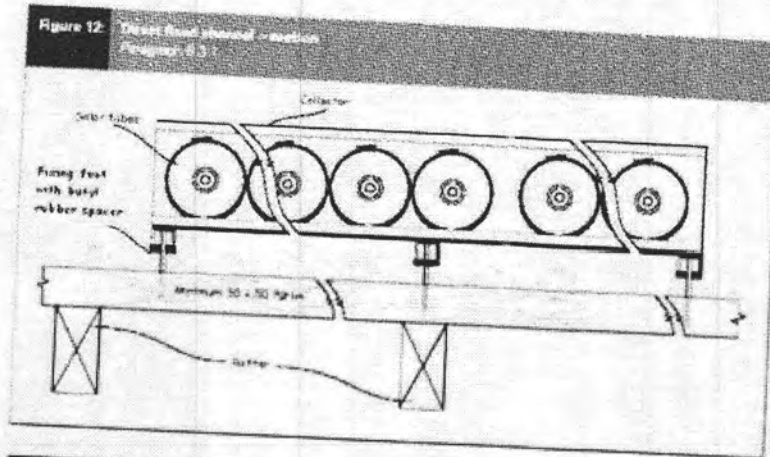
FIG 17
(1) Max. roof pitch for Max. flashing 40
mm (1 1/2 in. 30)
(2) For pipes with 100mm diameter

6.0 Maintenance and Durability:

- Sunriver Collectors are marked "Steelfort (manufacturer), Model, Manufactured date, "Tested to Level 1 Stagnation condition (Not suitable for installation in Australia)", Passed test to frost level 2 AS/NZS 2712:2007

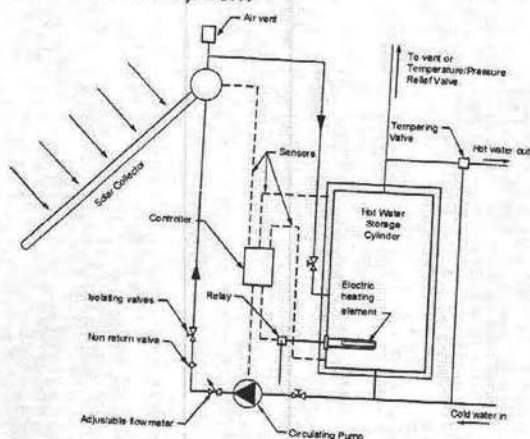
7.0 Structural Support for Solar Water Heaters:

- Collectors may be fixed as per figure 12 and figure 13 for direct fixing parallel to the roof cladding
- Solar Collectors may be installed elevated up to 50 mm above the roof cladding using details from figures 14, 15 or 16

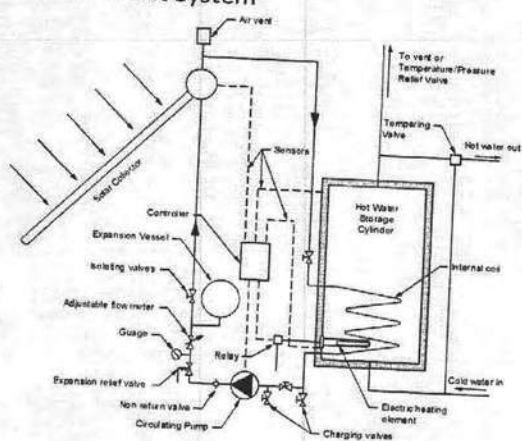


8.0 Arrangement of Components:

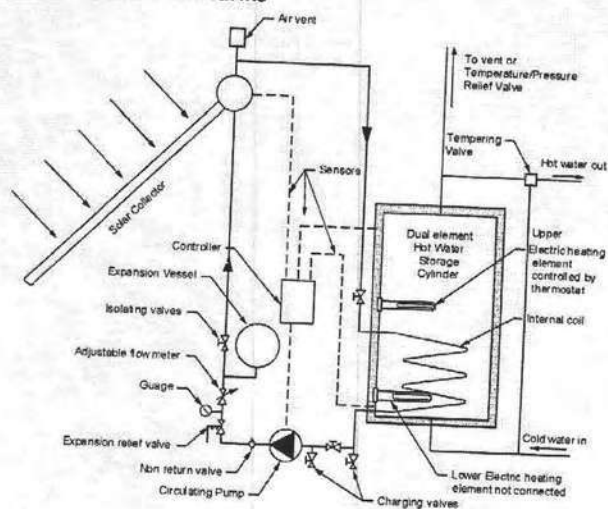
• Open Circuit System



• Closed Circuit System



• Dual Element tanks





BRANZ Appraised

Appraisal No.539 [2007]

BRANZ Appraisals

Technical Assessments of products
for building and construction

BRANZ APPRAISAL CERTIFICATE No. 539 (2007)

FUSIOTHERM® PIPING SYSTEM

aquatherm NZ Ltd
P O Box 99 393
Newmarket
Auckland 1149

Tel: 09 570 7204

Fax: 09 570 7206

Web: www.aquatherm.co.nz



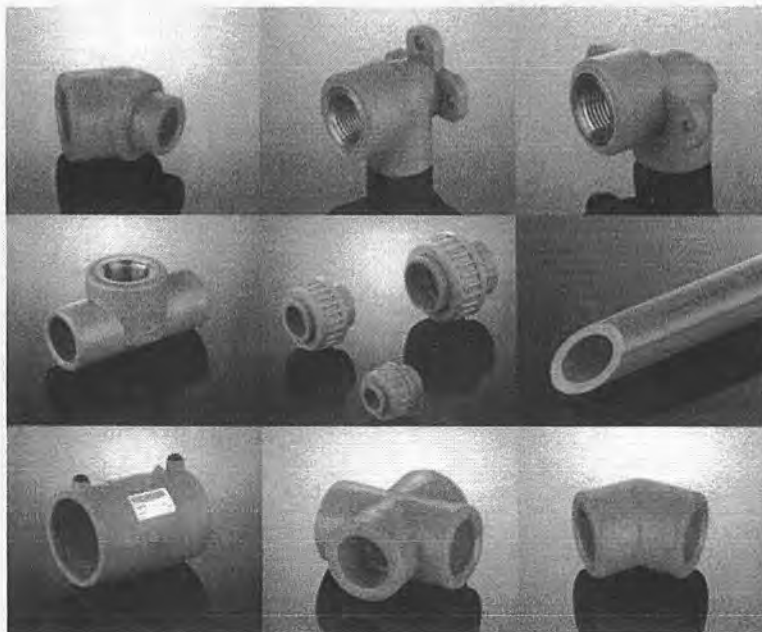
BRANZ Limited
Private Bag 50 908
Porirua City
New Zealand
Tel: +64 4 237 1170
Fax: +64 4 237 1171
www.branz.co.nz

BRANZ Pty Ltd
P O Box 830
Brookvale
NSW 2100
Australia
Tel: +61 2 9938 6011
Fax: +61 2 9938 6911
www.branz.com.au



Product

1.1 The fusiotherm® Piping System consists of two types of pipe; fusiotherm®-pipe and multi-layer fusiotherm®-faser composite pipe. The pipes are available in diameters ranging from 16 mm to 250 mm and use fittings manufactured from the same material as the pipes themselves. The fusiotherm® pipes are for use in hot and cold water supply services and hot water circulation heating systems.



Scope

2.1 The fusiotherm® Piping System has been appraised for use as the piping components for water supply as per the scope of New Zealand Building Code (NZBC) Verification Method G12/VM1 and Acceptable Solution G12/AS1, and as pipe for proprietary heating systems subject to specific design.

2.2 The fusiotherm®-pipe SDR 11 has been appraised for cold water distribution only. The fusiotherm®-pipe SDR 7.4 and fusiotherm®-faser composite pipe SDR 7.4 have been appraised for both hot and cold water use.

Building Regulations

New Zealand Building Code (NZBC)

3.1 In the opinion of BRANZ, the fusiotherm® Piping System, if used, designed, installed and maintained in accordance with the statements and conditions of this Certificate, will meet or contribute to meeting the following provisions of the NZBC:

Clause B2 DURABILITY: Performance B2.3.1(a) not less than 50 years, B2.3.1(b) 15 years, and B2.3.1(c) 5 years. The fusiotherm® Piping System meets these requirements. See Paragraphs 8.1 - 8.3.

Clause F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. The fusiotherm® Piping System meets this requirement and will not present a health hazard to people.

Clause G10 PIPED SERVICES: Performance G10.3.1(a). The fusiotherm® Piping System contributes to meeting this requirement when used in heating systems. See Paragraph 9.1.

Clause G12 WATER SUPPLIES: Performance G12.3.2(c) and G12.3.7 (a) and (b). The fusiotherm® Piping System contributes to meeting these requirements. See Paragraphs 7.1 - 7.5, 9.1 and 12.1.

3.2 This Certificate appraises an **Alternative Solution** in terms of New Zealand Building Code compliance.

Technical Specification

Description

4.1 The fusiotherm® pipes and fittings are manufactured from fusiole polypropylene random copolymer (PP-R (80)). The fusiotherm®-pipe covered by this Appraisal comes in two different standard dimension ratios (SDR, diameter / wall thickness ratio), SDR 11 and SDR 7.4. The fusiotherm®-faser composite pipe comes in SDR 7.4 only.

4.2 The fusiotherm®-pipe SDR 11 is green with four blue stripes along its length and comes in diameters of 20 mm, 25 mm, 32 mm, 40 mm, 50 mm, 63 mm, 75 mm, 90 mm, 110 mm, 125 mm, 160 mm, 200 mm and 250 mm. All pipe diameters are available in lengths of 4 m. The 20 mm and 25 mm diameter pipes are available in coils of 100 m and the 32 mm diameter pipe is available in coils of 50 m.

4.3 The fusiotherm®-pipe SDR 7.4 is plain green and comes in diameters of 16 mm, 20 mm, 25 mm, 32 mm, 40 mm, 50 mm, 63 mm, 75 mm, 90 mm and 110 mm. All pipe diameters are available in lengths of 4 m. The 16 mm and 20 mm diameter pipes are available in coils of 100 m.

4.4 The fusiotherm®-faser composite pipe is green with 4 darker green stripes. It is a multi-layer pipe with inner and outer layers of PP-R (80) and a middle layer of fibre reinforced PP-R (80). It comes in diameters of 20 mm, 25 mm, 32 mm, 40 mm, 50 mm, 63 mm, 75 mm, 90 mm, 110 mm, 125 mm, 160 mm, 200 mm and 250 mm. All pipe diameters are available in lengths of 4 m.

4.5 The pipes are continuously marked along their length with aquatherm, the pipe type, the pipe size, material type, certification information and date and time of manufacture.

4.6 The fittings for use with the fusiotherm® pipe are also made from fusiole PP-R (80), with some of the fittings also incorporating dezincification-resistant brass where metallic threads are required. All fittings are marked with the diameter of the pipe it is to be used for, "a" (for aquatherm) and PP-R Typ3.

Tools

4.7 The tools specified by aquatherm NZ Ltd for installation are outside the scope of this Certificate, however only aquatherm and brand matched tools should be used.

Handling and Storage

5.1 fusiotherm® Piping System components must be handled and stored with care to prevent damage. The pipe must be stored flat, supported every metre and in a position where it will not be exposed to sunlight.

Technical Literature

6.1 Refer to the Appraisals listing on the BRANZ website for details of the current Technical Literature for the fusiotherm® Piping System. The Technical Literature must be read in conjunction with this Certificate. All aspects of design, use, installation and maintenance contained in the Technical Literature and within the scope of this Certificate must be followed.

Design Information

General

7.1 fusiotherm® Piping Systems must be designed and installed in accordance with the requirements of NZBC Acceptable Solution G12/AS1. Specific design installations may be designed in accordance with AS/NZS 3500.1 and AS/NZS 3500.4.

7.2 fusiotherm® pipe is suitable for use as circulation pipes for radiator type heating systems, subject to the limitations of Paragraph 9.1 below. These systems are to a specific design by the heating system proprietor and components other than the fusiotherm® pipe and fittings are outside the scope of this Certificate.

7.3 The fusiotherm® Piping System must not be used where it will be subject to direct sunlight.

7.4 The fusiotherm® fusiole PP-R pipe must not be connected directly to auxiliary heaters such as solar collection panels or wet-backs without the installation of temperature protection devices in the system. Without protection, temperatures may exceed the operating limits. Pipes and fittings must not be installed within 1 metre of an inlet or outlet of a water heater.

7.5 Cold water supply pipes must be insulated when embedded in heated concrete slabs. Where water supply pipes must pass through concrete slabs they must do so at right angles to the surface of the slab and be lagged with an impermeable flexible plastic material of not less than 6 mm thickness for the full depth of the slab penetration.

7.6 Where the fusiotherm® Piping System is to be used in or under concrete, refer to Tables 1 and 3 for working pressures and temperatures for a 50 year serviceable life.

7.7 Other brands of PP-R pipes and fittings must not be used in the fusiotherm® Piping System.

Durability

8.1 The NZBC durability performance requirements for piping systems vary depending on the difficulty or ease of access.

Service Life

8.2 The service life of fusiotherm Piping System relating to pipe type, permissible working pressure and temperature is given in Tables 1, 2 and 3 below. The Technical Literature gives a greater range of design options for these variables.

Working Pressures and Temperatures

9.1 Table 1 gives the permissible working pressures for the fusiotherm® Piping System for a 50 year service life and a working temperature of 20°C. Table 2 gives the permissible working pressures for a 25 year service life at 80°C. Table 3 gives the permissible working pressures for a 50 year service life at 60°C.

Table 1: Permissible working pressures for a 50 year service life at 20°C

Pipe	Pressure (MPa)
fusiotherm®-pipe SDR 11	1.29
fusiotherm®-pipe SDR 7.4	2.04
fusiotherm®-faser composite pipe	2.45

Table 2: Permissible working pressures for a 25 year service life at 80°C

Pipe	Pressure (MPa)
fusiotherm®-pipe SDR 7.4	0.51
fusiotherm®-faser composite pipe	0.61

Table 3: Permissible working pressures for a 50 year service life at 60°C

Pipe	Pressure (MPa)
fusiotherm®-pipe SDR 7.4	1.01
fusiotherm®-faser composite pipe	1.21

Note: The above tables are based on intermittent heated water. Long uses at higher temperatures will reduce the service life.

Maintenance

10.1 The fusiotherm® Piping System hot and cold water supply components and heating system components do not require any special maintenance. Items such as valves and control equipment must be maintained to ensure the maximum working pressures and temperatures are not exceeded.

Spread of Fire

11.1 In all applications where fusiotherm® PP-R (80) pipe passes through a fire rated element of a structure or cavity barrier, the opening must be fire-stopped in a way that will permit thermal movement of the pipe.

Water Supplies

12.1 The fusiotherm® Piping System has been tested to AS/NZS 4020 and is suitable for potable water supply use in accordance with NZBC Acceptable Solution G12/AS1 Clause 2.1.2.

Energy Efficiency

13.1 All domestic type hot water distribution pipes must be insulated in accordance with the requirements of NZS 4305 Sections 3.7 and 3.8.

Installation Information

Installation Skill Level Requirements

14.1 Installation of the fusiotherm® Piping System for potable water must be carried out by a Registered Plumber that has undergone and passed training from aquatherm NZ Ltd on installation and connection techniques.

General

14.2 Installation of the fusiotherm® Piping System must be in accordance with NZBC Clause G12/AS1, in particular Section 7.

14.3 fusiotherm® pipes and the associated fittings must be designed and installed in accordance with the requirements of this Certificate and installation information in the Technical Literature.

14.4 When installing fusiotherm® pipes in framed walls, the holes must be accurately sized to allow pipework to expand and contract. In metal framework grommets must be used to protect the pipe from sharp edges.

14.5 20 mm, 25 mm and 32 mm diameter fusiotherm®-pipe SDR 11 and 16 mm and 20 mm diameter fusiotherm®-

pipe SDR 7.4 may be bent with a minimum radius of 8 times the pipe diameter; however it is preferred to carry out changes in pipe direction with pipe joints. Larger diameter fusiotherm®-pipes, and fusiotherm®-faser composite pipe must not be bent. For these pipes all changes in pipe direction must be achieved through joints.

Connecting Pipes and Fittings

14.6 There are two methods of connecting the fusiotherm® pipes and fittings together, either by heating the two components with a welding device and pushing them together, or through the use of fusiotherm®-electrofusion sockets. fusiotherm® Piping Systems must only be installed by Registered Plumbers who have undergone and passed training by aquatherm NZ Ltd.

14.7 In locations where joints between pipes that will be concealed within or beneath concrete slabs or screeds, only fusion welding should be used, mechanical joints are not acceptable in this situation.

Charging and Pressure Testing

15.1 Prior to enclosing the piping system, whether it is for piping in wall or floor cavities, or heating systems, a visual check of every fitting is required to ensure all fusion welds have been properly formed.

15.2 All circuits within the system must be flushed with fresh, clean water so that they are free from trapped air and any foreign matter that may have entered the system.

15.3 When all air has been bled from the system, it must be pressure tested.

15.4 Piped services used for potable hot and cold water supply must not show any leakage when subjected to testing in accordance with the aquatherm NZ Ltd requirements as well as when subjected to a pressure of 1500 kPa at 20°C for a period of not less than 30 minutes, in accordance with AS/NZS 3500.1.

15.5 Heating systems must be tested to the heating system manufacturer's requirements.

Basis of Appraisal

The following is a summary of the technical investigations carried out:

Tests

16.1 Tests have been carried out on the fusiotherm® Piping System by SKZ (Süddeutsches Kunststoff-Zentrum) Testing Laboratory in accordance with DVGW (German Gas and Water Professional Association) worksheet W542 and W534. The test results have been reviewed by BRANZ experts and found to be satisfactory.

16.2 Tests have been carried out on the DR brass fittings by Plumbing Testing Laboratory in accordance with AS 2345. The test results have been reviewed by BRANZ experts and found to be satisfactory.

Other Investigations

17.1 An assessment was made of the durability of the fusiotherm® Piping System by BRANZ technical experts.

17.2 Site inspections were carried out by BRANZ to examine completed installations and installation methods.

17.3 The Technical Literature entitled 'fusiotherm® Pipe system for domestic services and heating' has been reviewed by BRANZ and found to be satisfactory.

Quality

- 18.1 The fusiotherm® pipe is manufactured by aquatherm GmbH, under an ISO 9001 Quality Management System (TUV CERT Certificate No. 01 100 5348).
- 18.2 The fusiotherm® pipe is certified by DVGW (registration numbers DW-8501AS2120 and DW-8501AU2224).
- 18.3 aquatherm NZ Limited is responsible for the quality of the product supplied.
- 18.4 Quality of installation on site is the responsibility of the installer.

Sources of Information

- AS 2345:2006 Dezincification resistance of copper alloys.
- AS/NZS 3500.1.2:2003 Plumbing and drainage - Water services.
- AS/NZS 3500.4.2:2003 Plumbing and drainage - Heated water services.
- AS/NZS 4020:1999 Products for use in contact with drinking water.
- NZS 4305:1996 Energy efficiency - Domestic type hot water systems.
- DVGW W534 September 1995 - Connecting pipe elements and pipe connections.
- DVGW W542 April 1997 - Compound pipes in drinking water installations; requirements and testing.
- New Zealand Building Code Handbook Department of Building and Housing, Third Edition May 2007.
- The Building Regulations 1992, up to, and including June 2007 Amendment.



In the opinion of BRANZ, fusiotherm® Piping System is fit for purpose and will comply with the Building Code to the extent specified in this Certificate provided it is used, designed, installed and maintained as set out in this Certificate.

The Appraisal Certificate is issued only to the Certificate Holder, aquatherm NZ Ltd, and is valid until further notice, subject to the Conditions of Certification.

Conditions of Certification

1. This Certificate:
 - a) relates only to the product as described herein;
 - b) must be read, considered and used in full together with the technical literature;
 - c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
 - d) is copyright of BRANZ.
2. The Certificate Holder:
 - a) continues to have the product reviewed by BRANZ;
 - b) shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed;
 - c) abides by the BRANZ Appraisals Services Terms and Conditions.
3. The product and the manufacture are maintained at or above the standards, levels and quality assessed and found satisfactory by BRANZ.
4. BRANZ makes no representation as to:
 - a) the nature of individual examples of, batches of, or individual installations of the product, including methods and workmanship;
 - b) the presence or absence of any patent or similar rights subsisting in the product or any other product;
 - c) any guarantee or warranty offered by the Certificate Holder.
5. Any reference in this Certificate to any other publication shall be read as a reference to the version of the publication specified in this Certificate.

For BRANZ

P Robertson
Chief Executive

Date of issue: 13 August 2007

Test Record fusiotherm pipe – installation principals

Description of the Installation

Address: 51 Paul Faith Lane
Te Hono

Type of installation: Domestic

Type of Pipe: Fusiotherm

Pipe Lengths:

Ø16mm.....m
Ø20mm.....1.20.....m
Ø25mm.....m
Ø32mm.....m
Ø40mm.....m
Ø50mm.....m
Ø63mm.....m
Ø75mm.....m
Ø90mm.....m
Ø110mm.....m
Ø125mm.....m
Ø160mm.....m
Ø200mm.....m
Ø250mm.....m

Highest point above test point: 4.....m

Time testing started: 12:45

Time testing finished: 12:45 Next Day

Test period: 24 hr (minutes)

Client:

Contractor: Richard Plumbing

Date: 30/9/11

Reg. Installer Number:

(Testing procedure NZ Jan 2001)

Test pressure – 20 bar:

1. Test pressure 20 bar 10 minutes
2. Unpressurise for 1 minute.
3. Test pressure 20 bar 5 minutes
4. Unpressurise for 1 minute
5. test pressure 20 bar for 5 minutes
6. Unpressurise

WARNING!

This test is imperative to have movement during test period. Tight clips or damaged pipes in frame work will result in and incomplete test which will make the warranty invalid.

Result preliminary test:

The test is to be conducted as a continuous test at 20 bar with the six steps noted above.

The system MUST be pressurized THREE TIMES with a minimum rest of one minute between re-pressurising.

If leaking occurs, please replace the part and re start the testing procedure.

The test is complete and acceptable when the above has been undertaken and no leaks are present.

Finally, complete all parts for the test sheet and

return a copy to:

aquatherm NZ Ltd, fax: (09) 570 7206 or
PO Box 99 393, Newmarket, Auckland

Declaration:

I declare that I have installed the above product in accordance with aquatherm specifications with no brand mixing.

Signature: P. C. V. S.

aquatherm NZ Ltd must receive this information within 3 months of the installation for the warranty to be valid.
Please consult with your local area council as they may require a copy of the test results for their records.

DESIGN SUMMARY

Date of Issue: 09 March 2010
Last Amended:

THE PROJECT

Project Description:

- Single storey residential dwelling.
- To be constructed on a Ribraft concrete slab foundation
- Using pre-nailed timber frames and trusses from licensed frame fabricator
- 180mm Linea Weatherboard & Alexandra Stone Schist cladding to entire dwelling.
- Metalcraft chateau tile colorsteel roof cladding on a 30° pitch and Hip & Gable geometry throughout
- Soffit depth 600mm using the James Hardie Soffit System
- GIB bracing system
- GIB internal lining system including GIB Aqualine to wet areas and Metal GIB Rondo Battens to ceiling
- Double Glazing throughout

Street Address of the Building 51 Paul Faith Lane
Te Horo, Kapiti

Legal Description of Land where Building is Located Lot 18
DP 405220

Location of Building within Site/Block number

Level/Unit Number

Building Consent Numbers

THE OWNERS

The Owner Stephanie & Glenn Peach (Peach 14 Trust)

Contact Person

Mailing Address

Phone Number

Mobile Number

Email Address



3 THE SITE

Soil Type: NZS3604 Clause 3.1.3 Determination of good ground 3132 The site and soil conditions (a, b, c & d) are met	Assumed Good Ground
Exposure/Corrosion Zone: NZS3604 Clause 4.2 Shall comply with B2	Zone 1
Wind Zone: NZS3604	Clause 52 R1 Rural Exposed T1 High 44m/s
Earthquake Zone: NZS 3604	Clause 54 A High
Snow Load: NZS 3604	Figure 15.1 Zone 1 Altitude: 20m N/A

4 THE BUILDING

Building Category: NZS 3604	Table 1.1 2 Residential
Floor Live Loads: NZS 3604	Table 1.2 General 1.5
Overall Height of Building	6.4m

5- SPECIFIED SYSTEMS

Building Code Clause	Compliance Using <i>AS or VM or Standards</i>	Compliance Clause	Location of Compliance
----------------------	---	-------------------	------------------------

B1 Structure	B1/AS1	2.0 Masonry Clauses	N/A
		2.1	
		3.0 Timber Clauses	Drawings Sheet 1 to 15
		3.1	
		4.0 Earth Buildings Clauses	N/A
		4.1	
		5.0 Stucco Clauses	N/A
		5.1	
		6.0 Drains Clauses	Sheet 2
		6.1, 6.2	
		7.0 Glazing Clauses	N/A
		7.1	
		8.0 Small Chimneys Clauses	N/A
		8.0.1	
		9.0 Timber Barriers Clauses	N/A
		9.0.1	

B2 Durability	B2/AS1	1.0 Durability Evaluation	
		Clauses	Attached Specs
		1.1, 1.2, 1.3	
		2.0 Maintenance	
		Clauses	Attached Specs
		2.1, 2.2	
E1: SURFACE WATER	E1/AS1	3.0 Generic Materials	
		Clauses	Drawings Sheet 1 to 15
		3.1, 3.2, 3.3, 3.4	
		2.0 Minimum Acceptable Floor Level	
		Clauses	Sheet 11
		2.0.1	
		3.0 Drainage System Materials and Construction	
		Clauses	Sheet 2 and Registered Drain Layer
		3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9	
		4.0 Downpipes	
		Clauses	Sheet 7 and attached Specs
		4.1, 4.2, 4.3	
		5.0 Roof Gutters	
		Clauses	Sheet 12 and attached Specs
		5.1, 5.2, 5.3, 5.4, 5.5	

E2: EXTERNAL MOISTURE

E2/AS1

2.0 General	2.1, 2.2, 2.3, 2.4, 2.5	Sheet 14, 15 and Attached Specifications
3.0 Weatherightness Risk Factors	3.1, 3.2, 3.3, 3.4	Sheet 3, 4
4.0 Flashings	4.1, 4.2, 4.3, 4.4, 4.5, 4.6	Sheet 10, 12, 14 and 15
5.0 Roof and Wall Junctions	5.1, 5.2	Sheet 10
6.0 Parapets	6.1, 6.2, 6.3, 6.4, 6.5, 6.6	N/A
7.0 Decks & Pergolas	7.1, 7.2, 7.3, 7.4	N/A
8.0 Roof Claddings	8.1, 8.2, 8.3, 8.4, 8.5	Sheet 10 and attached specifications
9.0 Wall Claddings	9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9	Sheet 14, 15 and attached specifications
10.0 Floors	10.1, 10.2, 10.3	Sheet 11
11.0 Construction Moisture	11.1, 11.2, 11.3	Sheet 5
12.0 Basements	12.1, 12.2, 12.3	N/A

E3:

E3/AS1

1.0 Prevention of Fungal Growth	1.1, 1.2, 1.3	Sheet 12 and attached pink batts specs
---------------------------------	---------------	--

INTERNAL MOISTURE		2.0 Overflow	
		Clauses	Sheet 12
		2.1, 2.2	
		3.0 Watersplash	
		Clauses	Sheet 12
		3.1, 3.2, 3.3	
F1: HAZARDOUS AGENTS ONSITE	F1/AS1	2.0 Site Investigation	
		Clauses	N/A
		2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	
F2: HAZARDOUS BUILDING MATERIALS	F2/AS1	1.0 Glazing	
		Clauses	Sheet 4
		1.1, 1.2	
		2.0 Asbestos	
		Clauses	N/A
		2.0.1	
F4: SAFETY FROM FALLING	F4/AS1	1.0 Barriers in Buildings	
		Clauses	N/A
		1.1, 1.2	
		2.0 Opening Windows	
		Clauses	Sheet 3, 4
		2.0.1	
F5: CONSTRUCTION & DEMOLITION HAZARDS	F5/ AS1	1.0 Work Site Barriers	
		Clauses	N/A
		1.1, 1.2, 1.3, 1.4	
F7: WARNING SYSTEMS	F7/ AS1	1.0 Fire Alarm Installation	
		Clauses	N/A
		1.1, 1.2, 1.3, 1.4, 1.5	
		2.0 Fire Alarm Requirements	
		Clauses	N/A

		2.1, 2.2	
		3.0 Domestic Smoke Alarms	
G1: PERSONAL HYGENE	G1/AS1	Clauses	Sheet 5
		3.1, 3.2, 3.3, 3.4	
		1.0 Number & Types of Sanitary Fixtures	
		Clauses	Sheet 5
		1.1, 1.2	
		2.0 Fixture Construction and Installation	
		Clauses	Sheet 5
		2.1, 2.2, 2.3, 2.4, 2.5, 2.6	
		3.0 Location of Sanitary Fixtures	
		Clauses	Sheet 5
		3.1, 3.2, 3.3, 3.4	
		4.0 People with Disabilities	
G2: LAUNDERING	G4/AS1	Clauses	N/A
		4.1, 4.2	
		5.0 Non-flushing Sanitary Fixtures	
		Clauses	N/A
		5.0.1	
		6.0 Privacy	
G3: FOOD PREP & PREVENTION OF CONTAMINATION	G4/AS1	Clauses	Sheet 5
		1.1, 1.2, 1.3, 1.4, 1.5, 1.6	
		2.0 Commercial & Industrial Facilities	
		Clauses	N/A
		2.1, 2.2, 2.3	
G4: VENTALATION	G4/AS1	1.0 Ventilation	
		Clauses	Sheet 5
		1.1, 1.2, 1.3	
		2.0 Ventilation of Spaces Containing Gas Fueled App.	
		Clauses	N/A

		2.1, 2.2, 2.3, 2.4	
		3.0 Alternative Solution for Gas-fuel Appliances	
		Clauses	N/A
		3.0.1	
G5: INTERIOR ENVIRONMENT	G5/AS1	1.0 Temperature Control	
		Clauses	N/A
		1.0.1	
		2.0 Space	
		Clauses	N/A
		2.0.1	
		3.0 People with Disabilities	
		Clauses	N/A
		3.0.1	
G6: AIRBORNE IMPACT & SOUND	G6/ AS1	1.0 Construction of Wall, Floor and Ceiling	
		Clauses	N/A
		1.0.1	
G7: NATUARL LIGHT	G7/AS1	1.0 Vertical Windows and External Wall	
		Clauses	Sheet 5
		1.0.1	
		2.0 Awareness of the Outside Environment	
		Clauses	Sheet 3 and 4
		2.0.1	
G8: ARTIFICIAL LIGHT	G8/AS1	1.0 Illuminance	
		Clauses	Attached lighting plan
		1.0.1	
G9: ELECTRICITY	G9/AS1	1.0 Electrical Installations within Domestic Dwellings	
		Clauses	Attached power plan to be installed be registered electrician
		1.0.1	
		2.0 Light Switches and Plug Sockets for use by...	
		Clauses	N/A
		2.0.1	

**G10:
PIPED
SERVICES**

G10/AS1

1.0 Pipework Construction

Clauses

1. 1, 1.2, 1.3, 1.4, 1.5

Registered Plumber to Complete

2.0 Isolating Valves

Clauses

2.0.1

N/A

3.0 Corrosion Control

Clauses

3.0.1

Registered Plumber to Complete

4.0 Vent Lines

Clauses

4.0.1

Registered Plumber to Complete

5.0 Alternative Solution

Clauses

5.0.1

N/A

**G11:
GAS ENERGY**

G11/AS1

1.0 Pipe Sizing

Clauses

1.1, 1.2, 1.3, 1.4

N/A

2.0 Pressure Regulation

Clauses

2.1

N/A

		3.0 Over Pressure Regulation	
		Clauses	N/A
		3.1	
		4.0 Pipework Installation	
		Clauses	N/A
		4.0.1	
		5.0 Flues	
		Clauses	N/A
		5.1, 5.2, 5.3	
		6.0 Automatic Extinguishers	
		Clauses	N/A
		6.0.1	
		7.0 Protection of Supply	
		Clauses	N/A
		7.1, 7.2	
		8.0 Gas Meter Location	
		Clauses	N/A
		8.0.1	
		9.0 Alternative Solution	
		Clauses	N/A
		9.0.1	

G12: WATER SUPPLIES	G12/AS1	2.0 Materials	
		Clauses	Registered Plumber/Drainlayer to Complete
		7.1, 7.2	
		3.0 Protection of Potable Water	
		Clauses	Registered Plumber/Drainlayer to Complete
		7.1, 7.2	
		4.0 Non-Potable Water Supply	
		Clauses	Registered Plumber/Drainlayer to Complete
		7.1, 7.2	
		5.0 Water Supply	

		Clauses	
		7.1, 7.2	Registered Plumber/Drainlayer to Complete
		6.0 Hot Water Supply System	
		Clauses	
		7.1, 7.2	Registered Plumber to Complete
		7.0 Installation Methods	
G13: FOUL WATER	G13/AS1	Clauses	
		7.1, 7.2	Registered Plumber/Drainlayer to Complete
		2.0 Materials	
		Clauses	
		7.1, 7.2	Sheet 2 and Registered Plumber/Drainlayer to Complete
		3.0 Water Traps	
		Clauses	
		7.1, 7.2	Sheet 2 and Registered Plumber/Drainlayer to Complete
		4.0 Discharge Pipes	
		Clauses	
		7.1, 7.2	Sheet 2 and Registered Plumber/Drainlayer to Complete
		5.0 Venting	
		Clauses	
		7.1, 7.2	Sheet 2 and Registered Plumber/Drainlayer to Complete
G15: SOLID WASTE	G15/AS1	6.0 Installation	
		Clauses	
		7.1, 7.2	Registered Plumber/Drainlayer to Complete
		7.0 Watertightness	
		Clauses	
		7.1, 7.2	Registered Plumber/Drainlayer to Complete
		1.0 Capacity of Containers and Storage Areas	
		Clauses	
		1.0.1	N/A
		2.0 Carry Distance	
		Clauses	
		2.0.1	N/A
		3.0 Solid Waste Storage Areas	
		Clauses	
		3.1	N/A
		4.0 Solid Waste Chutes	
		Clauses	
			N/A

		4.0.1	
H1: ENERGY EFFICIENCY	H1/AS1	1.0 General	
		Clauses	
		1.0.1	Sheet 3 and 4
		2.0 Building Thermal Envelope	
		Clauses	
		2.1, 2.2, 2.3	Sheet 3 and 4
		3.0 Control of Airflow	
		Clauses	
		3.0.1	N/A
		4.0 Control of Solar Heat Gain	
		Clauses	
		4.0.1	Sheet 3 and attached solar specs
		5.0 Hot Water Systems	
		Clauses	
		5.0.1	Sheet 3, 4 and attached solar specs
		6.0 Artificial Lighting	
		Clauses	
		6.1	N/A

4323M METALCRAFT STEEL TILE ROOFING – CHATEAU PREPAINTED

The following branded section has been prepared by Construction Information Ltd (Masterspec) in conjunction with the product manufacturer. The downloading and/or use of this section are subject to the following terms and conditions:

- Users of this section shall rely solely on their professional judgment and skill in determining the appropriateness of using or referring to this section and to satisfy themselves as to the accuracy of the data it contains.
- Users acknowledge that neither Construction Information Limited nor the manufacturer of the products and systems described in the text are in any way liable in respect of any particular use or application of the material provided.

Masterspec sections must be customised to suit the project being specified, by removing irrelevant information and adding project-specific information and selections.

1. GENERAL

This section relates to Metalcraft interlocking pressed metal roofing tiles complete with underlay, battens and accessories.

Modify or extend the above description to suit the project being specified.

Related work

1.1 RELATED SECTIONS

Refer to ~ for ~.

Include cross references to other sections where these contain related work.

This section does not include rainwater gutters, spoutings and pipework. Some flashing work is also often covered elsewhere.

Documents

1.2 DOCUMENTS REFERRED TO

Documents referred to in this section are:

NZBC E2/AS1 External moisture

4.0 Flashings

5.0 Roof/wall junctions

6.0 Parapets

8.0 Roof claddings

8.3 Pressed metal tiles

AS/NZS 1170 Structural design actions, Part 2: Wind actions

NZS 3604 Timber framed buildings

NZS 4217 Pressed metal tile roofs

NZMRM NZ Metal roof and wall cladding - Code of practice

Documents listed above and cited in the clauses that follow are part of this specification.

However, this specification takes precedence in the event of it being at variance with the cited document.



Delete from the DOCUMENTS clause any document not cited. List any additional cited documents.

RELATED DOCUMENTS

Refer to the following related documents when preparing this section:
NZS 3640 Chemical treatment of round and sawn timber
BRANZ BU 408 Roofs on exposed sites
BRANZ BU 460 Internal moisture control
BRANZ publication Selecting roof claddings

1.3 MANUFACTURER'S DOCUMENTS

Manufacturer's and supplier's documents relating to work in this section are available on the website or by contacting Metalcraft Industries Ltd.

For technical assistance contact Metalcraft Industries Ltd
Web: www.metalcraftroofing.co.nz

Metalcraft area office details are available through the website.

It is important to ensure that all personnel on site have access to accurate, up to date technical information on the many products, materials and equipment used on a project. In most cases individual products are not used in isolation, but form part of a building process. Also a particular manufacturer's and/or supplier's requirements for handling, storage, preparation, installation, finishing and protection of their product can vary from what might be considered the norm. Access to technical information can help overcome this potential problem.

1.4 ABBREVIATIONS

The following abbreviations are used throughout this part of the specification:
BMT Base metal thickness
EPDM Ethylene Propylene Diene Monomer
NZMRM New Zealand Metal Roofing Manufacturers Inc.

Refer general section INTERPRETATION & DEFINITIONS for abbreviations used throughout the specification.

Requirements

1.5 NO SUBSTITUTIONS

Substitutions are not permitted to any specified system, or associated components and products.

1.6 QUALIFICATIONS

Installers to be experienced competent tile fixers, familiar with the Metalcraft materials and the techniques specified.

1.7 MAINTENANCE INSTRUCTIONS

Provide one copy of all relevant Metalcraft maintenance information on completion of the roofing work.

Warranties

1.8 MANUFACTURER'S WARRANTY

Warrant this work under normal environmental and use conditions against:
15 years (5+10) Failure of coating adhesion (paint or chip): manufacturer's standard warranty consisting of 5 years full coating warranty, plus additional 10 years diminishing pro-rata warranty.
50 years (25+25) Weatherproofing failure by material penetration as a result of corrosion: manufacturer's standard warranty consisting of 25 years full weatherproofing warranty, plus additional 25 years diminishing pro-rata warranty.

5 years Weatherproofing failure caused by substandard workmanship:

From: Date of completion of installation

Refer to the general section WARRANTIES for additional requirements.

*Check with Metalcraft for the appropriate warranty terms and conditions.
Check general section WARRANTIES for the date of commencement of warranties; which is normally practical completion of the contract. Refer to the chosen conditions of contract as it may also contain information on warranties and guarantees.*

Performance

Note that in using the next clause you are setting a standard of performance for the contractor to meet. Specifiers should therefore consider adding some means of confirming (say by testing or certification) that the performance criteria will be or have been met.

1.9 FIXINGS, WIND

Design and use the fixings appropriate for the wind zone (R) and topographical classification (T) of this site and building height; as required by NZS 3604 and the wind loads on various wall areas as given by AS/NZS 1170 Part 2.

Modify this clause depending on whether NZS 3604, or AS/NZS 1170 is being used as a design basis for the project.

1.10 CO-ORDINATE

Co-ordinate to ensure substrate and preparatory work is complete and other work programmed in the order required for access and completion of the roof.

1.11 PERFORMANCE

Accept responsibility for the weather-tight performance of the completed roofing system, including all penetrations through the roof and junctions with walls and parapets.

Refer to later EXECUTION clause on co-operating with others on the installation of elements which penetrate or adjoin the roofing system; including walls and parapets, skylights, sundry elements fixed through the roofing surface, service pipework, etc.

2. PRODUCTS

Materials

2.1 UNDERLAY

Refer to WRAPS, UNDERLAYS AND DPC for underlays.

2.2 BATTENS

Radiata pine No.1 framing, treated H1.1, size, spacing and fixing to NZS 3604, tables 10.9 Purlins or tile battens - No.1 Framing and MSG 6 and 10.10 Purlins - VSG 8 and MSG 8.

2.3 PRESSED METAL TILES

Metalcraft pressed metal tiles to NZS 4217, part 1. Refer to SELECTIONS for type. Components

2.4 NAILS

Hot-dipped galvanized steel black coated flat head 50 mm x 2.8 mm nails.

2.5 RIVETS

Sealed aluminium, minimum diameter 4.8 mm.

Check Metalcraft requirements.

2.6 FLASHINGS, CAPPINGS AND COVERS

Use ridge and hip caps, barge covers, purpose made flashings and side flashings supplied by Metalcraft as part of the selected tile roofing system.

2.7 SEALANT

Neutral curing silicone or polymer sealant as required by Metalcraft and used as directed.

3. EXECUTION

Conditions

3.1 INSPECTION

Inspect the roof framing and supporting structure and do not start work until it is complete and fully braced ready for tiling, all to the requirements of NZS 3604. No tiles should be laid on roof pitches below 12 degrees (1:5).

3.2 STORAGE

Stack tiles on a level, hard base, ventilated and protected from damage and weather. Do not allow moisture to build up between sheets in a stack.

3.3 HANDLING

Unload and handle tiles without soiling, scratching, crushing or other damage. Protect edges from damage.

3.4 COMPLY

Comply with the preparation, laying and fixing requirements of NZS 4217, or Metalcraft requirements where these are of a higher standard.

Application

3.5 SET-OUT

Carefully set out the roof with a measuring rod to position the battens accurately taking account of rafter lengths, overhangs into gutters and spoutings and verge overhangs, all to minimise tile cutting.

3.6 FIX UNDERLAY

Refer to WRAPS, UNDERLAYS AND DPC for the installation of underlays.

Modify to suit.

3.7 FIX BATTENS

Fix battens over the underlays in straight courses, spanning at least 3 rafters, between fascia and ridge and elsewhere to Metalcraft details. Nail at every crossing to the requirements of NZS 4217, table 1. Square cut ends to form butt joint over rafters with joints staggered.

3.8 LAY VALLEYS

Lay valleys over valley boards in accordance with Metalcraft recommendations.

3.9 LAYING

Do not take heavy equipment onto the roof. Plan work to minimise foot traffic. Work on the roof only using clean soft soled shoes as appropriate footwear. Interlock, lap and lay in a brick laying pattern to Metalcraft requirements, also finish to ridge, hip, valley, barge and eaves to NZBC E2/AS1 8.0 and 8.3, and Metalcraft required details, if not detailed elsewhere.

3.10 NAILING

Nail tiles to battens generally through the upstand and downturn of the tile lap as well as all elements to the manufacturer's details using 50 mm x 2.8 mm hot-dipped galvanized steel black coated flat head nails, 4 per tile, in accordance with NZS 4217, table 5.

Bottom tile row only, use a 50 mm x 2.8 mm nail with EPDM/Butyl washer seal. In exposed locations refer to NZS 3604, check on nail spacings.

3.11 CUTTING AND BENDING

Cut, bend and straighten tiles neatly to finish true to line and plane when in place, using installation equipment maintained in the proper condition, all to NZS 4217 and as required by Metalcraft. A full 40 mm high stop end should be made at any tile termination point.

3.12 FIT FLASHINGS, COVERS AND CAPPINGS

Cut, fit and fix all elements true to line and plane, to NZBC E2/AS1: 4.0 Flashings, 5.0 Roof/wall junctions, 6.0 Parapets, to Metalcraft details and the NZMRM, NZ Metal roof and wall cladding - Code of practice, section 10, if not detailed elsewhere.

Add details of associated overflashings to penetrations, parapets and the like, either here or in other sections as appropriate to the project.

3.13 PENETRATIONS

Form to NZS 4217, with upstands ready for flashings/overflashings. Flash and overflash all penetrations through the roof.

Expand this very general clause to better describe the various types and forms of penetrations needing to be flashed.

3.14 PENETRATIONS AND JUNCTIONS

Check that adjoining walls and parapets are prepared ready for the installation of the roofing. Confirm that openings have been prepared ready for the installation of skylights and other penetrations through the roof. Required work includes the following:

- underlay turned up at wall and parapet lines
- underlay finished and dressed off to all openings, ready for the installation of skylights and other penetrations
- roofing installation neatly finished to all sides of openings and to all wall and parapet junctions
- installation of flashings (those required to be installed prior to installation of penetrating elements and/or wall linings).

Completion

3.15 MAKE GOOD

Touch-up all nail heads with touch up paint.

3.16 LEAVE

Leave this work complete with all necessary flashings, undercloaks, valleys, ridges and hips all properly installed as the work proceeds so the finished roof is completely weathertight.

3.17 REMOVE

Remove trade rubbish swarf and unused materials from the roof and surrounds regularly during the work. Sweep down the roof at the end of each day. Clean out spoutings, gutters and rainwater pipes on completion of the roof. Remove debris, unused materials and elements from the site.

4. SELECTIONS

4.1 METALCRAFT PRESSED METAL TILES

Profile: Chateau

Coating system: Prepainted Colorsteel

Colour: ~

For Chateau - painted colours include Bark, Bracken, Brick, Endeavour, Greywacke, Gun Powder, Pounamu, Sahara, Tempest, Tuscany

For moderate and marine environments choose either, Colorsteel®

For severe marine environments choose either Colorsteel®

For very severe marine environments choose Colorsteel®

For warranties in, severe marine, very severe marine and geothermal areas refer to Metalcraft.

4.2 FLASHINGS, CAPPINGS AND COVERS

Trim type: ~

Trim options: barrel ridge, apex ridge, box barge, folded ridge