

Sharalyn Fraser *Agency*

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CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 110464



The Building		
Street address of building:	193B Tutere Street, Waikanae Beach Vacant land	Building name:
Current, Lawfully established, use:		Location of building within site/block number:
Level/unit number:		Intended life of the building if 50 years or less:
Legal description of land where building is located:	LOT 89 DP 47126 C/T 18A/503	Year first constructed:
The Owner		
Name of owner:	MacPherson Angus Kiltie & van Tienen Theresa Margaret	Street address /registered office:
Contact person:		Phone numbers:
Mailing address:	30 Dell Road Raumati South Paraparaumu 5032	Landline: 905 6411 Mobile: 021 2149101 Daytime: After hours:
Email address:		Facsimile number:
Website:		
First point of contact for communications with the Kāpiti Coast District Council:		
Full Name: Mr A K MacPherson Mailing Address: 30 Dell Road, Raumati South Phones:: 021 2149101: 905 6411		
Building Work		
Building Consent No:	110464	Issued by: Kāpiti Coast District Council
Project Description:	New Dwelling - Construction of single level weatherboard concrete foundation, from roof.	

Code Compliance

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

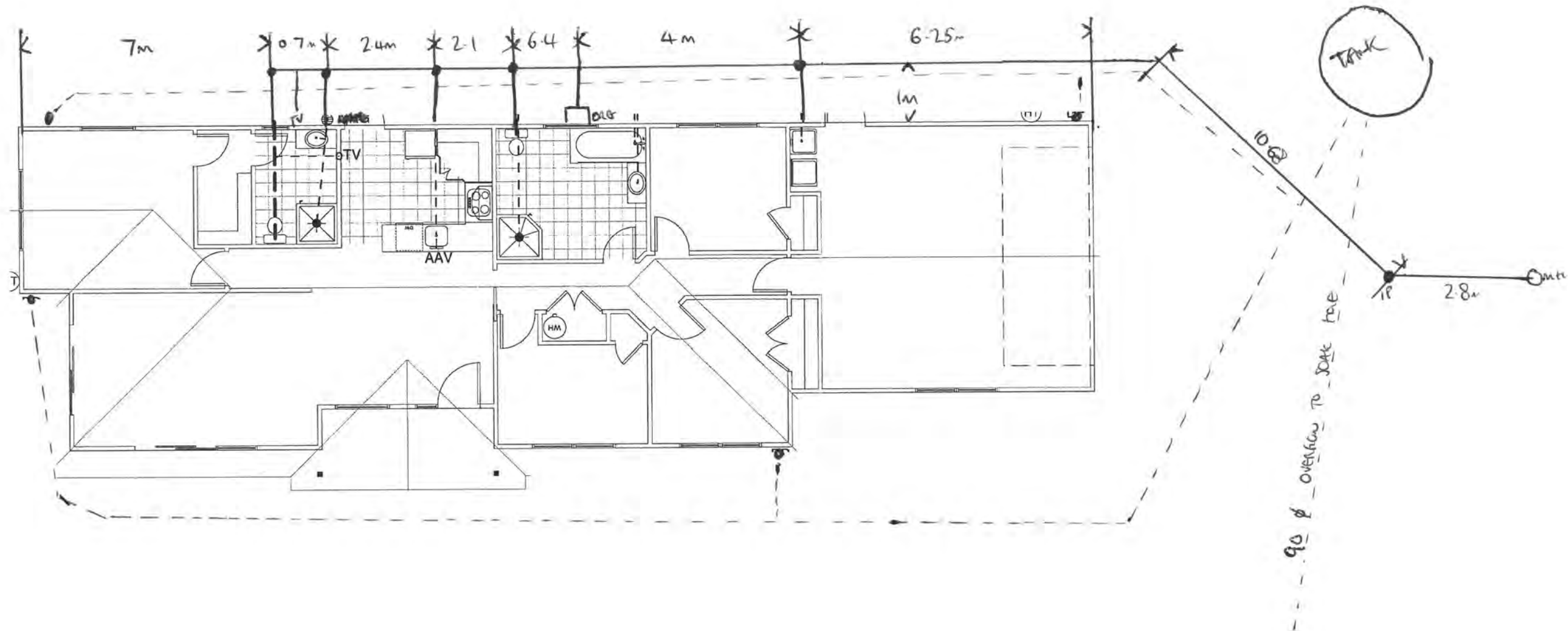
- (a) the building work complies with the building consent.

Russell Brook – Team Leader – Site Inspections

On behalf of **Kāpiti Coast District Council**

Date: 31 October 2013

The drain layer is to fill out drainage producer statement form and draw a neat as laid drawing and return to Council. Please show all services including under slab drainage



All dimensions & underground service locations to be checked prior to commencement of all works. DO NOT scale off drawings. Cross reference all drawings. Confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT: All drawings remain the property of A1 Homes Ltd and are for use as described above and may not be used or re-produced in whole or part without written permission. Any site/construction works are not to commence until Building Consent becomes unconditional.

A1homes
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Client Details :
Justin MacPherson
Address:
193 Tutere Street,
Waikanae

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DRAINAGE PLAN

Plan :	Project No:	Sheet no :
EH153 all	NL732J	03 of 22

0800 A1homes
214663

www.A1homes.co.nz

Notes: 0003

Plumbing to AS/NZS:3500.2.2 (min 1:60 pipe gradient) by qualified tradesman. Use 75mm Ø uPVC downpipes.

Contractor locate all service connections on site prior to earthworks confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.

All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc on site prior to any excavation

Downpipe calculations

Plan area of roof served by a single downpipe for roof pitch 0 - 25° = 85m² of roof area for 74mm Ø downpipe.

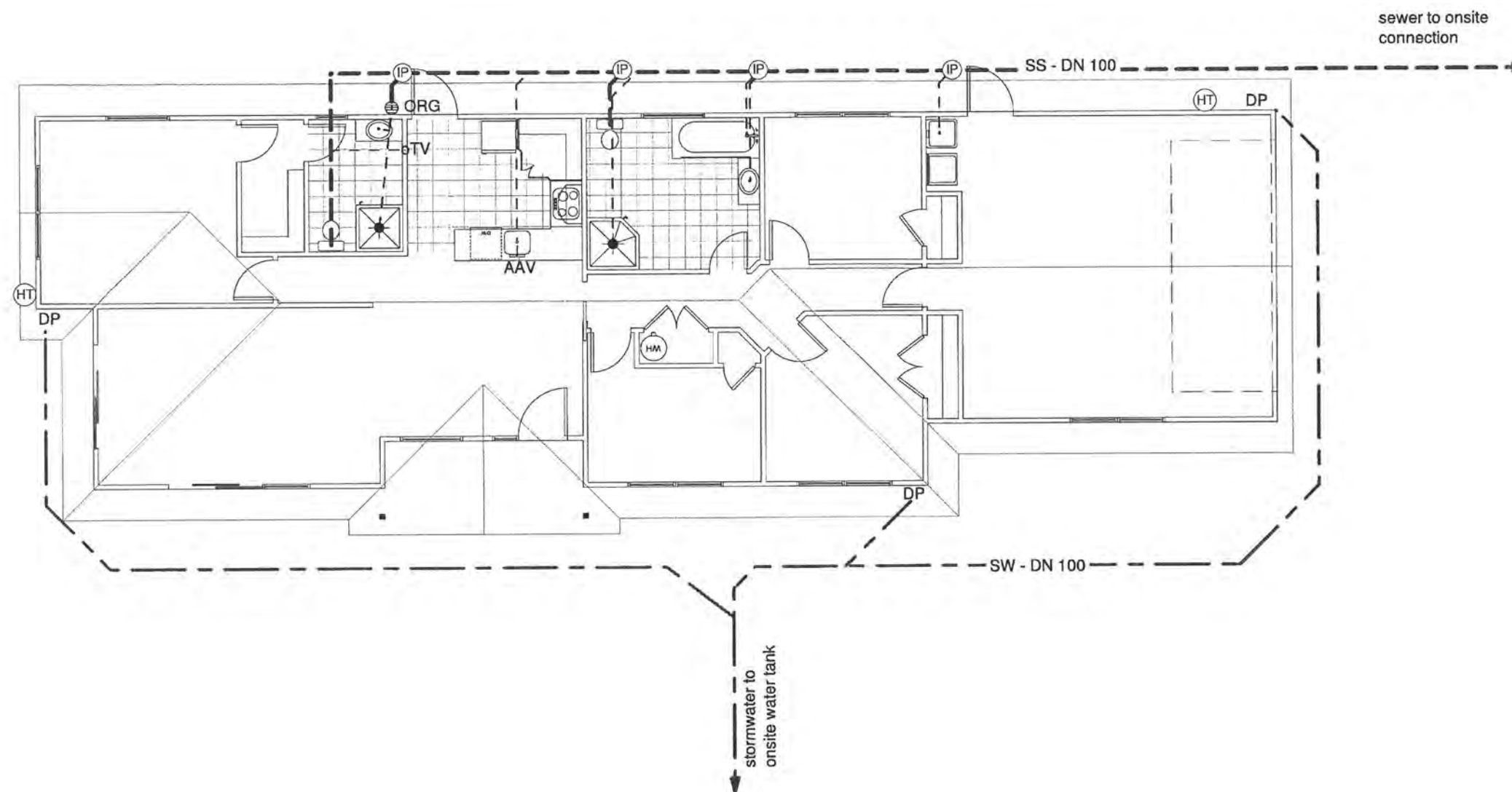
Roof area = 155.4m²

Calc. - 155.4 / 85 = 1.83

Therefore minimum number of downpipes required = 2

Number of downpipes provided = 3

20mm Ø pipe size for drinking water,
15mm Ø for internal wall branches



symbol	AS/NZS 3500 item	legend
---	DN100 PVC SS pipe, DN100 min, water closets (ref specs) min 1:60 gradient	
---	DN100 PVC SW pipe, min 1:120 gradient	
---	min PVC fixture waste pipe sizes: DN40 basins, DN40 single head showers, baths, sinks & idy tubs, DN50 multiple heads showers, DN65 unvented branch drains min 1:40 gradient, 20mm HWC vent drain (copper) DN65 to all wastes discharging directly into drain under slab	
+	shower floor waste with clean-out	
IP	inspection point	
RP	rodding point	
TV	DN50 terminal vent & cap to roof, weatherproofed by plumber with compatible flashing sealed to roof	
DP	75mm Ø upvc downpipe	
ORG	overflow relief gully (150min below lowest fixture invert level)	
AAV	Air admittance valve	
HT	Hose Tap	

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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.

BC 110464

Essential Homes

Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.

In suspended timber construction firm turf and close-cut grass may remain provided that cleared ground level (CGL) be taken as the underside of soil containing organic matter. Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor.

Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.1999

BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH. NO LIABILITY FOR ENCRoACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

~~Ensure that the lid of the tank is above the finished ground level~~

Lot 89
DP - 47126



The plumber is to contact Aldrin Abad Area #1070 on the connection form (159) before the new toby is to be installed 042964731 .the cost of this toby modification and any reinstatement work will be paid by the owner/agent when the invoice is sent out

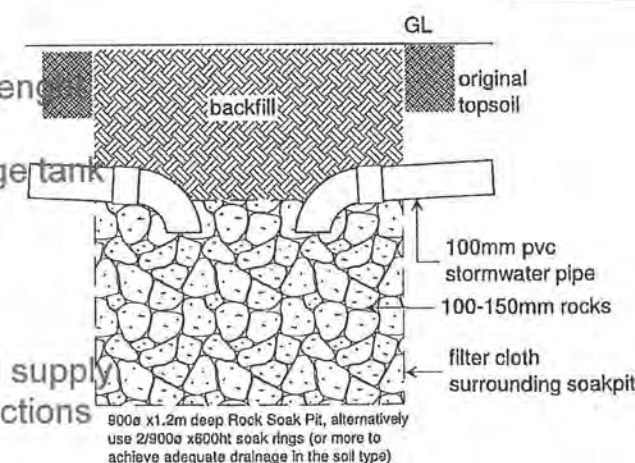
APPROVED
BY
PLANNING
Janice Lee
8/09/2011

~~No Hose Taps on the town water supply permitted~~

water pipes running to w.c's and all hose taps are to be marked non potable for entire length

I recommend that the lid be secured of the water storage tank to prevent unauthorised access

the water storage tank is to be topped up by a 600lt per day restricted supply from the second connection on the modified toby. No additional connections permitted! Two water mains required! one for house one for the tank.



SOAK HOLE DETAIL
Source NZBC: E1 Surface Water

Copyright 2010 Al Thomas MD

[illegible]

Client Details :
Justin MacPherson
Address:
193 Tutere Street,
Waikanae

SITE PLAN

Wind: v/high	Date: 07.07.11	Scale: 1:20
Earthq: A	Rev:	Drawn: N
Corrosion: sea		

Plan :	Project No:	Sheet no
241 83 01	NL732J	02

Call 0800 A1homes
214662

214663
* 2001 年 9 月 7 日 18:30

BC 110464



Elevation Guide

Essential
Homes

Notes:

10006

Mains pressure 180L HWC with tempering valve & seismic restraint in accordance with NZBC: 2004 section G12.
Electric hobs with vented r/hood. Polybutylene water supply pipes. Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0

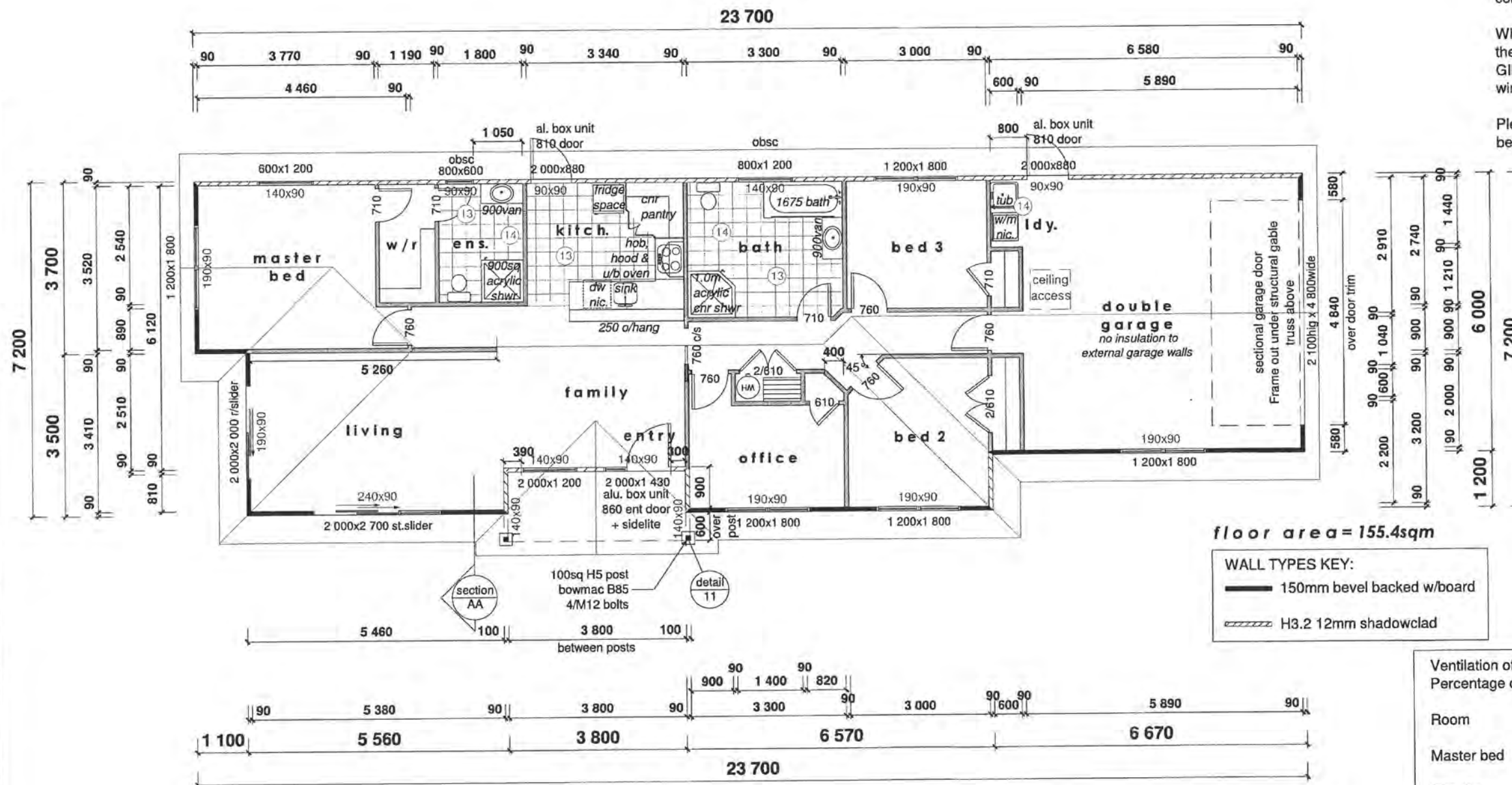
Where there are more than 3 tapered gib ceiling sheet joins the third join shall be back blocked using gib off-cuts & GIB-Cove Bond not gib-fix glue, in accordance with winstones gib fixing site guide January 2010

Please confirm layout & fittings of kitchen & bathrooms etc before foundation commences

CONTRACTOR TO REFER TO TRUSS MANUFACTURERS PRODUCER STATEMENTS FOR ANY INCREASED LINTEL SIZES THAT MAY BE REQUIRED TO SUPPORT ROOF LOADS

Joinery sizes shown are preliminary only. Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Provide electrical certification after completion and prior to Code Compliance Certificate being issued



Always cross reference the foundation plan with the floor plan prior to setting out

Ventilation of Habitable rooms
Percentage of ventilated opening to be minimum 5% of room floor area

Room	Floor area	Window opening	Percentage
Master bed	13.9m ²	0.6x1.2 = 0.96m ² 1.2x0.9 = 1.08m ²	14.7%
Ensuite	4.6m ²	0.6x0.8 = 0.48m ²	10.4%
Kitch/Living/Family	41.2m ²	2.0x1.0 = 2m ² 2.0x1.8 = 3.6m ² 1.2x1.2 = 1.4m ²	17.0%
Office	7.9m ²	1.2x0.9 = 1.08m ²	13.7%
Bed 2	9.3m ²	1.2x0.9 = 1.08m ²	11.6%
Bed 3	8.2m ²	1.2x0.9 = 1.08m ²	13.2%
Bath	9.6m ²	0.8x1.2 = 0.96m ²	10.0%

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A1homes
Copyright 2010 A1 Homes NZ

Client Details:
Justin MacPherson
Address:
193 Tutere Street,
Waikanae

FLOOR PLAN

Wind: v/high Date: 07.07.11 Scale: 1:100
Earthq: A Rev: Drawn: ND
Corrosion: Sea

Plan: EH153 off Project No: NL732J Sheet no: 06 of 22

Call 0800 A1homes
214663
www.A1homes.co.nz

Producer Statement

Private Sewer Drains

Construction Review

Issued by PGDB 300 WAIKANA Registration Number 18187

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 193 b Tutere West Waikeano

Building Consent No. 1.104.4

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 Garry Walter Signature [Signature] Date 3-7-13

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

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

Name.....

Signature.....

23 OCT 2013

Signature: [Signature]

Producer Statement

Stormwater Drains

Construction Review

Issued by **NEW ZEALAND DRAINAGE & MAINTENANCE LTD.** Registration Number **18187**

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 **193b Tutere St Waitanaka**

Building Consent No **110464**

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 **Geary Wilton** Signed **[Signature]** Date **3-7-13**

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

KCDC Office use only

Producer Statement author authenticated and current registration verified

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

Date.....

Name.....

Validity authenticated

Signature.....

23 OCT 2013

Signature: **[Signature]**

Producer Statement
Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by **BRIDAT PLUMBING & MAINTENANCE LTD.** Registration Number.....**12561**
P.O. BOX 308, WAIKANAE
PH (04) 283 2451
MOBILE (027) 447 4007
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.....**193b Tutene St, Waikanae**

Building Consent No.....**4-10464**

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.....**B. Bridat** Signed.....**[Signature]** Date.....**30/6/13**

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

Name.....

Signature.....

23 OCT 2013

Signature: **[Signature]**

SCOPE OF INSPECTION SHEET

Date 24/10/13 SR or BCA 1104661 Inspection No. Final

Time 10-00 Documents on site YES / NO YES

Owner Name _____ Project Description New AWC.

Site Address 193 B TUTUKE ST

☒ 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)

PS3 from window supplier.

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

Site instruction issued _____

Confirmation of person on site

Name _____ LBP No. _____

Result: Pass Part pass Fail

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

Agreed, _____ Sign _____
(Print Name)

Officer Name alan Sign _____

Information entered into data base ☐ Initial _____ Date 24/10/13

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

SCOPE OF INSPECTION SHEET

Date 26/9/13 SR or BCA 110464 Inspection No. 19201
 Time 11:30 Documents on site YES / NO
 Owner Name _____ Project Description New & WC
 Site Address 193 B Turner St

☒ 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 items 1-6 inspection 10
Now All Complete.

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

Site instruction issued

PS3 from window Sumner RE HEAR FEATURES

Confirmation of person on site

Result: **Pass**

Part pass

Fail

Name

LBP No.

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

Agreed, Sign [Signature]

Officer Name Alan Sign [Signature]

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

SCOPE OF INSPECTION SHEET

Date 2-7-2013 SR or BCA 110464 Inspection No. 10

Time Documents on site YES NO

Owner Name Project Description New dwg

Site Address 193B Tutere St

☒ 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 inspections have been passed Diagram (if necessary)

* all completed.

* heat pump to dining area

* gas hobs. with 9kg bottle stored to exterior.

* all service areas to floors have been tiled, other areas have no lining.

Not inspected.

FLASHINGS AS PER MANUFACTURER AND INSPECTIONS. PASSOR. THESE

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

Site instruction issued (1) non-potable signs to taps (2) seal penetration to cladding (3) tank lid to be above finished ground level and secured. (4) head flashings to be rectified as appear to big and gaps. (5) 3 straps to H.W.C. (6) all warranty's

Confirmation of person on site

Result: **Pass**

Part pass

☒ Fail

Name AK. MA LBP No.

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

Agreed, Sign

Officer Name Andrew Sign C.A

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

FINAL INSPECTION

Date 27.2.2013 SR or BCA 110464 Inspection No. 10

Time Documents on site YES / NO

Owner Name Project Description New divg

Site Address 1732 Titirangi St

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	<u>Y</u>	N	NA	Conforms with approved drawings	Y	<u>N</u>	NA	Confirm Additional information/amended plan	<u>Y</u>	N	NA
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FINAL – Exterior

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

FINAL – Interior

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

FINAL – Intertency/Commercial

Fire/Life systems sighted	P	F	<u>NA</u>	Guarantees/Warranties/Certificates/Expert Opinion	P	<u>F</u>	NA	Intertency STC	P	F	<u>NA</u>
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All Inspections

Road Crossing Complete	<u>P</u>	F	NA	Energy Certificates supplied	P	<u>F</u>	NA	Final Check Complete	<u>Y</u>	N	
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Name: Andrew Officer Sign: A.H. Date: 27.2.2013

SCOPE OF INSPECTION SHEET

Date 20/12/2011 SR or BCA 110464 Inspection No. 9
 Time 9:30 AM Documents on site YES / NO (YES)
 Owner Name _____ Project Description New Bldg.
 Site Address 193B Taranaki St

☒ 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)

BRACK STUBS Fix of.
CONFORM TO MANUFACTURERS
SPECS

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, _____ (Print Name) Sign _____ Date 20/12/2011

Officer Name TONY K Sign _____ Date 20/12/2011

Additional Insp. Sheet No. _____

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

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 30/11/2011 SR or BCA 110464 Inspection No. 9

Time 9:30 AM Documents on site YES / NO (YES)

Owner Name 173012 Tu-ear St Project Description Minor Repairs

Site Address 173012 Tu-ear St

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	N	<u>(NA)</u>
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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	<u>(P)</u>	F	NA	Sheet fixings	<u>(P)</u>	F	NA
Penetrations sleeved	P	F	<u>(NA)</u>		P	F	<u>(NA)</u>	Fire/Acoustic separation	P	F	<u>(NA)</u>

Officer Name: Tony Officer Sign: [Signature] Date: 30/11/2011

SCOPE OF INSPECTION SHEET

Date 15-12-2011 SR or BCA 110464 Inspection No. 8

Time Documents on site YES ☒ NO

Owner Name Project Description New Dwg

Site Address 193B Tutore St

☒ 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

* perimeter of elements are maximum spacings of 150mm except for each corner of brace elements.

* elements R1+R2 corner patterns are 50-50-50-75-75-150 to each corner

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

Site instruction issued Recheck elements M2, M4, B1, N1, C3, O1, O2, P1, P2, B2, Q1, Q2, R1, R2

OK TO PLASTER AREAS NOT REQUIRING A RECHECK
Result: Pass Part pass ☒ Fail

Confirmation of inspection by person on site

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

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

Agreed, Paul Sign Date 15, 12, 2011

Officer Name Andrew Sign A.A. Date 15, 12, 2011

Additional Insp. Sheet No.

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 15.12.2011 SR or BCA 1104664 Inspection No. 3

Time Documents on site YES / NO

Owner Name Project Description New Air

Site Address 1755 Tapanui St

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
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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	☒ 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: A.H. Date: 15.12.2011

SCOPE OF INSPECTION SHEET

Date 12.12.2011 SR or BCA 110464 Inspection No. 7

Time Documents on site **YES** NO

Owner Name Project Description New dwg

Site Address 193B Tutere St

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)

* Refer to brace book
winstones Cib site Guide
for brace connections.

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 12.12.2011

Officer Name Andrew Sign C.H. Date 12.12.2011

Additional Insp. Sheet No.

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

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 12-12-2011 SR or BCA 110464 Inspection No. 7

Time Documents on site YES / NO

Owner Name Project Description New house

Site Address 193 Taitapu St

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
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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	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: 12/12/2011

SCOPE OF INSPECTION SHEET

Date 9.12/2011 SR or BCA 110464 Inspection No. 6
 Time 9.50 AM. Documents on site YES / NO
 Owner Name _____ Project Description New Dugl.
 Site Address 193 B. Tutukahi St.

☒ 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)

BRACK SHUTTER FIXING NOT
COMPLETED AT TIME OF
INSPECTION

CRACKS FIXING CORRECT

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

Site instruction issued OK TO PLASTER CHIMNEYS ONLY
AND MAIN BATHROOM.

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 9.12.2011
(Print Name)

Officer Name Tony King Sign _____ Date 9.12.2011

Additional Insp. Sheet No. _____

Information entered into data base ☐

Initial _____

Date 1/1/

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 9.11.2011 SR or BCA 110467 Inspection No. 6

Time 9.50 AM Documents on site YES / NO

Owner Name 193 B. TUKU ST. Project Description NR50 Dug!

Site Address 193 B. TUKU ST.

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
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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	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: Tony Officer Sign: [Signature] Date: 9.11.2011

SCOPE OF INSPECTION SHEET

Date 29/11/11 SR or BCA 110464 Inspection No. 5
 Time 1-30 Documents on site YES / NO YES
 Owner Name _____ Project Description NEW DWELLING
 Site Address 193 B TUREK ST.

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other _____

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight ☒ PreLine ☐ PosLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name _____

Notes _____ Diagram (if necessary) _____

MOISTURE 16%.
WINDOW ROADS
WALL & CEILING BATTIS
400 / 450 CEILING BATTIS
BRAINT UNITS AS PER ROADS
1 TERM INSOP 4
Now COMPLETE

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 POSTLINE
(Guidance notes for inspection on the rear of this sheet)

Agreed, [Signature] Sign _____ Date 1/1/12
(Print Name)

Officer Name DIAN Sign [Signature] Date 29/11/11

Additional Insp. Sheet No. _____

Information entered into data base ☐ Initial _____ Date 1/1/12

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 29/11/11 SR or BCA 110464 Inspection No. 5

Time 1-30 Documents on site YES / NO

Owner Name Project Description New Dwelling

Site Address 193 B Tutuaki St.

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 plans	<u>Y</u>	N	NA
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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>16</u> %	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	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: AA Officer Sign: [Signature] Date: 29/11/11

SCOPE OF INSPECTION SHEET

Date 21-10-2011 SR or BCA 110464 Inspection No. 7

Time Documents on site YES/ NO

Owner Name Project Description New dwg

Site Address 193B Tutere St

☒ 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)

* cover-up wrap
* protecto tape
* wanz bars
* wanz bars and metal
sills to direct fix
* 123/ cavity battens and
closers
* back flashings plugged.

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 21/10/2011

Officer Name Andrew Sign C.H. Date 21/10/2011

Additional Insp. Sheet No.

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

PRE WRAP / PRE CLAD

Date 21-10-2011 SR or BCA 110464 Inspection No. 7
 Time Documents on site YES / NO
 Owner Name Project Description New dwg
 Site Address 193B

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
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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>Cover up</u>	P	F	NA	Building wrap	(P)	F	NA	Head flashings	P	F	(NA)
Flexible sealing tape type <u>protekt</u>				Flexible sealing tape	(P)	F	NA	Sill flashings	(P)	F	NA
Deck membrane type <u>Na</u>				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: O.H. Date: 21/10/2011

SCOPE OF INSPECTION SHEET

Date 20/10/17 SR or BCA 170404 Inspection No. 8
 Time 1:30 Documents on site YES / NO
 Owner Name MACHISON Project Description new build
 Site Address 193B TITARE ST

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 20mm MAIN FEED WITH HOT
WATER CYLINDER 20mm + 15mm
FOR AN FUTURE CHOPPER SEWER
UNDER TEST + NOISE

Diagram (if necessary)

ALSO HAS NEW POTABLE FROM
TANK TO HOT TAPS + TOILETS
DONT IN PURPLE PIPE

AN WASTE PIPES IN PLACE

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 ☒ Peter No One on site ☐

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

Agreed, Peter Sign [Signature] Date 20/10/17
 (Print Name)

Officer Name [Signature] Sign [Signature] Date 20/10/17

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 20/10/17

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 12/10/14 SR or BCA 110604 Inspection No. 6

Time 10:30 Documents on site YES / NO YES

Owner Name M. [unclear] Project Description new roof

Site Address 173 [unclear]

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
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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>[Signature]</u>				TPR line <u>[Signature]</u>	P	F	NA	Waste pipe size & test <u>[Signature]</u>	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 <u>[Signature]</u>	P	F	NA	Vents terminated	P	F	NA	Shut off valves <u>[Signature]</u>	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test <u>150604</u>	P	F	NA	Fire wraps and collars <u>[Signature]</u>	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: 20/10/14

SCOPE OF INSPECTION SHEET

Date 17-10-2011 SR or BCA 110464 Inspection No. 5

Time Documents on site YES / NO

Owner Name Project Description New dwg

Site Address 193B Tutore St

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 all items complete as requested at prewrap inspection. #4. Diagram (if necessary)

* completing 2 nails at time of inspection.

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

Site instruction issued * check 2 nails to purlins. at next inspection.

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-clad
(Guidance notes for inspection on the rear of this sheet)

Agreed, Andrew (Print Name) Sign Date 17/10/2011

Officer Name Andrew Sign A.H. Date 17/10/2011

Additional Insp. Sheet No.

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

PRE WRAP / PRE CLAD

Date 17.10.2011 SR or BCA 110464 Inspection No. 5

Time Documents on site YES / NO

Owner Name Project Description New dwg

Site Address 1932 Tutara St

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
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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	<u>completing</u> 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: Andrew Officer Sign: [Signature] Date: 17.10.2011

SCOPE OF INSPECTION SHEET

Date 14-10-2011 SR or BCA 110464 Inspection No. 4
 Time Documents on site YES / NO
 Owner Name Project Description New dwg
 Site Address 193B Tutere St

☒ 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 * 100t already on and fixed. Diagram (if necessary)

builder advised x3 gun nails
to purlin, 2 nails to come,
* H3.2 bottom plates remaining
timber H1.2 MSG8 studs 400
to external frames, 600 to
internal.

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

Site instruction issued * w connections to be fixed as marked on truss
as built plan. * complete stud top plate connections * 2.2T4
nailplates to all lintel bottom plate connections. * complete
purlin connections * B/L brace connection * complete
bottom plate connections to South East corner of
garage. * 100t plan required as approved in different
to as built + lintel connections.

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-cted Recheck
(Guidance notes for inspection on the rear of this sheet)

Agreed, Sign Date 14/10/2010

Officer Name Andrew Sign A.A Date 14/10/2011

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1

PRE WRAP / PRE CLAD

Date 14-10-2011 SR or BCA 110460 Inspection No. 4

Time Documents on site YES / NO

Owner Name Project Description New wing

Site Address 193B Tutero St

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
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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				Building wrap	P	F	NA	Head flashings	P	F	NA
Flexible sealing tape type				Flexible sealing tape	P	F	NA	Sill flashings	P	F	NA
Deck membrane type				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: [Signature] Date: 14/10/2011

SCOPE OF INSPECTION SHEET

Date 28/9/11 SR or BCA 110464 Inspection No. 8

Time Documents on site YES / NO YES

Owner Name Mac Pherson Project Description New D

Site Address 193B Tutere st Waiwerae

☒ 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 to drainage
* Pipe work layed on sandy
soil. Sand firm
* Terminal vent at end
of run
* Holding water, & has
* Rise to be placed to
gully dish
* Suitable fall to pipe work
* Inspection junctons placed
as required

Diagram (if necessary)

* OK to back
fill drainage
length from
adjoining Council
to allow access
to site
BC 110463
* Water flowed
freely on release

OK to continue
 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 ☒ Drainlayer No One on site ☐

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

Agreed, STEPHEN Anwoop Sign [Signature] Date 1/1/11
 (Print Name)

Officer Name Russen Broth Sign [Signature] Date 28/9/11

Additional Insp. Sheet No.

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

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

Date 28/9/11 SR or BCA 110464 Inspection No. 3

Time Documents on site YES / NO (YES)

Owner Name Mac Pherson Project Description New D

Site Address 193B Tutere St Wairarapa

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:	<u>11660</u>		

Officer Name: Russell Brock Sign: [Signature] Date: 28/9/11

SCOPE OF INSPECTION SHEET

Date 13/9/11 SR or BCA 110464 Inspection No. 2
 Time 2:00 Documents on site ☒ YES / NO
 Owner Name MACPHERSON Project Description new Aug
 Site Address 193B TUTUKE ST

☒ 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 SITE CONTINUED ON LAST Diagram (if necessary)

INSPECTION
SINGLE POUR OVER COMPACTED GROUND
CONTINUED BY ENGINEER
STANDARD FOUNDATION 2 x 12 TO
BOTTOM + ONE TO TOP OF FOOTING
STAIRS AT 600mm CENTRES. FOOTING
FOOTING LAIN LAYERS + TAPED OVER
COMPACTED GROUND
BAR CHAINS IN PLACE
MESH 95% COMPLETE + TIG
OK TO CONTINUE

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 PERMANENT
 (Guidance notes for inspection on the rear of this sheet)

Agreed, Steve Cade Sign [Signature] Date 13/9/11
 (Print Name)

Officer Name MACPHERSON Sign [Signature] Date 13/9/11

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1

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

Date 15/9/11 SR or BCA 110454 Inspection No. 2
Time 2.00 Documents on site YES / NO
Owner Name Mr. Robinson Project Description New Deck
Site Address 1733 Tuiroa St

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: [Signature] Date: 15/9/11

SCOPE OF INSPECTION SHEET

Date 9/9/11 SR or BCA 110464 Inspection No. 1
 Time 8:40 Documents on site YES / NO
 Owner Name MR & MRS MACPHERSON Project Description new driveway
 Site Address 193 B TUTUKE ST

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 SIGHTS SOUNDED PILES + BUILDING AS PER PLANS Diagram (if necessary)

Plumbing - Done AS PER PLAN
100mm FAN TAILPIS + 65mm FAN
AN WASTES AN UNDER TEST +
HOUSING WITH GOOD FAN
20mm COPPER T.P.C LINE IN PLACE
GOOD PIPE PROTECTION PLASTIC POLY
OK TO CONTINUE

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 ☒ Plumber No One on site ☐

Your next inspection will be 4 weeks + SLAB
(Guidance notes for inspection on the rear of this sheet)

Agreed, G Walton Sign G Walton Date 9/9/11
(Print Name)

Officer Name G AIGTHAM Sign G AIGTHAM Date 9/9/11

Additional Insp. Sheet No.

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

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

Date 9/9/11 SR or BCA 110464 Inspection No.

Time Documents on site YES / NO

Owner Name Mrs. M. H. Miller Project Description New Addition

Site Address 1730 Long St

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
19187 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: 9/19/16

SCOPE OF INSPECTION SHEET

Date 28/9/11 SR or BCA 110464 Inspection No. 3

Time _____ Documents on site YES / NO (YES)

Owner Name Mac Pherson Project Description New D

Site Address 193B Tutere st Waikeanae

☒ 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 to drainage Diagram (if necessary)

* Pipe work layed on sandy soil. Sand firm
* Terminal went at end of run
* Holding water 8 hours
* Riser to be placed to gutter dish
* Switch to fall to Pipe work
* Inspection punches placed as required

* OK to back fill drainage length from adjoining Consent to allow access to site
BC 110463
* Water flowed freely on release

OK to continue

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 ☒ Drainlayer No One on site ☐

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

Agreed, STEPHEN ARWORTH Sign _____ Date 1/1/
(Print Name)

Officer Name Russen Brook Sign _____ Date 28/9/11

Additional Insp. Sheet No. _____

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

SCOPE OF INSPECTION SHEET

Date 9/9/11 SR or BCA 110464 Inspection No. 1
 Time 8.40 Documents on site YES / NO
 Owner Name MR & MRS MACPHERSON Project Description new driveway
 Site Address 193B TUTUKE ST.

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 SIGHTED SURVEY PEGS +
BUILDING AS PER PLAN.

Diagram (if necessary)

PLUMBING - DONE AS PER PLAN.
100mm FAN TOILETS + 65mm for
AN WASTES AN UNDER TEST +
HOUSING WITH GOOD FAN.
20mm COPPER T.P.R LINE IN PLACE
GOOD PIPE PROTECTION PLASTIC POLY.
OK TO CONTINUE

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 ☒ Plumber No One on site ☐

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

Agreed, G Walton Sign [Signature] Date 9/19/11
(Print Name)

Officer Name GAUTHIER Sign [Signature] Date 9/19/11

Additional Insp. Sheet No.

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



Site Inspection Report - New BC Applications

BC Application number: 110464 Lot 89 DP 47126
Site Address: 193 B Tutene St
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		
Check ground conditions OK?	Yes/No	Soft Sand Solid As 30m	
Check f/path, kerb & channel, grass berm, note existence/damage.	Yes/No		
Vehicle entrance crossing installed (describe condition)	Yes/No	As Concrete	
Photos taken? (Save & link to NCS)	Yes/No		
Dogs on property?	Yes/No		
Is there a requirement for further foundation investigation e.g Engineers design	Yes/No	Engineers Design	Referred to Approvals T/L Yes / No
Record all decisions in accordance with KCDC Policy 007. Circle 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: ALA Signature: [Signature]

Date Inspected: 8/8/11

Unless further foundation information required, change NCS status to "To Plumbing & Drainage" and place file in P&D shelf area for Approvals. If further information is required, then Status change to "To Senior Building Inspector" and hand to Team Leader Consent Approvals for action.

KCDC Building Consent Authority
Building Consent Documentation Filed

BC No.	110464.
Street Address.	1938 Tutu Street, Waiwairua Beach

Tick indicates document(s) included in this Building Consent

Building Consent Application,	✓								
Application checksheet,	✓								
Costing schedule,	✓								
Plans and specifications,	✓								
Invoice and receipt,	✓								
Processing records/checksheets,	✓								
Inspection page printouts	✓								
<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">1-32</td> <td style="width: 10%; text-align: center;">53-57</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> </table>	1-32	53-57							
1-32	53-57								
Building consent and memorandum,	✓								
Inspection reports,	✓								
Application for CCC,	✓								
Code of Compliance Certificate.	✓								
Producer statements and supporting documentation,	✓								
Peer review documents,	N/A								
Fire design documents,									
Requests for further information and other correspondence,									
Amendments,									
Supplementary information,									
Energy work certificates,	✓								
Notices to Fix.	N/A								

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

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

Criteria: All building work except for minor works or major projects. Refer BI-WI-024

Address: 193 B Tutank St	Date: 24/10/13
	BC No: 110464

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):

Work in accordance with approved consent and approved amendments	☒ N/A	☐ Yes	☐ No
If no, has NTF been issued:	☒ N/A	☐ Yes	☐ No
Have items of non compliance been resolved and NTF uplifted.	☒ N/A	☐ Yes	☐ 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	N/A	✓	✓
a Construction Review (PS4) statement for Fire engineering	✓	✓	✓
a Construction Review (PS4) statement for Geo-technical engineering	✓	✓	✓
Roof cladding warranty	✓	✓	✓
Solar water heating technical specifications	N/A	✓	✓
wall cladding/texture coating installation applicator warranty	✓	✓	✓
a copy of the lift certificate	✓	✓	✓
a certificate from the fire alarm installer	✓	✓	✓
a certificate from the sprinkler installer	✓	✓	✓
a copy of wet-area membrane installers warranty	✓	✓	✓
A copy of deck membrane manufacturer's installers warranty/guarantee	✓	✓	✓
FPIS (verifier) Fire Systems Certification	✓	✓	✓

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: 24.1.10.13

Name: Alan

Co-reviewer:

Signature:

Date: 30.10.13

Name: Russell Bosh

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.	
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓	letter sent	
Building	✓		11/9/11
Fire Design			
Compliance Schedule		N	
Environmental Health		A.	
Other.....			
NOTES:			



Building Consent No.	110464
Building Project	1936 Totere St Waiwaka
Location (Site Address)	New dwelling
Building Category	Circle appropriate category 0 (1) 2 3

RECEIVED		Name & Signature	Date
03 AUG 2011			
KAPITI COAST DISTRICT COUNCIL			
# 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		Jaime Sherlock	3/8/11
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008			
Data entered and invoiced by CSO CS-WI-008		Angie	4/8/11
Pages numbered by CSO CS-WI-008		Jaime Sherlock	3/8/11
BC Application and documentation scanned, checked & status update by CSO CS-WI-009		Angie	4/8/11
BC Application signed over to BC CS-WI-009		Angie	4/8/11
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009		Simon Copp	18/8/2011
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009		Jaime Sherlock	25/8/11
CSO checks data entry input, including required inspections CS-WI-012		Jaime Sherlock	1/9/11
BC, plans and other appropriate paperwork produced by CSO CS-WI-012			
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012		Barbara	12/9/11
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	32		Lapse and cancellation after 12mths of consent	23		Installation of solid fuel appliance (wood burner) comply and secured
✓ Foundation/Piles		✓				
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-lining (Building)	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 (Plumbing)	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	\$2394.00	\$3378.45	
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....		
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$508.00	25413	4/8/11
Code Compliance Administration	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$145.00	385445	4/8/11
Development Levy	\$.....	FEES PAID BY:	
DBH Levy	\$291.45	A MacPherson	
Compliance Schedule	\$.....		
Digital Storage Fee	\$40.00	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	\$.....	110464	4/8/11
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$.....	Deposit held =	\$.....
Less Fee Paid	\$.....	Cost to Repair Damage Caused During Construction =	\$.....
TOTAL	\$3378.45	Total Balance to be Refunded	
GST INCLUDED	\$.....	Authority Number:	
		Authorised:	DATE:

OGST 51-860-608

Received with thanks by 3/01
KAPITI COAST DISTRICT COUNCIL

4-08-11 10:16 Receipt no.385445

DR BC110464
A1 HOMES WAIKANAЕ 3,378.45-
A1 Homes Waikanae::PO Box 80:Waikanae:
CQ N
A MACPHERSON 3,378.45



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 110464

Section 51, Building Act 2004

The building

Street address of building: 193B Tutere Street, Waikanae Beach

Legal description of land where building is located: LOT 89 DP 47126 C/T 18A/503

Valuation number: 1492041400

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Mr A K MacPherson

Contact person:

Mailing address: 30 Dell Road, Raumati South 5032

Street address/registered office:

Phone number: Landline: 905 6411

Mobile: 021 2149101

Daytime:

After hours:

Facsimile number:

Email address:

Website:

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

Full Name: Mr A K MacPherson

Mailing Address: 30 Dell Road, Raumati South

Phones:: 021 2149101: 905 6411

Building work

The following building work is authorised by this building consent:

New Dwelling - Construction of single level weatherboard concrete foundation, from roof.

Residential 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

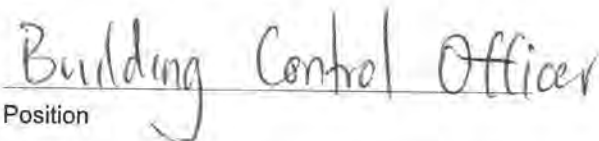
A compliance schedule is not required for the building.

Attachments

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

_____

Signature

_____

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 1/09/11

12 September 2011

Mr A K MacPherson
30 Dell Road
Raumati South 5032

Dear Sir/Madam

Approval of Building Consent: 110464

Description: New Dwelling - Construction of single level weatherboard concrete foundation, from roof.
Location: 193B Tutere Street, Waikanae Beach
Legal Description: LOT 89 DP 47126 C/T 18A/503

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

A1 Homes Waikanae
P O Box 80
Waikanae

No.

110464

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New Dwelling - Construction of single level weatherboard concrete foundation, from roof.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential Dwelling
Estimated Value	\$145,000
Location	193B Tutere Street, Waikanae Beach
Legal Description	LOT 89 DP 47126 C/T 18A/503
Valuation No.	1492041400

Builder: A K Builders 30 Dell Rd, Raumati South : 021 2149101

Designer: A1 Homes PO Box 80, Waikanae : 902 6002 / 902 6001

Contractor: Deke Consulting 68 Northland Road, Wgtn : 04 976 7889 / fax
04 9767886

Contractor: Hamish Wells PO Box 188, Otaki : 06 364 6728 / 0274 459757

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Pre-slab
 2. Foundations
 3. Pre-slab
 4. Pre-slab
 5. Drainage
 6. Pre Wrap
 7. Pre Clad
 8. Weathertightness
 9. Preline
 10. Preline
 11. Postline
 12. 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. All foundations are to be to solid bearing minimum of 300mm
3. Note and comply with endorsements on approved plans.
4. Names and registration numbers of plumber and drainlayer are required before work commences.
5. Concealed soil and TV pipes and gas flues are only permitted built into ducts or minimum 150mm framed walls or with the Phillips top plate connecting bracket.
6. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
7. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
8. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
9. Contractor to leave site clear of all demolition materials and in a tidy state.
10. As this site is located in the Severe Coastal Corrosion Zone, all exposed fixings and cladding fixings need to be stainless steel.
11. 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: _____

5 June 2013

Mr A K MacPherson
30 Dell Road
Raumati South 5032

Building Consent: 110464

Dear Sir/Madam

Progress of work on Building Consent 110464

Location: 193B Tutere Street, Waikanae Beach
Legal Description: LOT 89 DP 47126 C/T 18A/503
Description: New Dwelling - Construction of single level weatherboard concrete foundation, from roof.

The Council, under section 93 of the Building Act 2004, must decide whether to issue a code compliance certificate (CCC) within 20 working days of the 2-year anniversary of the date the building consent was granted. Your building consent was granted 20 months ago.

Under section 92 of the Building Act 2004, the building owner must apply for a CCC after all building work to be carried out under a building consent has been completed. The work covered by the building consent must be completed for the Council to be able to issue the CCC. I have enclosed a copy of a CCC application form.

If your building work is complete, please ring and book a final inspection. The completed CCC application form will be collected by the building inspector when he/she visits.

If your building work is nearly complete and will be completed within the 2-year time frame, please ring and book a final inspection once the work is completed, and mail your CCC application form to the Council.

If you believe that the building work will **not be completed** before the scheduled inspection, you can still apply to the Council for an extension of time to complete the work

If the building consent is substantially incomplete at the time of inspection, or the work does not comply, the Council will refuse to issue a CCC.

However this does not preclude you from reapplying for a CCC at a later date as the Act does not set a time limit for applicants to complete their building project.

If you would like to discuss this matter please contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R Brook', written in a cursive style.

Russell Brook
Building Consents and Licensing Services
Kāpiti Coast District Council

6 August 2013

Mr A K MacPherson
30 Dell Road
Raumati South 5032

Dear Sir/Madam

Inspection for Code Compliance Certificate 110464

Site Address:	193B Tutere Street, Waikanae Beach
Legal Description:	LOT 89 DP 47126 C/T 18A/503
Project Description:	New Dwelling - Construction of single level weatherboard concrete foundation, from roof.

I recently wrote to you to advise that the Council, under section 93 of the Building Act 2004 (BA04), must decide whether to issue a code compliance certificate (CCC) following the 2-year anniversary of the date the building consent was issued. Your building consent was granted 23 months ago.

Under section 92 of the BA04, the building owner must apply for a CCC after all building work to be carried out under a building consent is completed. As we have not received an application for a code compliance certificate (CCC) from you my assumption is that you simply not aware of the necessity to do so or your project is not yet completed. For your information I have enclosed a further copy of the CCC application form.

On the assumption that the project will be completed within time, I have scheduled a final inspection of this project by a Council officer for *10am* Thursday the 5th September 2013. If this time is not convenient, please ring to re-schedule the inspection, as Council has a statutory decision to make within 20 working days of 12/09/13. Please complete the CCC application form and hand it to the inspector on site.

If you believe that the building work will **not be completed** before the scheduled inspection, you can still apply to the Council for an extension of time to complete the work.

If the building consent is substantially incomplete at the time of inspection, or the work does not comply, the Council will refuse to issue a CCC.

However this does not preclude you from reapplying for a CCC at a later date as the Act does not set a time limit for applicants to complete their building project.

If you would like to discuss the matter please contact me.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'R Brook', written in a cursive style.

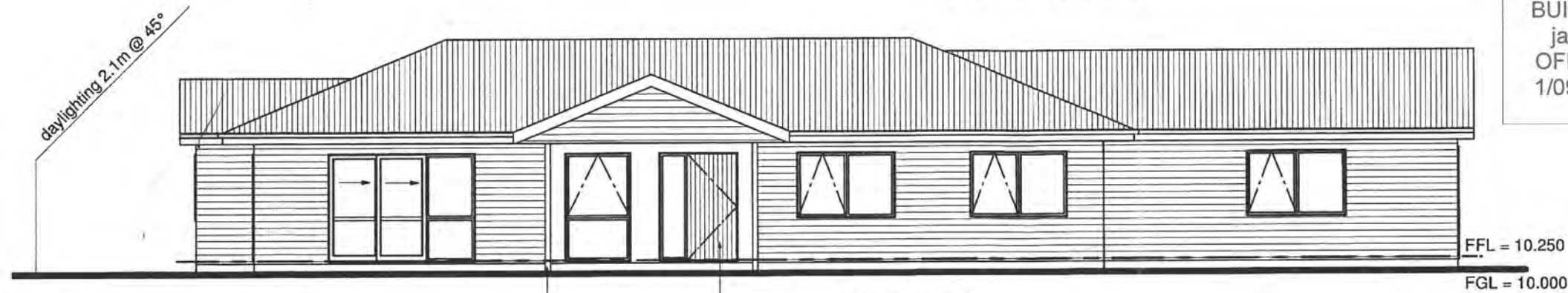
Russell Brook
Building Consents and Licensing Services
Kapiti Coast District Council

Enclosure: Copy of CCC application form

BC 110464

APPROVED BY
BUILDING
jaimes
OFFICER
1/09/2011

Essential Homes



North

100sq H5 post

selected entrance
door & sidelite

FFL = 10.250

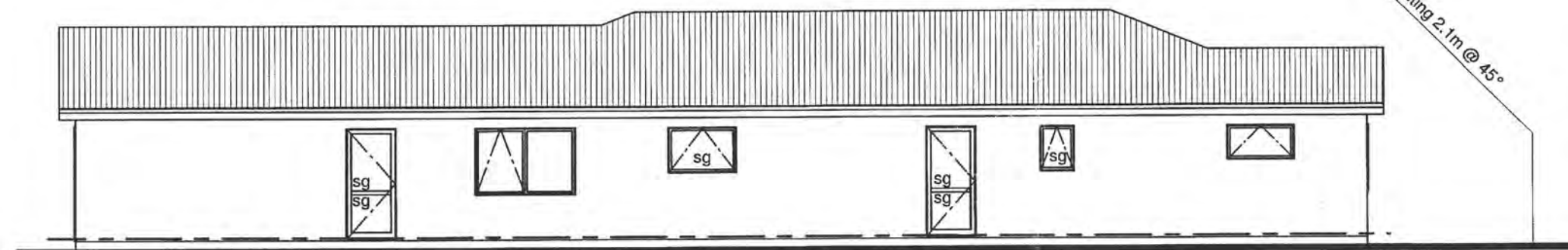
FGL = 10.000



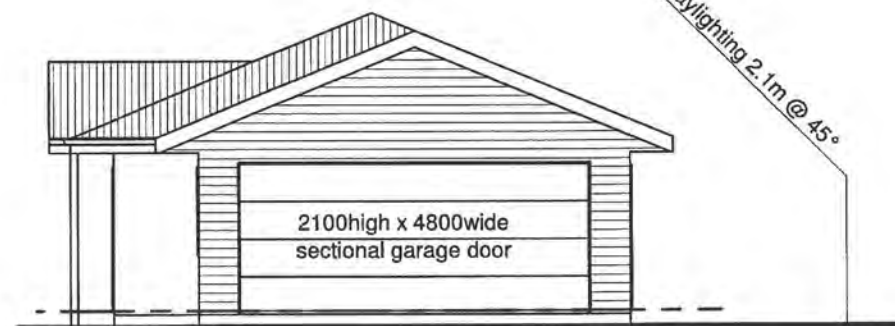
East

approx. building height
4 400**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.



South



West

SOFT GROUND

Ground bearing must be reconfirmed on site following excavation but prior to placing of concrete and reinforcing. Soft ground maybe encountered requiring Engineers Specific Design

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.

Notes:

Glazing in accordance with NZS 4223 & 2008 amendments
sg = Safety glass, joinery manufacturer to confirm
All glazing clear float except for obscure glass to bathrooms
Double glazing to all window and door joinery excluding garage

Aluminium joinery head heights to be 2.0m (excludes entry box unit). Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed on site PRIOR to manufacture

Minimum slip resistance to steps and landings in accordance with NZBC D1/AS1 Access
Concrete or H5 timber step to all access points (owners care)
- min 100mm below FFL

Floor

Concrete floor (see notes & details)

Cladding

150mm bevel backed weatherboard cladding
H3.2 12mm Shadowclad exterior cladding

Roof

22.5° pitch. PCC Colorcote ZRX or NZS Colorsteel
Maxx - corrugated profile

Fascia & Spouting

200x25pp fascia, Marley Stormcloud spouting & downpipe system

Joinery

ASL Residential suite aluminium joinery

RECEIVED
03 AUG 2011
00001
KAPITI COAST
DISTRICT COUNCIL

1-23

BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH. NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Copyright 2010 A1 Homes NZ

All dimensions & underground service locations to be checked prior to commencement of all works. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT: All drawings remain the property of A1 Homes Ltd and are for use as described above and may not be used or reproduced in whole or part without written permission. Any site construction works are not to commence until Building Consent becomes unconditional.

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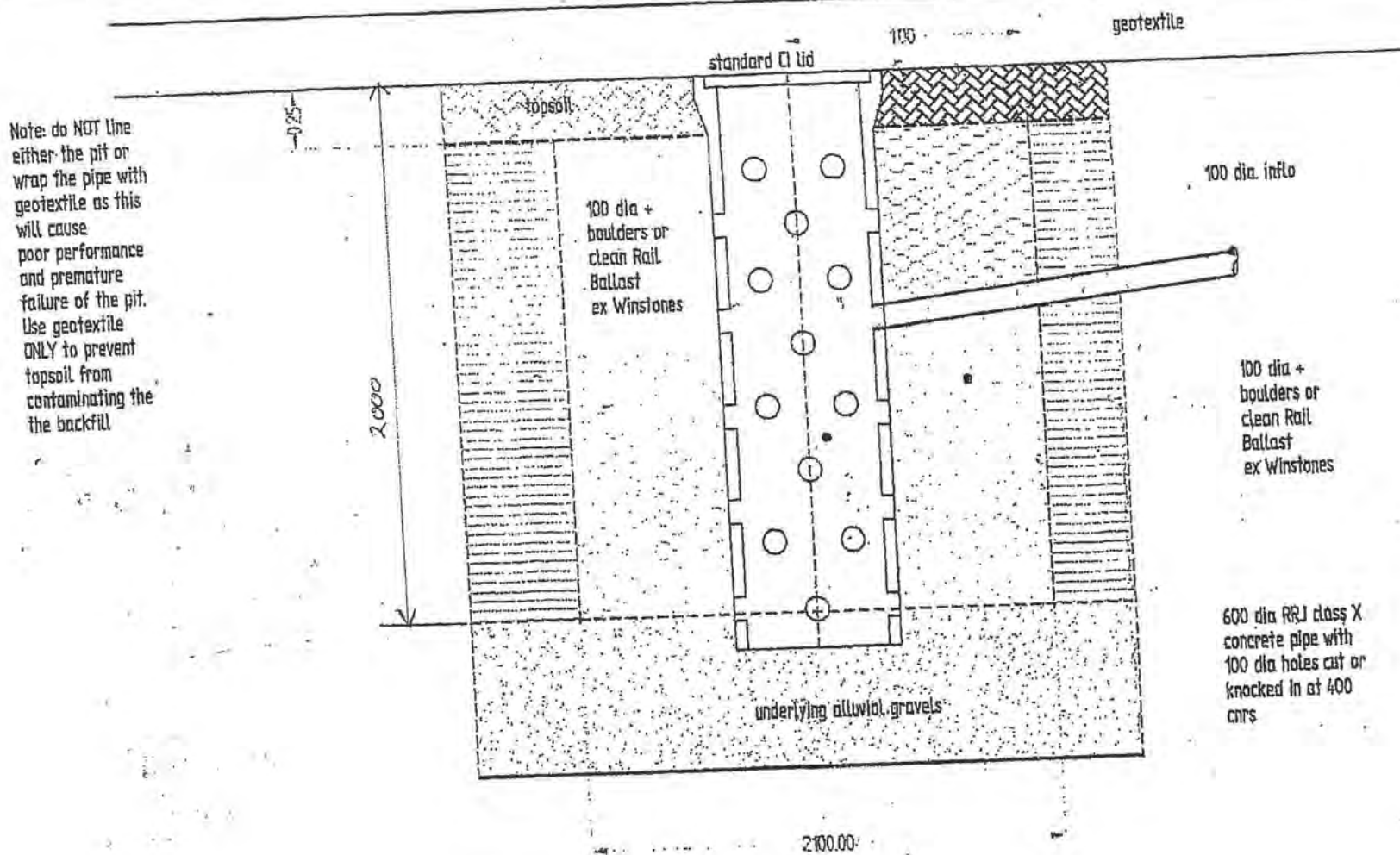
Client Details :
Justin MacPherson
Address:
193 Tutere Street,
Waikanae

ELEVATIONS

Wind: v/high Date: 07.07.11 Scale: 1:100
Earthq: A Rev: Drawn: ND
Corrosion: Sea

Plan : EH153 00
Project No: NL732J
Sheet no: 01 of 22
Call 0800 A1homes
214663
www.A1homes.co.nz

Additional Information



REVISED

Essential
Homes

Notes:

Ensure granular hardfill is evenly compacted down in max. 150mm layers to form a solid base with bearing capacity greater than 300kPa. Min. 5mm - 25mm max. sand blinding to cover hardfill to ensure the vapour barrier is protected from any granular protrusions. 450x450x300 deep conc. pads may be required under girder pointload areas - 300widex200deep slab thickenings may be required under load bearing walls - see final roof truss layout plan to confirm location conc. floor to comply with NZS.3109, surface tolerances, & NZS.3114, maximum deviations of 3mm

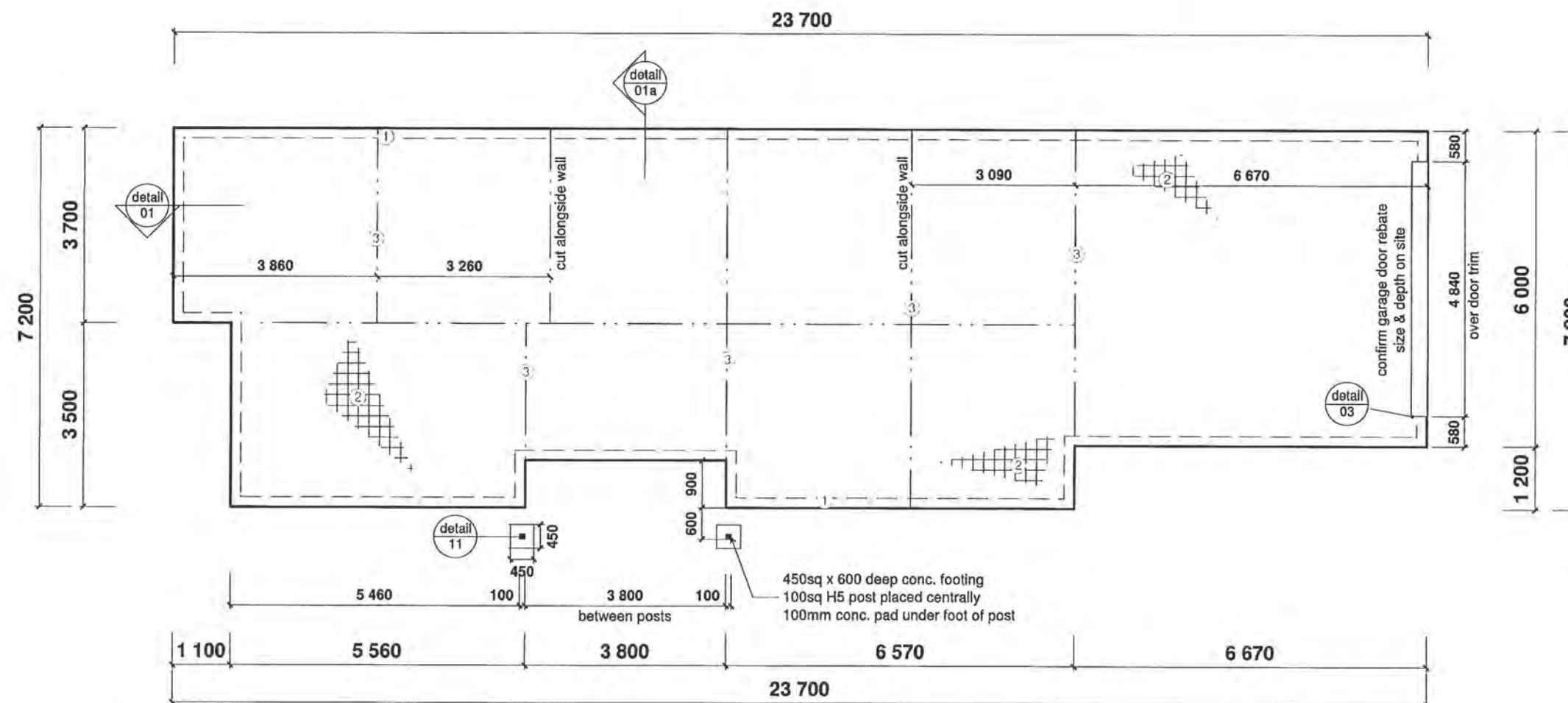
Confirm layout & fittings of kitchen & bathrooms etc before foundation commences

CONTRACTOR TO REFER TO TRUSS MANUFACTURERS PRODUCER STATEMENTS FOR ANY FURTHER LOAD BEARING FOOTING/SLAB THICKENINGS THAT MAY BE REQUIRED TO SUPPORT ROOF LOADS

NZS3604:1999 -
Section 7: floors 7.5.8.6.4

The bay dimensions formed by either construction or shrinkage control joints shall be limited to a maximum length:width ratio of 2:1. Maximum bay dimensions in exposed concrete, vinyl or tiled areas to be 6m x 6m.

Always cross reference the foundation plan with the floor plan prior to setting out



All dimensions & levels given in this drawing are to be checked prior to commencement of all works. DO NOT add a 50mm tolerance to all dimensions. Confirm all levels, dimensions & construction prior to construction. If any discrepancies are found, ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT: All drawings remain the property of Al Homes. All rights are reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Al Homes. Any site construction works must be in accordance with the Building Act 2004 and the Building Regulations 2004.

Alhomes
Copyright 2010 Al Homes NZ

Client Details:
Justin MacPherson
Address:
193 Tutere Street,
Waikanae

Copyright 2010 Al Homes NZ

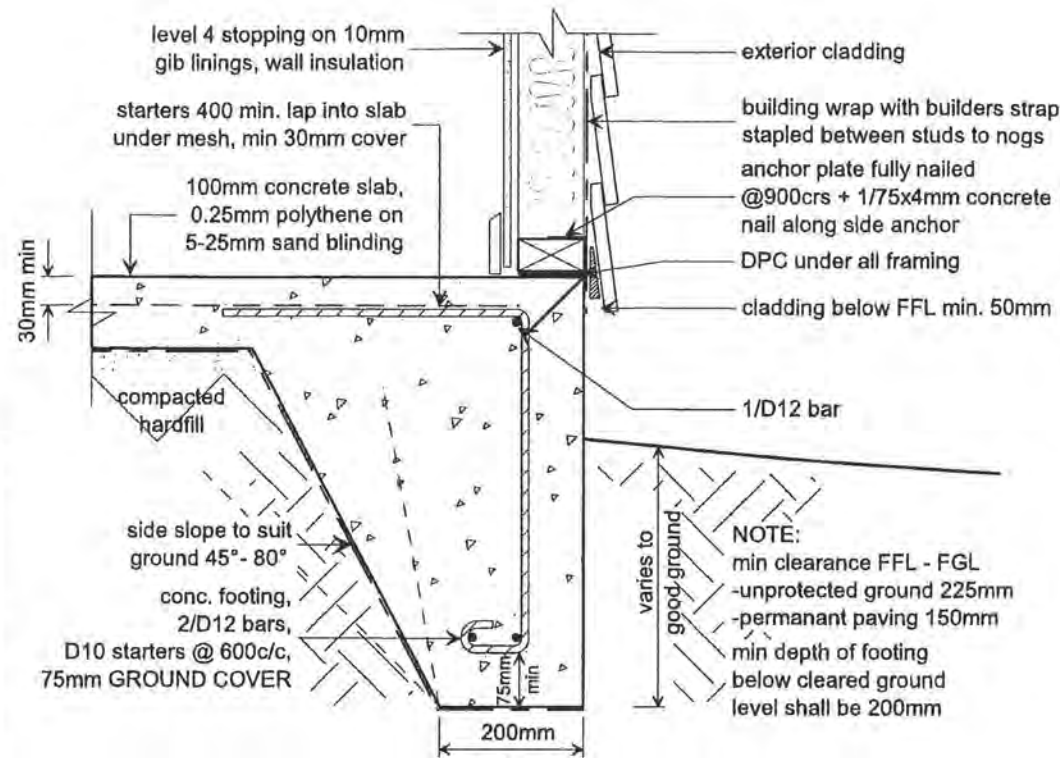
FOUNDATION				Plan:	Project No:	Sheet no:
Wind: w/high	Date: 07.07.11	Scale: 1:100		EN153 aH	NL732J	04
Earthq: A	Rev: ND	Drawn: ND				of 22
Corrosion: Sea						
Call 0800 Alhomes 214663				www.alhomes.co.nz		

16/08/2011

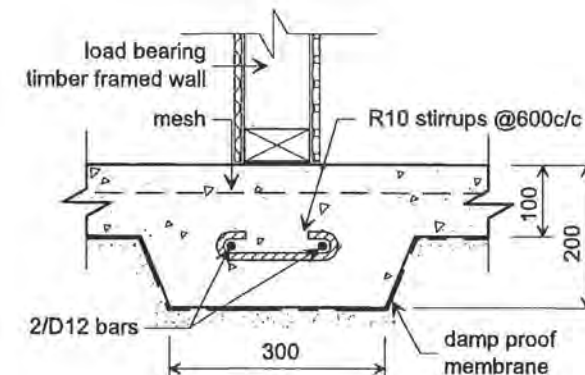
Hamish Wells Limited
P.O. Box 188
OTAKI

Hamish Wells

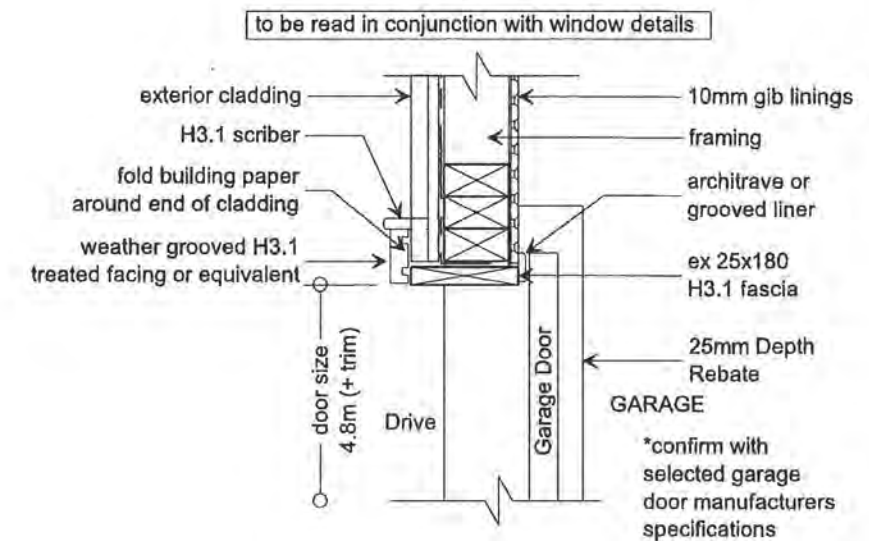
REVISED



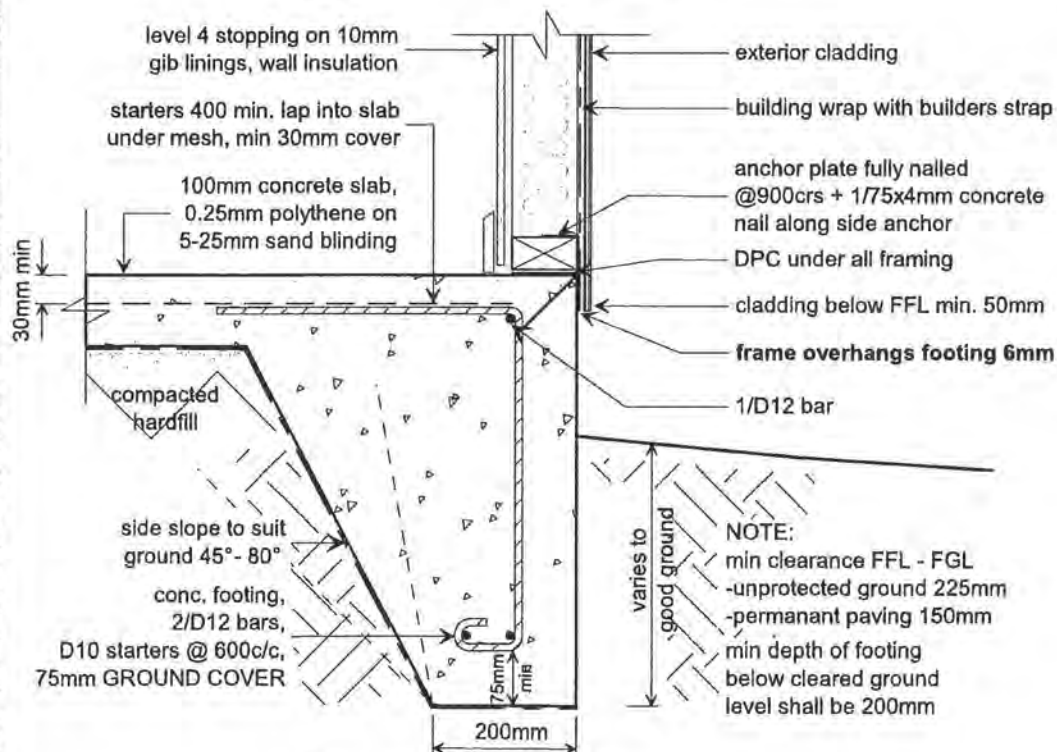
detail 01 Footing Construction Scale 1:10



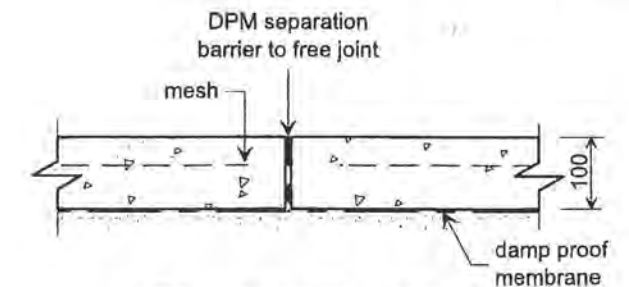
detail 02 Slab Thickening Detail Scale 1:10 (refer final truss design for varied location if require)



Detail 03 Garage Door Detail (plan view) Scale 1:10



detail 01a Footing Construction Scale 1:10



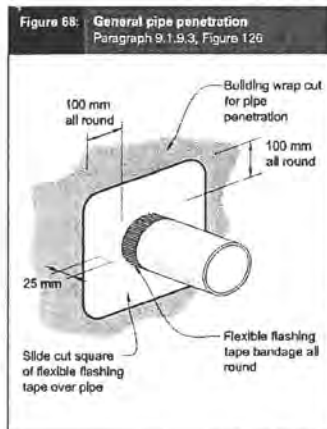
detail 02c Free Joint Detail Scale 1:10

4/08/2011

Harmish Wells Limited
P.O. Box 188
OTAKI

Handwritten signature

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BC 110464

Essential
Homes

Notes:

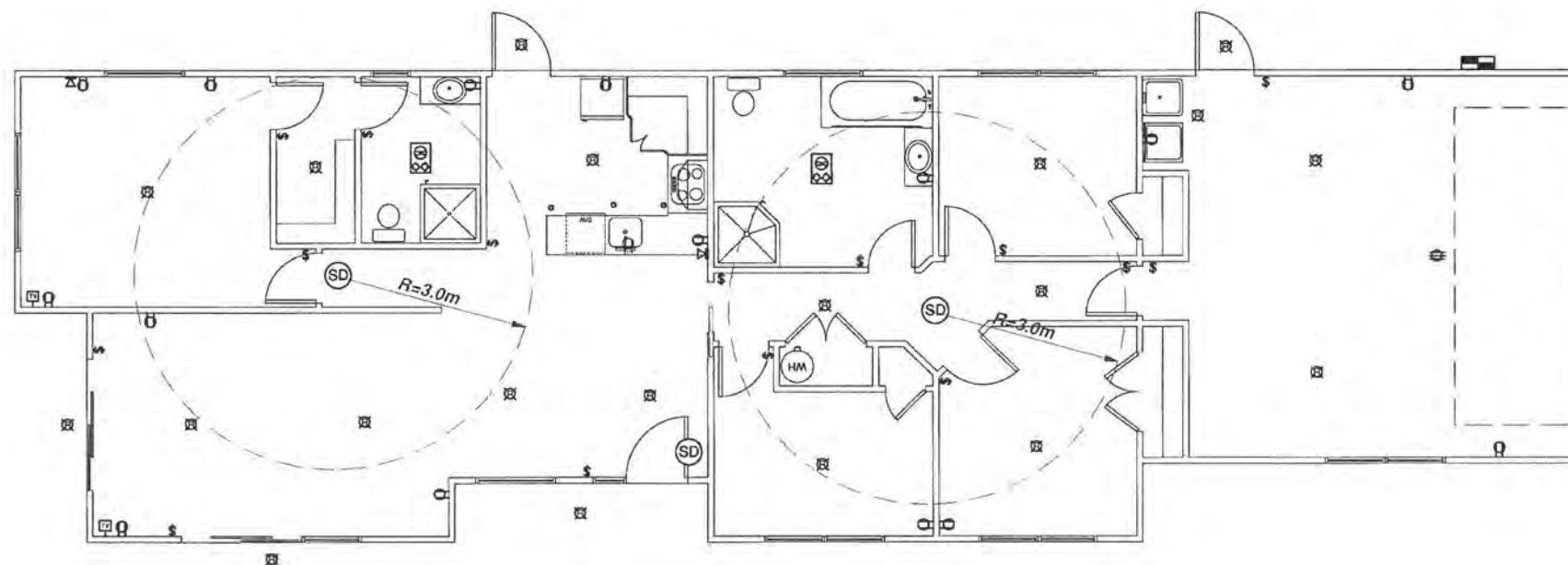
all electrical work & items to comply with;
NZBC F7/AS1, AS/NZS 3000, AS/NZS 3008,
AS 3786, AS/NZS 5000.2: 2006

This layout is preliminary only - confirm final
positioning & fitting allowance with client
contract specifications

(SD) - Approved smoke detectors required within 3.0m of
any sleeping space - first alert or similar

Down lights to be CA-Rated Type (max 1 per 5m²).

Ventilation system to vent ducts & r/hood to soffit outlet



SYMBOL	ELECTRICAL LEGEND
	recessed downlight
	switch
	feature halogen
	television outlet
	telephone jack
	double power point
	3in1 fan light
	smoke detector (first alert or similar)
	meter box
	wall light - external
	auto garage door opener

All dimensions & underground service locations to be checked prior to commencement of all works. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT: All drawings remain the property of A1 Homes Ltd and are for use as described above and may not be used or re-produced in whole or part without written permission. Any site/construction works are not to commence until Building Consent becomes unconditional.

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Client Details :
Justin MacPherson
Address:
**193 Tutere Street,
Waikanae**

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ELECTRICAL

Wind: v/high Date: 07.07.11 Scale: 1:100
Earthq: A Rev: Drawn: ND
Corrosion: Sea

Plan : EH153 CH Project No: NL732J Sheet no : 07 of 22
Call 0800 A1homes 214663
www.A1homes.co.nz

-  X - stud to top plate fixing (refer wall fixing charts)
-  Y - lintel fixing (refer wall fixing charts)

Refer to attached pre-cut design & documents for all lintel sizes, truss & top plate fixings. This layout is preliminary. Read in conjunction with final PS1 & pre-cut design & documents. If a discrepancy occurs contact pre-cut manufacturer or, contact acd architecture immediately on 07 541 3133

NOTE: VERY HIGH WIND ZONE - cyclone ties required
 Fixings to comply with NZS.3604.1999
 Refer manufacturers final roof framing design & schedule, for no. of and fixings required. Fixings to be equivalent to or exceed the minimum requirements of NZS.3604.1999 - Producer statement to be provided for alternative solutions to NZS.3604.1999 fixing requirements.

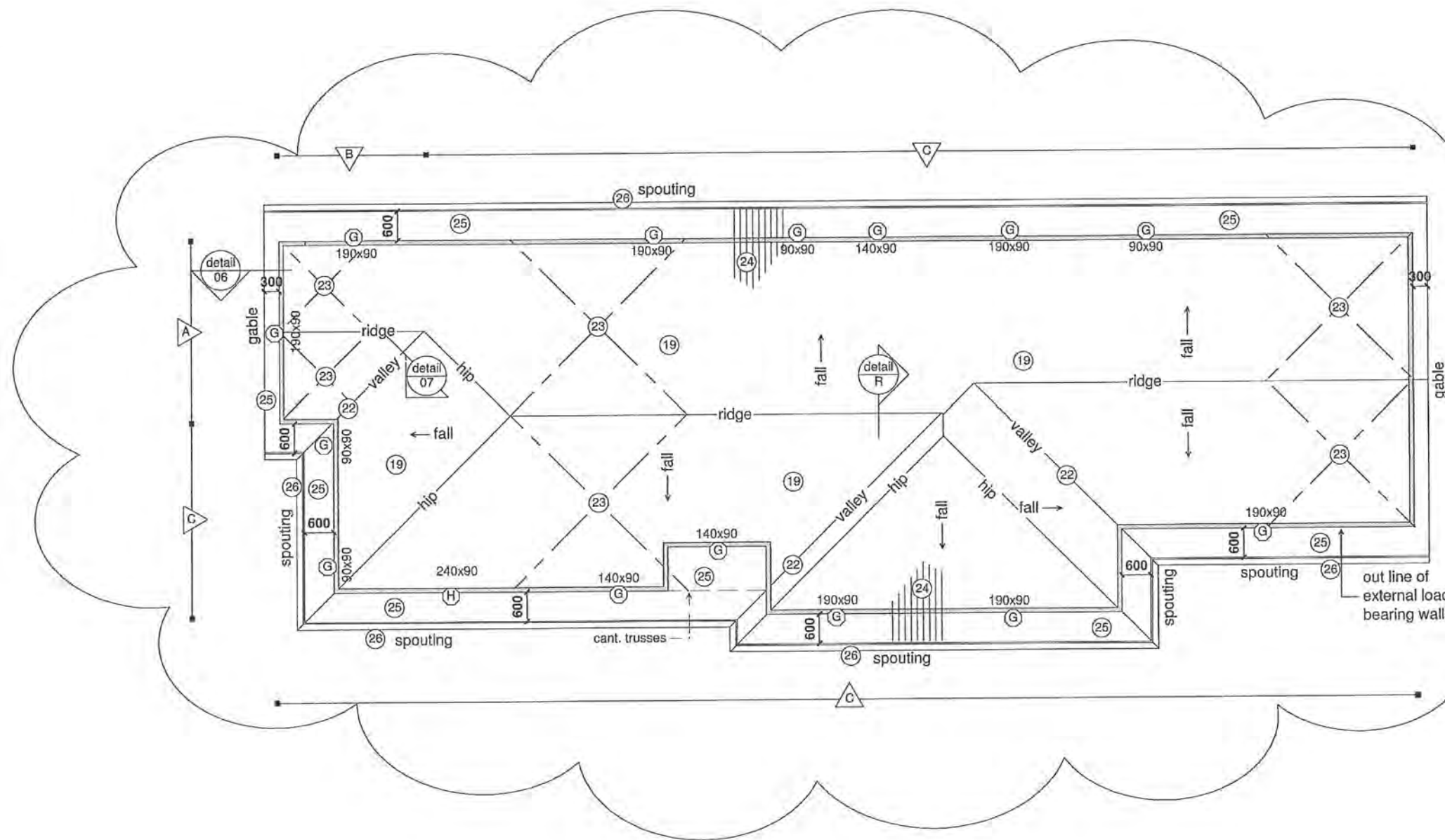
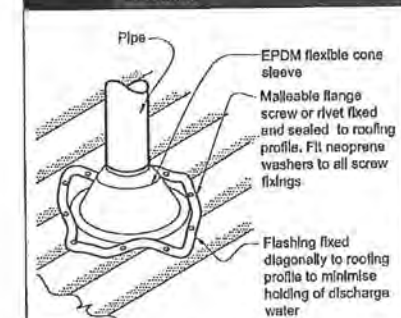


Figure 53: Flashing for small pipes
 Paragraphs 8.3.10, 8.4.17 a), 9.6.8.5 and 9.6.9.6



NOTE:
 (1) Max. roof pitch for this flashing 45°, minimum pitch 10°.
 (2) For pipes up to 60 mm diameter.

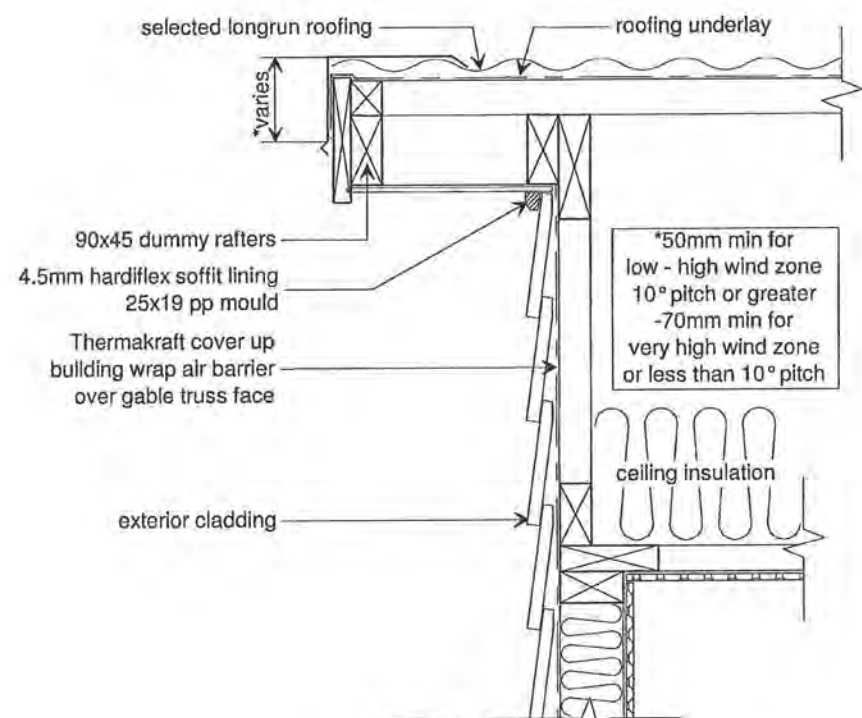
All dimensions & underground service locations to be checked prior to commencement of all works. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT: All drawings remain the property of A1 Homes Ltd and are for use as described above and may not be used or reproduced in whole or part without written permission. Any site/construction works are not to commence until Building Consent becomes unconditional

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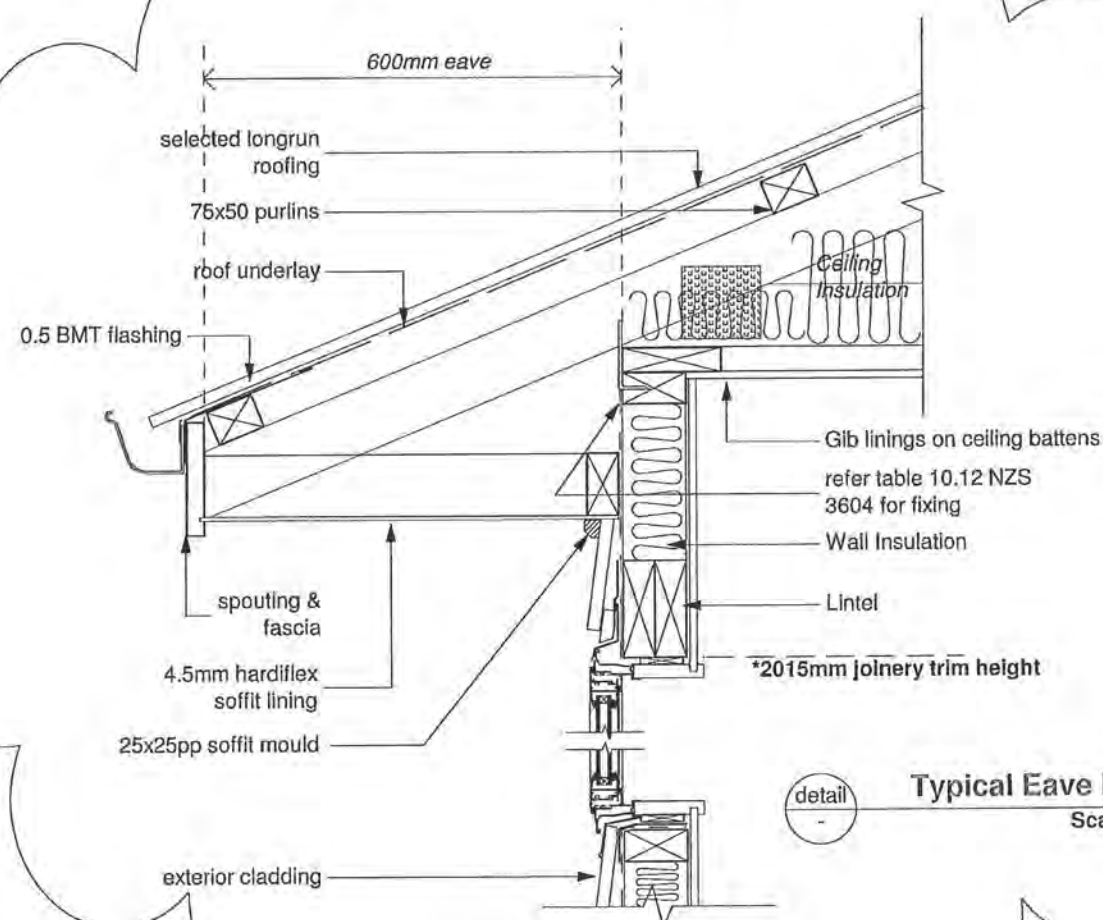
Client Details:
 Andrew MacPherson
 Address:
 193 Tutere Street,
 Waikanae

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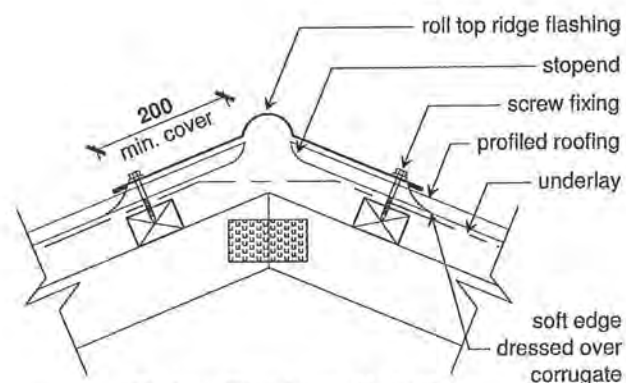
ROOF PLAN			Plan :	Project No:	Sheet no :
			EH153 all	NL731A	08 of 23
Wind: v/high	Date: 06.07.11	Scale: 1:100	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz		
Earthq: A	Rev: A: 29.08.11	Drawn: ND			
Corrosion: Sea	acdarchitecture.co.nz				



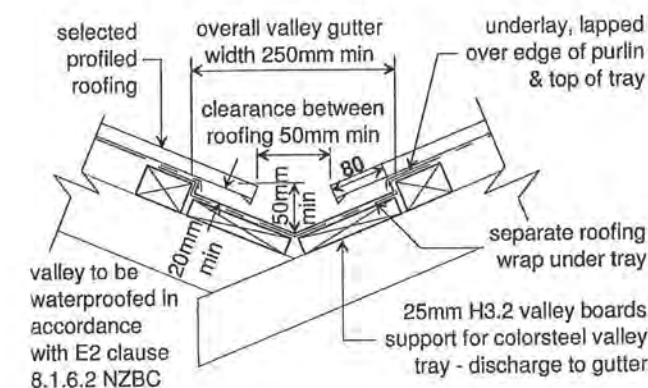
detail 06 **Gable Wall Construction**
Scale 1:10



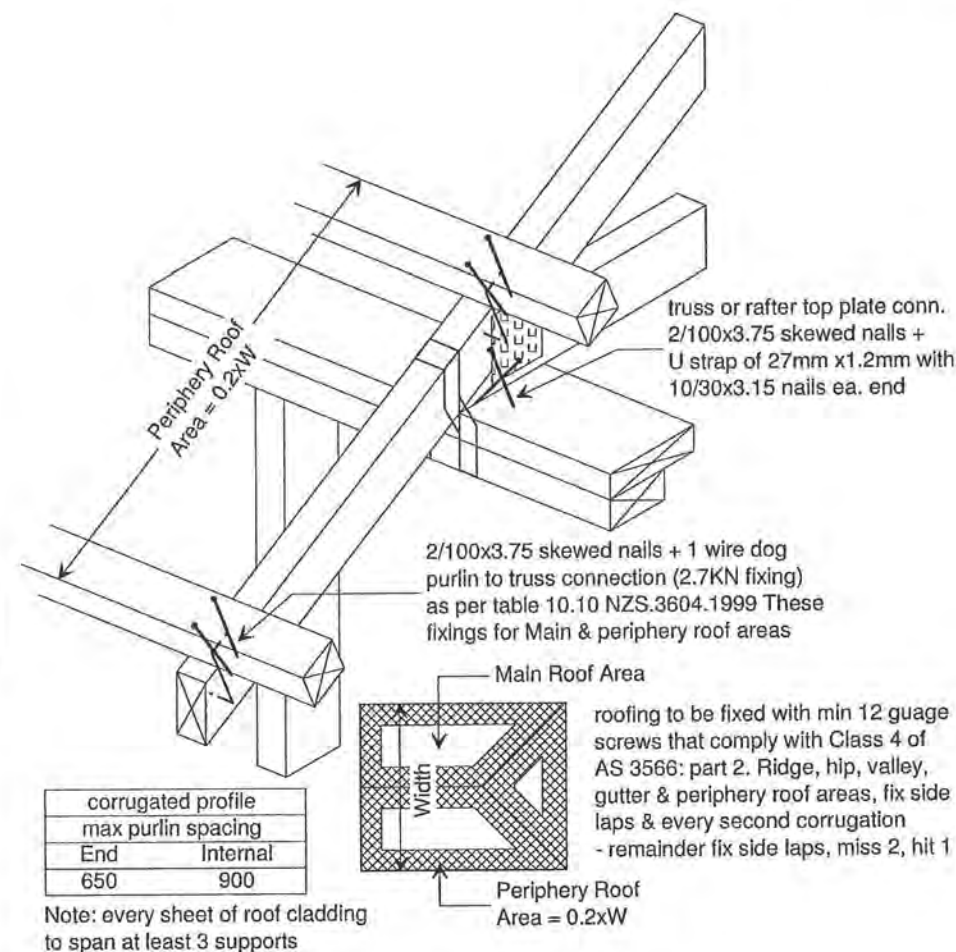
detail - **Typical Eave Detail**
Scale 1:10



(R) **Ridge Flashing Detail**
Scale 1:10



detail 07 **Valley Flashing Detail**
Scale 1:10



Note: every sheet of roof cladding to span at least 3 supports

detail - **TRUSS & PURLIN CONNECTION**
(very high wind zone) Scale 1:10

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BC 110464

Essential
Homes

0010

Notes:

ALL GIB® BRACES FIXED IN ACCORDANCE WITH
THE LATEST WINSTONES GIB BRACING MANUAL

BRACING ELEMENT TABLE

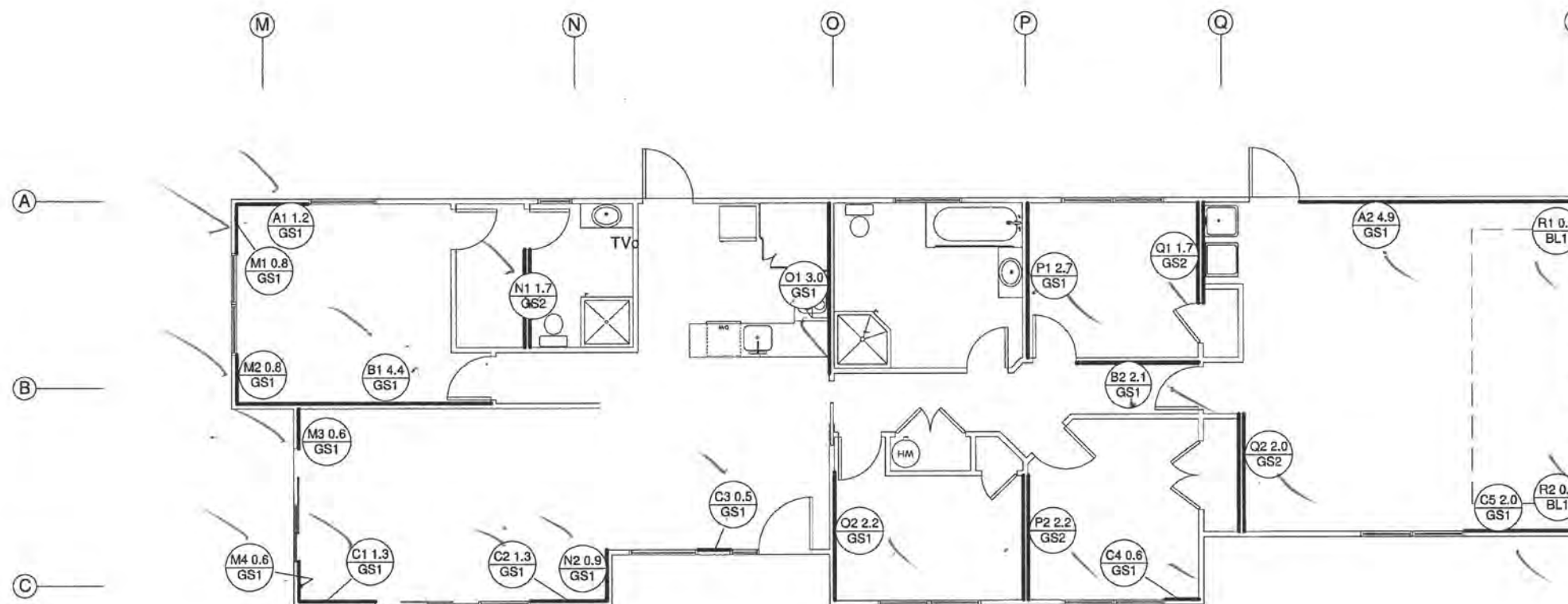
BRACE TYPE	PRIMARY BRACE	SECONDARY BRACE/S
GS1	10mm GIB std plasterboard on one side minimum length 0.4m	N/A
GS2	10mm GIB std plasterboard on each side minimum length 0.6m	N/A
BL1	10mm GIB BRACELINE on one side minimum length 0.4m	hold down straps + 1/M12 bolt ea. end

LABEL No.

C1 1.2
GS1

BRACE ELEMENT LENGTH

BRACE TYPE AS TABLE



Openings in Bracing Elements (as per GIB Ezybrace System)

Openings are allowed within the middle third of a wall bracing element's length and height. Neither opening dimension shall be more than one third of the element height. Wall linings are fixed to opening trimmers at 150mm centres. Small openings (e.g., power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element.

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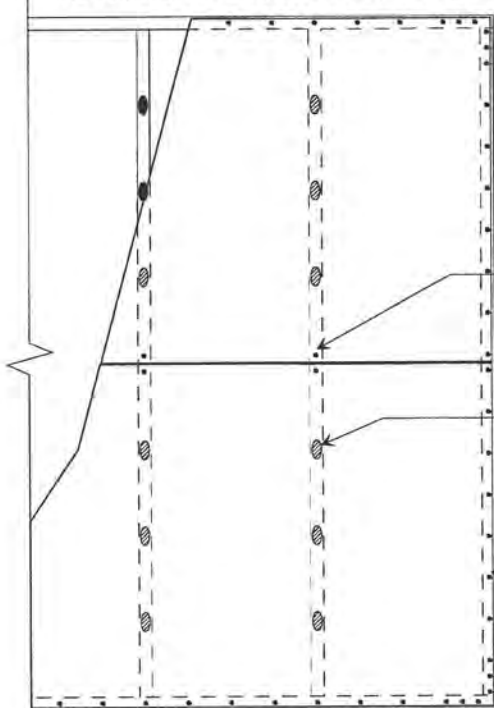
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BRACING PLAN

Wind: v/high	Date: 07.07.11	Scale: 1:100
Earthq: A	Rev:	Drawn: ND
Corrosion: Sea	acdarchitecture	

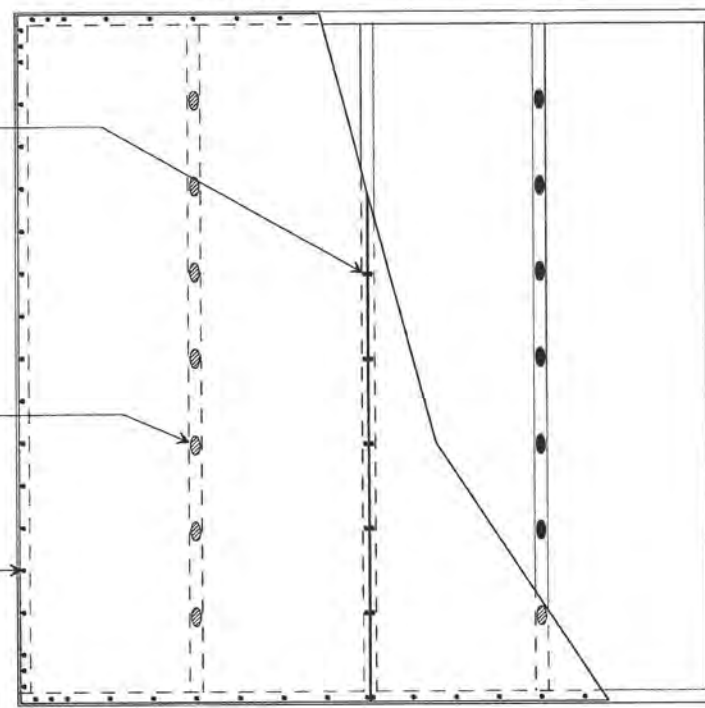
Plan: EH153 all	Project No: NL732J	Sheet no: 10 of 22
Call 0800 A1homes 214663		
www.A1homes.co.nz		

Std 10mm or 13mm GIB Horizontal Fixing



GS1 - Lined one side min Length 0.4m
GS2 - Lined both sides min Length 0.6m

Std 10mm or 13mm GIB Vertical Fixing



single 32mm x 6g
GIB Grabber drywall
screws or 30mm GIB
nails @ 300crs

single 32mm x 6g GIB
Grabber drywall screws
or 30mm GIB nails where
sheets cross studs

Daub of GIBFix
adhesive at 300 crs
to intermediate
studs & noggs

32mm x 6g GIB Grabber
drywall screws or 30mm
GIB nails @ 150mm crs
to perimeter of bracing
element

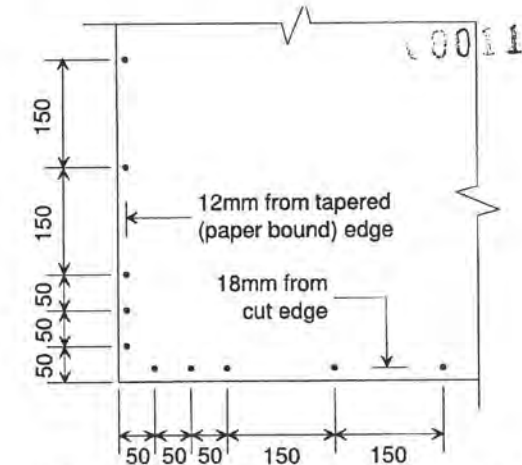
M12 Ramset bolt as per
table 1+ 50 x 50 x 3mm
square galvanised washer

400 x 25 x 0.9mm galv.
strap (strap passes
underneath bottom plate

Six 30 x 2.5mm
galvanised flat head
nails to each side of stud

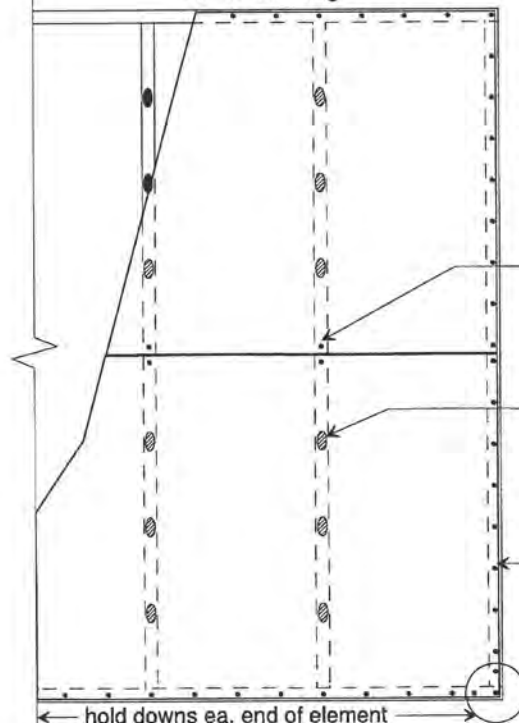
Three 30 x 2.5mm
galvanised flat head nails to
each side of bottom plate

detail Concrete Floor Internal /
External Walls



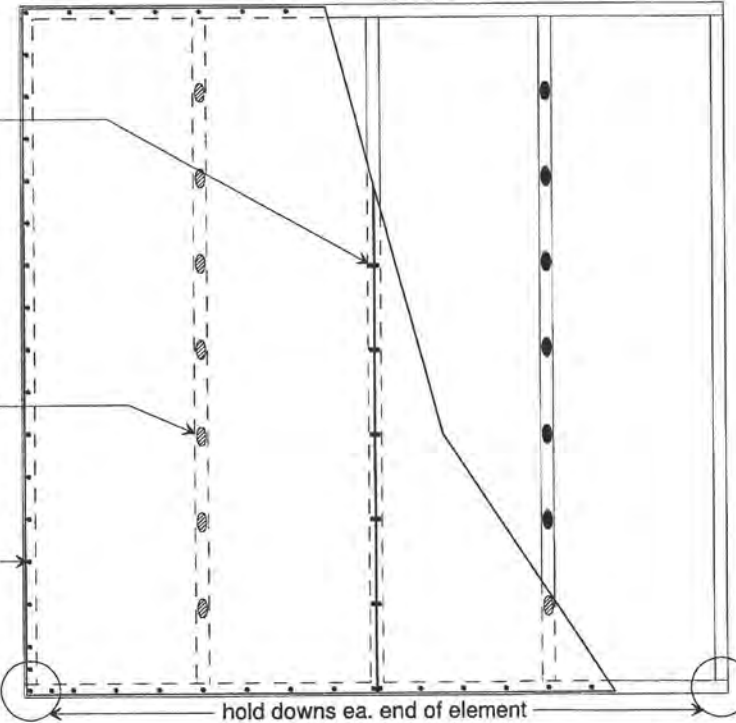
*Fastening pattern for GIB bracing elements

10mm or 13mm GIB Braceline
Horizontal fixing



BL1 - Lined one side, min length 0.4m

10mm or 13mm GIB Braceline Vertical fixing



single 32mm x 7g
GIB Grabber drywall
screws or 30mm GIB
nails @ 300crs

single 32mm x 7g GIB
Grabber drywall screws
or 30mm GIB nails where
sheets cross studs

Daub of GIBFix
adhesive at
300mm crs to
intermediate studs

32mm x 7g GIB Braceline
screws or GIB Braceline
nails @150mm crs to
perimeter of bracing
element

Ramset **PRODUCT TECHNICAL STATEMENT**

2010 **Bottom Plate Product Technical Statement**

Bottom Plate Fixing Solutions Table

Bottom Plate Location	Fixing Requirements			Installation		
	Bottom Plate Fixing Requirement	Concrete Strength (min.)	Floor Edge Type	Fastener	Max Spacing	Min Edge Distance
External Wall	Proprietary Bracing Systems (15 kN)	17.5 MPa	Concrete Masonry Block	AS12150H**	900 mm	55 mm
	NZS3604:1999	17.5 MPa	N/A	121208PA**	900 mm	N/A
Internal Wall				8x75 Drive Pin & Washer	600 mm	N/A

Solutions are suitable when fixing a 90x45 Bottom Plate.
1 - To be used in conjunction with a 50x50x3 washer.
2 - To use in conjunction with a Pryda Bracing Anchor bracket.

Bottom Plate Durability

NZS3604:1999 Table 4.1 classes bottom plates in a "closed (dry, internal location), not subjected to airborne salts or rain wetting" therefore the durability requirements can be met anywhere in New Zealand with a zinc passivated fastener.

121208PA Anchor AS12150H Anchor 8x75 Drive Pin

Ramset has determined the suitability of the above fasteners from results in reports SR125, LTR032 2008 and evaluation by research organisations and industry recognised personnel.

Ramset www.ramset.co.nz

Ramset New Zealand
A division of F.W. New Zealand Limited
29 Poland Road, Grafton, Auckland

Ph 0800 Ramset (726 728)
Email: info@ramset.co.nz
Suitability Statement / Published 12/2010

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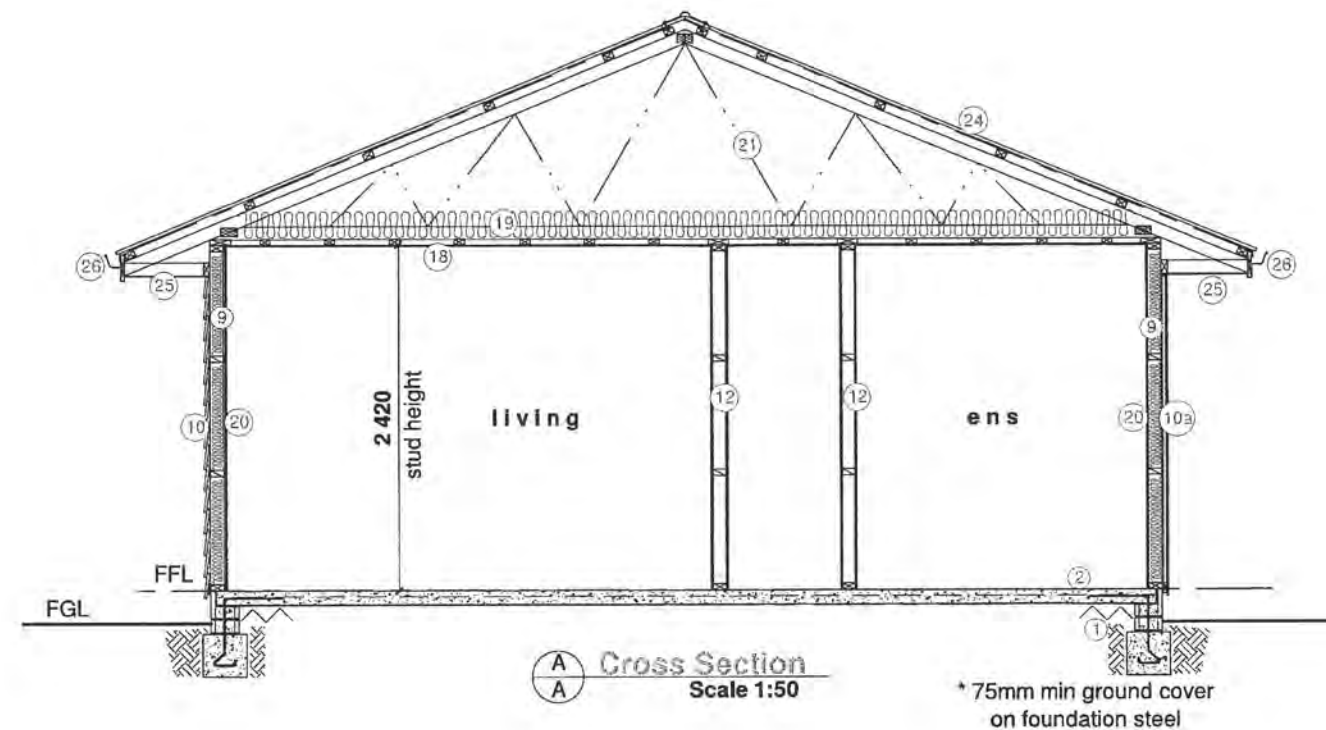
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Client Details:
Justin MacPherson
Address:
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Waikanae

BRACE FIXING DETAILS

Wind: v/high Date: 07.07.11 Scale: N.T.S
Earthq: A Rev: Drawn: ND
Corrosion: Sea

Plan: EH153 all Project No: NL732J Sheet no: 11 of 22
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NZBC:EXTERNAL MOISTURE

Acceptable Solution E2/AS1

Table 2: Building Envelope Risk Matrix
Paragraph 3.1.2, Figure 1

Risk Factor	RISK SEVERITY				Subtotals for each Risk Factor
	LOW	MEDIUM	HIGH	VERY HIGH	
Wind zone (per NZS:3804)	0	0	1	②	2
Number of storeys	①	1	2	4	0
Roof/Wall intersection design	①	1	3	5	0
Eaves width	0	1	②	5	2
Envelope complexity	0	①	3	6	1
Deck design	①	2	4	6	0
NOTE: Risk score shown is the highest risk score for all elevations & all claddings.					Total Risk score: ⑤

Note: Sea Spray Corrosion Zone (exposure environments as defined by NZS 3604 : fig 4.2 & table 4.1)

Fixings & Fastenings (excludes nails and screws):

In 'closed' environments - mild steel (uncoated, non-galvanized)

Connections to treated timber piles - type 304 stainless steel.

In roof spaces - continuously coated galv steel (nail plates) & hot-dip galv steel (wire dogs, bolts).

In exposed & sheltered environments - type 304 stainless steel.

Minimum concrete strength after 28 days shall be:

(a) 10 MPa for unreinforced concrete in mass foundations

(b) 17.5 MPa for unreinforced concrete applications & for reinforced concrete not exposed to weather

(c) 25 MPa for reinforced concrete exposed to weather

Nails & screws used for framing & cladding:

Structural cladding (50 year durability) - annular grooved stainless, silicon bronze or protected galvanized steel

Non-structural cladding (15 year durability) - protected galvanized steel

Framing in 'closed' areas including roof spaces - mild steel

Framing in 'exposed or sheltered' areas - galvanised steel

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Client Details :
Justin MacPherson
Address:
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Waikanae

**CROSS SECTION &
RISK MATRIX**

Wind: v/high Date: 07.07.11 Scale: as shown
Earthq: A Rev: Drawn: ND
Corrosion: Sea

Plan : EH153 alt Project No: NL732J Sheet no : 12 of 22
Call 0800 A1homes 214663
www.A1homes.co.nz

Notes:

All works shall be undertaken & supervised by NZ qualified, registered or licensed trades people.
All works shall comply with the New Zealand Building Code and its approved documents & acceptable solutions
All works shall comply with the following documents, but not limited to;

B1/AS1 & VM1 Structure
B2/AS1 Durability
C2/AS1 Means of Escape
C3/AS1 Spread of fire
D1/AS1 Access routes
E1/AS1 Surface water
E2/AS1 External moisture
E3/AS1 Internal moisture
F4/AS1 Safety from falling
F7/AS1 Warning Systems
G1/AS1 Personal Hygiene
G2/AS1 Laundering
G3/AS1 Food preparation & prevention of contamination
G4/AS1 Ventilation
G5/AS1 Interior environment
G7/AS1 Natural light Preservation Council
G8/AS1 Artificial light
G9/AS1 Electricity
G11/AS1 Gas as an energy source
G12/AS1 Water supplies
G13/AS1 Foul water
H1/AS1 Energy efficiency

NZS 3604: 1999 Timber framed buildings
NZS 3602 Timber & wood based products for use in buildings
NZMP 3640: 2003 Chemical preservation of round & sawn timber

NZS 4229: 1999 Concrete masonry buildings

NZS.4223 Glazing in buildings

AS/NZS 3000 & 3008 Electrical installations & Electrical regulations

AS/NZS 3500.2 Plumbing and drainage
AS/NZS 4218: 2009 Thermal Insulation

Foundation & Slab

300wide x 300deep 25MPa conc. footings, 2/D12 bars, D10 starters @ 600crs, 20 or 25 series masonry blocks as required, 25MPa blockfill, 1/D12 bond bar tied to top of starters.

- ① 90mm wide malthoid under base plates to external walls. 1/anchor plate cast into slab @ 900 crs to slab perimeter for hold-down connection plus 1/75x4mm concrete nail alongside anchor plate at no less than 70mm from the concrete edge.
- ② 100mm thick 25MPa concrete slab 665 reinforcing mesh on 0.25 polythene. 150mm max layers of dry compacted granular hardfill in accordance with NZS 3604:1999.
- ③ Reinforced slab shrinkage control joints - 25mm deep saw cuts to form bays with maximum ratio of 2:1. Bays in exposed or vinyl areas 6m max.
- ④ 300x200 deep slab thickening, 2/D12 bars with R10 stirrups @ 600crs

External Walls

(MSG/VSG 8)

- ⑨ 90x45 H1.2 frame (H3.1 bottom plates to wet areas) + 140x35 H1.2 packer plate, studs @ 480crs max, nogs @ 800crs. THERMAKRAFT Coverup building wrap taken up to top plate. 10mm gib linings to inside face of walls - level 4 paint finish

Note: Heavy weight building paper to be used as a wind barrier with bursting strength of not less than 500KN/m² when wet & tested in accordance with BS 3137.

- ⑩ Selected 150mm bevel backed weatherboards installed, flashed and finished to the latest manufacturers specifications and in accordance with NZBC: E2/AS1 External Moisture. Merchant to include all flashings & fixings as required by cladding system

- ⑩a 12mm H3.2 Shadowclad on ex50x25 H3.1 cavity battens nailed to studs, installed flashed & finished to the latest Eco-Ply specifications and NZBC: E2/AS1 External Moisture. Merchant to include all flashings & fixings as required by cladding system allow a 2-3mm gap between sheets for expansion (textured) 5mm (Grooved). Treat all cut edges with Metalex Clear.

Exterior Joinery

- ⑪ Aluminium joinery installed to comply with NZBC: E2/AS1. H3.1 jambs, 20mm grooved liners. Approved window sealing tape to all openings (see detail). Flashing tape over flashing fixings. Do not fix cladding through flashings. Glazing to comply with NZS:4223. & 2008 amendments.

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Internal Walls

(MSG/VSG 8)

- 90x45 H1.2 frame (H3.1 bottom plates in wet areas) + 140x35 H1.2 top plate packer, studs @ 600crs max, nogs @ 800crs.
- ⑫ Standard 10mm gib linings throughout, except wet areas. Fixed to comply with the latest Winstones Gib Manual. Bottom plate fixing : Ramset HD875 drive pin (or equivalent) @ 600crs

Wet Areas

BATHROOM / KITCHEN / ENSUITE (floor finishes)

- Non-slip vinyl lining over sealed floor. Minimum slip resistance co-efficient for level surface between 0.25 - 0.50 acceptable in accordance with NZBC: D1/AS1 Access.
- ⑬ Option 1 - Cove vinyl up wall 100mm, fix skirting or vinyl smooth edge to wall junction
Option 2 - Waterproof seal vinyl to edge of painted skirting, contractor to comply with NZBC: E3/AS1 Internal Moisture.

BATHROOM / LAUNDRY / ENSUITE (wall & ceiling finishes)

- ⑭ 10mm GIB Aqualine, 1/coat GIB Sealer with 2/coats semi-gloss or gloss, acrylic enamel paint

Ceilings

- 70x35 KD ceiling battens nailed to trusses @ 450crs. Ensure battens are straight prior to lining. 10mm Gib linings with 32mm x 6g GIB® Grabber™ Screws at 450mm centres. Glue daubs to be minimum of 200mm from centre screw. Do not screw where you glue. 32mm x 6g GIB® Grabber™ Screws at 200mm centres around the perimeter. Gib stopping to level 4 paint finish. 1/850sq ceiling access to roof space
- ⑮

Insulation

- ⑰ R3.2C pink Batts insulation to all ceilings except garage.
- ⑳ R2.2W pink Batts insulation to all exterior wall cavities excluding garage, however including walls between house & garage, ensure snug fit not a tight fit.

Roof

(msg8/vsg8)

- ⑲ Pre-fabricated Kiln Dried GANGNAIL 22.5° pitch trusses @ 900crs - Thermakraft 215 self supporting underlay laid vertically with min 150mm lap on 75x50 r/s H1.1 purlins (refer truss & purlin connection detail on page 09 for crs & fixing requirements)
- ⑳ Colorsteel valley trays fixed to ex 25mm H3.2 valley boards (see detail)
- ㉑ Lumberlok strip bracing & tensioners tightened firmly across roof planes.
- ㉒ Longrun colorsteel roofing as per elevations. Roofing fixed with compatible roofing nails or screws and sealing washers, by qualified persons with flashings as required to all junctions - flashings fixed with compatible roofing screws and sealing washers

Soffit

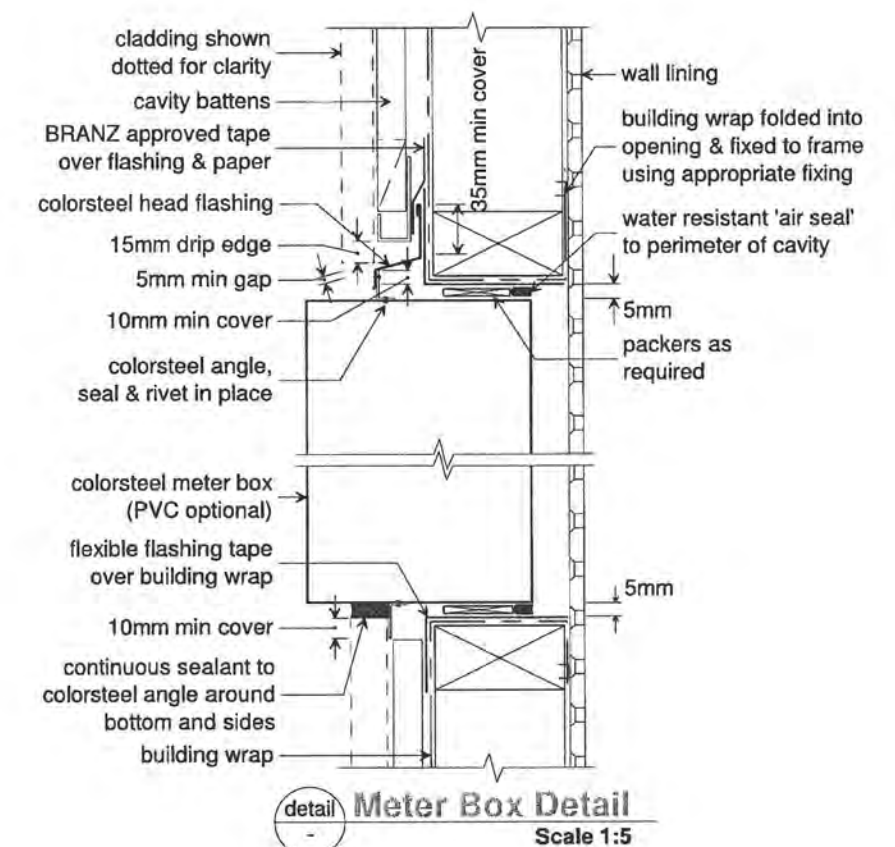
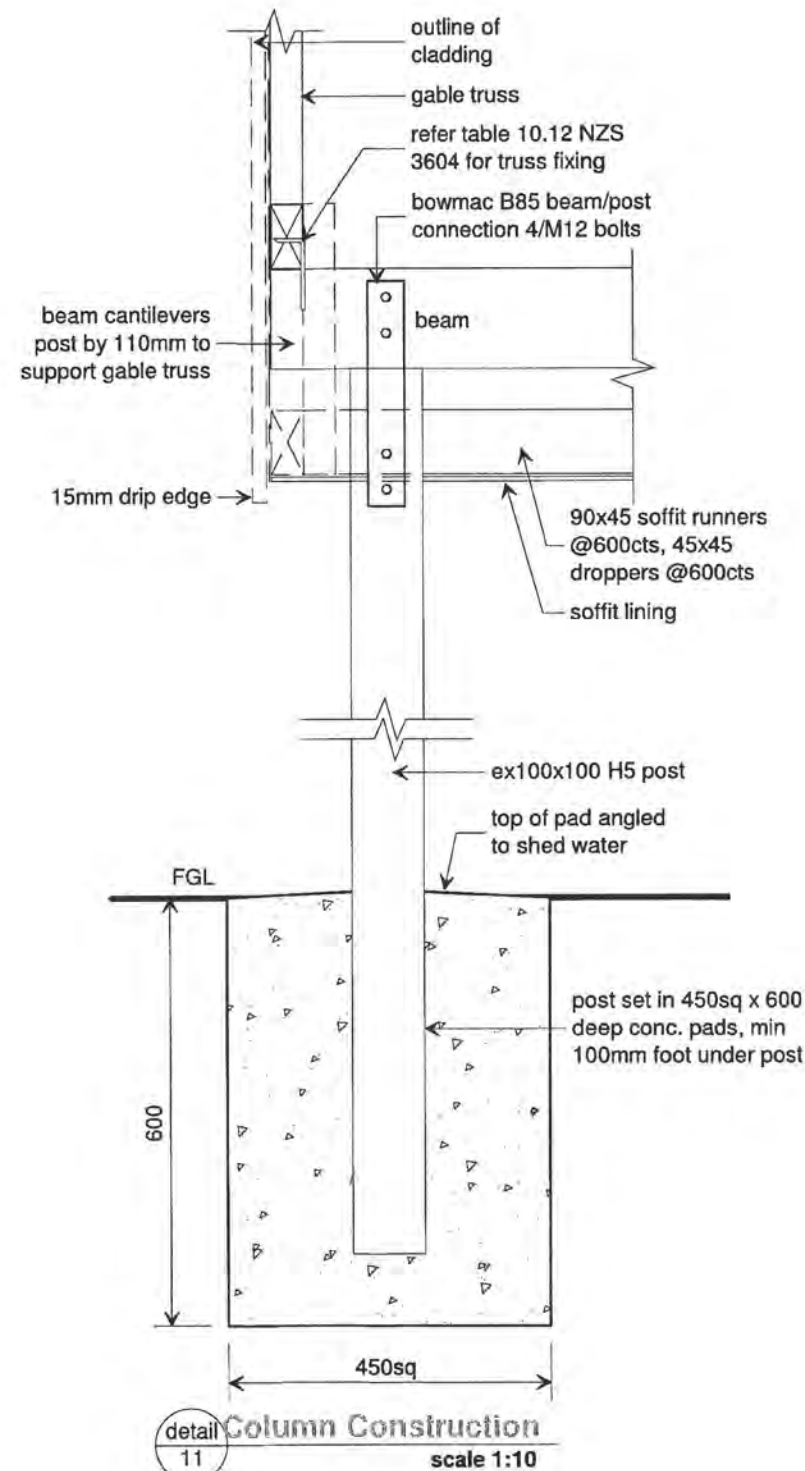
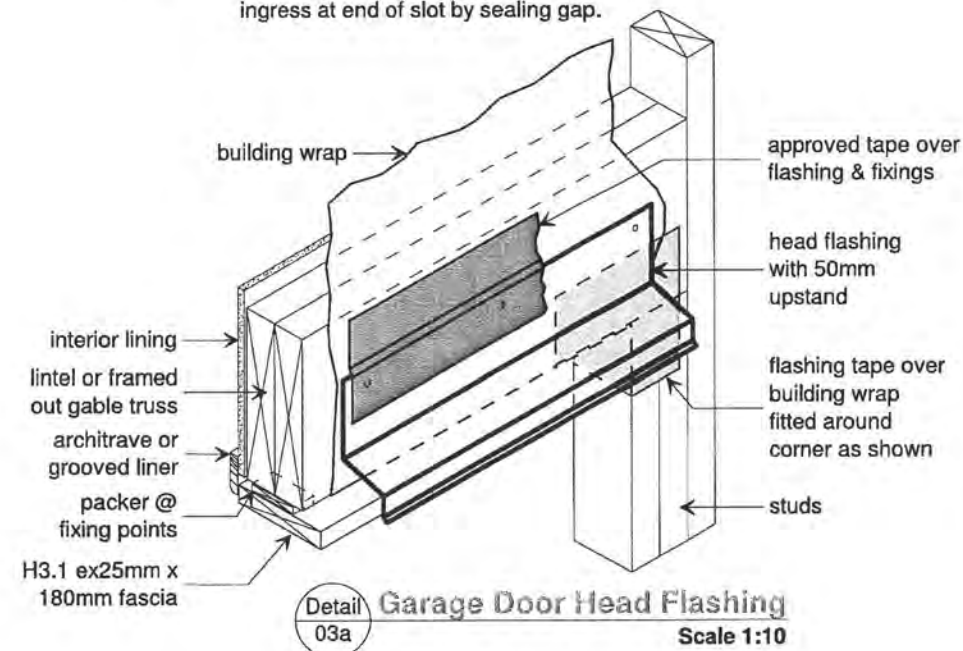
(see details)

- ㉓ 4.5mm Hardiflex soffit lining fixed to 90x45 soffit bearers & 90x45 stringer at wall.
300 eaves to gables (90x45 dummy rafters + 90x45 fly rafter), 600 eaves to remainder (refer roof plan), 25x19pp soffit mould.
- ㉔ ex 200x25 pp grooved fascia, 60mm galv. jolt head nails, paint finish. MARLEY Stormcloud spouting & downpipe system.
0.5BMT eave flashing to all gutters

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Address:		Wind: v/high	Date: 06.07.11	Scale: N.T.S	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz	
193 Tutere Street,		Earthq: A	Rev: A: 29.08.11	Drawn: ND		
Walkanae		Corrosion: Sea		acdarchitecture.co.nz		

NOTE: accurate slot to be cut in cladding to enable fit around head flashing. Prevent moisture ingress at end of slot by sealing gap.



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Wind: v/high	Date: 07.07.11	Scale: as shown	Drawn: ND	EH153 cll	NL732J	14 of 22
Earthq: A	Rev:			Call 0800 A1homes 214663		
Corrosion: Sea				www.A1homes.co.nz		

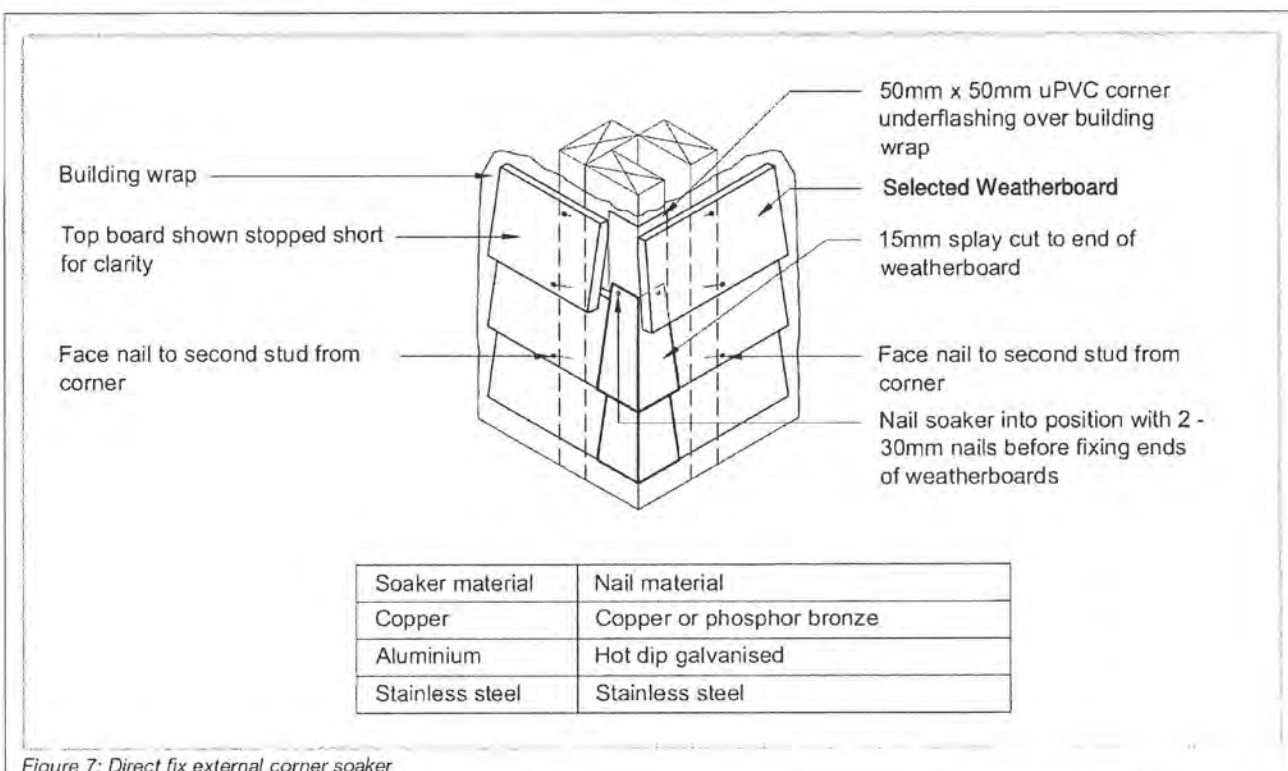


Figure 7: Direct fix external corner soaker

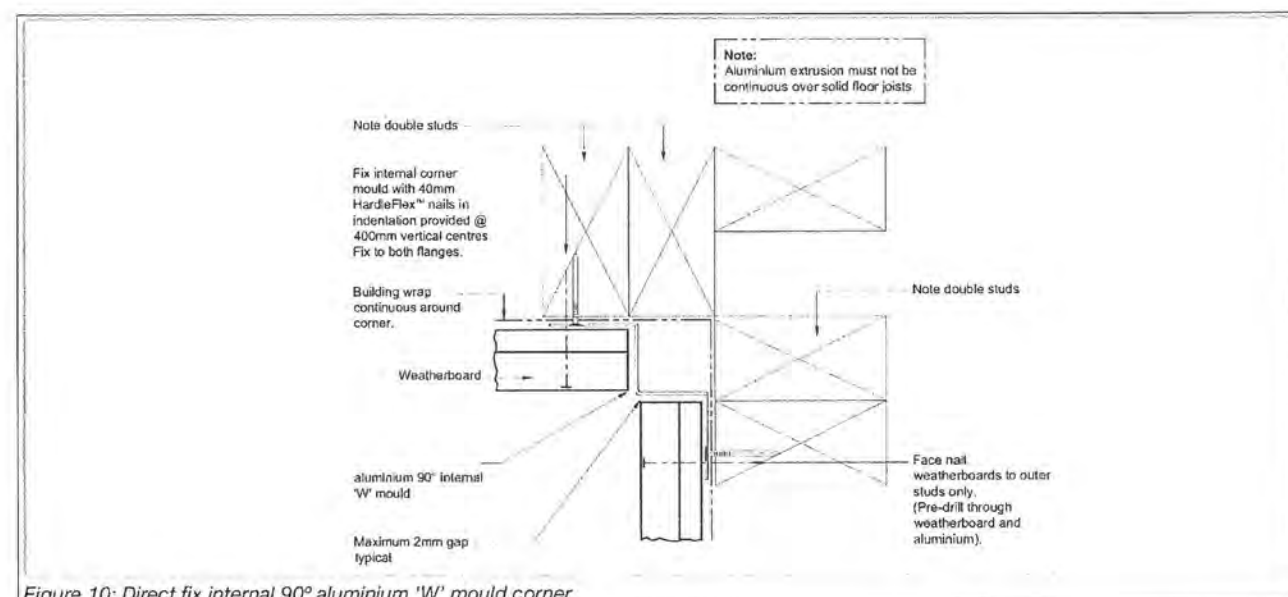
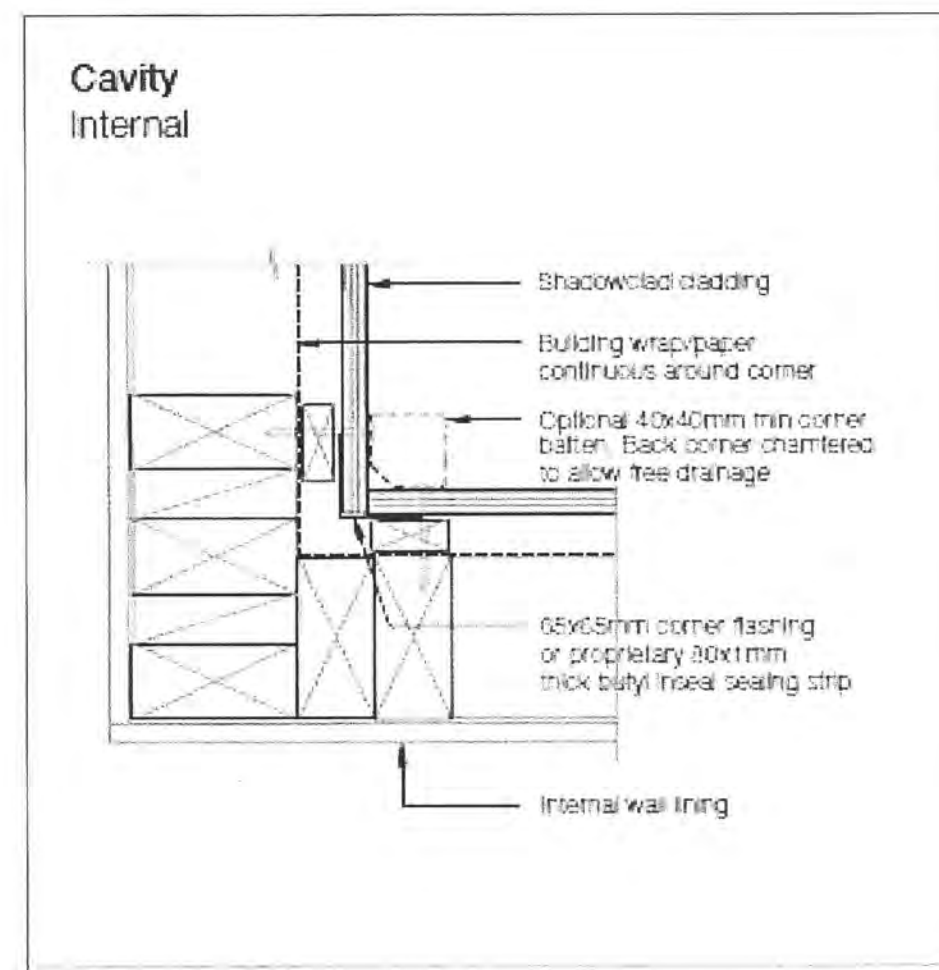
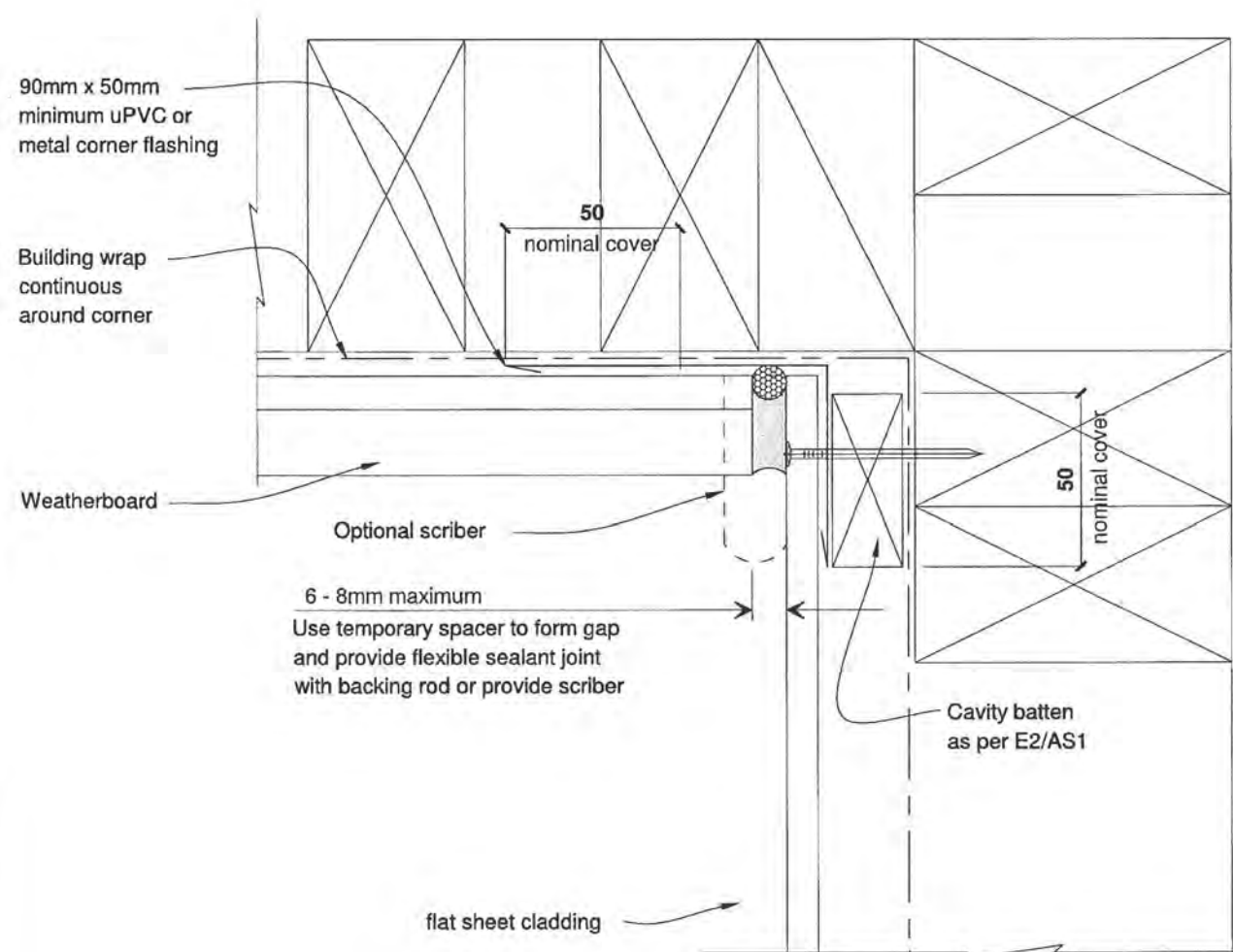
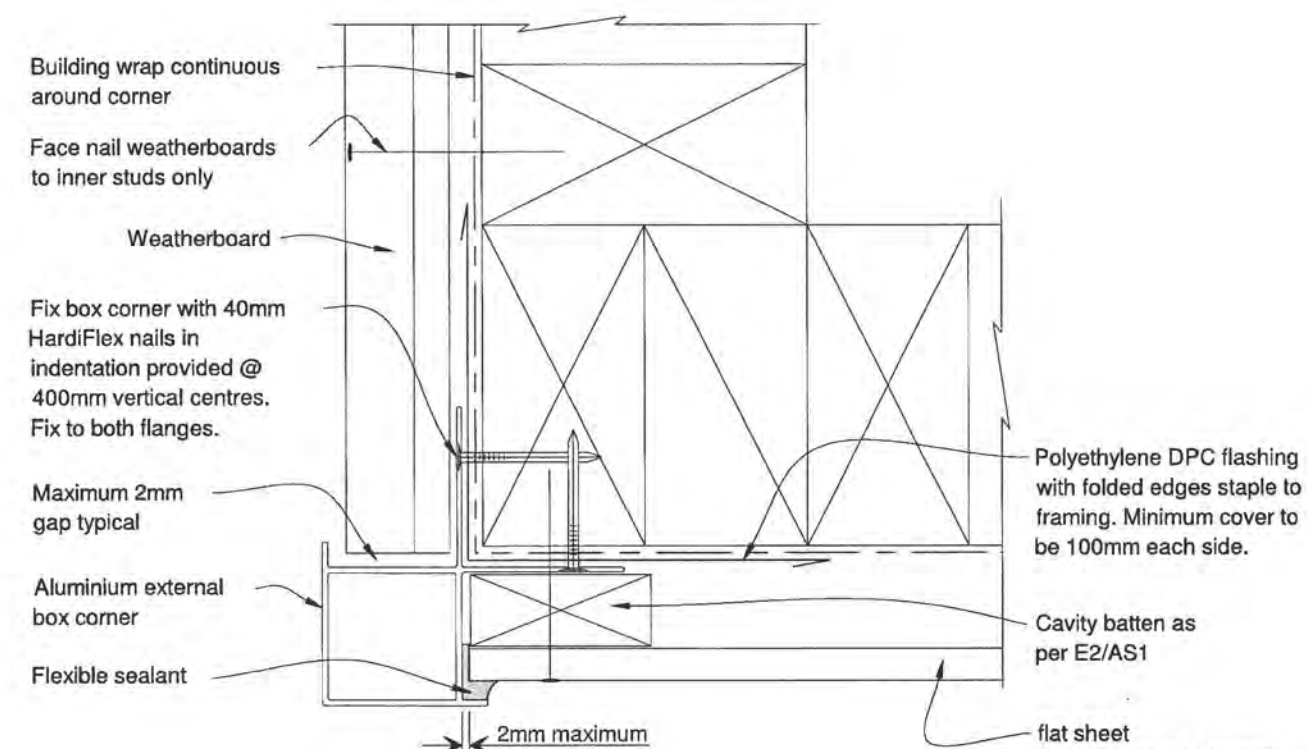


Figure 10: Direct fix internal 90° aluminium 'W' mould corner

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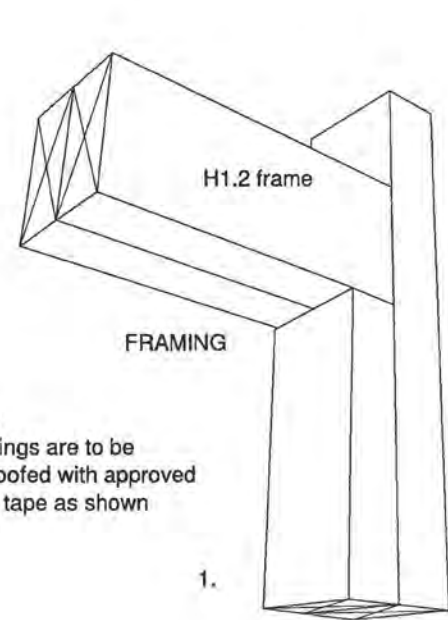


INTERNAL CORNER JUNCTION BETWEEN WEATHERBOARD AND FLAT SHEET CLADDING

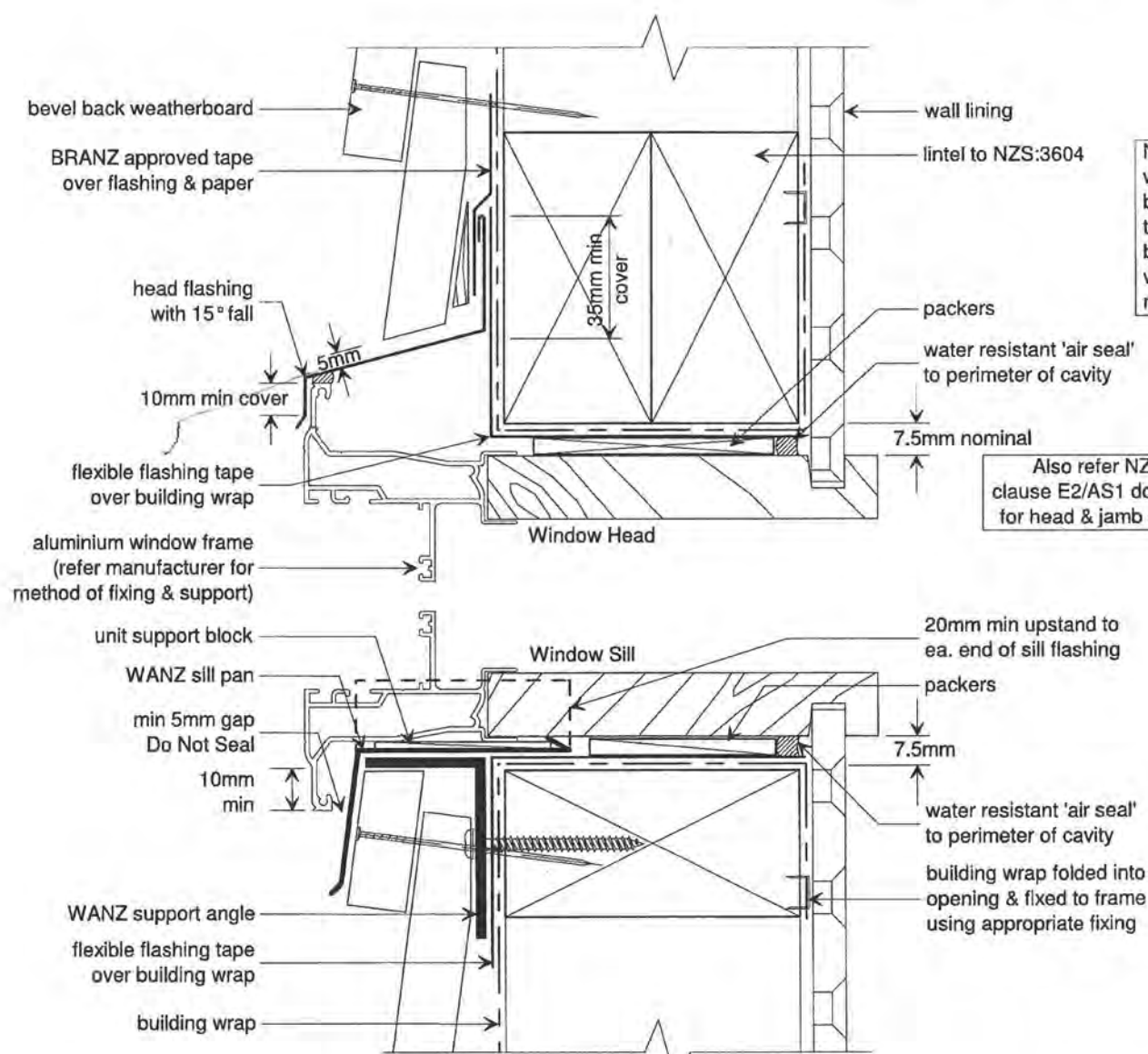
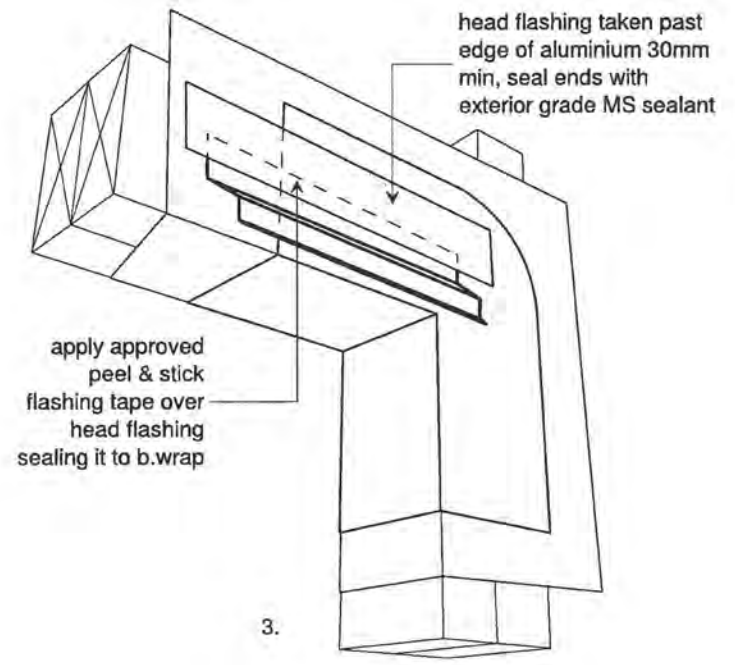
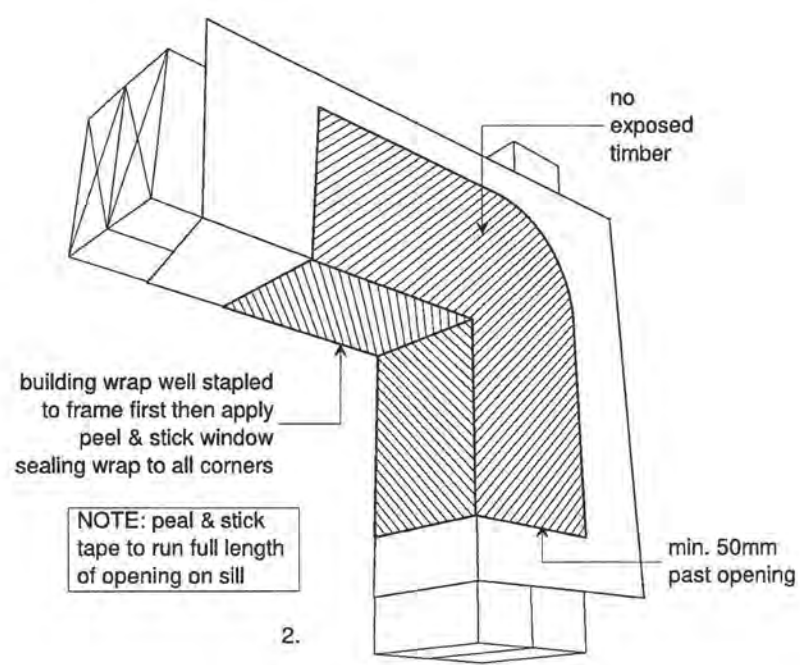


EXTERNAL CORNER JUNCTION BETWEEN WEATHERBOARD AND FLAT SHEET CLADDING

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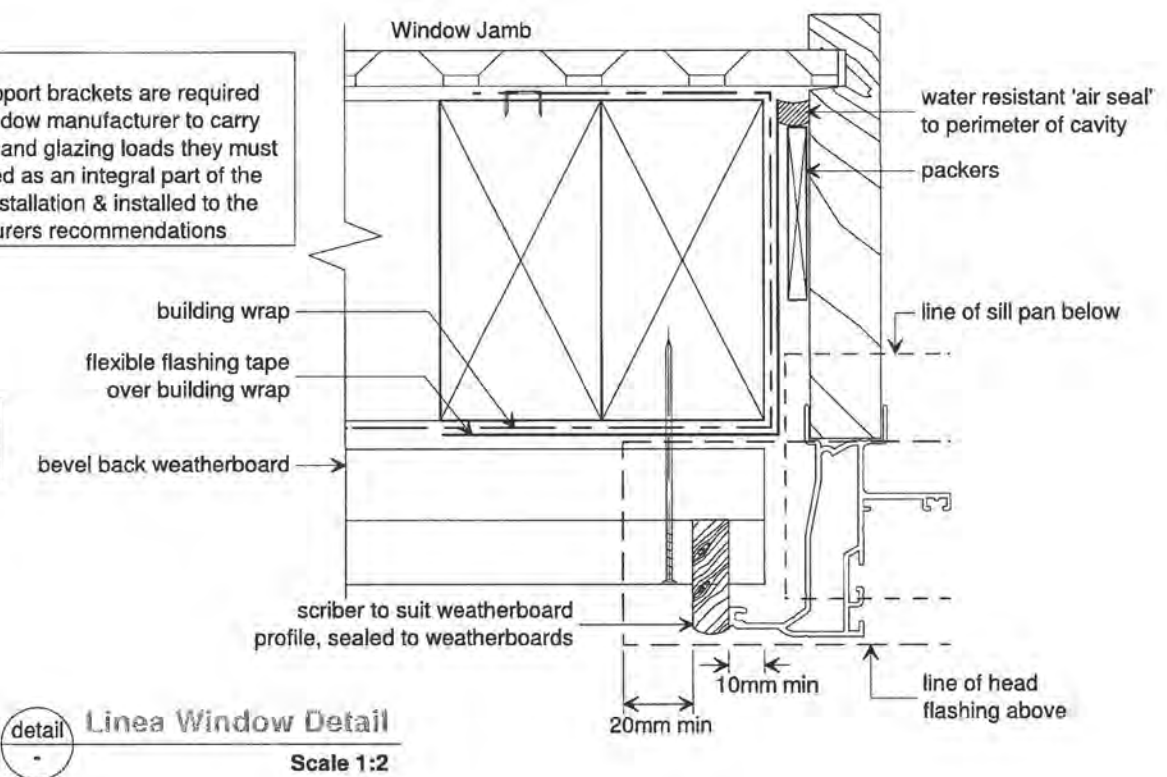


NOTE :
all openings are to be waterproofed with approved flashing tape as shown



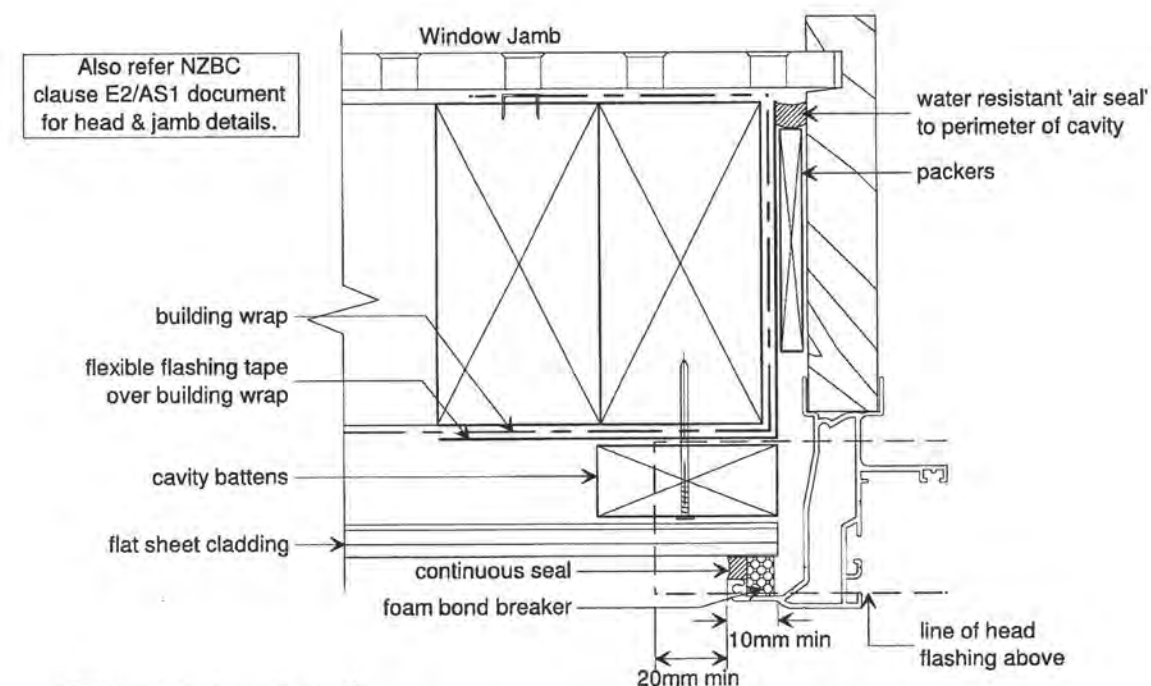
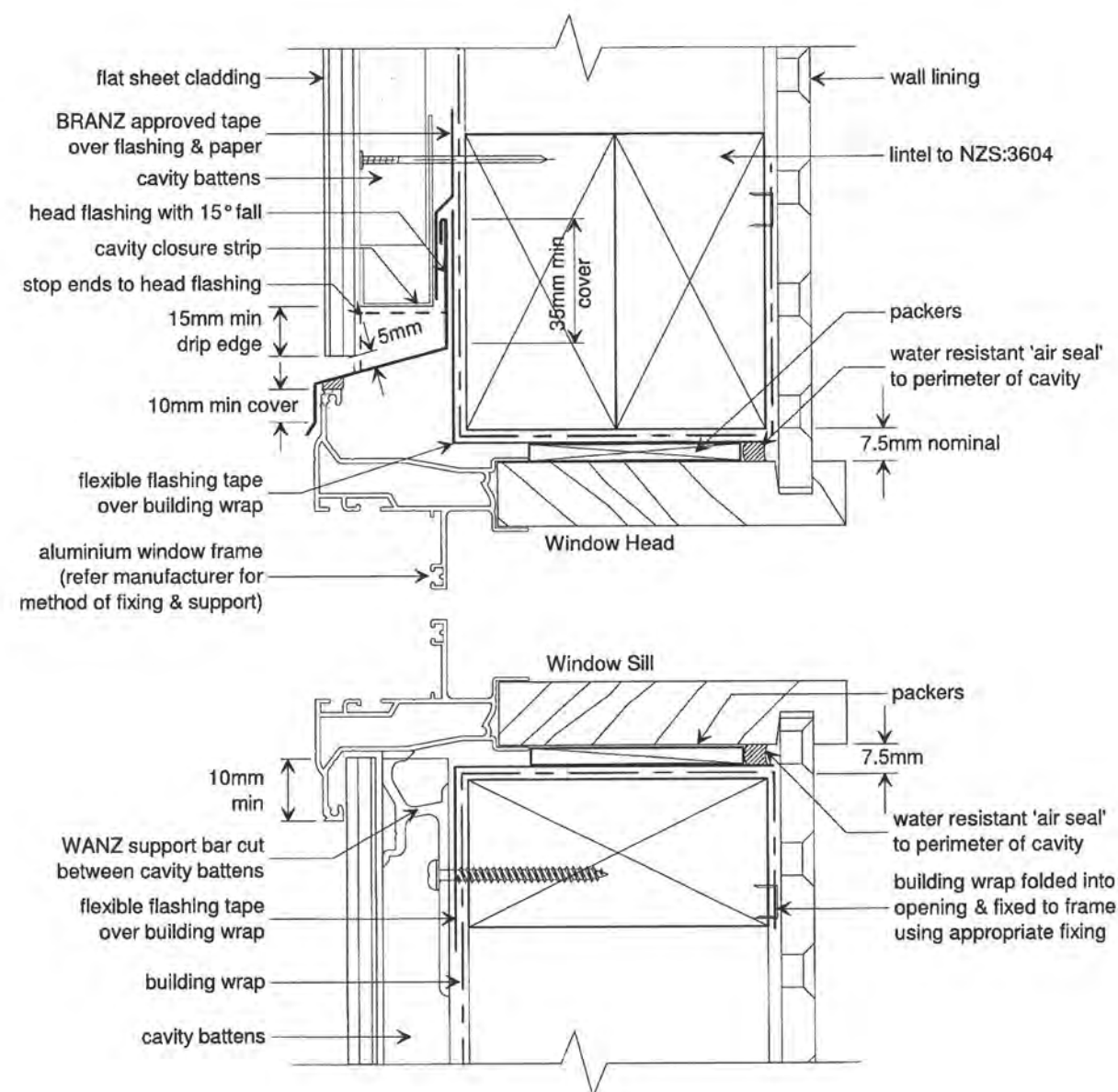
NOTE:
where support brackets are required by the window manufacturer to carry the frame and glazing loads they must be supplied as an integral part of the window installation & installed to the manufacturers recommendations

Also refer NZBC clause E2/AS1 document for head & jamb details.



detail Linea Window Detail
Scale 1:2

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detail Window Detail
Scale 1:2

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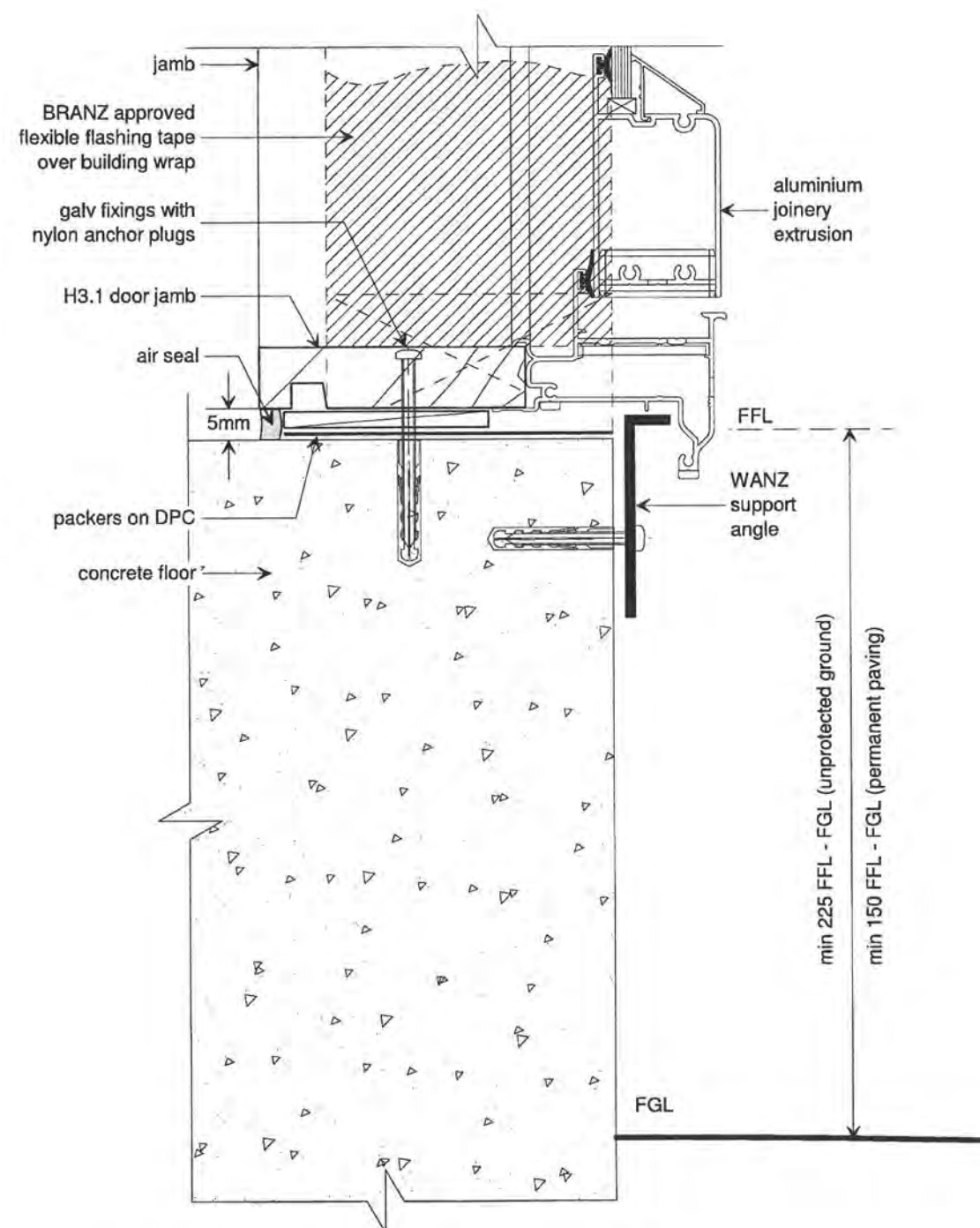
Client Details:
Justin MacPherson
Address:
193 Tutere Street,
Waikanae

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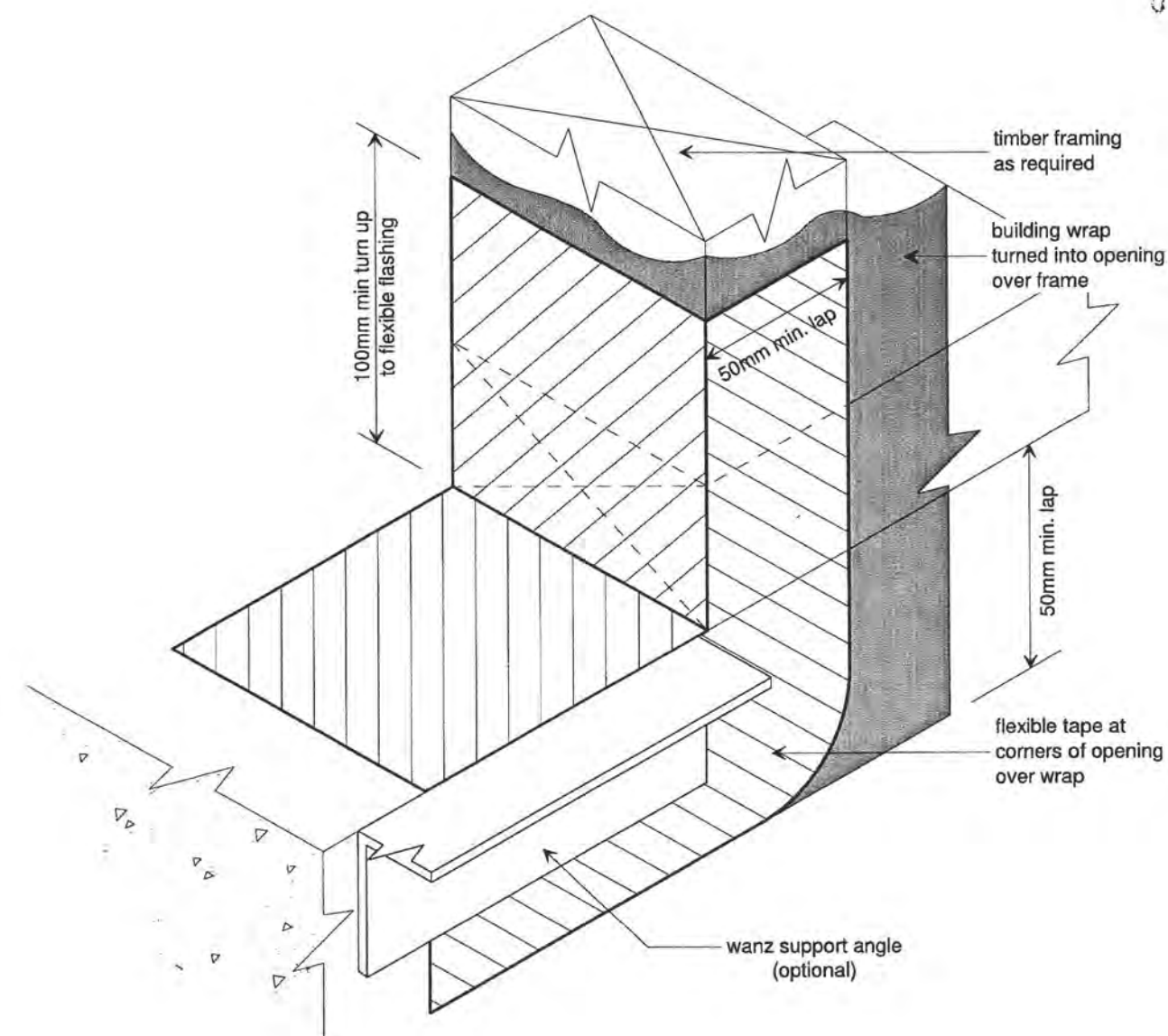
WINDOW DETAILS

Wind: v/high Date: 07.07.11 Scale: as shown
Earthq: A Rev: Drawn: ND
Corrosion: Sea acdarchitecture

Plan: EH153.cdf Project No: NL732J Sheet no: 18 of 22
Call 0800 A1homes 214663
www.A1homes.co.nz



detail Aluminium Door Sill To Concrete Floor
Scale 1:2

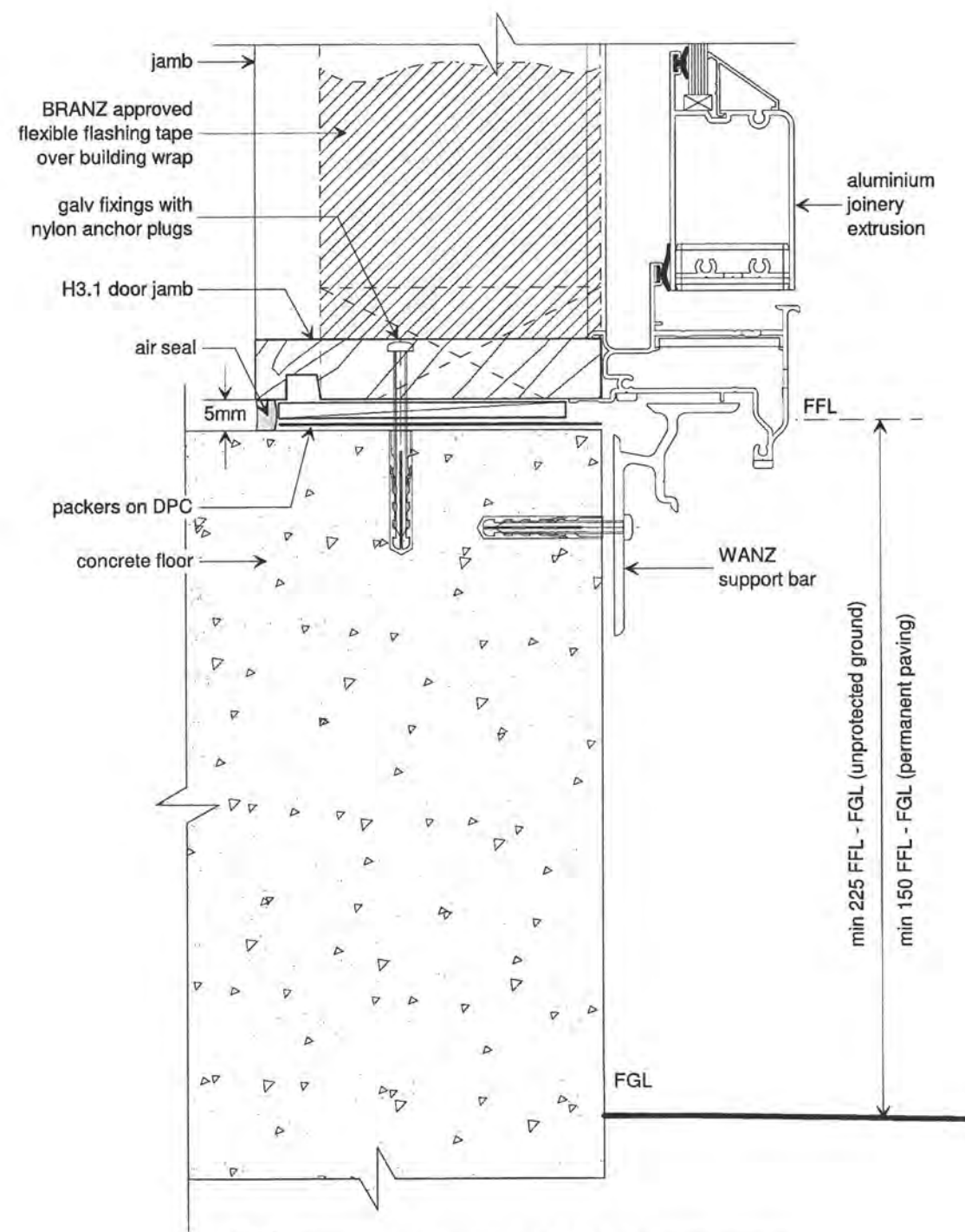


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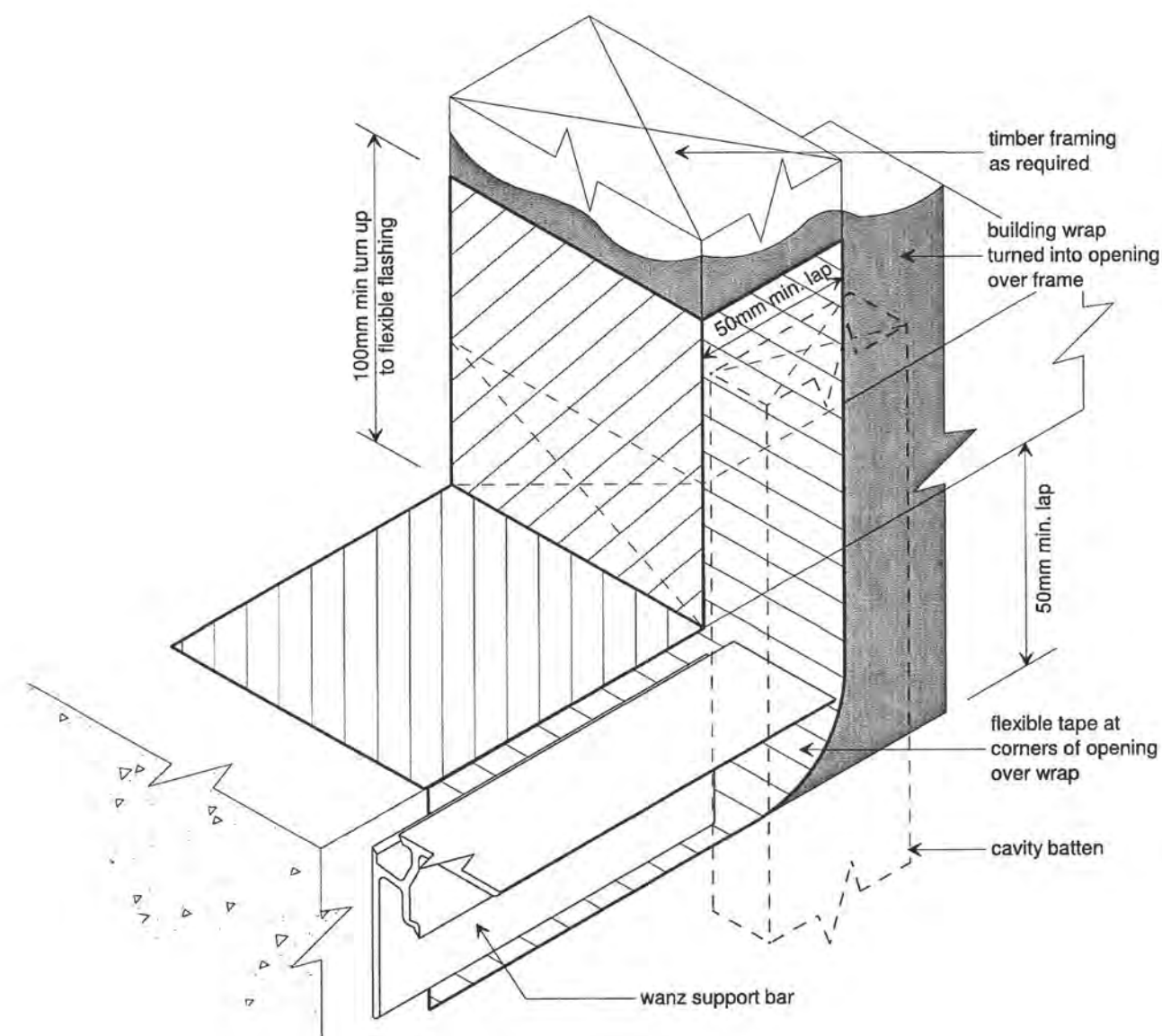
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Client Details:		DOOR SILL DETAILS		Plan:	Project No:	Sheet no:
Justin MacPherson				EW153 08	NL732J	19 of 22
Address:	193 Tutere Street, Waikanae	Wind: v/high	Date: 07.07.11	Scale: as shown	Call 0800 A1homes 214663 www.A1homes.co.nz	
		Earthq: A	Rev:	Drawn: ND		
		Corrosion: Sea		acdarchitecture		

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detail Aluminium Door Sill To Concrete Floor
Scale 1:2



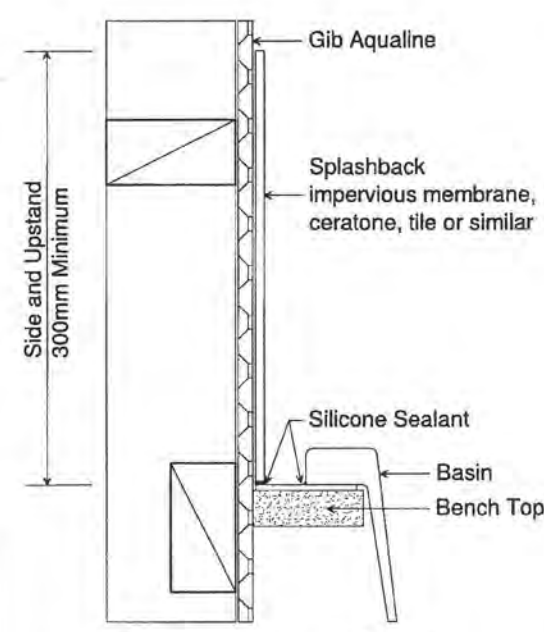
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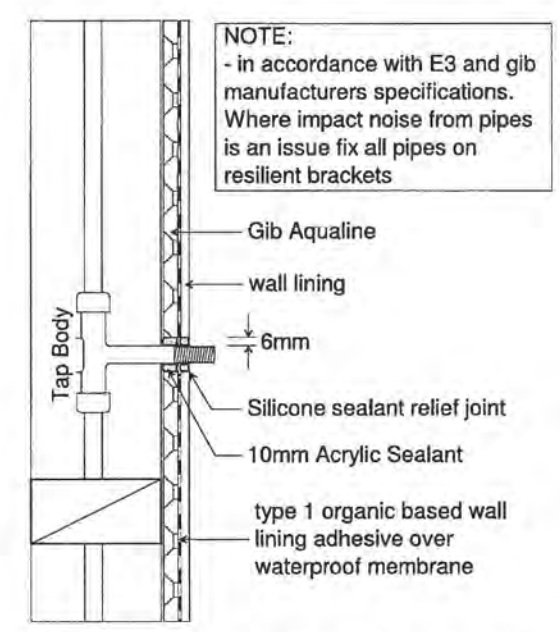
Client Details :
Justin MacPherson
Address:
193 Tutere Street,
Waikanae

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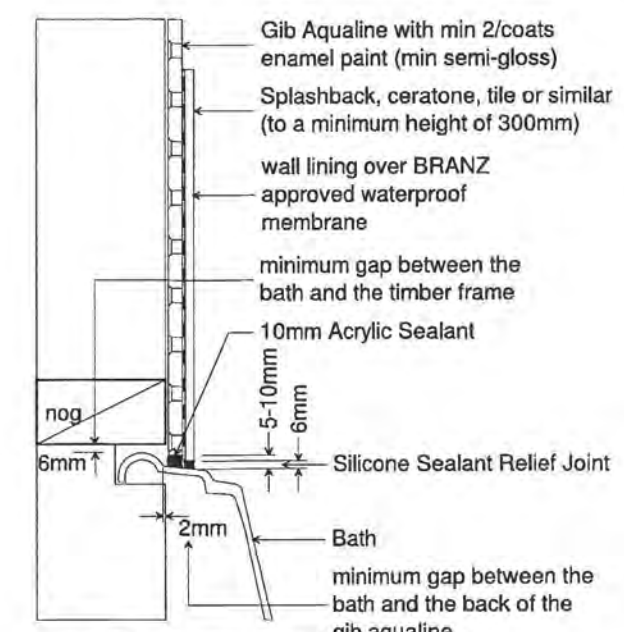
DOOR SILL DETAILS			
Plan :	Project No:	Sheet no :	
EN153 all	NL732J	20 of 22	
Wind: v/high	Date: 07.07.11	Scale: as shown	Drawn: ND
Earthq: A	Rev:	Call 0800 A1homes 214663	
Corrosion: Sea	acoarchitecture...	www.A1homes.co.nz	



detail Tub, Sink, & Basin
Scale 1:5



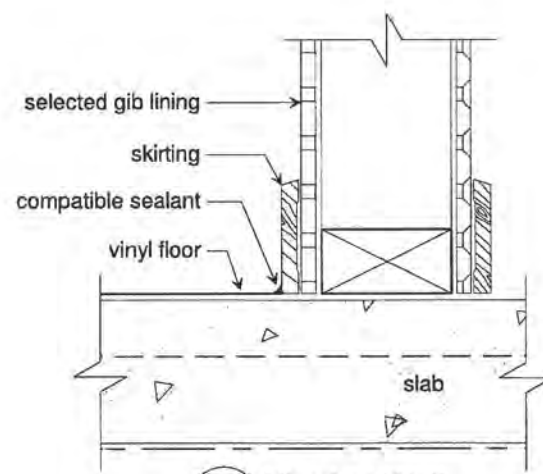
detail Typical Plumbing Penetration
Scale 1:5



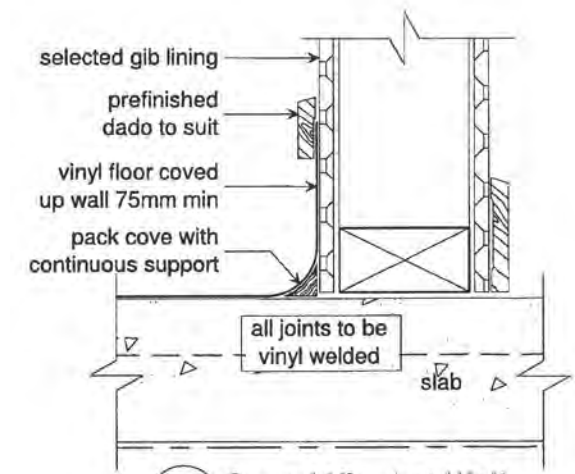
detail Bath to Wall Junction
Scale 1:5



detail Acrylic Shower Tray
Scale 1:5

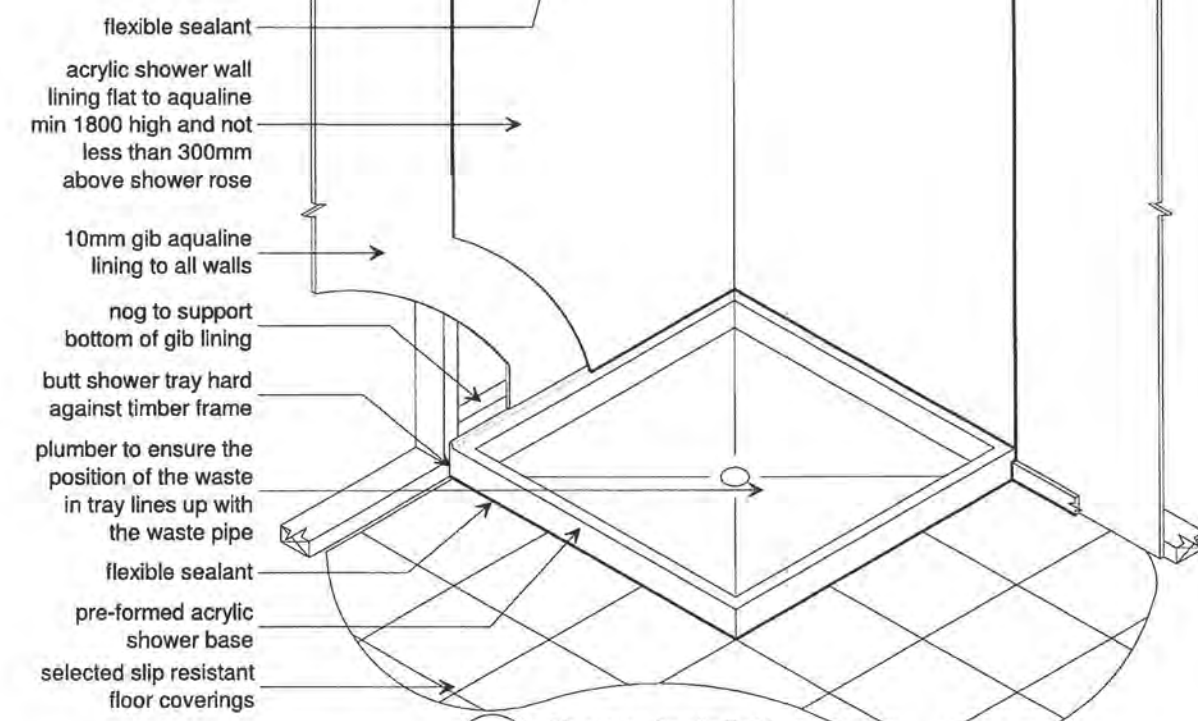


detail Vinyl at Wall
Scale 1:5



detail Coved Vinyl at Wall
Scale 1:5

NOTE: shower glass to comply with NZS 4223



detail Shower Installation
Scale 1:20

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Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)

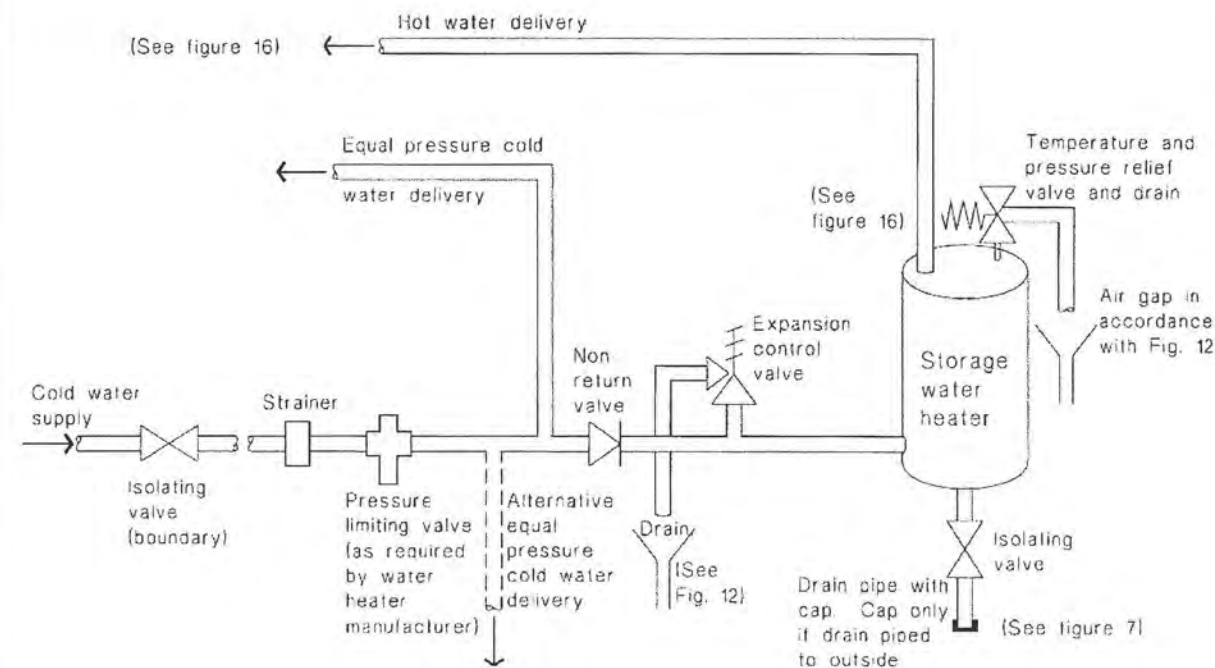


Table 4: Tempering Valve and Nominal Pipe Diameters
Paragraphs 5.3.1 and 6.12.1

	Low pressure (i.e. header tank supply or low pressure)	Low and medium pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum tempering valve size	25 mm	20 mm	15 mm
Pipes to tempering valve	25 mm (see Note 3)	20 mm	20 mm (15 mm optional) (see Note 1)
Pipes to shower	20 mm	20 mm (see Note 4)	20 mm (see Note 5) (15 mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	20 mm	20 mm	15 mm
Pipes to bath (see Note 2)	20 mm	20 mm	15 mm
Pipes to basins (see Note 2)	15 mm	15 mm	10 mm

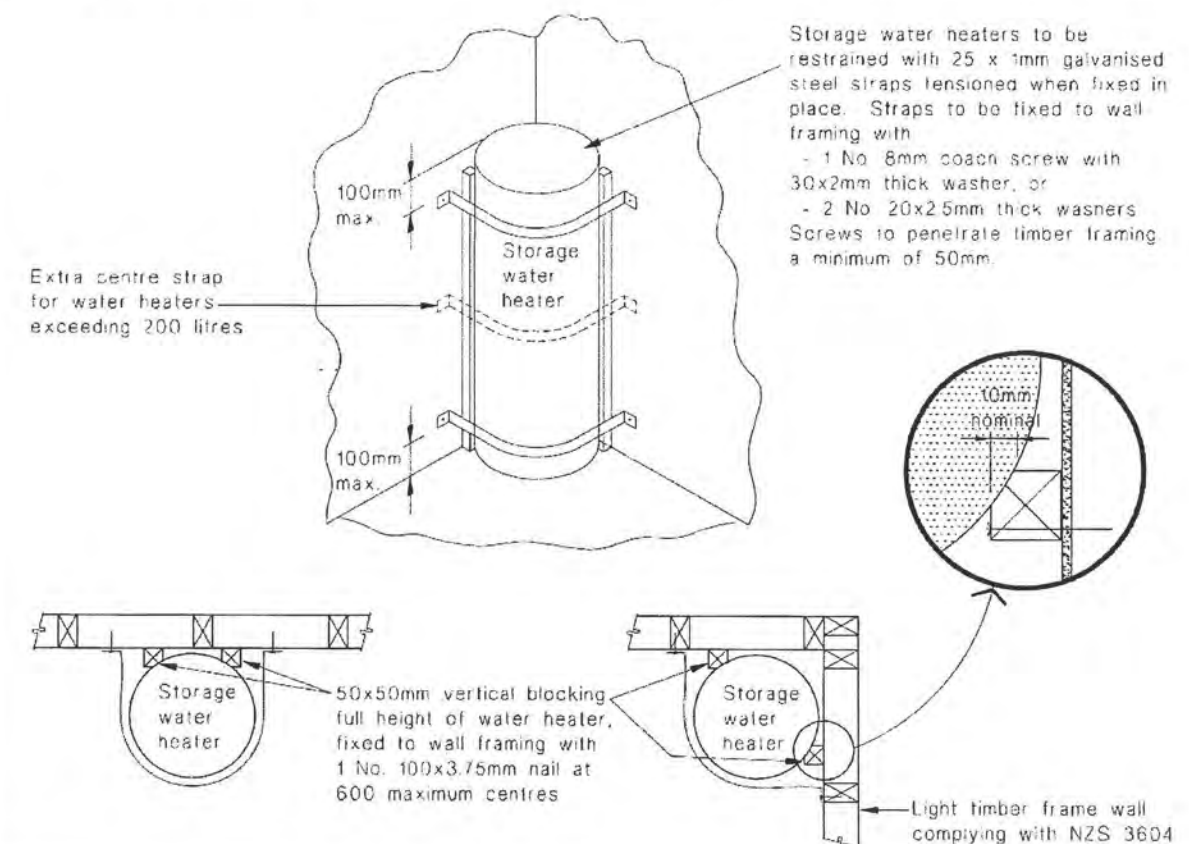
Notes:

1. If supplied by separate pipe from storage water heater to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2 m maximum length from water heater outlet to tempering valve.
4. 15 mm if dedicated line to shower.
5. 10 mm if dedicated line to shower.
6. Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other fixture.

Table 5: Water Heaters
Paragraph 6.1.1

Water heater type	Standard/Regulation
Electric low pressure copper storage water heater	NZS 4602
Electric storage water heater	NZS 4606: Parts 1, 2 and 3
Electric instantaneous water heater	AS 1056: Part 1
Gas storage water heater	NZS 6335
Gas instantaneous water heater	Gas Regulations
Solar storage water heater	Gas Regulations
	NZS 4613 (see G12/AS2)
	AS/NZS 2712 (see G12/AS2)

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



HWC DETAILS

Wind: v/high	Date: 07.07.11	Scale: N.T.S
Earthq: A	Rev:	Drawn: ND
Corrosion: Sea	acdarctilecture2	



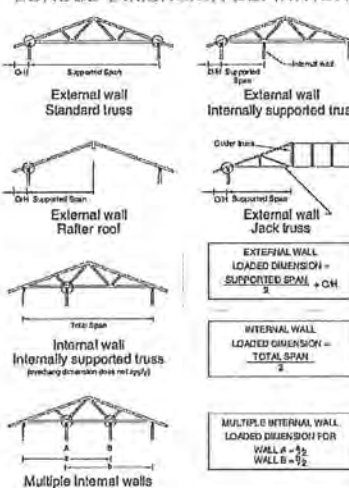
04/2008

STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:1999

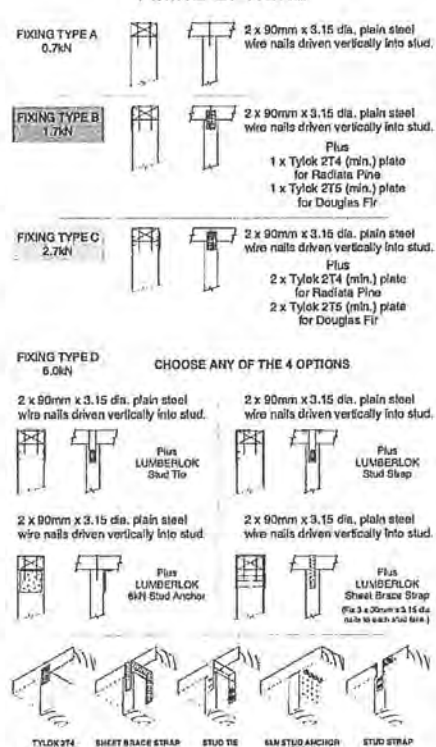
NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19, NZS 3604:1999 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- Gable end wall top plate/stud connections require only 2 x 90mm x 3.15 dia. nails driven vertically into stud through top plate.
- All fixings assume top plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:1999.

LOADED DIMENSION DEFINITION



FIXING OPTIONS



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 800, 900 or 1200mm c/s.)

Loaded Dimension (m) Stud Centers	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	VH	L	M	H	VH
400mm	A	A	A	A	A	A	A	A
2.25	A	A	A	A	A	A	A	A
3.0	A	A	A	A	A	A	A	A
3.8	A	A	A	A	A	A	A	A
4.5	A	A	A	A	A	A	A	A
5.3	A	A	A	A	A	A	A	A
6.0	A	A	A	A	A	A	A	A
6.8	A	A	A	A	A	A	A	A
7.5	A	A	A	A	A	A	A	A
8.3	A	A	A	A	A	A	A	A
9.0	A	A	A	A	A	A	A	A

MiTek New Zealand Ltd.

AUCKLAND
PO Box 5214, Greenmount
Phone: (09) 274 7100
Fax: (09) 274 7100
www.mitek.co.nz

CHRISTCHURCH
PO Box 5214, Greenmount
Phone: (03) 348 8891
Fax: (03) 348 0314

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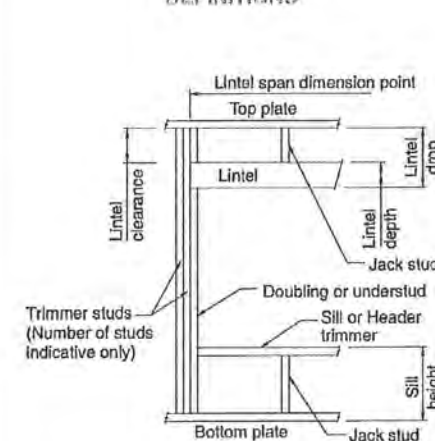
04/2008

LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:1999

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19, NZS 3604:1999 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:1999.

DEFINITIONS



SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (m)	Light Roof Wind Zone				Heavy Roof Wind Zone			
		L	M	H	VH	L	M	H	VH
1.5	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
	6.0	E	E	F	F	E	E	F	F
2.0	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
	6.0	E	E	F	F	E	E	F	F
2.4	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
	6.0	E	E	F	F	E	E	F	F
3.0	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
	6.0	E	E	F	F	E	E	F	F
3.6	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
	6.0	E	E	F	F	E	E	F	F
4.2	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	E	F	F	E	E	F	F
	6.0	E	E	F	F	E	E	F	F
4.8	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
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	6.0	E	E	F	F	E	E	F	F

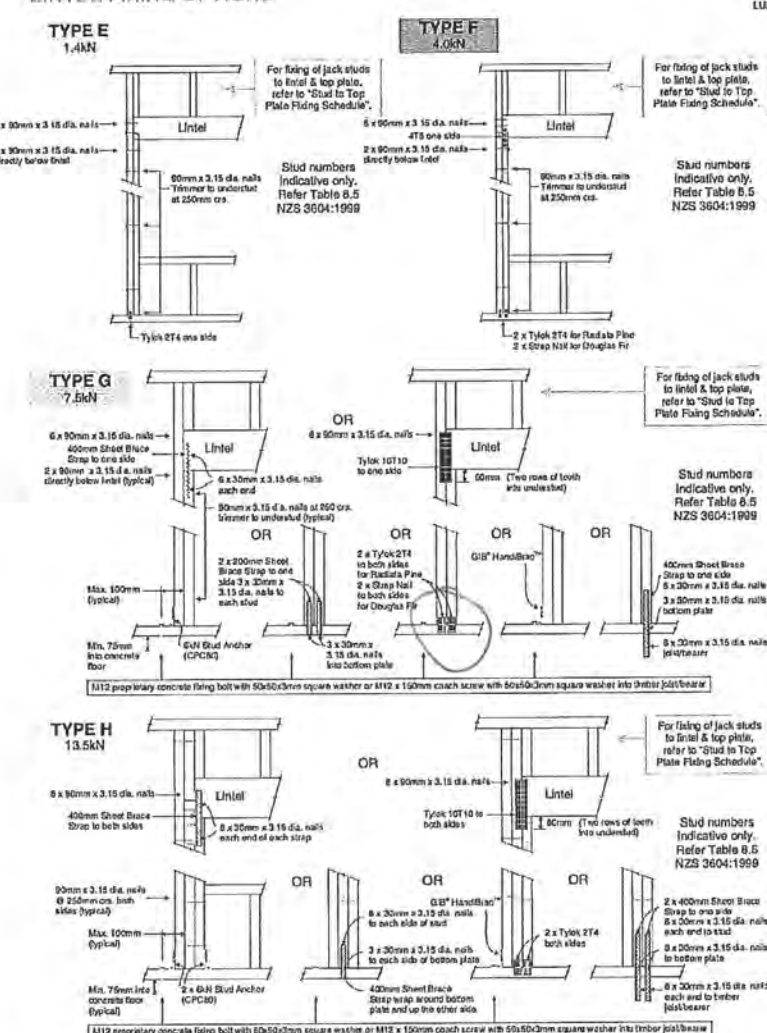
NOTES:

- Lintels supporting girder trusses for ALL load cases use: Fixing Type G where contributory area = 10m².
- Fixing Type H where contributory area = 20m².
- All cases outside this require specific design.



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LINTEL FIXING OPTIONS



MiTek New Zealand Ltd.

AUCKLAND
PO Box 5214, Greenmount
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Phone: (03) 348 8891
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Client Details:
Andrew MacPherson
Address:
193 Tutere Street,
Waikanae

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FIXING CHARTS

Wind: v/high
Earthq: A
Corrosion: Sea
Date: 06.07.11
Rev: A: 29.08.11
Scale: N.T.S.
Drawn: ND
acdarchitecture

Plan: EH153 alt
Project No: NL731A
Sheet no: 23 of 23
Call 0800 A1homes
214663
www.A1homes.co.nz

Additional Information

"If its made of concrete we can do it"



**PRODUCER STATEMENT
- SUPPLY -**

Issued By: Larsens Concrete & Drainage

To: Kapiti District Council

In Respect of: Ele10 Plus – 10,000 L Underground Tank & Pump System

Larsens Concrete & Drainage Ltd were engaged to supply the above item to KCDC Plan Change 75 specification and AS/NZS1546 and AS/NZS1547 Standards; at Mr A MacPherson 193 Tutere Street, Waikanae

The article has been built and installed in accordance with the above standards and as described in our technical descriptions and drawings as issued by Larsens Concrete & Drainage.

I believe on reasonable grounds that subject to;

- (i) all proprietary products meeting the performance specification requirements that this item is constructed and installed in accordance with the New Zealand Standards as listed above.

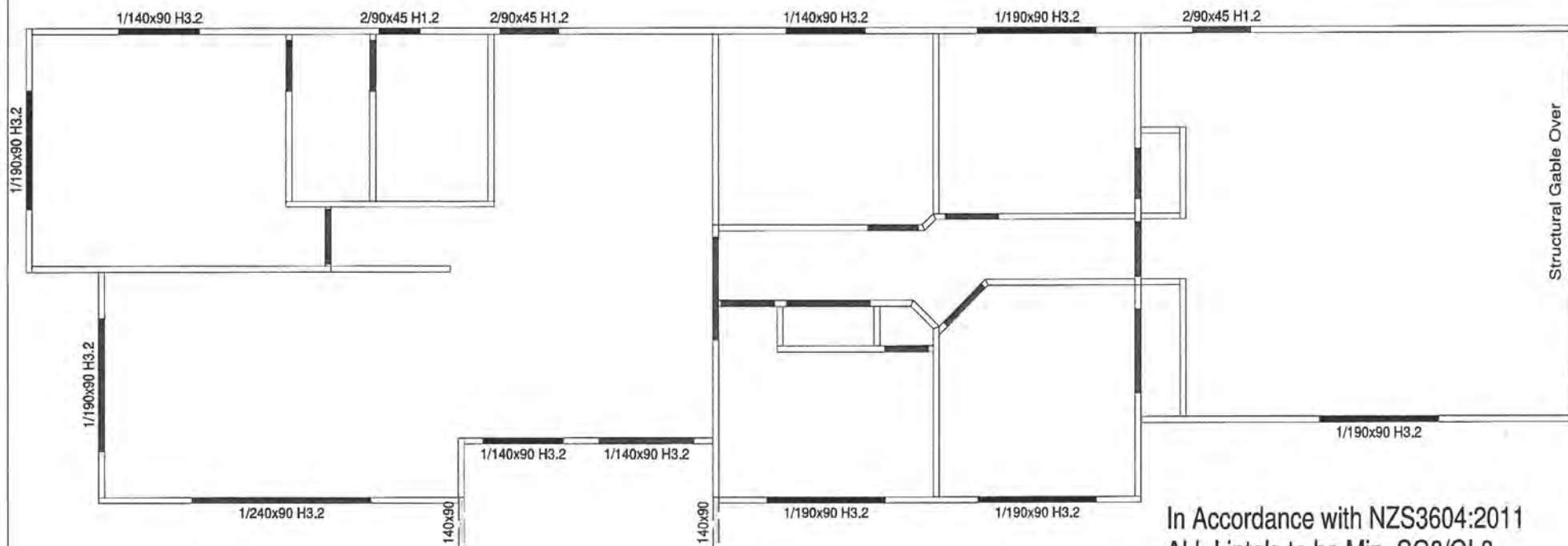
Signed  Dated: 4/8/2011

Note: This producer statement covers only these sections of the work specifically referred to in the details above.

Some items of installation are required to be performed by others and we are not qualified to inspect these or these have not yet been performed.

- Electrical Connection
- House Plumbing Connection
- In Ground installation

437 Heads Road
WANGANUI
Phone: (06) 344 5911 Fax: (06) 344 8189



In Accordance with NZS3604:2011
ALL Lintels to be Min. SG8/GL8



www.prenailsystems.co.nz



Company	Pre-nail Systems LTD		
Customer	A1 Homes		
Builder			
Job Name	MacPherson NL732J		
Site Address	193 Tutere Street, Waikanae		
Town			
Detailer	S Wragg		
Level	First Floor		
Job	Q87463	Scale	Fit
Date	7/13/2011		

BC 110464

EWRB 551



Electrical Certificate of Compliance

No. 3699265

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. of attachments

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer T. VAN TIENEN.

Phone:

Address of installation 193B TUTERE ST WAIKANAHE.

Postal address of customer (if not as above) 30 DELL RD ROMANES SOUTH.

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/NZS 3000:2007 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

72 No. of lighting outlets

GAS HOB
1x16A Wall Oven

No. of ranges

40 No. of socket outlets

1 No. of water heaters

Was any installation work carried out by the homeowner?

Yes ☒ No ☐

Please tick (✓) as appropriate where work includes:

☒ Mains☒ Main earthing system☒ MEN Switchboard closest to point of supply☐ Electric lines

Description of work carried out (If necessary attach any pages with work done) Wire & install for new house: Main SW/B (NBE bar, main SW, 20A M.C.B.), sub B (1x main SW 2x 40A RCBO, 4x 40A M.C.B. protection 4x 40A R.C.D., 1x 20A M.C.B.'S, 2x 16, 6x 10) All circuits except H/W protected by R.C.D.'S. Mains 25mm. Pre wire sep/bct²⁰

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

Signature:

ELECTRICAL WORKER DETAILS

Name GLEN MACPHERSON

Registration No. E19323

Company POWER 2 GO LTD

Contact Ph No. 021 345207

Signature

Date 29/1/12

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)

Validity authenticated

- ☐ 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 John Duncan

23 OCT 2012

Registration No.

I 258574

Signature

Date

7/2/12

Signature:

Contact Ph No.

021 345207

ANGUS MCPHERSON

021 214 9101

PRODUCER STATEMENT - HEAD FLASHING INSTALLATION (PS 3)

Building Consent No: BC 110463 / LP

Issued by: (Aluminium Joinery Supplier Name) ELITE WINDOWS & DOORS

To: (City/District Council) KCDC

In respect of Building Consent Application Number: BC 110463 / 4

Granted To (Building Consent Applicant): ANGUS MCPHERSON

In Relation to (Description of Building Work): Aluminium Joinery Head Flashings

At: (Address) 193 TUTERE ST, WAIKANA E

Lot: 89 DP: H7126

We, ELITE WINDOWS & DOORS are satisfied that the head flashings supplied and installed are compliant to E2 AS1.

Due to the wind zone, the head flashings have been sealed between the head flashing and joinery flange. Head flashings are available in 5mm increments, and as such, the gap between the 2 sections will vary based on building tolerances.

The Window Association of New Zealand's Technical Committee stance, a gap in this location aids in reducing capillary action, and ensures the head flashing can be fitted within a tolerance range, and delivers the compliance requirements of E2.

As such, ELITE WINDOWS & DOORS accepts the responsibility of the head flashing detail as installed. Aluminium Systems and the Window Association of New Zealand endorses the head flashing detail installed with a gap between head flashing and joinery.

Head Flashing signed (on behalf of): ROB EDLIN Date: 18/10/13

Head Flashing Suppliers Address: 24 BIRMINGHAM ST, PARAPARAUMU

Head flashing suppliers Phone: 04 9026668

Palmerston North
Phone: 06-356 7649
Fax: 06-355 3193
Email: quins.pn@xtra.co.nz
Hawkes Bay
Phone: 06-870 0599
Fax: 06-870 0190
Email: quins.hb@xtra.co.nz

QUIN

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Levin Head Office and
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20-30 Coventry Street,
PO Box 1087, LEVIN
Phone: 06-367 9480
Fax: 06-367 0795
Email: quins.levin@xtra.co.nz
www.quinbuildings.co.nz

Dear A K Construction

WARRANTY 193B Tutere Street, Waikanae on Invoice 65308

Date of Supply: 02.10.2012

Warranty Terms;

Colorcote ZMX pre-painted metal products used for Residential Buildings will perform as follows.

1. Resistance to flaking, peeling and excessive fade. ZMX 10 years.

2. Will not perforate as a result of corrosion ZMX 15 years.

Colourcote products will inevitably weather, chalk and fade over time as a result of normal wear and tear.

If the product fails to perform as warranted we will, at our sole option, repair or replace the affected material.

Please note this warranty is subject to the following terms and conditions:

- This warranty will not apply to weathering, chalking or fading over time as a result of normal wear and tear.
- If inappropriate fastenings are used this warranty will not apply.
- Defects caused by faulty design, or method of manufacture of Residential Buildings are not covered by the warranty.
- We must be given the opportunity for inspection on site prior to any remedial action being offered or taken.
- Damage or corrosion resulting from the following are not covered by this warranty:

- 1) Damage sustained during storage, handling, or installation.
- 2) Damage sustained after installation.
- 3) Causes after the product has left our control.
- 4) Failure to remove debris leading to the accumulation of moisture retaining matter in gutters and downpipes.

Our liability under this warranty shall in all cases be limited to replacing or repairing the defective product as specified above excluding labour. Any repaired or replaced product will be covered by this warranty up to the unexpired portion of the warranty of the original product. Quin Roofing Ltd will not be liable for consequential loss or damage. All claims must be made promptly in writing and accompanied by the original warranty document. This warranty does not in any way affect the rights of a consumer under the Consumer Guarantees Act.

MINIMUM MAINTENANCE REQUIREMENTS – www.colorcote.co.nz

1. Washing of Naturally Unwashed Areas every 6 months – e.g. – Wall Cladding.
2. Removal of Debris from gutters every 6 months.
3. Any noticeable buildup of salt deposits and/or other contaminants are removed when identified.
4. When considering overpainting, please consult with your local distributor to ensure correct procedures are undertaken.
5. Inspection of the roof, including fasteners, repair any damage every 6 months

Regular Washing of Colorcote@ZMX™ products increases the durability by reducing attack from airborne salts and pollutants. Colorcote@ZMX™ products should be washed manually with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20mpa.

This roof was installed by:

Signature of Installer:

And carries a workmanship warranty for: 5 years

Signature of property owner or agent:

Date:

25-09-2013

PLEASE RETURN A SIGNED COPY OF THE WARRANTY TO THE ROOFING MANUFACTURER
This warranty is issued by (the roofing manufacturer):

Yours faithfully

PP 
Bruce Love
Roofing Manager
Quin Roofing Ltd

EDGINTON ROOFING

New Roofing, Re-Roofing, Wall Cladding, Maintenance and Repairs
Long Run Roofing at it's finest call now for your free quote

For all roofing enquiries and sales contact our Levin facts

Manufacturers and suppliers in Zincalume and Coloursteel of:
Corrugate Mini Corrugate
Trimline Weatherboard
6 Rib Custom Flashings to 6.5m

Clearlite
Ridge
Barge
Nails

Screws
Building Papers
Netting
Sealfoam

Sectional Doors
Roller Doors
Tilta Doors
Automatic Openers

For all garage enquiries and sales contact our agent in your area on 0800 GARAGE - 0800 427 243

Palmerston North
Phone: 06-356 7649
Fax: 06-355 3193
Email: quins.pn@xtra.co.nz
Hawkes Bay
Phone: 06-870 0599
Fax: 06-870 0190
Email: quins.hb@xtra.co.nz

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Levin Head Office and
Manufacturing Plant
20-30 Coventry Street,
PO Box 1087, LEVIN
Phone: 06-367 9480
Fax: 06-367 0795
Email: quins.levin@xtra.co.nz
www.quinbuildings.co.nz

Dear A K Construction

WARRANTY 193B Tutere Street, Waikanae on Invoice 65308

Date of Supply: 02.10.2012

Warranty Terms;

Colorcote ZMX pre-painted metal products used for Residential Buildings will perform as follows.

1. Resistance to flaking, peeling and excessive fade. ZMX 10 years.

2. Will not perforate as a result of corrosion ZMX 15 years.

Colourcote products will inevitably weather, chalk and fade over time as a result of normal wear and tear.

If the product fails to perform as warranted we will, at our sole option, repair or replace the affected material.

Please note this warranty is subject to the following terms and conditions:

- This warranty will not apply to weathering, chalking or fading over time as a result of normal wear and tear.
- If inappropriate fastenings are used this warranty will not apply.
- Defects caused by faulty design, or method of manufacture of Residential Buildings are not covered by the warranty.
- We must be given the opportunity for inspection on site prior to any remedial action being offered or taken.
- Damage or corrosion resulting from the following are not covered by this warranty:

- 1) Damage sustained during storage, handling, or installation.
- 2) Damage sustained after installation.
- 3) Causes after the product has left our control.
- 4) Failure to remove debris leading to the accumulation of moisture retaining matter in gutters and downpipes.

Our liability under this warranty shall in all cases be limited to replacing or repairing the defective product as specified above excluding labour. Any repaired or replaced product will be covered by this warranty up to the unexpired portion of the warranty of the original product. Quin Roofing Ltd will not be liable for consequential loss or damage. All claims must be made promptly in writing and accompanied by the original warranty document. This warranty does not in any way affect the rights of a consumer under the Consumer Guarantees Act.

MINIMUM MAINTENANCE REQUIREMENTS - www.colorcote.co.nz

1. Washing of Naturally Unwashed Areas every 6 months -e.g - Wall Cladding.
2. Removal of Debris from gutters every 6 months.
3. Any noticeable buildup of salt deposits and/or other contaminants are removed when identified.
4. When considering overpainting, please consult with your local distributor to ensure correct procedures are undertaken.
5. Inspection of the roof, including fasteners, repair any damage every 6 months

Regular Washing of Colorcote@ZMX™ products increases the durability by reducing attack from airborne salts and pollutants. Colorcote@ZMX™ products should be washed manually with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20mpa.

This roof was installed by:

Signature of Installer:

And carries a workmanship warranty for : 5 years

Signature of property owner or agent:

Date:

25-09-2013

PLEASE RETURN A SIGNED COPY OF THE WARRANTY TO THE ROOFING MANUFACTURER
This warranty is issued by (the roofing manufacturer):

Yours faithfully

PP *Bruce Love*
Bruce Love
Roofing Manager
Quin Roofing Ltd

EDGINTON ROOFING

New Roofing, Re-Roofing, Wall Cladding, Maintenance and Repairs
Long Run Roofing at it's finest call now for your free quote

For all roofing enquiries and sales contact our Levin fact

Manufacturers and suppliers in Zincalume and Coloursteel of:

Corrugate	Mini Corrugate
Trimline	Weatherboard
6 Rib	Custom Flashings to 6.5m

Clearlite
Ridge
Barge
Nails

Screws
Building Papers
Netting
Sealfoam

Sectional Doors
Roller Doors
Tilta Doors
Automatic Openers

For all garage enquiries and sales contact our agent in your area on 0800 GARAGE - 0800 427 243

Requested

"If its made of concrete we can do it"



**PRODUCER STATEMENT
- SUPPLY -**

Issued By: Larsens Concrete & Drainage

To: Kapiti District Council

In Respect of: Ele10 Plus – 10,000 L Underground Tank & Pump System

Larsens Concrete & Drainage Ltd were engaged to supply the above item to KCDC Plan Change 75 specification and AS/NZS1546 and AS/NZS1547 Standards; at Mr A MacPherson 193 Tutere Street, Waikanae

The article has been built and installed in accordance with the above standards and as described in our technical descriptions and drawings as issued by Larsens Concrete & Drainage.

I believe on reasonable grounds that subject to;

- (i) all proprietary products meeting the performance specification requirements that this item is constructed and installed in accordance with the New Zealand Standards as listed above.

Signed

A handwritten signature in black ink, appearing to be "A. MacPherson", written over a dotted line.

Dated: 4/8/2011

Note: This producer statement covers only these sections of the work specifically referred to in the details above.

Some items of installation are required to be performed by others and we are not qualified to inspect these or these have not yet been performed.

- Electrical Connection
- House Plumbing Connection
- In Ground installation

437 Heads Road
WANGANUI

Phone: (06) 344 5911 Fax: (06) 344 8189

REVISED INFORMATION

Angus McPherson 193 Tutere street – Waikanae beach.

2.0 Test Results (See site plan)								
Depth of test in mm from EGL	House site 1				House site 2			
	A	B	C	D	A	B	C	D
0	-	-	-	-	-	-	-	-
100	1	1	3	3	1	1	1	1
200	3	2	4	4	2	3	4	3
300	3	3	5	10	3	4	5	4
400	5	5	6	15	5	7	7	6
500	6	6	7	16	7	8	9	11
600	6	6	7	20+	7	9	9	12
700	7	7	8		7	13	10	7
800	7	7	8		8	13	7	8
900	7	8	12		9	14	8	9
1000	5	9	15		10	14	8	9
1100	5	7	18+		10	6	8	9
1200	5	7			11	7	8	9
1300	5	5			9	6	7	9
1400	5	7			9	6	8	8
1500								

3.0 Result analysis:

Scala penetrometer tests were taken across the proposed building platforms as indicated on the site plan.

Results indicate q allowable $\geq 100\text{kpa}$ safe allowable bearing to be at variable depths from 200mm 300 below EGL at the time of testing.

4.0 Recommended foundations:

Standard foundations to NZS 3604:1999 are suitable for these sites.

Should you require any further information please contact me directly.

Yours faithfully



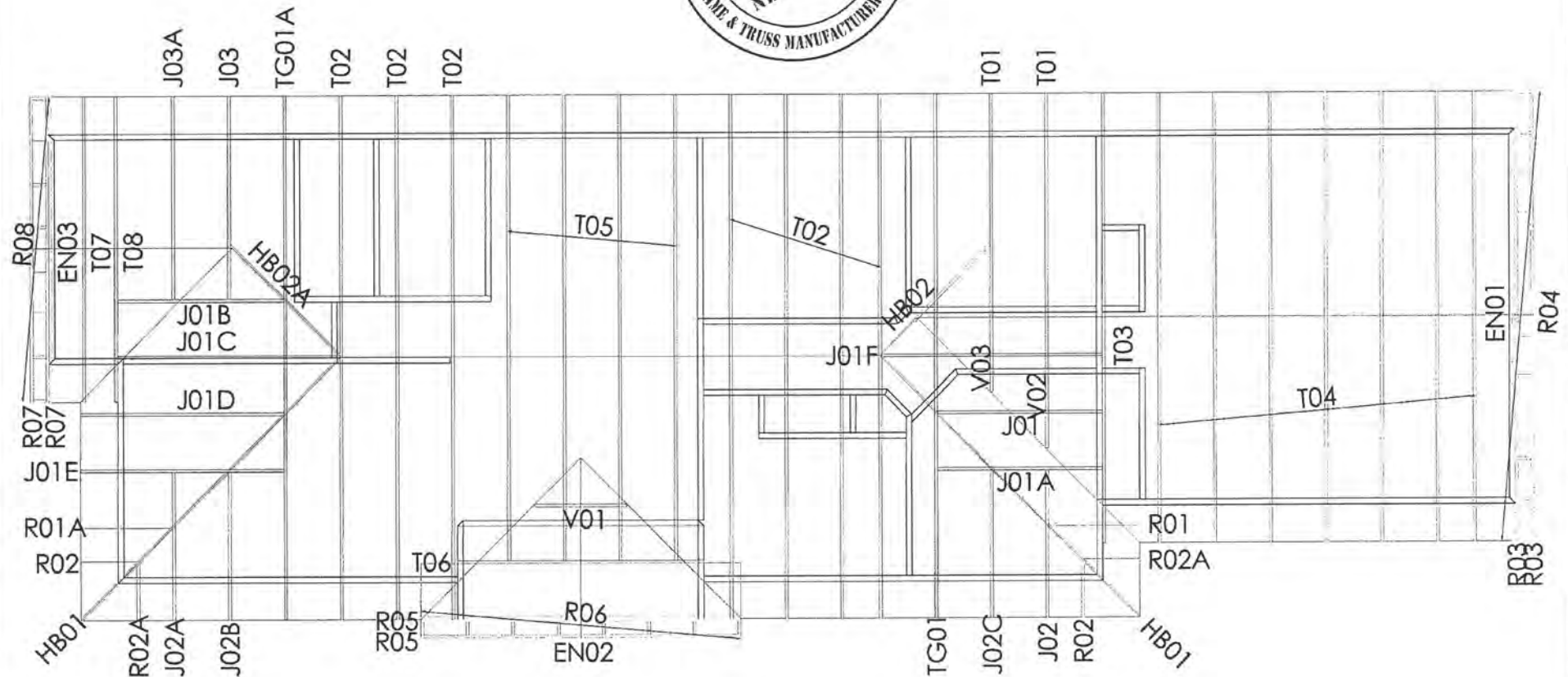
Hamish Wells
17082011

BC 110464

H1 Insulation Calculation Method			
Client:	J MacPherson		
Address:	193 Tutere Street, Waikanae		
Climate Zone:	2		
Designer:	ac-design architecture Ltd		
Date:	7/07/2011		
Construction Details			
Roof :	Profiled metal, trusses with 90mm bottom chord, R3.2C insulation		
Walls:	Bevel backed weatherboards & Flat sheet cladding R2.2W insulation		
Studs:	90x45 @ 480crs, nogs @ 800crs		
Floor:	uninsulated concrete slab		
Glazing:	double glazing aluminium		
Calculations			
Total glazing (m ²) =	25.22	Floor Area (m ²) =	117.8
Total wall area (m ²) =	127.25	Roof Area (m ²) =	117.8
Glazing/wall area =	20%	Glazing is under 30%	
Reference (Ref) Building			
HL Ref =	$\frac{A_{Roof}}{2.9} + \frac{A_{Wall}}{1.9} + \frac{A_{Floor}}{1.3} + \frac{A_{30\% \text{ total wall area}}}{0.26} + \frac{A_{Glazing} - A_{30\% \text{ total wall area}}}{0.31}$		
HL Ref =	$\frac{117.80}{2.9} + \frac{89.07}{1.9} + \frac{117.80}{1.3} + \frac{38.17}{0.26} + \frac{0.00}{0.31}$		
HL Ref =	40.62 + 46.88 + 90.62 + 146.82 + 0.00		
HL Ref =	324.94		
Proposed (Ppsd) Building			
HL Ppsd =	$\frac{A_{Roof}}{R_{Roof}} + \frac{A_{Wall}}{R_{Wall}} + \frac{A_{Floor}}{R_{Floor}} + \frac{A_{Glazing}}{R_{Glazing}}$		
HL Ppsd =	$\frac{117.80}{2.80} + \frac{102.03}{1.80} + \frac{117.80}{1.10} + \frac{25.22}{0.26}$		
HL Ppsd =	42.07 + 56.68 + 107.09 + 97.00		
HL Ppsd =	302.84		
HL Ppsd	≤	HL Ref	
302.84	≤	324.94	
H1 Compliance achieved using		Construction R-Value Achieved	
Profiled metal, trusses with 90mm bottom chord, R3.2C insulation		2.8	
Bevel backed weatherboards & Flat sheet cladding R2.2W insulation		1.8	
double glazing aluminium		0.26	
uninsulated concrete slab		1.1	

PRE NAIL

BC 110464



PRE NAIL

Site Address :
MacPherson NL732J
193 Tutere Street
Waikanae

Sheet Title :
**For Building Consent
Buildable Truss Layout**

Date : 13 JUL 2011
Scale : 1:100
Drawn : Stuart Wragg
System : MiTek 20/20

Job Details:
Roof Pitch : 22.5 Deg
Roof Material : Galv Iron .5mm
Ceiling Material : Standard
Wind Zone : Very High
Roof Snow Load : 0.0 kPa

Truss Centres : 900 mm
Roof Live Load : .25 kPa
Floor Live Load : kPa
Wind Speed : 50 m/s



Job Title :
Q87463
Sheet :
1
Revision Number :

Ph 06 3689470 Fax 06 3679292

BC 110464

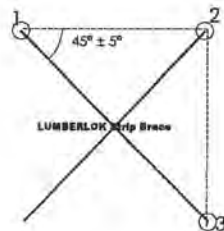
Truss Fixings

-  D - Pair of LUMBERLOK Wire Dogs
-  X - LUMBERLOK JH47x90 Joist Hanger
-  Z - LUMBERLOK JH47x120 Joist Hanger
-  P - LUMBERLOK JH47x190 Joist Hanger
-  E - LUMBERLOK JH95x165 Joist Hanger
-  O - Pair of LUMBERLOK CT200 Ceiling Ties
-  H - LUMBERLOK CT400 Cyclone Tie
-  B - LUMBERLOK CT600 Cyclone Tie
-  M - Pair of LUMBERLOK Multi Grips
-  NP - LUMBERLOK Nailon Plate
-  N - LUMBERLOK N21 Diagonal Cleat
-  W - Pair of LUMBERLOK CPC40 Cleats
-  K - LUMBERLOK TTP 16kN Truss to Top Plate set

Roof Bracing

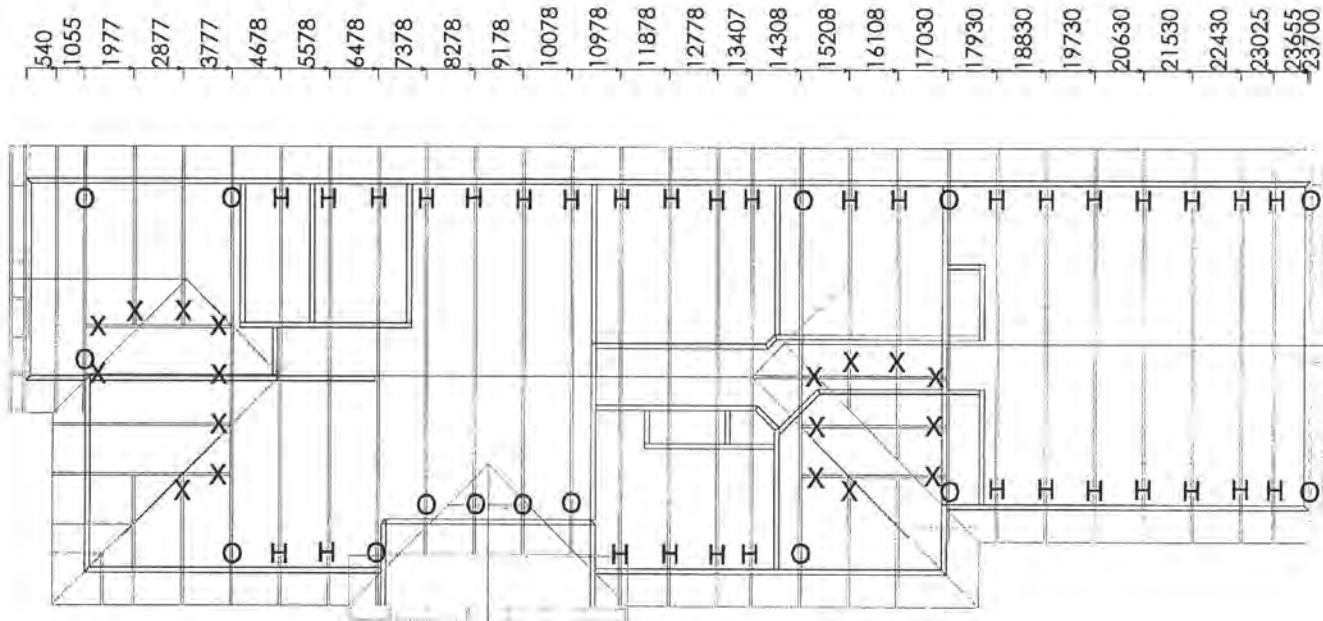
Refer to:
LUMBERLOK Roof Bracing Specifications
brochure 08/2006 for end fixing details.

The brace must be located such that it forms an
angle of $45^\circ \pm 5^\circ$ to the wall



NOTES:

All other areas must have a minimum of a pair of
90mm skew nails for truss to top plate connections.
Refer to:
LUMBERLOK Timber Connectors Characteristic
Loadings Data brochure 03/4



In accordance with NZS 3604 - 1999
All remaining unlabeled Truss to Top plate connections
To have a minimum of 2x100/3.15mm Skewed Nails & a Pair of Z-Nails
And
All remaining unlabeled Truss to Truss connections
to have a minimum of 2x100/3.15mm Skewed Nails



PRE NAIL

Ph 06 3689470 Fax 06 3679292

Site Address :
MacPherson NL732J
193 Tutere Street
Waikanae

Sheet Title :
**For Building Consent
Truss Fixings**

Date : 13 Jul 2011 Drawn : Stuart Wragg
Scale : Fit System : MiTek 20/20

Job Details:
Roof Pitch : 22.5 Deg
Roof Material : Galv Iron .5mm
Ceiling Material : Standard
Wind Zone : Very High
Roof Snow Load : 0.0 kPa

Truss Centres : 900 mm
Roof Live Load : .25 kPa
Floor Live Load : kPa
Wind Speed : 50. m/s



Job Title :
Q87463
Sheet :
2
Revision Number :

110464, final, 2/5/13





BEVAN CONCRETE PLACING LTD



127 Waerenga Rd ◆ OTAKI
Phone 0274 466 592 ◆ Office 08 364 5947
Email bevanconcrete@xtra.co.nz
www.bevanconcreteplacing.co.nz

You pay we'll lay

4 July 2013

Angus MacPherson

RE: HOUSE FLOORS TUTERE ST WAIKANAE

To Whom It May Concern, Bevan concrete placing Ltd placed and finished the two house floors for Angus MacPherson.

JOB SITE: Tutere St Waikanae Beach

Yours sincerely

Grant Bevan
BEVAN CONCRETE PLACING LTD

Form 436

BC...110464.

PROCESSING CHECKLIST

No = Plans, specifications & documentation not complying with the Building Code &/or Bld. Act (The reason specified alongside each prompt)

Yes = Plans, specifications & documentation complying with the Building Code &/or Bld. Act (The reason specified alongside each prompt)

N/A = Not Applicable to this application. (The deletion of whole sections as N/A is permitted)

Note - The further information requests are identified by hand written numbers and corresponding on FIR letters / e-mails sent

Category...1

Site Plan (NZS 3604 Sec 3.4, 4, 5 Code cl B1, B2, E1, E2 F1 & F2 Sect. 72, 75 BA04)

N/A NO YES

- #/- requested information, received, reviewed & SORC
- Comments
- ☒ ☐ ☐ Wind zone High V/ High Specific..... GIS
 - ☒ ☐ ☐ Flooding / ponding hazards GIS
 - ☒ ☐ ☐ Slippage/ fault line hazards GIS
 - ☒ ☐ ☐ Erosion, river & coastal hazards GIS
 - ☐ ☐ ☒ Subsidence/ soft soil hazards Site inspection notes
 - ☐ ☒ ☐ Corrosion zone Sea spray or Zone 1 GIS
 - ☒ ☐ ☐ Soil contamination GIS
 - ☐ ☒ ☐ Distances to boundaries / siting..... District plan
 - ☐ ☐ ☒ Floor levels/ contours..... E2/AS1 & NZS 3604 E1
 - ☒ ☐ ☐ Two or More Allotments..... Sec 75 - 83 Bld Act
 - ☒ ☐ ☐ Noise / sound insulation (airport & highway)
- Revised soil report provided - standard foundations acceptable per engineer*

Specific Design (Verified Online PS2 B1 B2 VM1)

Comments

- ☐ ☐ ☒ PS1 Design Certificate B1 B2 VM1
- ☐ ☐ ☒ PS2 Peer Review..... B1 B2 VM1
- ☐ ☐ ☒ Calculations VM1
- ☐ ☐ ☒ CPeng Verified Online

Concrete / Foundation Plan (NZS 3604 NZS 4210 & 4229 E2/AS1)

Comments

Layout

- ☐ ☐ ☒ Layout dimensions..... NZS 3604
- ☐ ☐ ☒ Control joints..... NZS 3604
- ☒ ☐ ☐ Slab thickening..... NZS 3604, cl 7.5
- ☒ ☐ ☐ Alternative..... specify reason

Section

- ☐ ☐ ☒ Depth & width..... NZS 3604
 - ☐ ☐ ☒ Reinforcement..... NZS 3604; B2
 - ☐ ☐ ☒ Plate fixings..... NZS 3604; B2 cl 7.5
 - ☐ ☐ ☒ DPM NZS 3604; B2
 - ☒ ☐ ☐ Engineer design and Calcs..... B1; B2
 - ☒ ☐ ☐ Concrete strength..... B1; B2 cl 4.8.2
 - ☐ ☐ ☐ Alternative..... specify reason
- Provide revised pg 15 - include concrete min*

Timber / Subfloor Plan (NZS3604 NZS 3602 & 3640, B1,B2)

Comments

Layout

N/A NO YES

- ☐ ☐ ☐ Layout dimensions.....
- ☐ ☐ ☐ Bearers details.....B1 ; B2.....
- ☐ ☐ ☐ Joist details.....B1;B2.....
- ☐ ☐ ☐ Alternative.....specify reason.....

Section

- ☐ ☐ ☐ Foundation type/size..... NZS 3604;B2.....
- ☐ ☐ ☐ Piles post sizes & treatment NZS 3604;3602;3640;B2.....
- ☐ ☐ ☐ Pile c/c..... NZS 3604.....
- ☐ ☐ ☐ Fixing..... NZS 3604;B2.....
- ☐ ☐ ☐ Coatings(durability)..... NZS3604 ;B2.....
- ☐ ☐ ☐ Ventilation & Access to sub floor spaces NZS 3604.....
- ☐ ☐ ☐ Alternative.....specify reason

*
If the addition is an upper storey show details on upgrading existing foundations, joints, piles, etc (may require Engineer design)

Floor plans / layout (B1, B2, C1-4, D1, E3, F7, G1, G2, G12 G3, G9, G11, G13)

Comments

General

N/A NO YES

- ☐ ☐ ☐ Room dimensions.....
- ☐ ☐ ☐ Sectional lines.....
- ☐ ☐ ☐ Location of partitions.....
- ☐ ☐ ☐ All designated spaces.....
- ☐ ☐ ☐ Lintels..... NZS 3604;B2.....
- ☒ ☐ ☐ Beams..... NZS 3604, B2 by engineer.....
- ☐ ☐ ☐ Point loads by engineer or preloader.....B1 B2.....
- ☐ ☐ ☐ Smoke detectors.....F7.....
- ☐ ☐ ☐ Wet areas / WCs D1, Table 2; B2.....
- ☐ ☐ ☐ Kitchen.....G3, G9,G11,
- ☐ ☐ ☐ Alternative.....specify reason

Changes to existing work requires both an existing floor plan & a proposed floor plans
Facility provided for washing utensils / food G3, Section 1.1 & Figure 1:
Preparation Area and Access to Facility Paragraphs 1.1.2 and 1.5

Wall / Framing B1, B2, E3

Comment

General

- ☒ ☐ ☐ Identify engineering / Structural items/ portals.B1 B2.....
- ☒ ☐ ☐ By preloader or to NZS 3604.....B1 B2.....
- ☒ ☐ ☐ Fixing types NZS 3604.....B1 B2.....
- ☐ ☐ ☐ Stud c/c as per wind zone.... NZS 3604.....B1 B2.....
- ☐ ☐ ☐ Building wrap..... NZS 3604.....
- ☐ ☐ ☐ Stud heights of rooms..... NZS 3604.....B1 B2.....
- ☐ ☐ ☐ Alternative.....specify reason

Roof..... NZS 3604, 3602 & 3640 B1B2E2 E2/AS1

Comments

Trussed / by pre-nailer or Framed roof NZS 3604

N/A NO YES

- ☐ ☐ ☒ Fixing layout & details.....B1 B2
- ☐ ☐ ☒ Correct layout.....B1
- ☐ ☐ ☒ Max span (12m or Engineer).....B1
- ☐ ☐ ☐ Purlin or batten c/c.....B1 B2
- ☒ ☐ ☐ Rafters / Beams.....B1 B2
- ☐ ☐ ☐ Alternative.....specify reason

Roof cladding - Metal; Profiled Metal; Masonry, Membranes Code E2, E2/AS1 B2

- ☐ ☐ ☒ Pitch / profile.....E2 *22.5°*
- ☐ ☐ ☒ Underlay.....E2 *215*
- ☐ ☐ ☐ Flashings.....E3; E2.....B1 B2
- ☒ ☐ ☐ Parapets.....B1 E2 B2
- ☒ ☐ ☐ Membrane Roofs and substrate Code E2/AS1 B2
- ☒ ☐ ☐ Gutters, Barges & Fascias detail Refer E2, section 8.3, cl 8.3.9
- ☐ ☐ ☐ Alternative.....specify reason

Installation of profiled metal roof cladding shall be by trained installers, approved by the tile manufacturer or NZ agent. In some cases experienced builders undertake installation, refer E2, section 8.4, cl 8.4.2 'General'.

Barge, valley, Ridge (gables) - provide

Claddings Code B1 & B2 E2/AS1, Branz good practice Guides & Weather tightness Vol 12&3

Comments

- ☐ ☐ ☒ Risk matrix Cavity or direct.....E2
- ☒ ☐ ☐ Brick Veneer.....E2 "The brick book" Branz Masonry Guide; B2
- ☐ ☐ ☒ Timber WeatherboardE2 Branz Timber Guide Vol 1&2; B2 *direct fixed*
- ☒ ☐ ☐ StuccoB1 NZS 3604 Branz good practice guide; B2
- ☒ ☐ ☐ Profiled Metal.....E2 Metal Roofing Practice; B2
- ☐ ☐ ☒ PlywoodE2; B2 *on cavity*
- ☒ ☐ ☐ Fiber Cement W/b.....E2; B2
- ☒ ☐ ☐ Board & Batten..... Branz good practice guide; B2
- ☒ ☐ ☐ Fiber Cement Sheet.....E2; B2
- ☐ ☐ ☐ Weathertightness details.....E2; B2
- ☐ ☐ ☐ Alternative.....specify reason

<i>H, S, J</i>	<i>top of wall</i>	<i>top of wall</i>	<i>interior</i>	<i>exterior</i>	<i>multi use</i>	<i>abatement</i>
☒	☒	☒	☒	☒	☒	☒
☒	☒	☒	☒	☒	☒	☒

*W/B
Ply*

Bracing NZS 3604 B1, B2, E3

Comments

N/A NO YES

- ☒ ☐ ☐ Subfloor bracing.....B1 & NZS 3604
- ☐ ☐ ☒ Wall bracing..... B1 & NZS 3604
- ☐ ☐ ☒ Roof bracing..... B1 & NZS 3604
- ☐ ☐ ☒ Bracing calculations..... B1 & NZS 3604
- ☐ ☐ ☒ Provide bracing plan layout..... B1 & NZS 3604
- ☐ ☐ ☒ Double top plate (if > 5m)..... B1 & NZS 3604 *140 x 35 padeye plate*
- ☒ ☐ ☐ Indicate dragon tie (if > 6m)..... B1 & NZS 3604
- ☒ ☐ ☐ Diaphragm ceilings (if > 7.5m)..... B1 & NZS 3604
- ☐ ☐ ☒ Check for distribution B1 & NZS 3604
- ☒ ☐ ☐ Alternative.....specify reason

Light & Ventilation *B1 G4, Clause 1.2 ; G4, clause 1.3 G7, G9 F2*

General

Comments

N/A NO YES

- ☐ ☐ ☒ Vent 5%.....G4
- ☐ ☐ ☒ Light 10%.....G7
- ☐ ☐ ☒ Electrical.....G9
- ☒ ☐ ☐ Mechanical ventilation.....G4
- ☐ ☐ ☒ Exterior space for awareness.....G7

Glazing

- ☐ ☐ ☒ Safety glass.....F2
- ☐ ☐ ☒ Wind zone..... B1. NZS 3604
- ☒ ☐ ☐ Alternative.....specify reason

Insulation *BRANZ Home Insulation Guide, NZS 4218, AS/NZS 2918*

Comments

- ☐ ☐ ☒ FloorH1
- ☐ ☐ ☒ Wall..... H1
- ☐ ☐ ☒ Roof..... H1
- ☐ ☐ ☒ Windows / glazing..... H1
- ☒ ☐ ☐ Alternative.....specify reason

Stairs / Landings / Handrails *D1, sec 4*

Comments

- ☐ ☐ ☒ Stair tread & risers.....D1
- ☐ ☐ ☒ Landing size.....D1
- ☐ ☐ ☒ Handrail.....D1
- ☐ ☐ ☒ Riser opening (min) where children.....D1
- ☐ ☐ ☒ Residential Accessibility.....D1
- ☐ ☐ ☐ Alternative.....specify reason

Stair type

Minor Private: Max rise 220mm/Min tread 220mm,
Secondary Private: Max rise 200mm/Min tread 250mm,
Main Private: Max rise 190mm/Min tread 280mm. (Main private includes exterior stairs)

Decks / Balconies / Barriers *D1, F4 & NZS 3604, Section 6 & 7,*

Comments

- ☐ ☐ ☒ Barrier & deck fixing durability.....D1 B1 B2
- ☐ ☐ ☒ Top rails, balusters, bottom rails, palings.....D1 B1
- ☐ ☐ ☒ If Engineer then calculations required.....B1 B2
- ☐ ☐ ☒ Max 3m height or Engineer.....B1 B2
- ☐ ☐ ☒ Deck joist sizes, grade, treatment, span & spacing.....D1 B1 B2
- ☐ ☐ ☒ Piles & bearers the correct grade, treatment, size, spacing & span.....D1 B1 B2
- ☐ ☐ ☒ Slip resistanceD1
- ☐ ☐ ☒ Appropriate waterproofing membrane..... B1 B2
- ☐ ☐ ☒ Stringer size & connectionsD1 B1 B2
- ☐ ☐ ☒ Thresholds.....D1 E2
- ☐ ☐ ☐ Alternative.....specify reason

Fire (Residential) NZBC F7;Cdoc

Comments

N/A NO YES

- ☐ ☐ ☒ Travel distances max 24m.....C3.15.....
- ☐ ☐ ☒ Smoke detectors.....F7.....
- ☐ ☐ ☒ Wood burnersF7.....
- ☒ ☐ ☐ Garage fire wall detailsC7 (C7.10 C7.8)
- ☒ ☐ ☐ Alternative.....specify reason

Swimming Pool & Fencing *Fencing of Swimming Pools Act 1987*

Comments

- ☐ ☐ ☒ Refer to Compliance for sign off.....
- ☐ ☐ ☒ Specific Engineering Design
- ☐ ☐ ☒ Proprietary system/design.....
- ☐ ☐ ☒ Section/construction
- ☐ ☐ ☒ Pool backwash discharging the sewer.....
- ☐ ☐ ☒ Fence height
- ☐ ☐ ☒ Gate(s) / door(s) open outward.....

Ambiguity / Contradictions

Comments

- ☐ ☐ ☒ Manufacturers Specs
- ☒ ☐ ☐ Engineer compared with Designer/Architect
- ☒ ☐ ☐ Any Other contradictions

Alternative Solutions

Record assessment, decision and reasons for decisions below. Has the designer substantiated why they believe the proposal complies with the building code? Is there a determination on a similar proposal? Has corroborative evidence been provided (peer review, appraisal or determination)? Include reference to comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, in-service history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004). List any conditions / communications / actions:

No major alterations

This sheet relevant to plumbing & drainage only

Comments

General

N/A NO YES

- ☐ ☐ ☒ Kitchen area.....G3/AS1
- ☐ ☐ ☒ Laundry.....
- ☐ ☐ ☒ Bathrooms.....
- ☐ ☐ ☒ Location of sanitary fixtures.....
- ☐ ☐ ☒ Plumbing layout.....

Plumber's Reg no.....T.B.A.

Drainlayers Reg no.....T.B.A.

Effluent Disposal Systems

Comments

- ☒ ☐ ☐ Engineering Site Investigation
- ☒ ☐ ☐ Design Specification & Producer Statement

(The design criteria should include; Capacity based on bedroom numbers, Loading calculation, site evaluation, soil profile, site characteristics.)

connecting to town sewer

Water Supplies

Comments

- ☐ ☐ ☒ 12
- ☐ ☐ ☒ Town supply.....
- ☒ ☐ ☐ Private scheme.....Council full supply
- ☐ ☐ ☒ Type & location.....
- ☐ ☐ ☐ Alternative.....specify reason.....

2nd toby required for 2nd house.
toby must be required on original toby

Sanitary Drainage

Comments

- ☐ ☐ ☒ 150/AS3500
- ☐ ☐ ☒ Layout
- ☐ ☐ ☒ Council availability or
- ☒ ☐ ☐ Septic tank design & calcs.....
- ☒ ☐ ☐ Alternative.....specify reason.....

minimum hole on combined drain

Stormwater Drainage

Comments

- ☐ ☐ ☒ E1
- ☐ ☐ ☒ Layout
- ☒ ☐ ☐ Council availability
- ☒ ☐ ☐ Alternative.....specify reason.....

slw to 10,000 tank overflow to 5m³ soakpit.

2nd area will run to sump/soakpit

Sanitary Plumbing

Comments

- ☐ ☐ ☒ 150/AS3500
- ☐ ☐ ☒ Layout
- ☒ ☐ ☐ Alternative.....specify reason.....

Re-use form ✓

P+D Pack ✓ inter-use forms ✓

DP checked

Services issues 2 house 1 site letter sent

Accessibility D1 ; NZS 4121

Comments

N/A NO YES

- ☐ ☐ ☐ Car parks
- ☐ ☐ ☐ Projections
- ☐ ☐ ☐ Kerb Ramps.....
- ☐ ☐ ☐ Footpaths/Ramps / Landings
- ☐ ☐ ☐ Entrances.....
- ☐ ☐ ☐ Public Facilities.....
- ☐ ☐ ☐ Lifts.....
- ☐ ☐ ☐ Stairs.....
- ☐ ☐ ☐ Stair / handrails.....
- ☐ ☐ ☐ Doorways/Doors/Corridors/ Lobbies.....
- ☐ ☐ ☐ Controls.....
- ☐ ☐ ☐ Places of assembly/entertainment/Recreation.....
- ☐ ☐ ☐ Warning Systems.....
- ☐ ☐ ☐ Toilet Facilities / Laundering
- ☐ ☐ ☐ Food preparation / accommodation.....
- ☐ ☐ ☐ Signs.....

Fire report C1,C2, C3, C4

Comments

- ☐ ☐ ☐ Purpose group FHC
- ☐ ☐ ☐ Fire cell separation /use of building
- ☐ ☐ ☐ f- rating
- ☐ ☐ ☐ s- rating
- ☐ ☐ ☐ Occupancy numbers
- ☐ ☐ ☐ Means of escape
- ☐ ☐ ☐ Travel distances
- ☐ ☐ ☐ External walls/unprotected areas
- ☐ ☐ ☐ Fire resistance to supporting elements/floors/ walls.
- ☐ ☐ ☐ Risks to/below escape routes
- ☐ ☐ ☐ Fire safety precautions
- ☐ ☐ ☐ SFI's / SDI's
- ☐ ☐ ☐ Alternatives
- ☐ ☐ ☐ Referral to DRU
- ☐ ☐ ☐ Alternative.....specify reason

Solid waste G15

Comments

- ☐ ☐ ☐ Waste bin area
- ☐ ☐ ☐ Environmental health referral
- ☐ ☐ ☐ Alternative.....specify reason

Hazardous Agents, Materials & substances F1 - F3

Comments

- ☐ ☐ ☐ Waste bin
- ☐ ☐ ☐ Environmental health referral

Work Sheet

General stamp prompts

Wind Zone
Corrosion
Cladding
Electrical
Bracing Highlighted
Boundary setting out
Engineers design

Set Status
Complete checklist
Addenda
Section 72 / ponding
Set inspections

Dialogue Record

List further information requested , info received , records / reference of communication etc.	via Phone
/ Email / letter / counter / fax	Initials

List further information
/ Email / letter / counter / fax

List further information requested, and how to contact the person providing the information		Initials
/ Email / letter / counter / fax		

Services + s/w info Required 1 letter sent for Both BCR

Change Of Use – Sec 114: (record decisions and basis for decisions – confirm whether sec 115 applies)	
--	-------

Date _____

Alteration to Existing Building – Sec 112: (record decisions and basis for decisions – confirm whether sec 118 applies and if so, has it been complied with?) List conditions / communications / actions:

Date _____

Hazards – Sec 71-74 : (record decisions and basis for decisions – see under "site plan above already done")

Date:

Compliance Schedule – Sec 100 - 107: (record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).

Date _____

Plan checked yet Unsatisfactory
(request for further information- see attached copy)

Bldg..... 23/8/8

Plumbing... Simon Wpp 10/8/2011

Fire.....

All previous Further Information Requests now satisfactory.

Bldg. 177
(for all pages except those listed below)

Plumbing.....Jim Corp 18/6/2011
(For pages 6 of 11 unless otherwise listed)

Fire.....
(As listed on page 7 of 11)

Addenda to Form 436

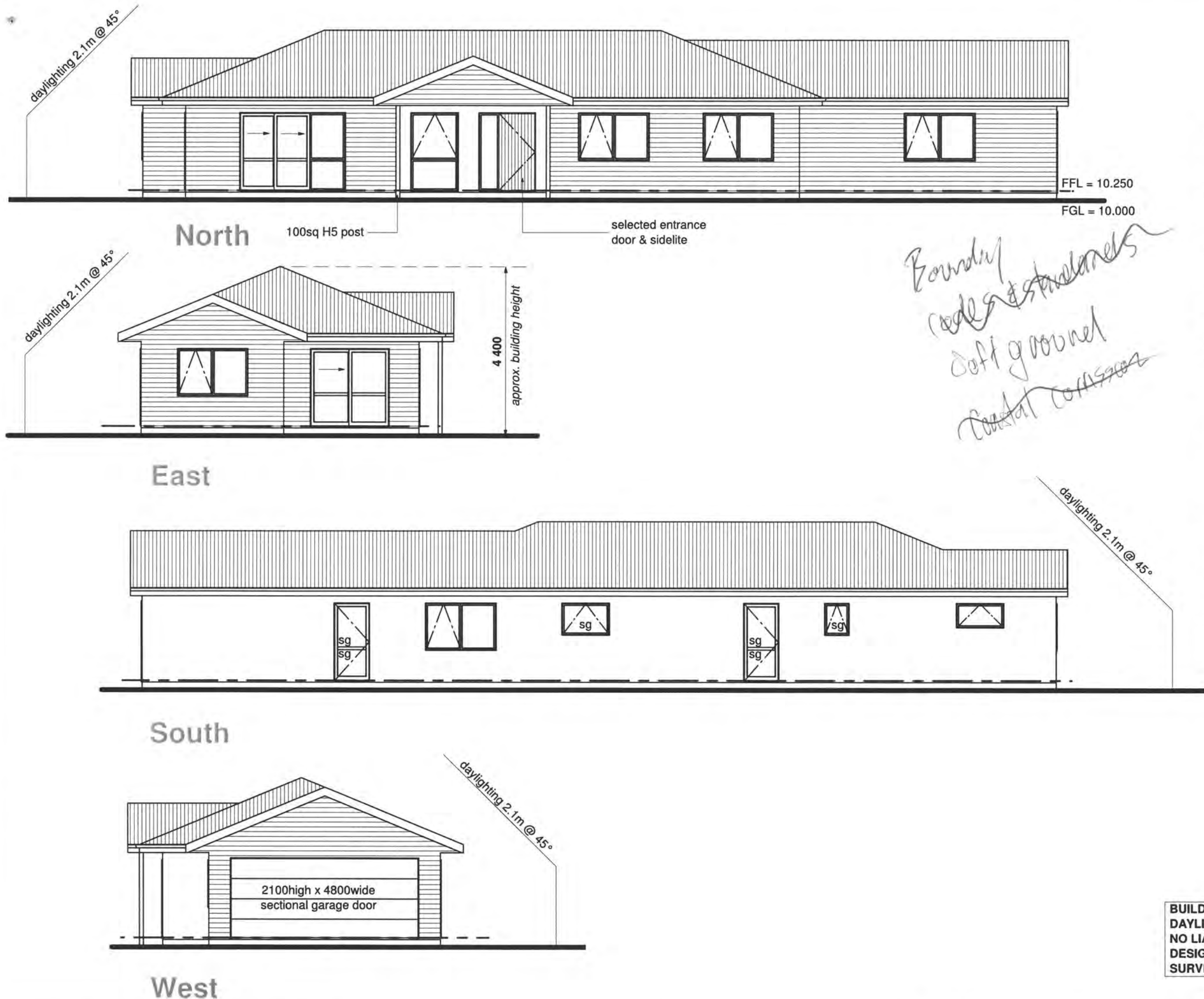
Allocation of work to approvals officer outside current competency

Building Category	Circle appropriate category	0	1	2	3

1) Authorized by Team leader or delegate	Level of supervision reqd	Reason for decision
Name, Signature & date	Coaching Mentoring Peer review on completion	In training Vetting one level above competency Other
2) Approval Officer undertaking training	Record of Learning	Decision
Name, Signature & date		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (refer Bld Act 49(1))
Current competency level Category 0, 1 or 2		
3) Coach/Mentor/Peer reviewer	Training needs identified	Comments
Name, Signature & date		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (refer Bld Act 49(1))
Current competency level Category 1, 2 or 3		

Allocation notes

- Categories of building are determined on receipt of application
- All applications are re assessed for the category and allocated to each appropriate Officer at the earliest opportunity and then placed in processing shelves accordingly
- Approvals staff are aware of their own competency level and check the allocation of work.
- Approvals staff may select, for training purpose, a consent 1 (one) category higher than their current competency for the purpose of increasing their skill level provided they gain approval from the Team Leader Building Consent Approvals. Once approval is given the Team Leader Building Consent Approvals will arrange for the appropriate supervision and final peer review.



Notes:

Glazing in accordance with NZS 4223 & 2008 amendments
 sg = Safety glass, joinery manufacturer to confirm
 All glazing clear float except for obscure glass to bathrooms
 Double glazing to all window and door joinery excluding garage

Aluminium joinery head heights to be 2.0m (excludes entry box unit). Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed on site PRIOR to manufacture

Minimum slip resistance to steps and landings in accordance with NZBC D1/AS1 Access
 Concrete or H5 timber step to all access points (owners care)
 - min 100mm below FFL

Floor

Concrete floor (see notes & details)

Cladding

150mm bevel backed weatherboard cladding
 H3.2 12mm Shadowclad exterior cladding

Roof

22.5° pitch. PCC Colorcote ZRX or NZS Colorsteel
 Maxx - corrugated profile

Fascia & Spouting

200x25pp fascia, Marley Stormcloud spouting & downpipe system

Joinery

ASL Residential suite aluminium joinery



1-23

BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH. NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

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Client Details:
 Justin MacPherson
 Address:
 193 Tutere Street,
 Waikanae

ELEVATIONS

Wind: v/high Date: 07.07.11 Scale: 1:100
 Earthq: A Rev: Drawn: ND
 Corrosion: Sea acdarchitecture

Plan: EH153 all Project No: NL732J Sheet no: 01 of 22
 Call 0800 A1homes 214663
 www.A1homes.co.nz

Notes:

Ensure granular ha... y comp... ed down in max. 150mm lay... solid bar... bearing capacity grea... Pa. Min. r... .5mm max. sand... over hardf... ure the vapour h... ected from... anular protr... .50x300 de... . pads may be rec... girder point... as - deep slab... ings may be required... bearing w... final roof truss layout... confirm loc... .c. floor to comply with NZS.3109, surfar... nces, & NZS.3114, maximum deviat... 3mm

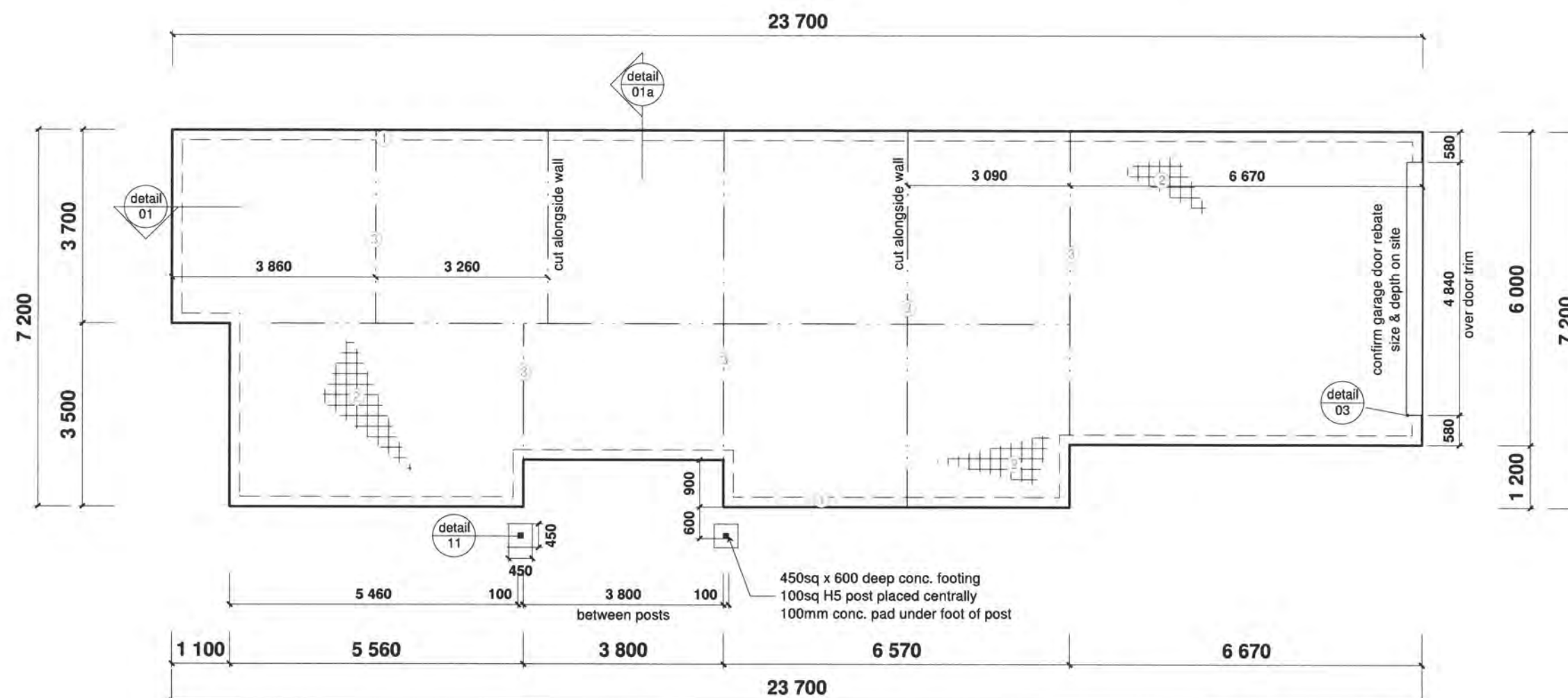
Confirm layout & fittings of kitchen & bathrooms etc before foundation commences

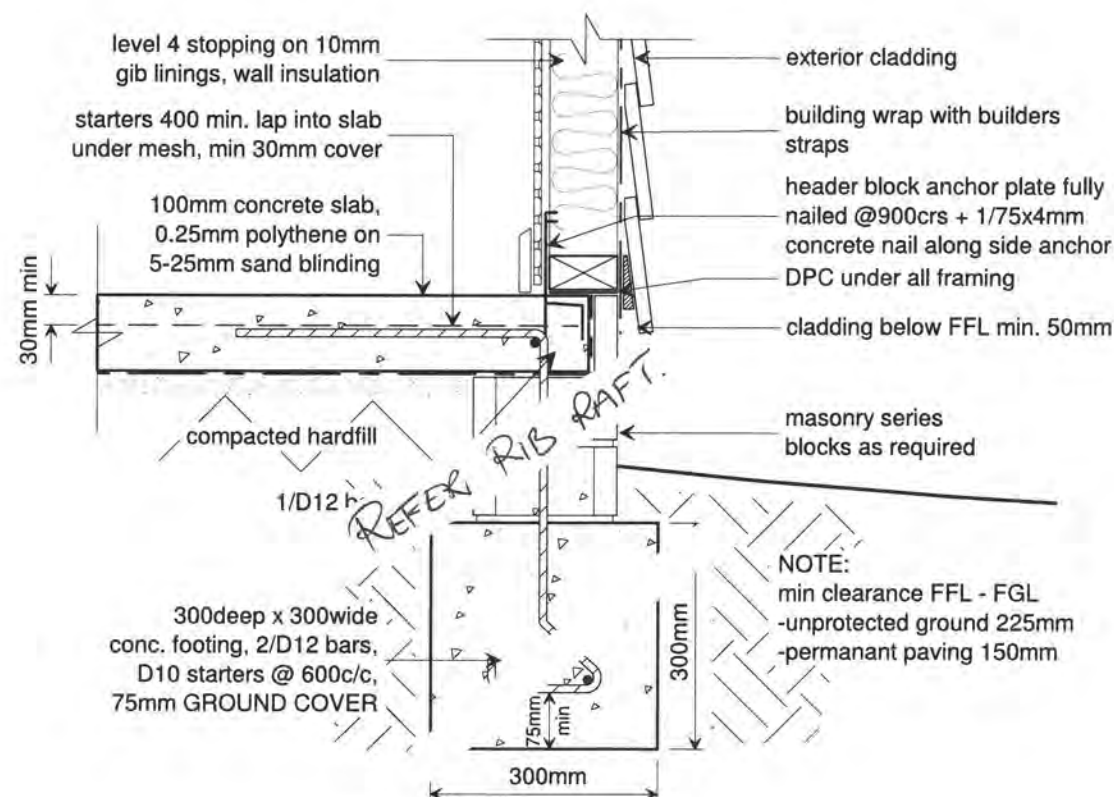
CONTRACTOR TO REFER TO TRUSS MANUFACTURERS PRODUCER STATEMENTS FOR ANY FURTHER LOAD BEARING FOOTING/SLAB THICKENINGS THAT MAY BE REQUIRED TO SUPPORT ROOF LOADS

NZS3604:1999 - Section 7: floors 7.5.8.6.4

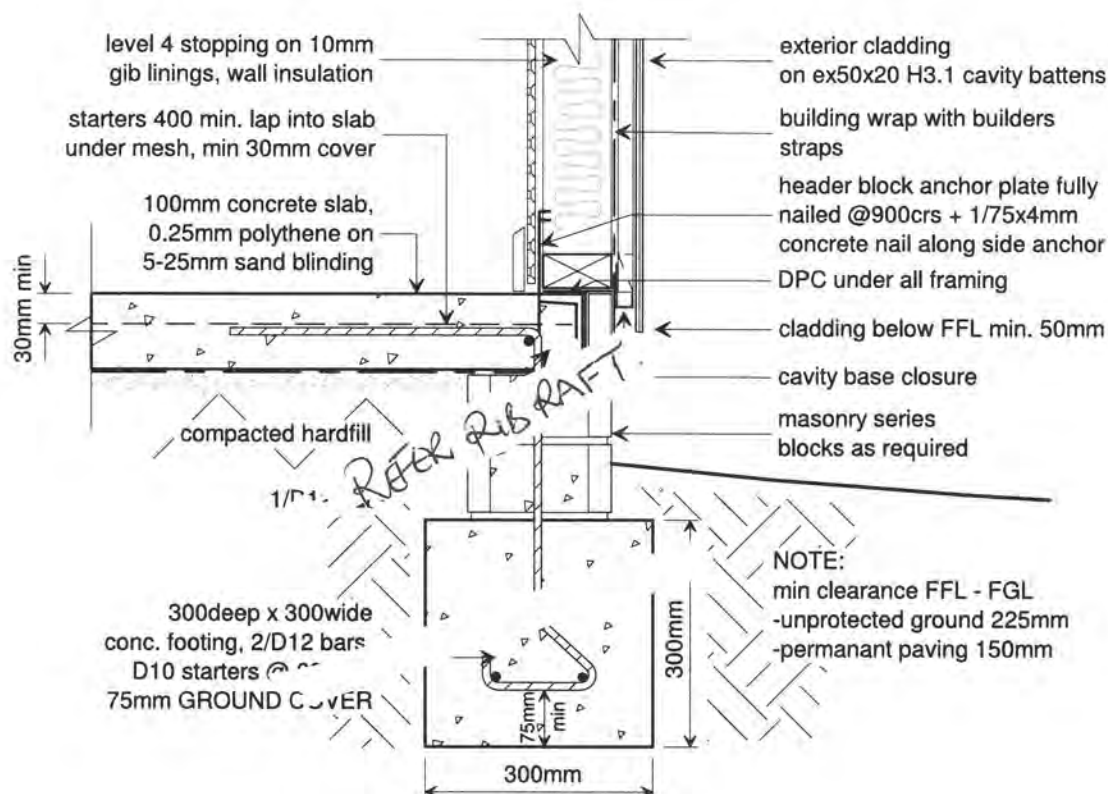
The bay dimensions formed by either construction or shrinkage control joints shall be limited to a maximum length:width ratio of 2:1. Maximum bay dimensions in exposed concrete, vinyl or tiled areas to be 6m x 6m.

Always cross reference the foundation plan with the floor plan prior to setting out

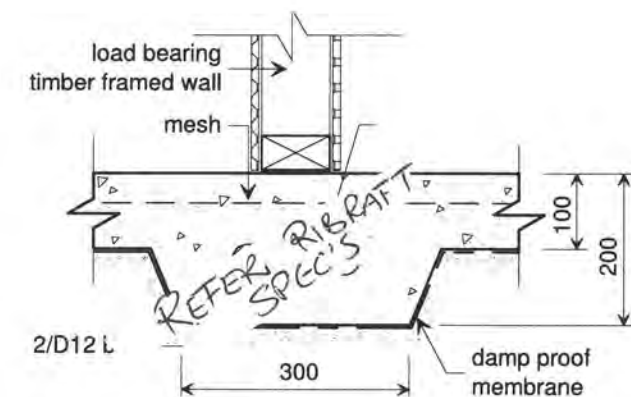




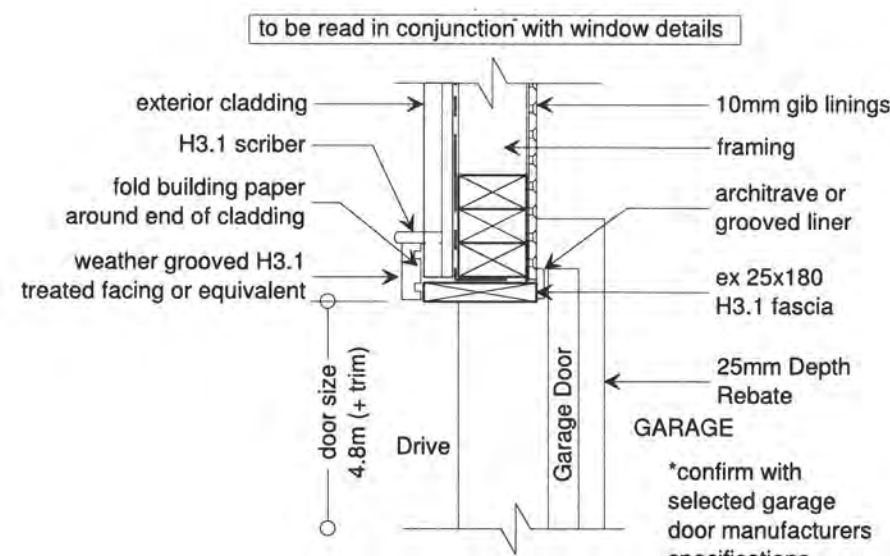
detail 01
Footing Construction
Scale 1:10



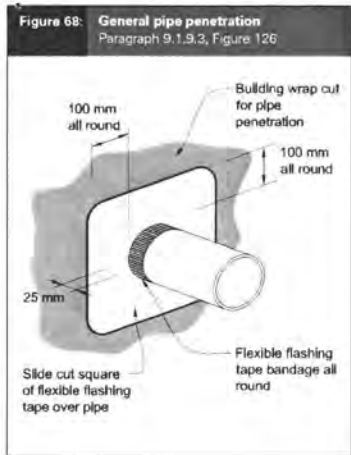
detail 01
Footing Construction
Scale 1:10



detail 02
Slab Thickening Detail
Scale 1:10
(refer final truss design for varied location if require)



Detail 03
Garage Door Detail (plan view)
Scale 1:10



Notes:

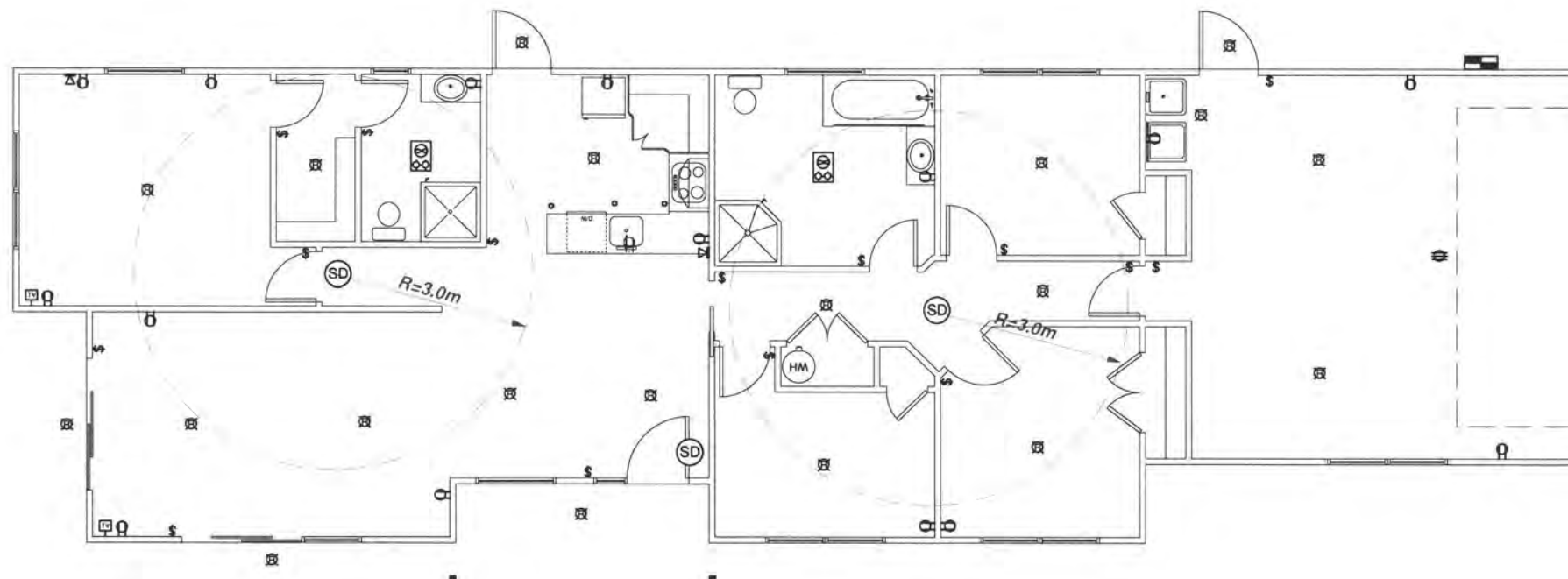
all electrical work & items to comply with;
NZBC F7/AS1, AS/NZS 3000, AS/NZS 3008,
AS 3786, AS/NZS 5000.2: 2006

This layout is preliminary only - confirm final positioning & fitting allowance with client contract specifications

SD - Approved smoke detectors required within 3.0m of any sleeping space - first alert or similar

Down lights to be CA-Rated Type (max 1 per 5m²).

Ventilation system to vent ducts & r/hood to soffit outlet



SYMBOL	ELECTRICAL LEGEND
	recessed downlight
	switch
	feature halogen
	television outlet
	telephone jack
	double power point
	3in1 fan light
	smoke detector (first alert or similar)
	meter box
	wall light - external
	auto garage door opener

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Refer to attached pre-cut design & documents for all lintel sizes, truss & top plate fixings. This layout is preliminary. Read in conjunction with final PS1 & pre-cut design & documents. If a discrepancy occurs contact pre-cut manufacturer or, contact acd architecture immediately on 07 541 3133

NOTE: VERY HIGH WIND ZONE - cyclone ties required
Fixings to comply with NZS.3604.1999

Refer manufacturers final roof framing design & schedule, for no. of and fixings required. Fixings to be equivalent to or exceed the minimum requirements of NZS.3604.1999 - Producer statement to be provided for alternative solutions to NZS.3604.1999 fixing requirements.

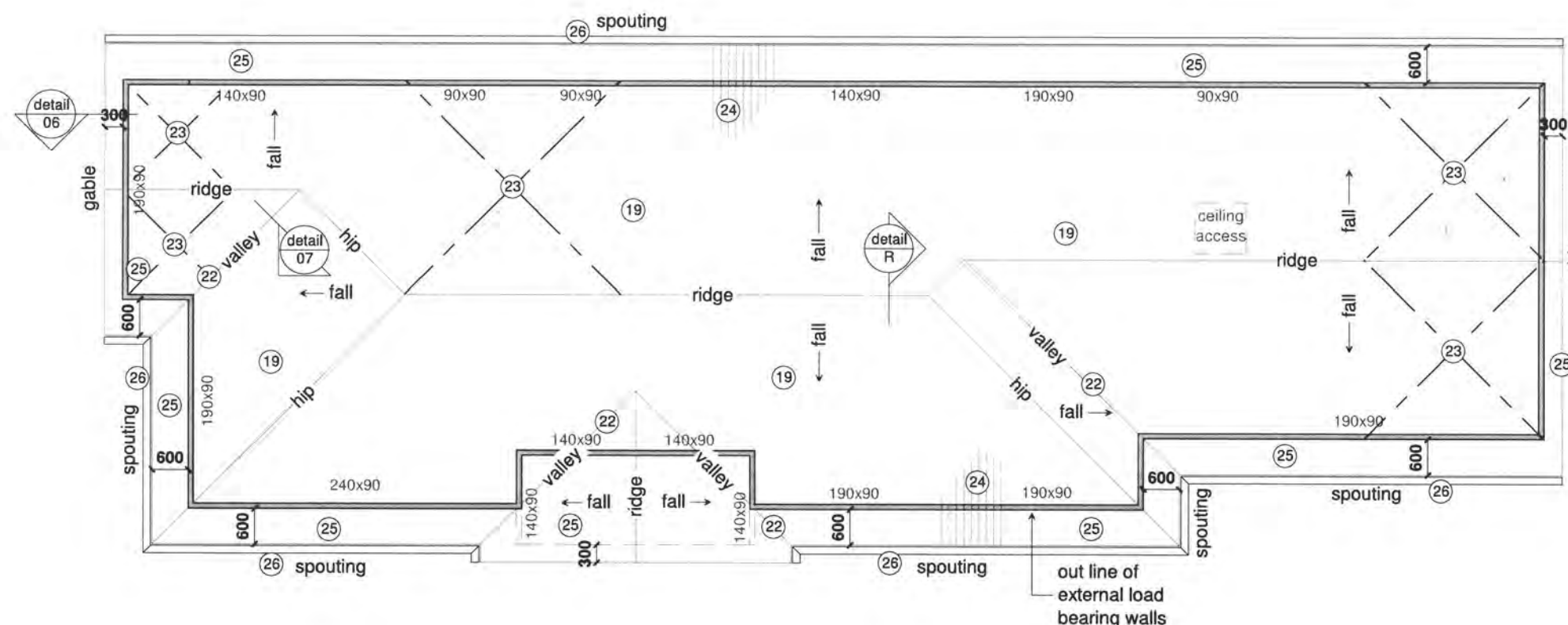
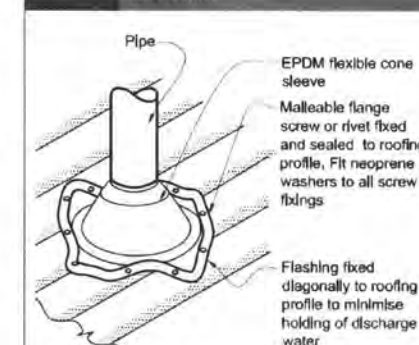
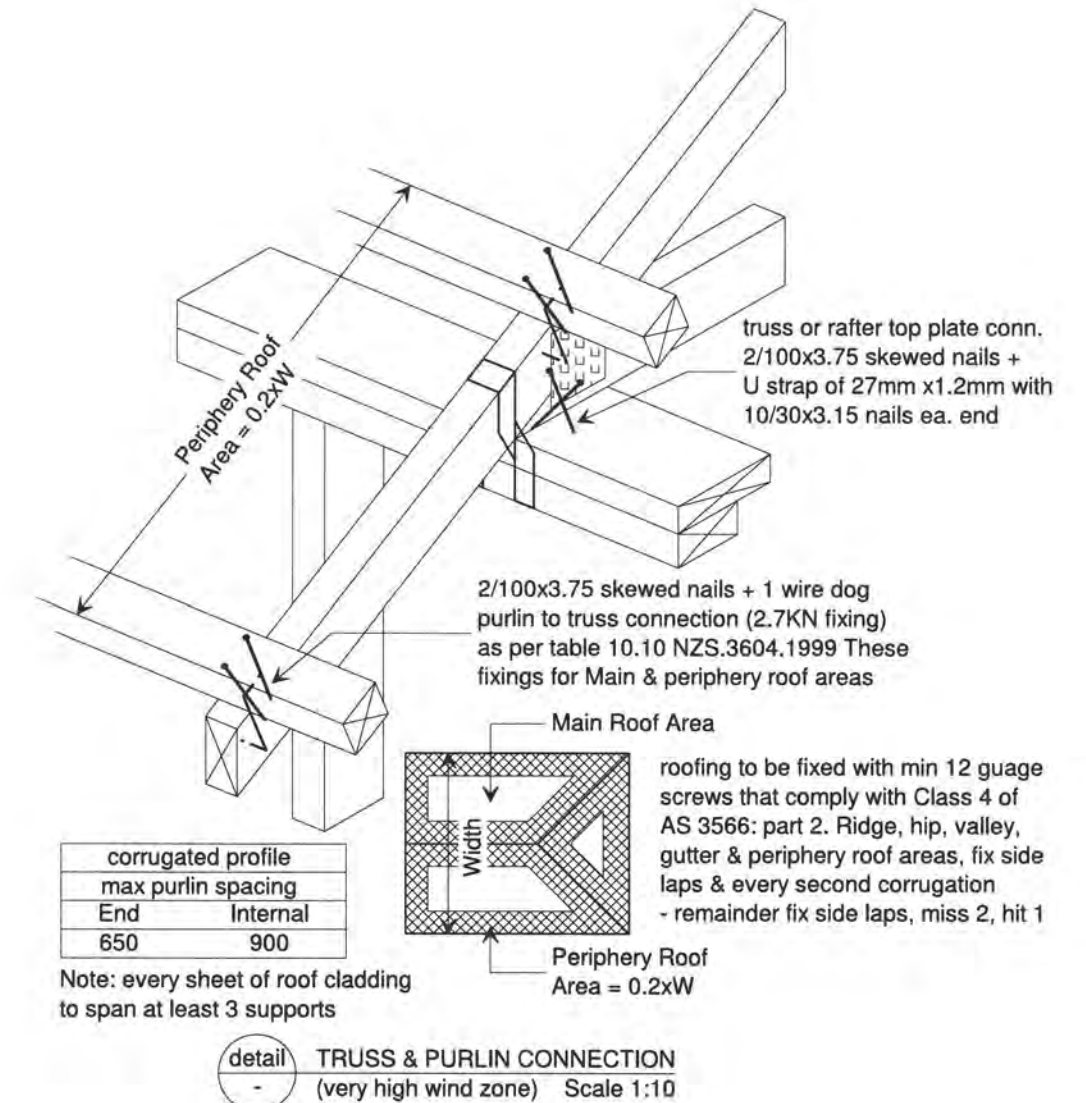
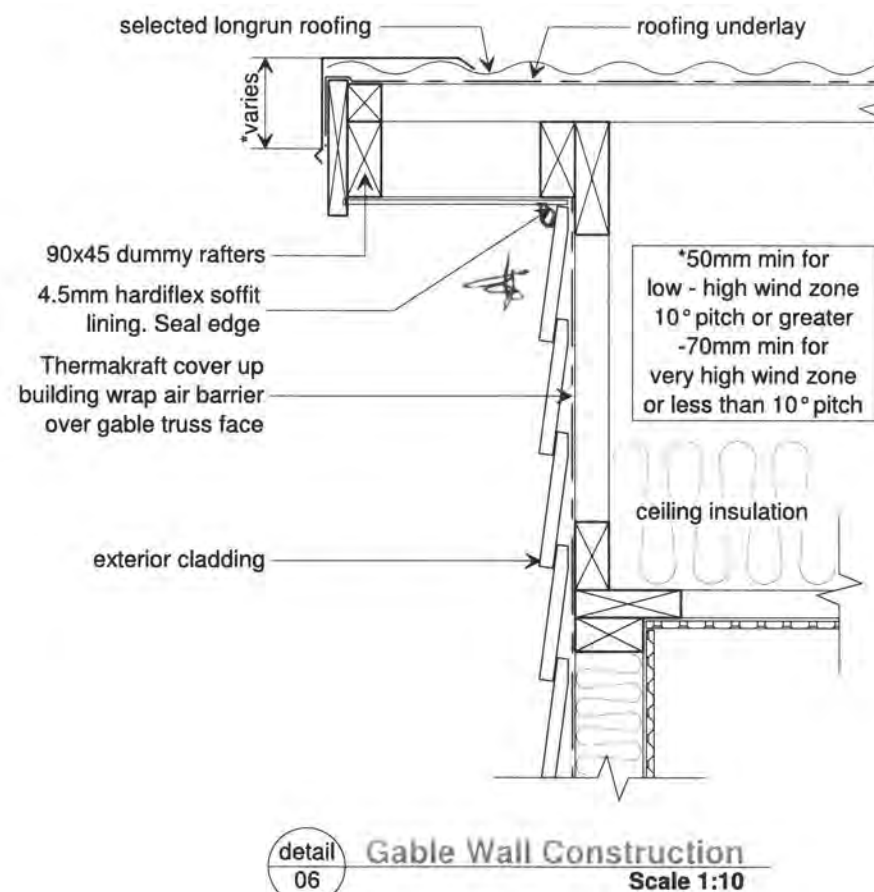
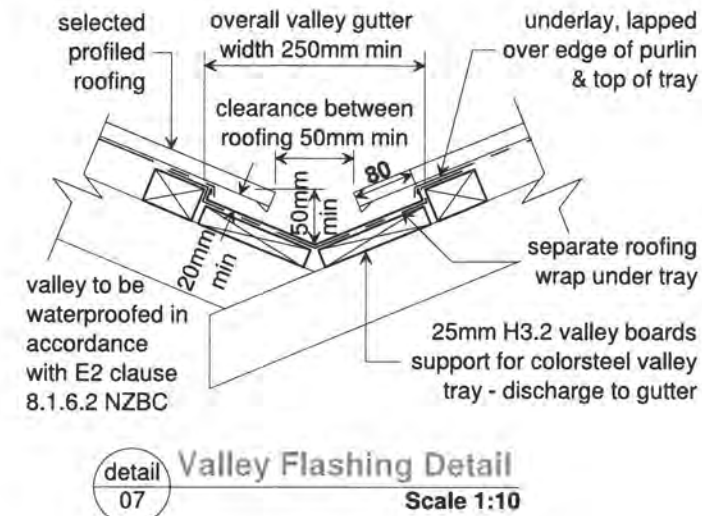
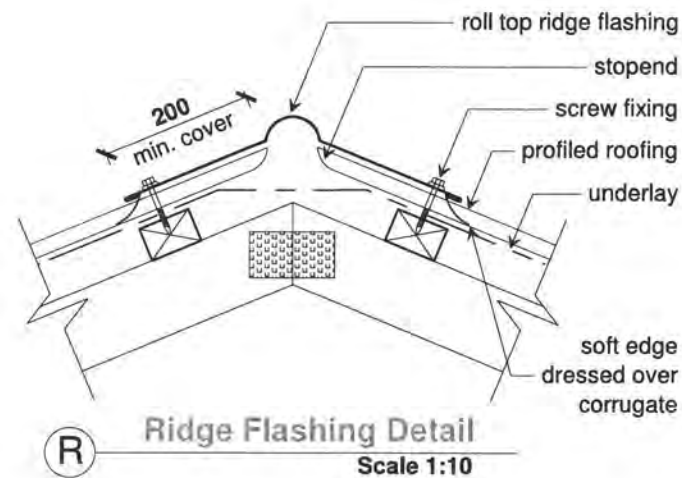


Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17 a), 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45° minimum pitch 10°.
(2) For pipes up to 60 mm diameter.

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Notes:

ALL GIB® BRACES FIXED IN ACCORDANCE WITH THE LATEST WINSTONES GIB BRACING MANUAL

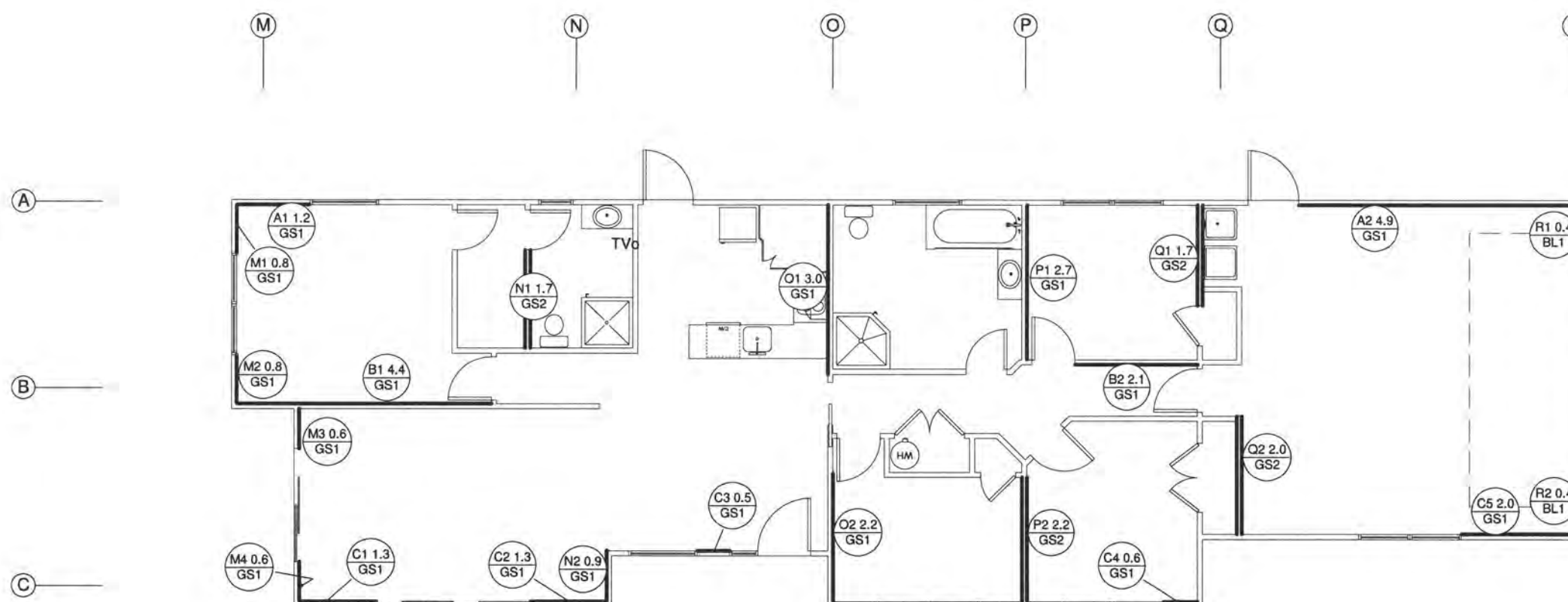
BRACING ELEMENT TABLE

BRACE TYPE	PRIMARY BRACE	SECONDARY BRACE/S
GS1	10mm GIB std plasterboard on one side minimum length 0.4m	N/A
GS2	10mm GIB std plasterboard on each side minimum length 0.6m	N/A
BL1	10mm GIB BRACELINE on one side minimum length 0.4m	hold down straps + 1/M12 bolt ea. end

LABEL No.

BRACE ELEMENT LENGTH

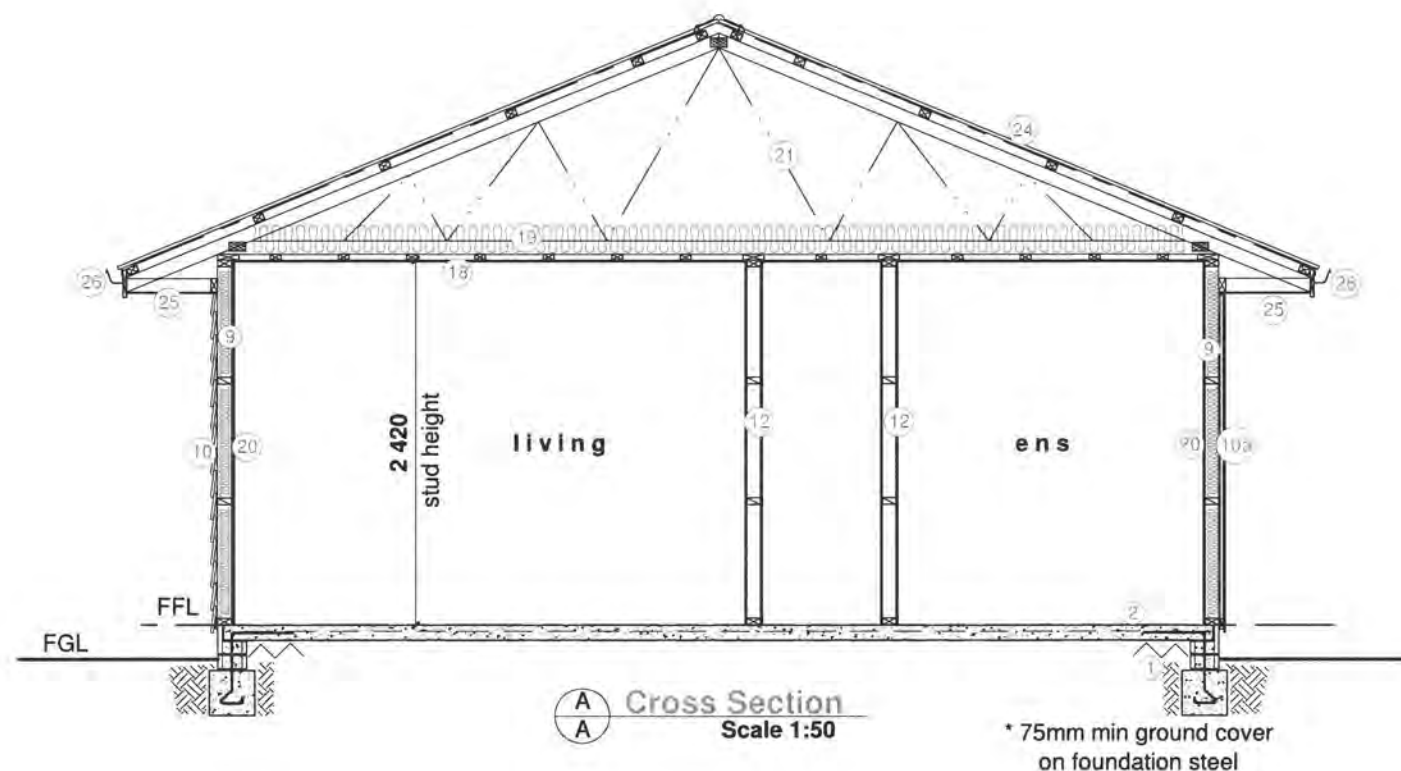
BRACE TYPE AS TABLE



Openings in Bracing Elements (as per GIB Ezybrace System)

Openings are allowed within the middle third of a wall bracing element's length and height. Neither opening dimension shall be more than one third of the element height. Wall linings are fixed to opening trimmers at 150mm centres. Small openings (e.g., power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element.

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NZBC:EXTERNAL MOISTURE

Acceptable Solution E2/AS1

Table 2: Building Envelope Risk Matrix Paragraph 3.1.2, Figure 1					
RISK SEVERITY					
Risk Factor	LOW	MEDIUM	HIGH	VERY HIGH	Subtotals for each Risk Factor
Wind zone (per NZS:3604)	0	0	1	②	2 ✓
Number of storeys	①	1	2	4	0 ✓
Roof/Wall intersection design	①	1	3	5	0 ✓
Eaves width	0	1	②	5	2 ✓
Envelope complexity	0	①	3	6	1 ✓
Deck design	①	2	4	6	0
NOTE: Risk score shown is the highest risk score for all elevations & all claddings.					
Total Risk score:					⑤ ✓

Note: Sea Spray Corrosion Zone (exposure environments as defined by NZS 3604 : fig 4.2 & table 4.1)

Fixings & Fastenings (excludes nails and screws):

In 'closed' environments - mild steel (uncoated, non-galvanized)

Connections to treated timber piles - type 304 stainless steel.

In roof spaces - continuously coated galv steel (nail plates) & hot-dip galv steel (wire dogs, bolts).

In exposed & sheltered environments - type 304 stainless steel.

Minimum concrete strength after 28 days shall be:

(a) 10 MPa for unreinforced concrete in mass foundations

(b) 17.5 MPa for unreinforced concrete applications & for reinforced concrete not exposed to weather

(c) 25 MPa for reinforced concrete exposed to weather

Nails & screws used for framing & cladding:

Structural cladding (50 year durability) - annular grooved stainless, silicon bronze or protected galvanized steel

Non-structural cladding (15 year durability) - protected galvanized steel

Framing in 'closed' areas including roof spaces - mild steel

Framing in 'exposed or sheltered' areas - galvanised steel

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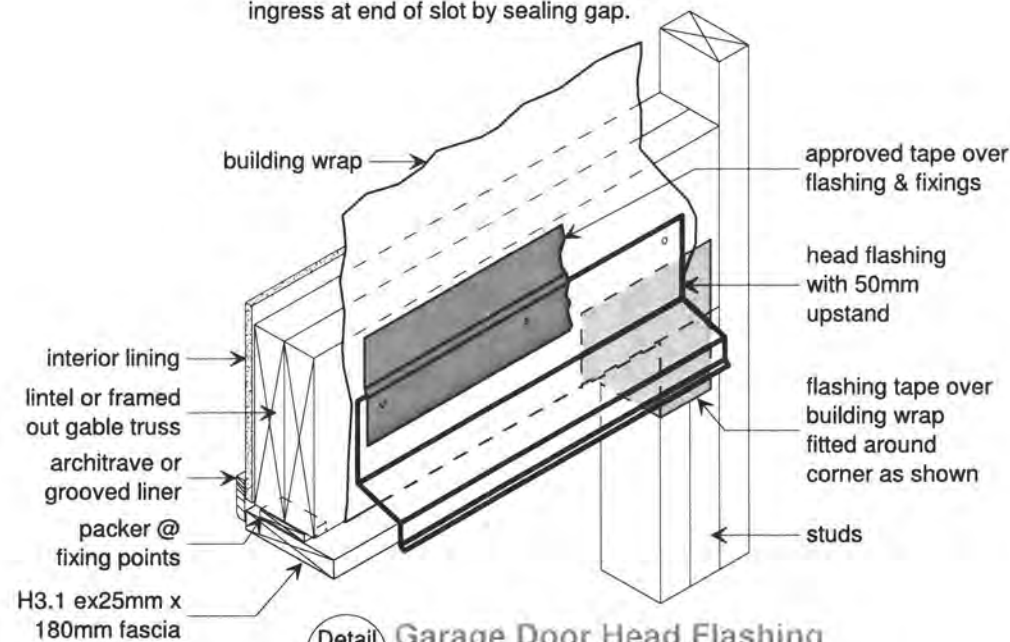
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Copyright 2010 A1 Homes NZ

Client Details:
Justin MacPherson
Address:
193 Tutere Street,
Waikanae

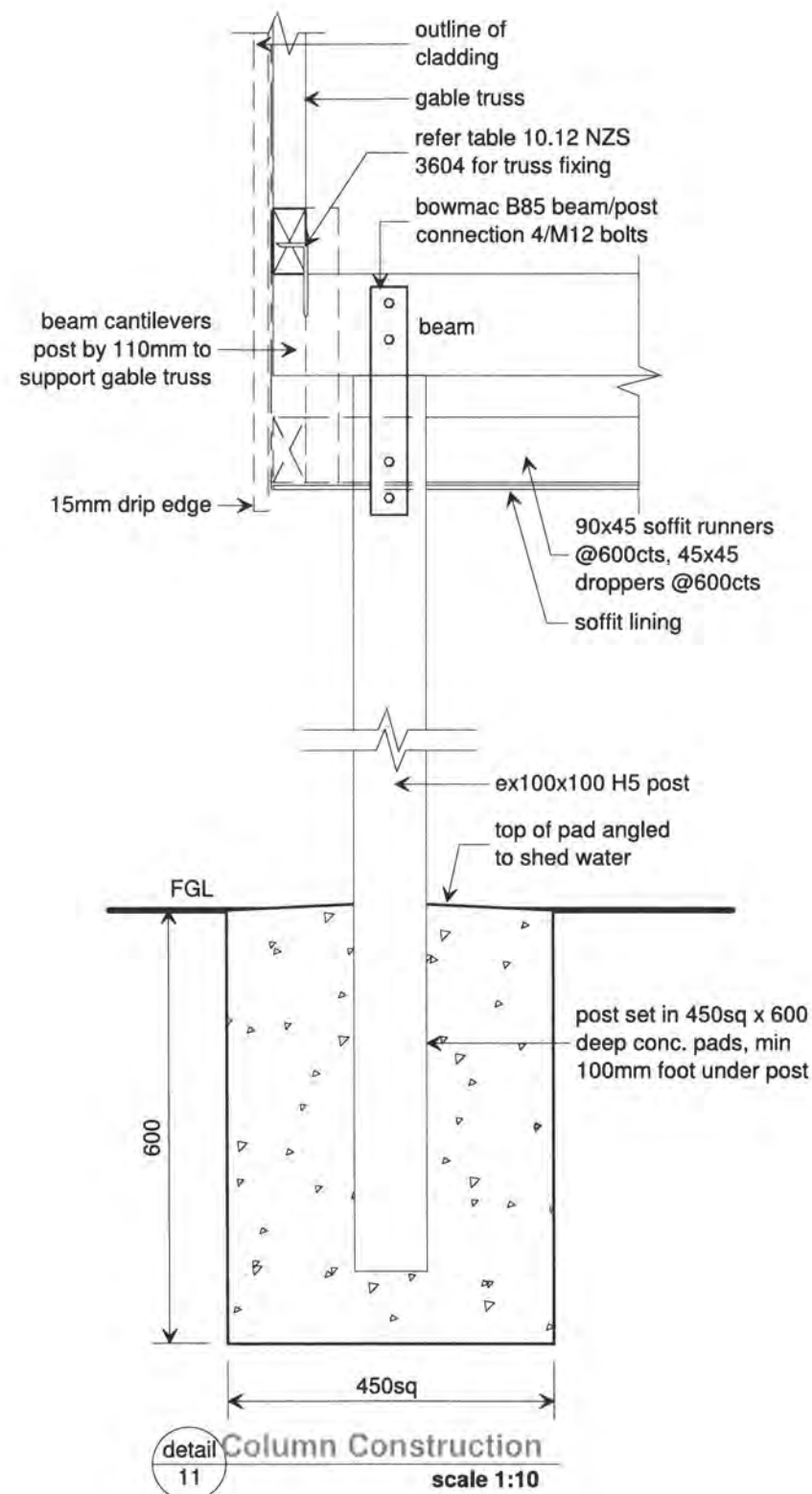
CROSS SECTION & RISK MATRIX				Plan:	Project No:	Sheet no:
Wind: v/high	Date: 07.07.11	Scale: as shown	Drawn: ND	EH153 alt	NL732J	12 of 22
Earthq: A	Rev:			Call 0800 A1homes 214663		
Corrosion: Sea		acdarchitecture		www.A1homes.co.nz		

Plan :	Project No:	Sheet no :
EH155 alt	NL732J	13 of 2
Call 0800 A1homes 214663 www.A1homes.co.nz		

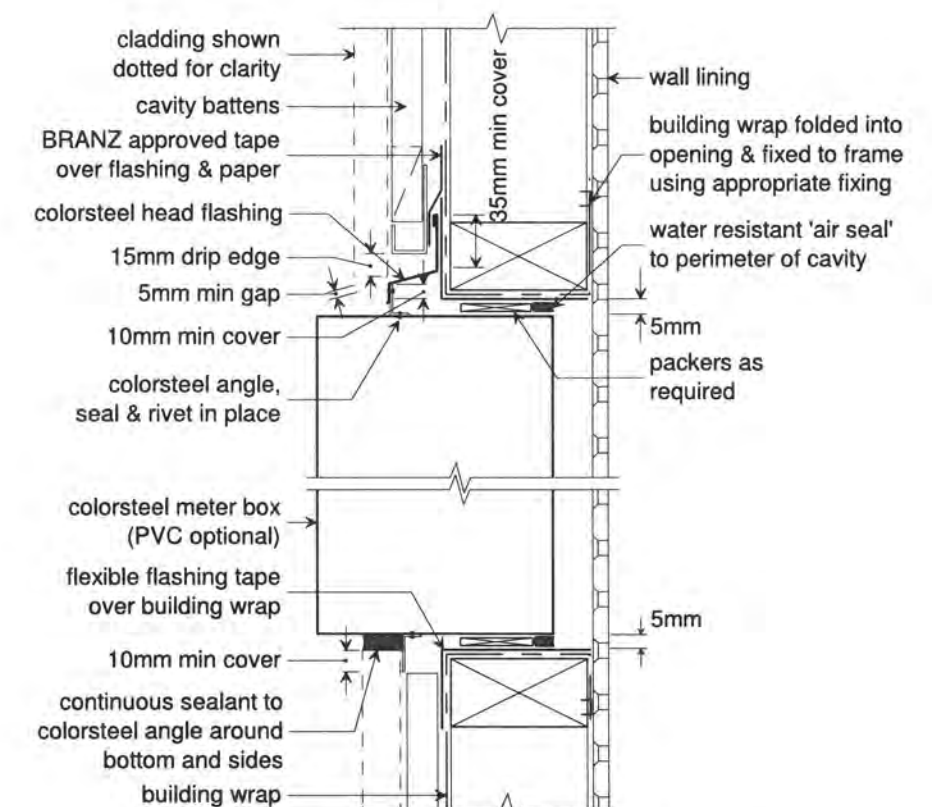
NOTE: accurate slot to be cut in cladding to enable fit around head flashing. Prevent moisture ingress at end of slot by sealing gap.



Detail 03a
Garage Door Head Flashing
Scale 1:10



detail 11
Column Construction
scale 1:10



detail
Meter Box Detail
Scale 1:5

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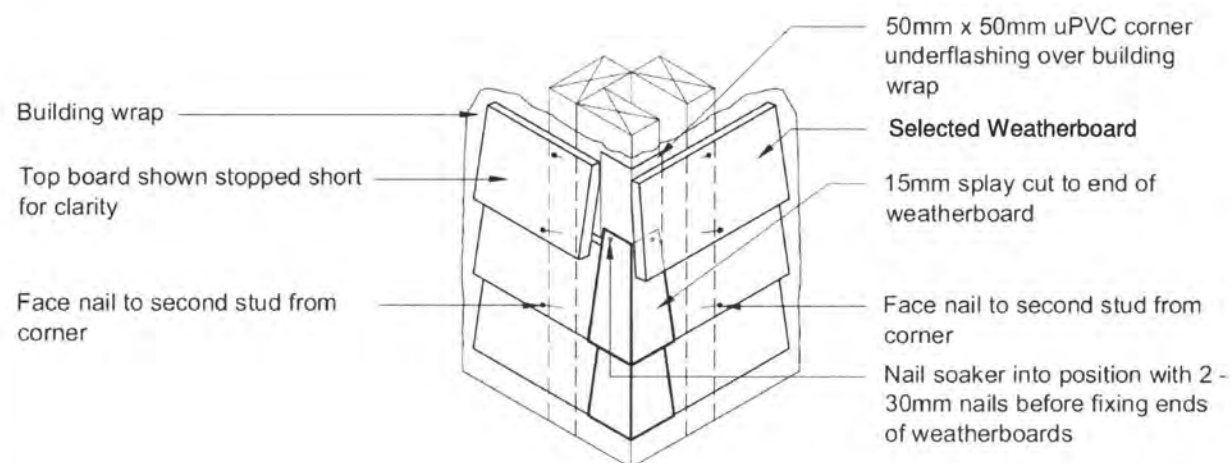
A1homes
Copyright 2010 A1 Homes NZ

Client Details :
Justin MacPherson
Address:
193 Tutere Street,
Waikanae

CONSTRUCTION DETAILS

Wind: v/high Date: 07.07.11 Scale: as shown
Earthq: A Rev: Drawn: ND
Corrosion: Sea acdarchitecture

Plan : EH153.dwg Project No: NL732J Sheet no: 14 of 22
Call 0800 A1homes 214663
www.A1homes.co.nz



Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised
Stainless steel	Stainless steel

Figure 7: Direct fix external corner soaker

Cavity Internal

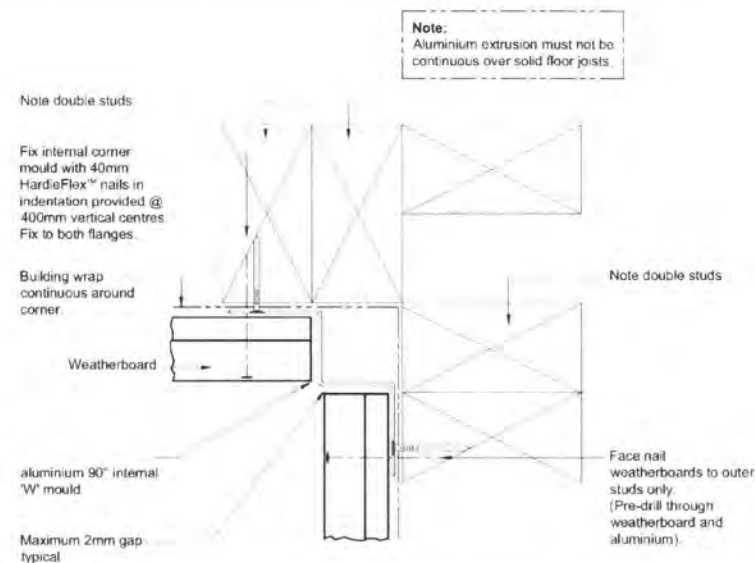
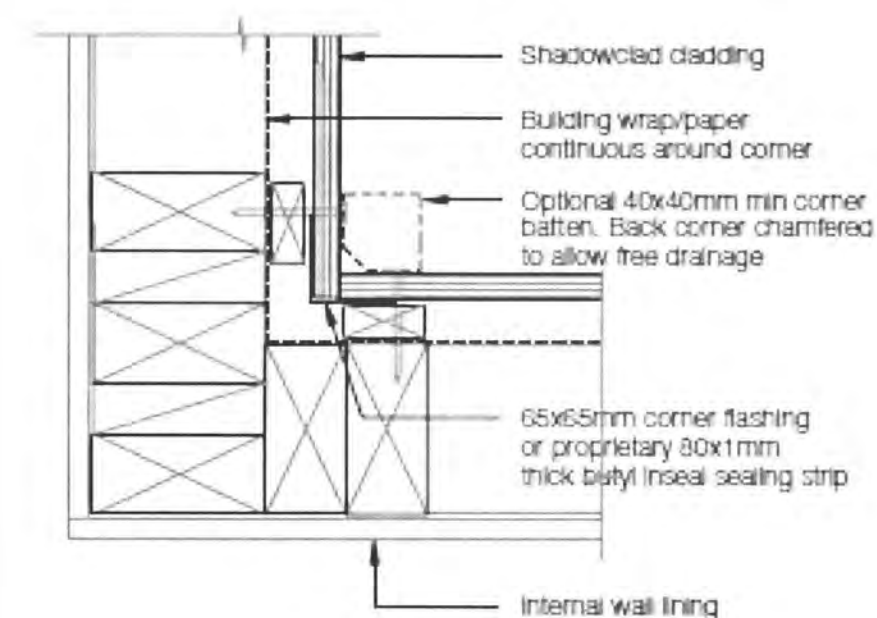
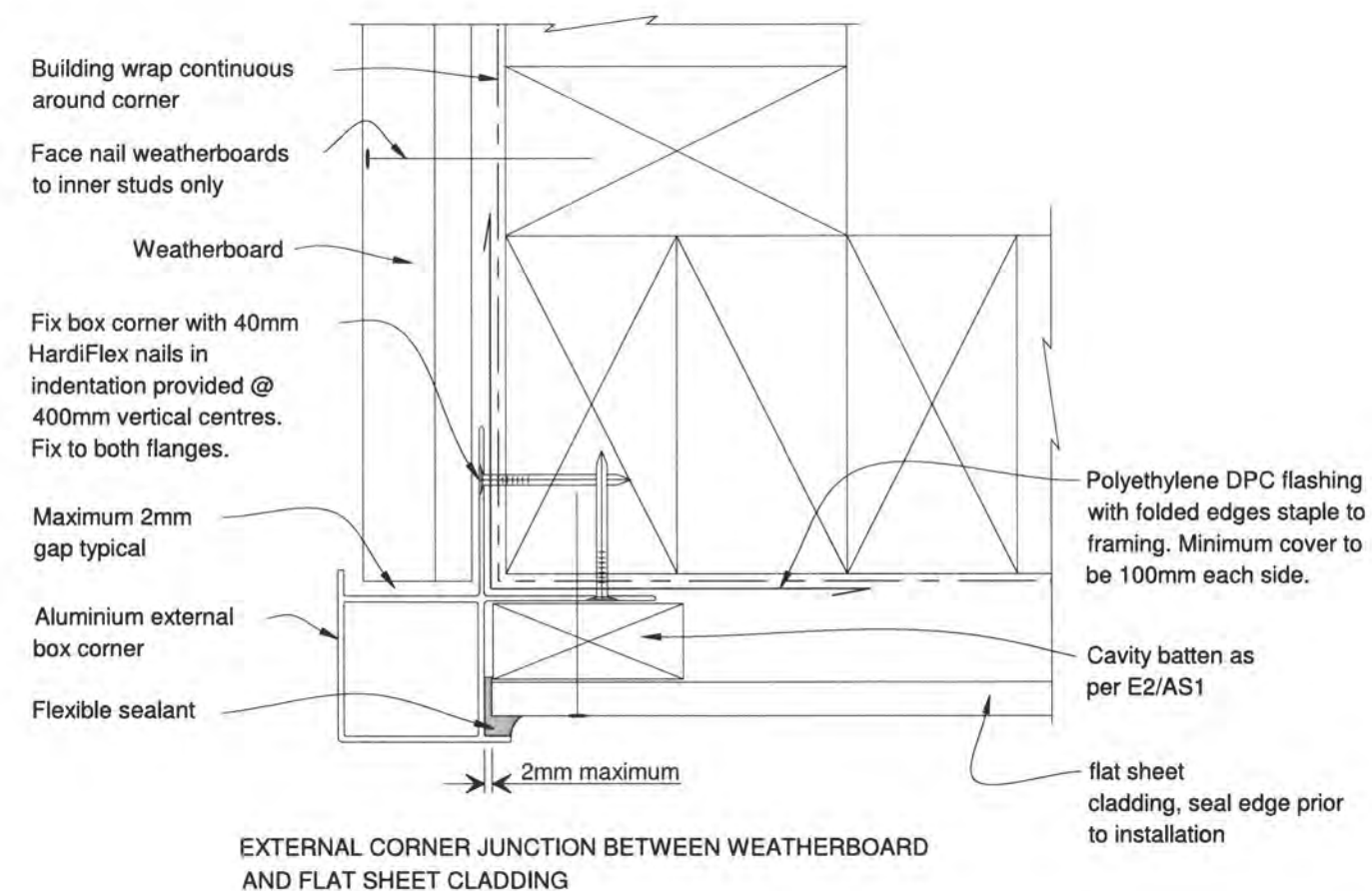
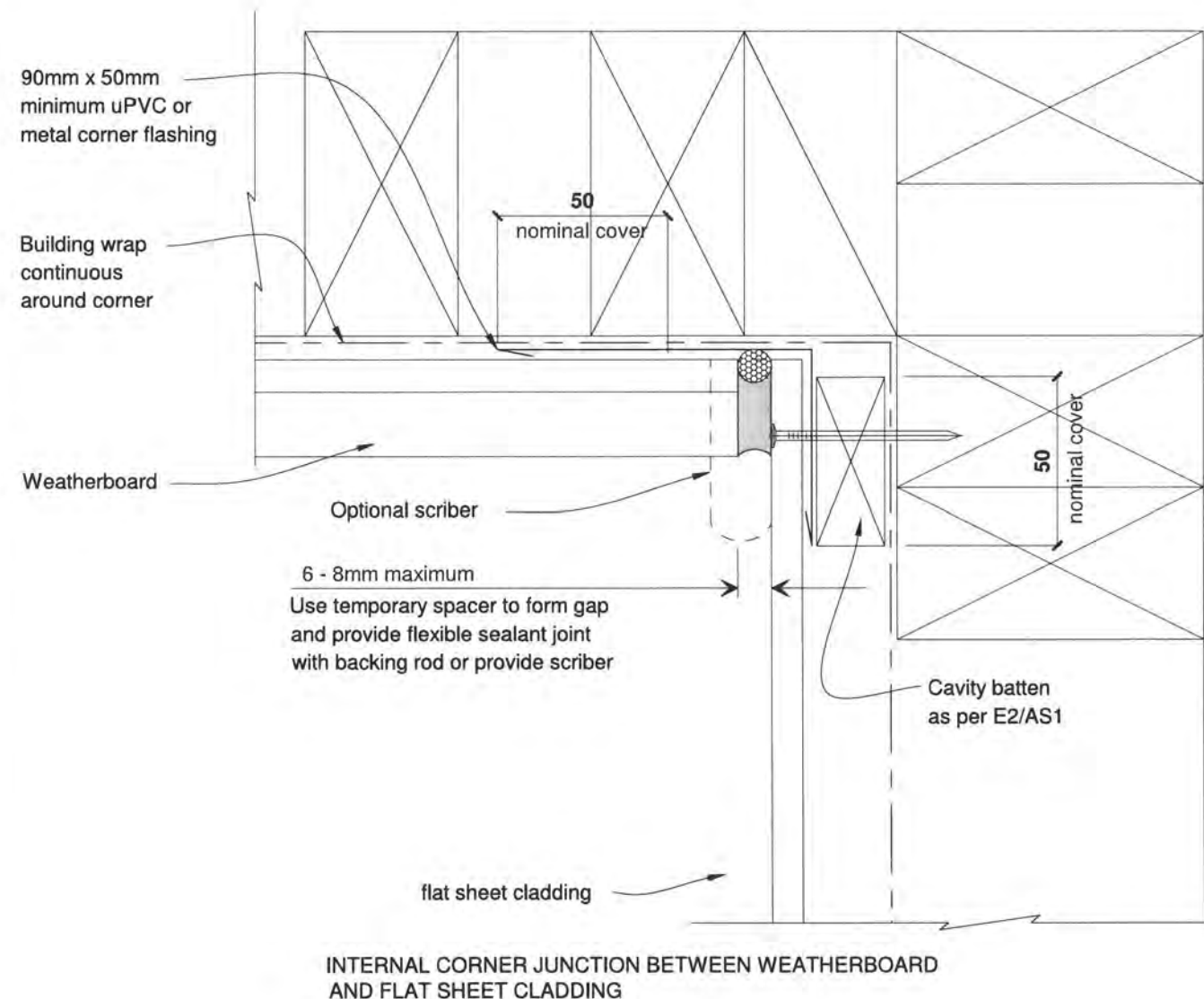
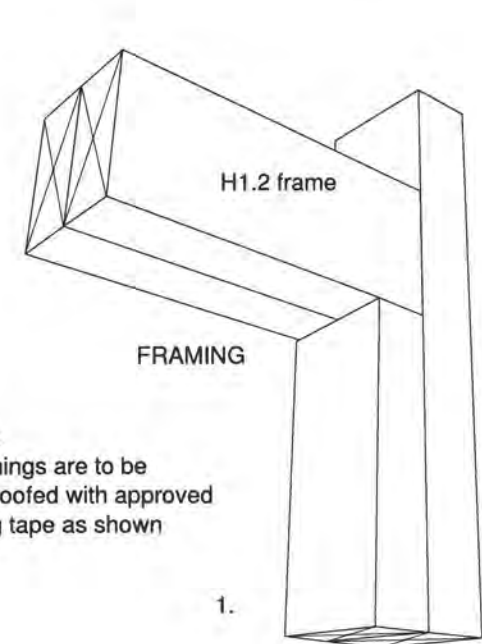


Figure 10: Direct fix internal 90° aluminium 'W' mould corner

All dimensions & underground service locations to be checked prior to commencement of all works. DO NOT scale off drawings. Cross reference all drawings. Confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT: All drawings remain the property of A1 Homes Ltd and are for use as described above and may not be used or re-produced in whole or part without written permission. Any site/construction works are not to commence until Building Consent becomes unconditional.

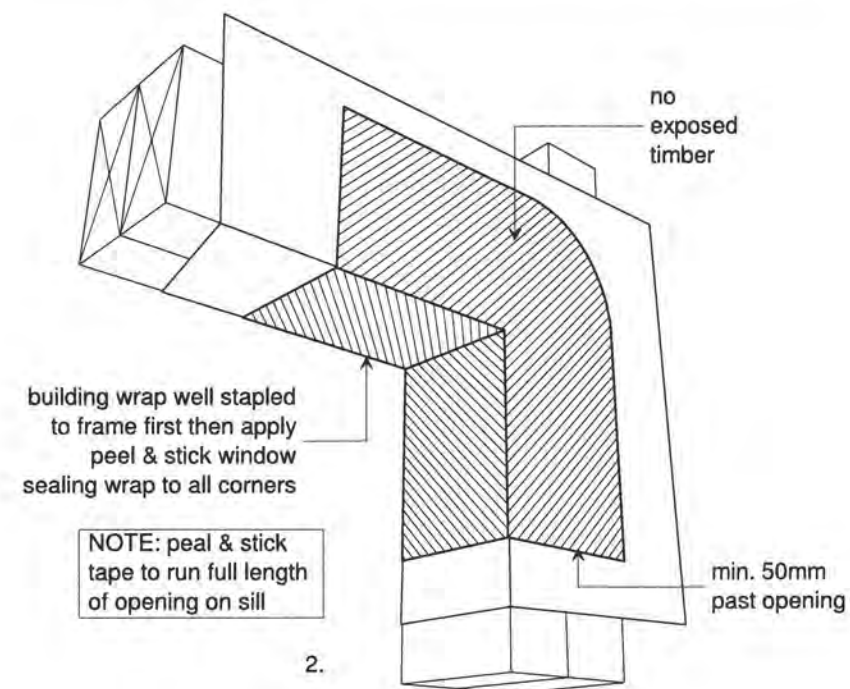


All dimensions & underground service locations to be checked prior to commencement of all works. DO NOT scale off drawings. Cross reference all drawings confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT: All drawings remain the property of A1 Homes Ltd and are for use as described above and may not be used or reproduced in whole or part without written permission. Any site/construction works are not to commence until Building Consent becomes unconditional.



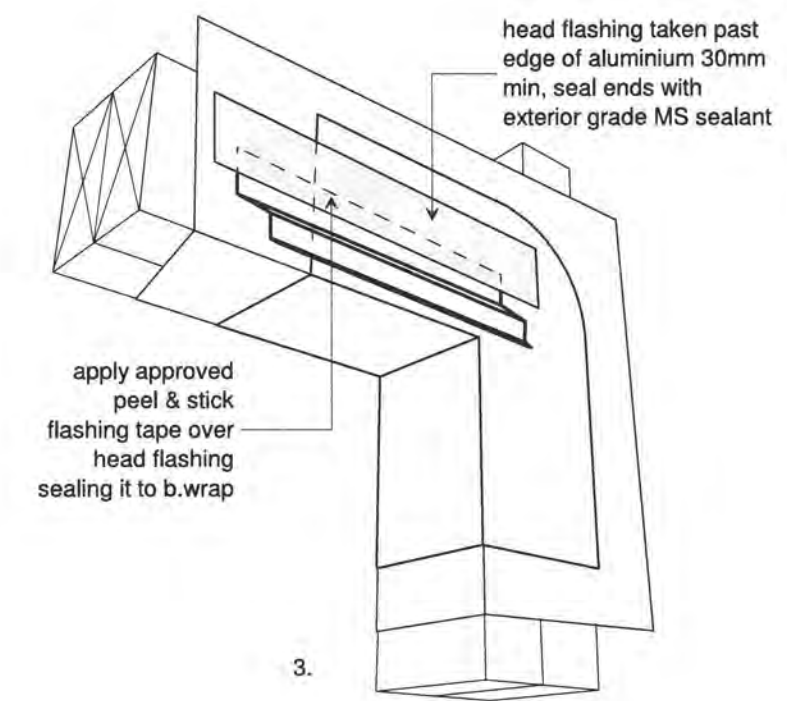
NOTE :
all openings are to be waterproofed with approved flashing tape as shown

1.

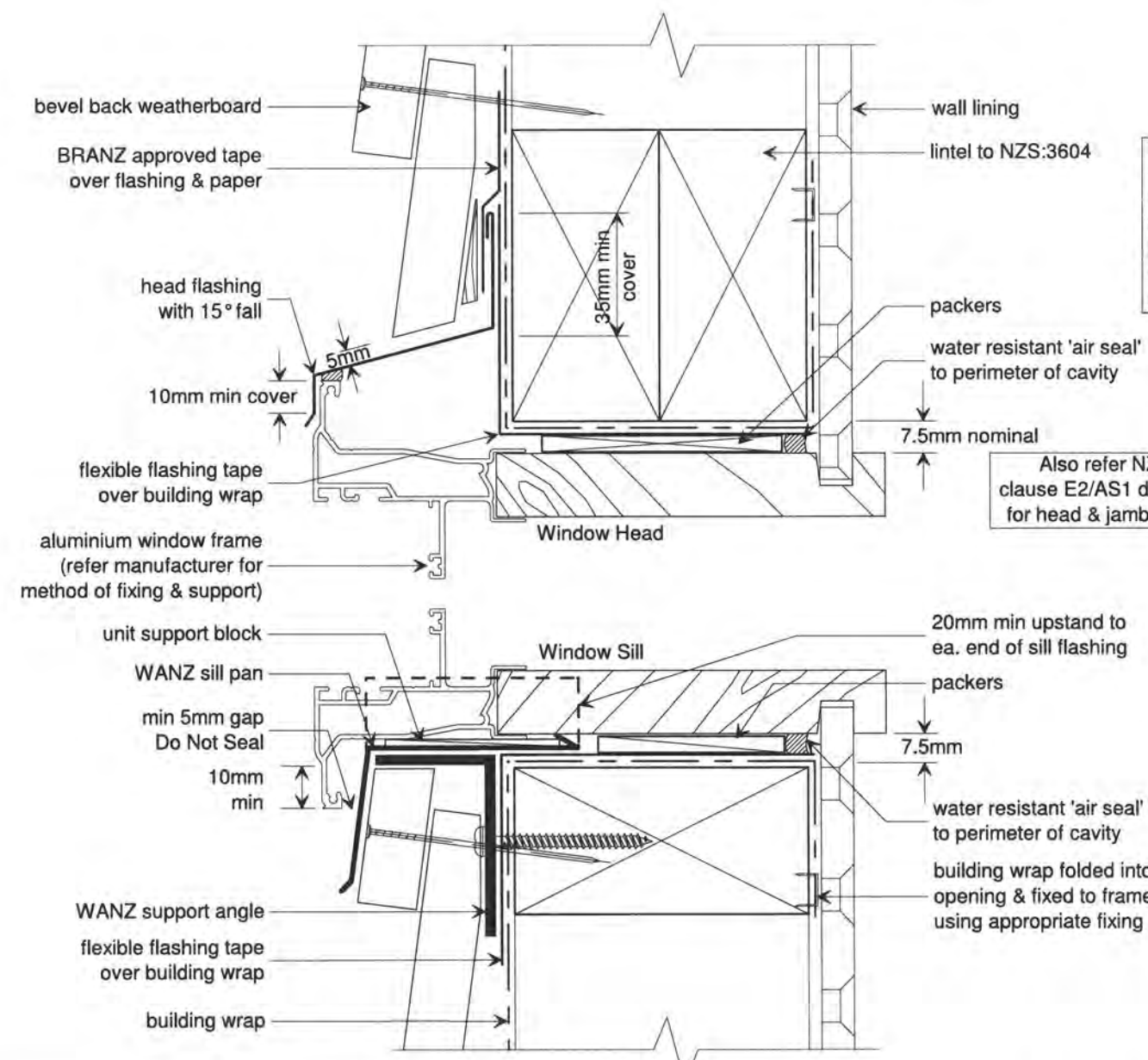


NOTE: peel & stick tape to run full length of opening on sill

2.

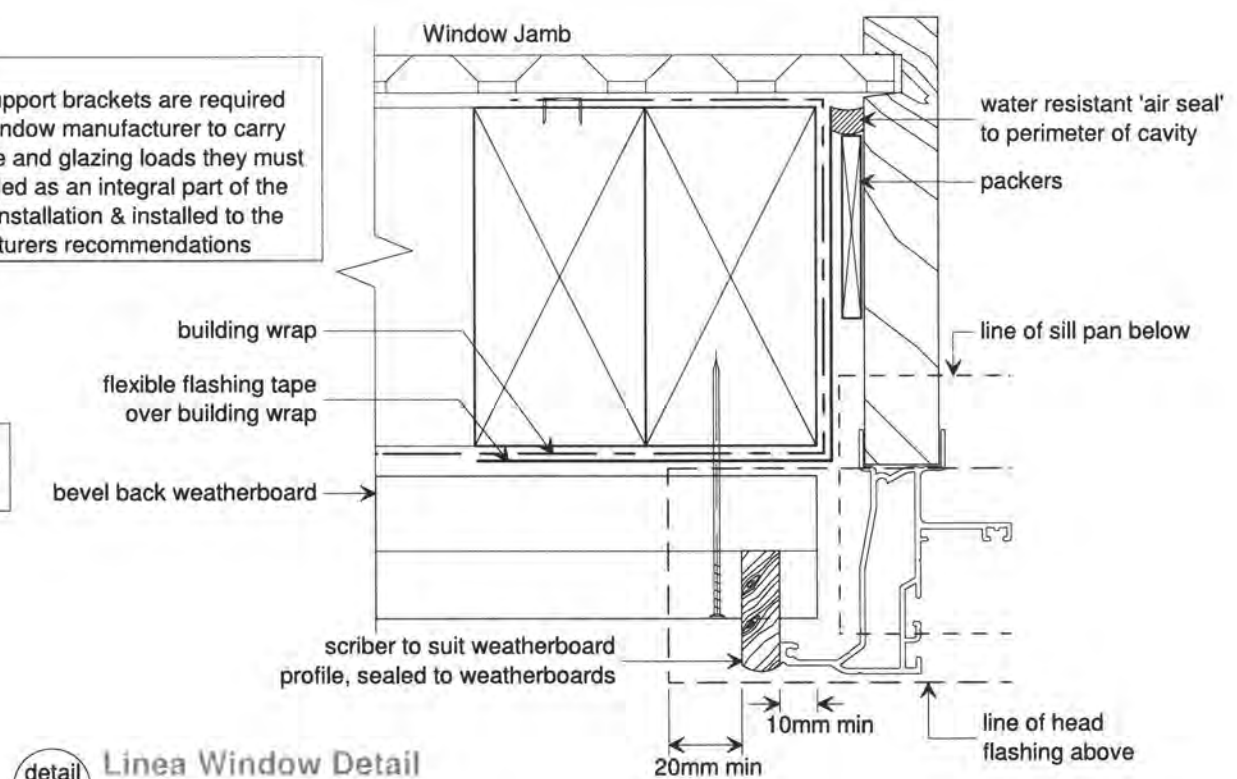


3.



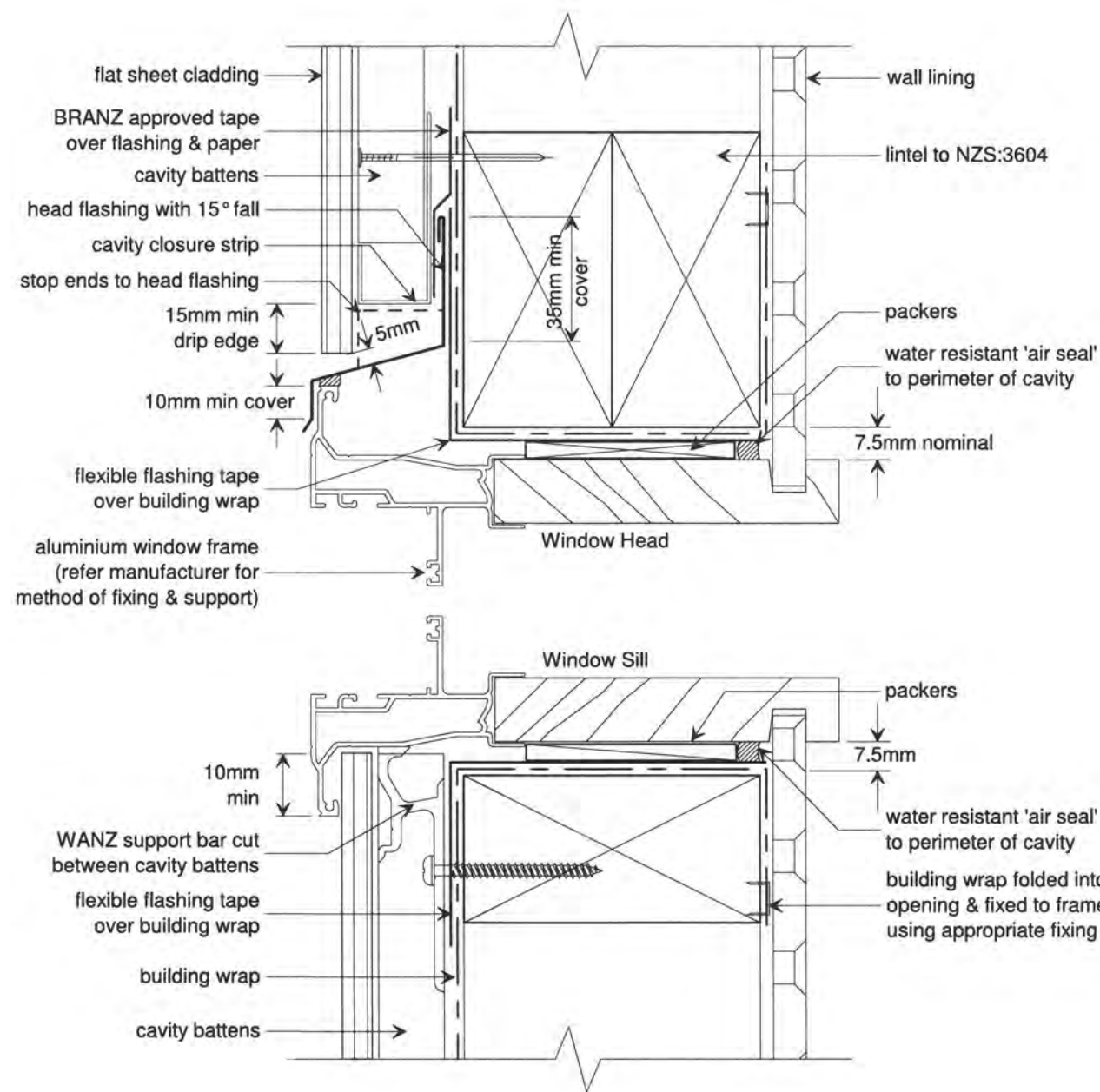
NOTE:
where support brackets are required by the window manufacturer to carry the frame and glazing loads they must be supplied as an integral part of the window installation & installed to the manufacturers recommendations

Also refer NZBC clause E2/AS1 document for head & jamb details.

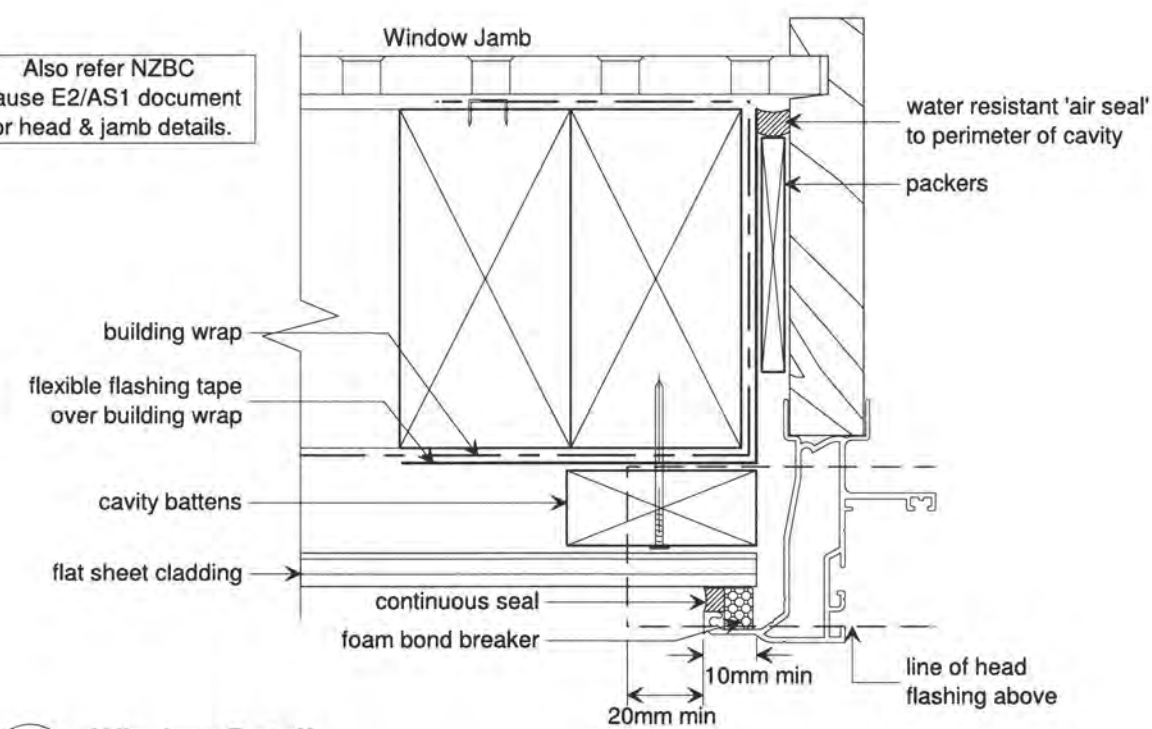


detail Linea Window Detail
Scale 1:2

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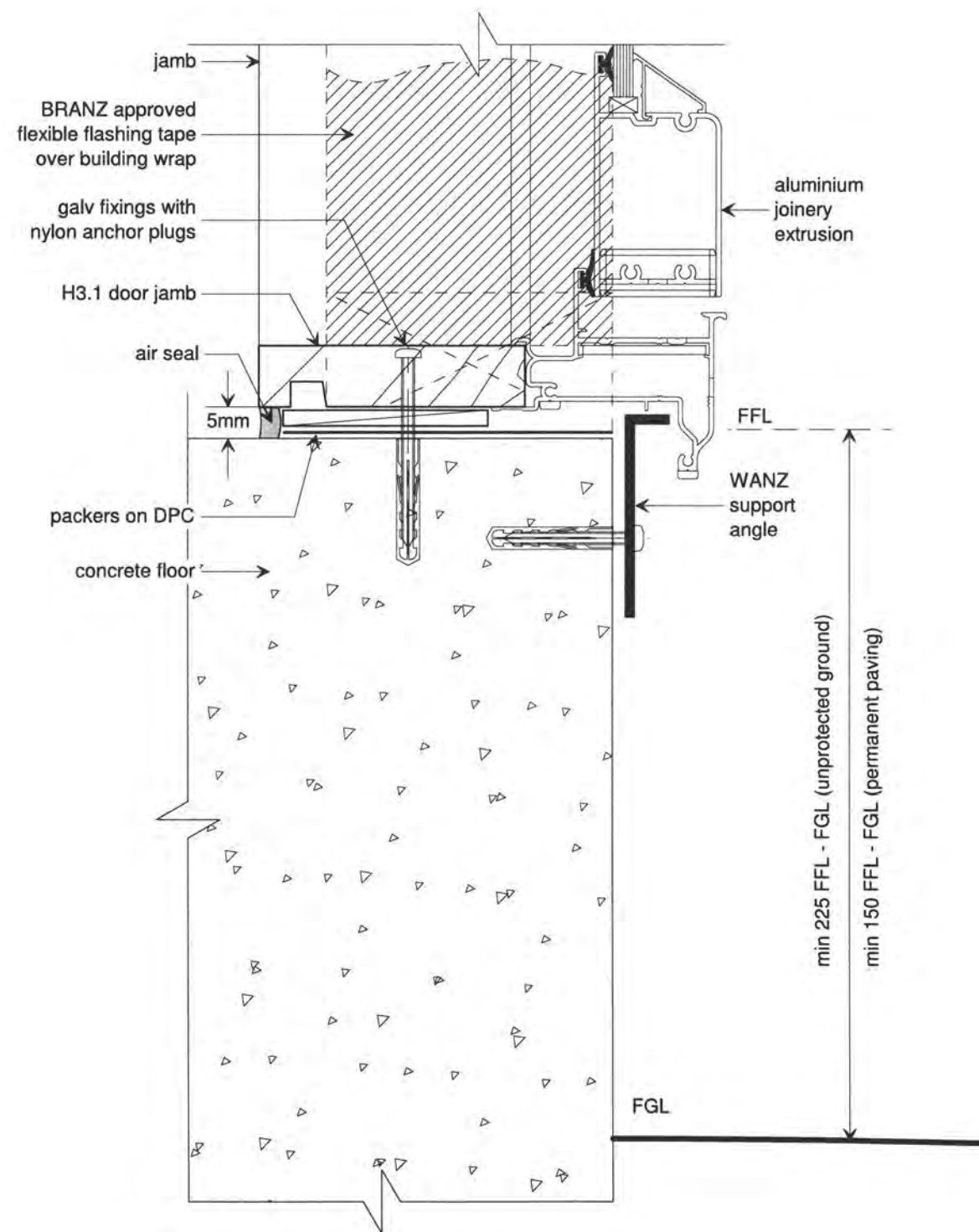
Also refer NZBC clause E2/AS1 document for head & jamb details.



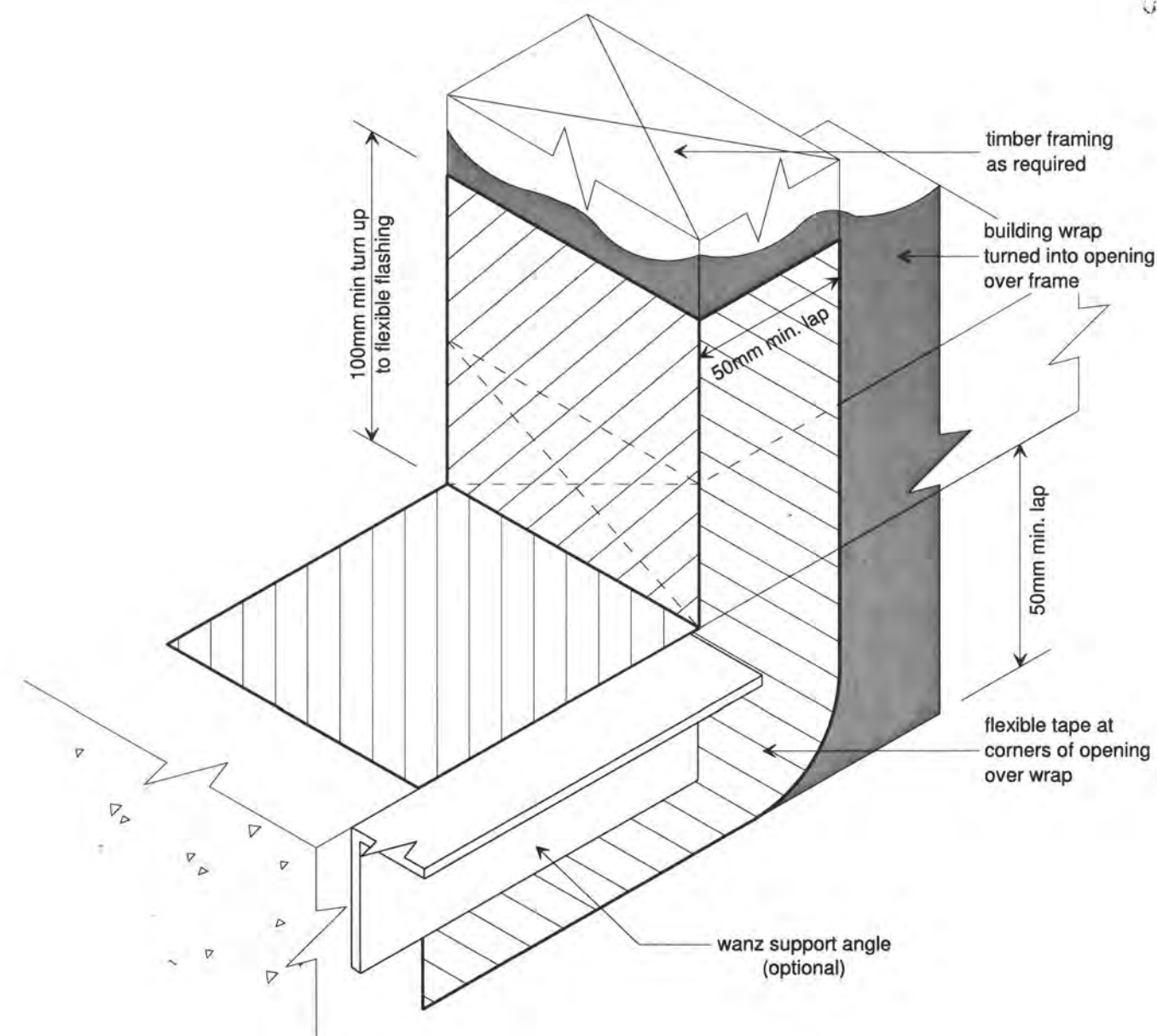
detail Window Detail
Scale 1:2

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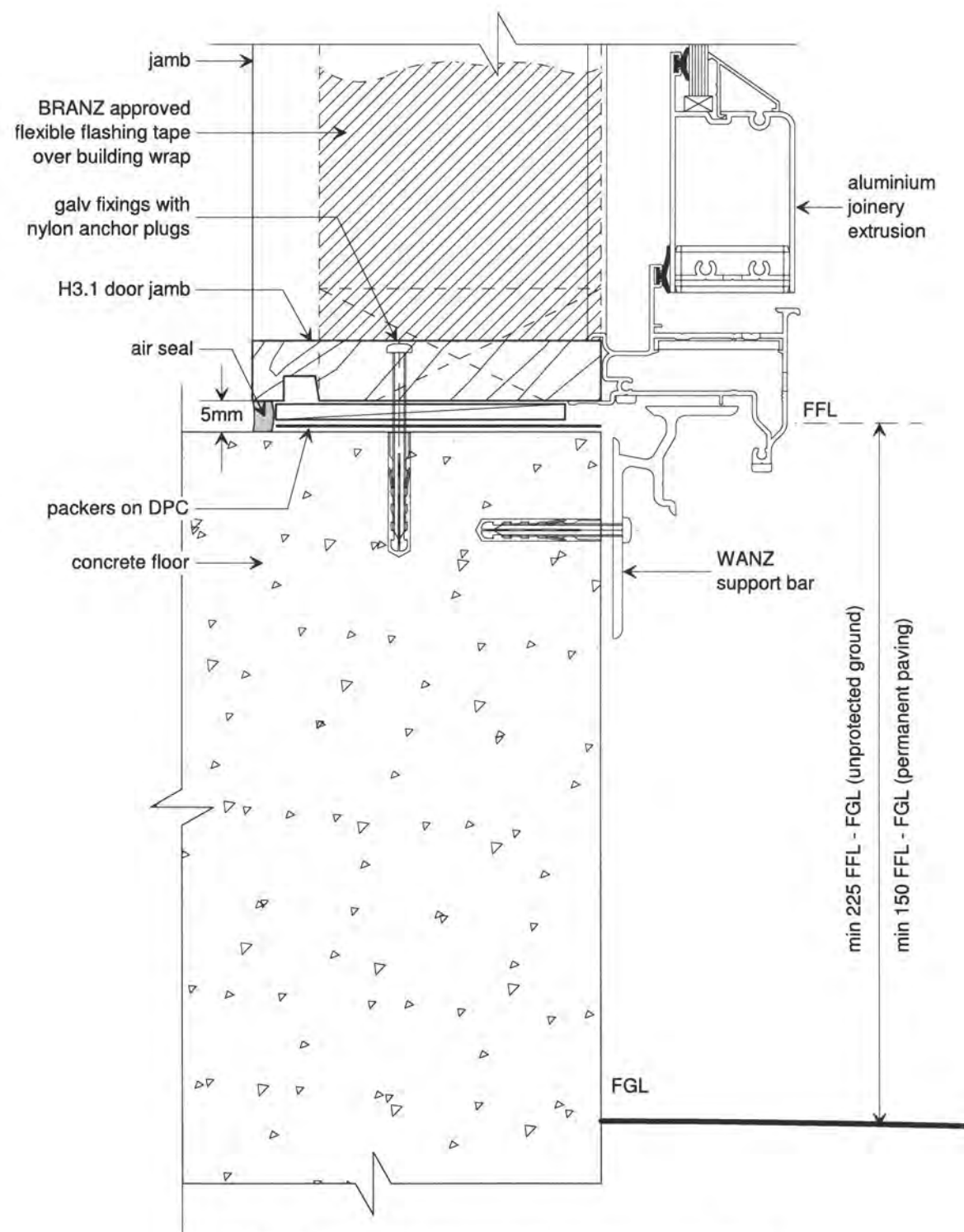
Client Details :		WINDOW DETAILS		Plan :	Project No:	Sheet no :
Justin MacPherson				EH153 dlt	NL732J	18 of 22
Address:		Wind: v/high	Date: 07.07.11	Scale: as shown	Call 0800 A1homes 214663 www.A1homes.co.nz	
193 Tutere Street,		Earthq: A	Rev:	Drawn: ND		
Waikanae		Corrosion: Sea		acdarchitecture		



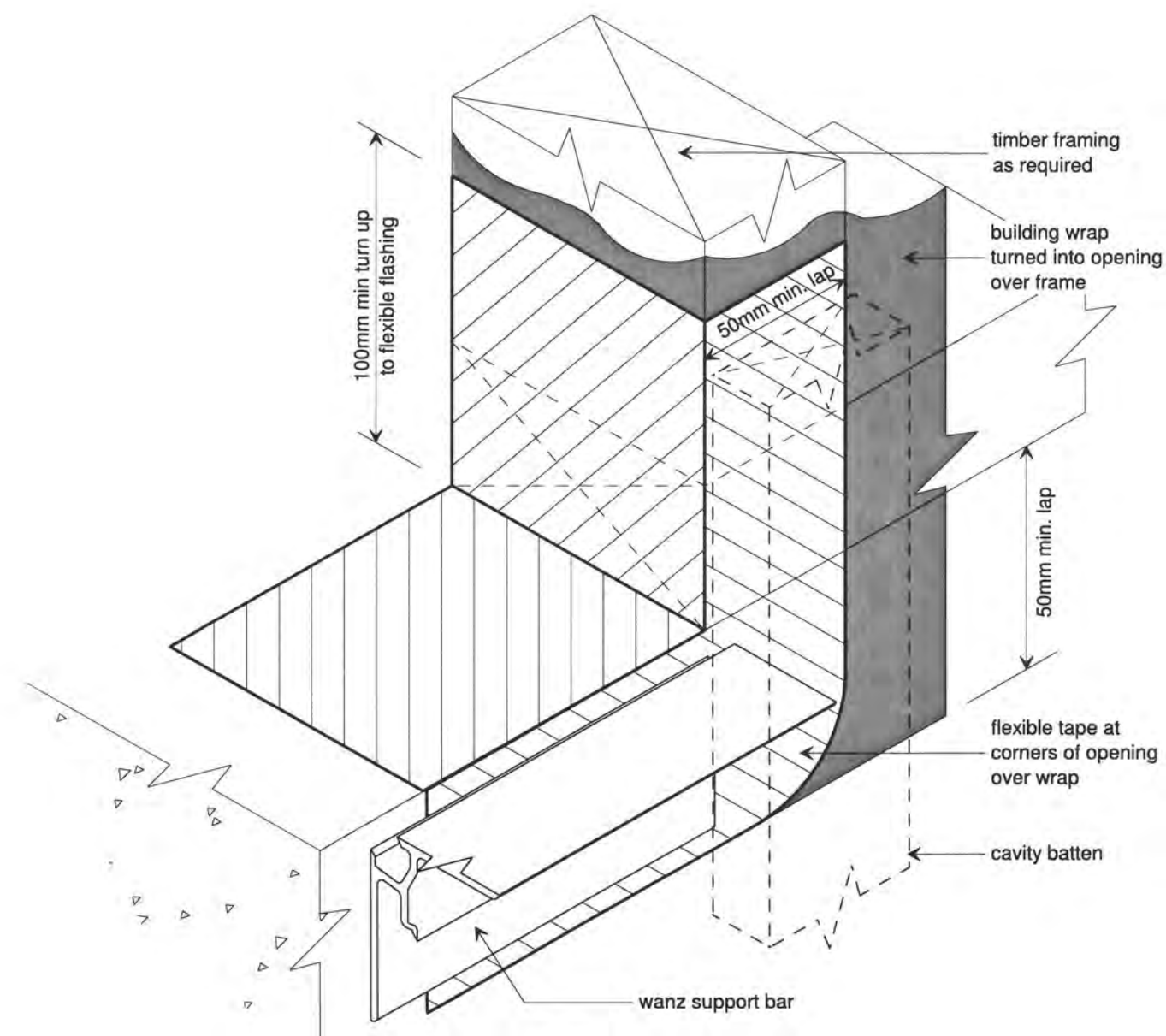
detail Aluminium Door Sill To Concrete Floor
Scale 1:2



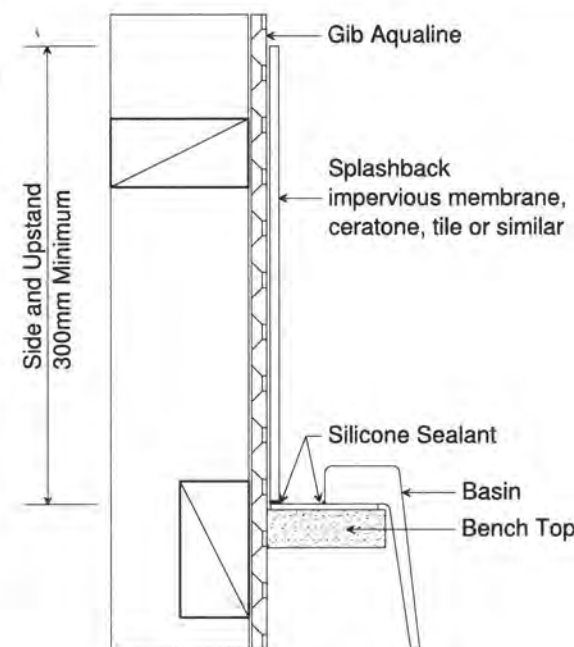
All dimensions & underground service locations to be checked prior to commencement of all works. DO NOT scale off drawings. Cross reference all drawings confirm site levels floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT: All drawings remain the property of A1 Homes Ltd and are for use as described above and may not be used or reproduced in whole or part without written permission. Any site construction works are not to commence until Building Consent becomes unconditional.



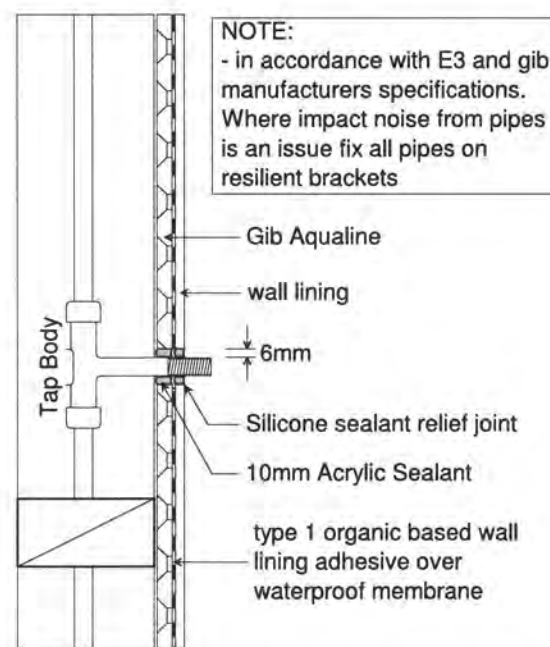
detail Aluminium Door Sill To Concrete Floor
Scale 1:2



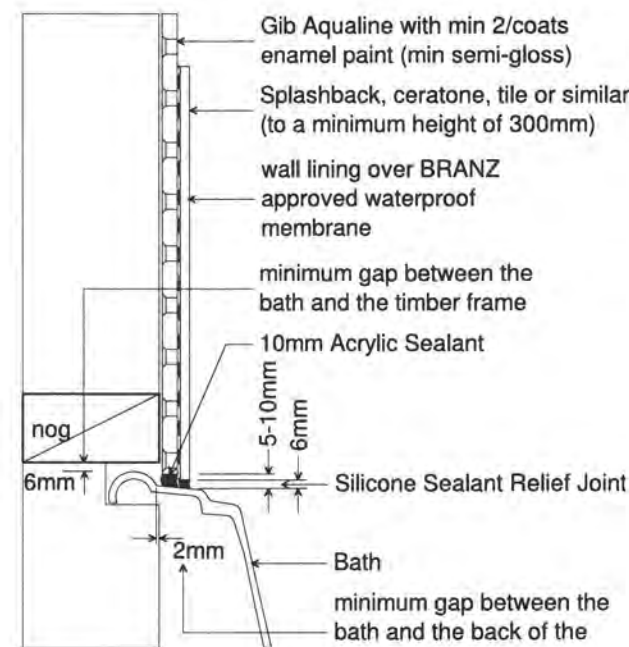
All dimensions & underground service locations to be checked prior to commencement of all works. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT: all drawings remain the property of A1 Homes Ltd and are for use as described above and may not be used or reproduced in whole or part without written permission. Any construction works are not to commence until Building Consent becomes operational.



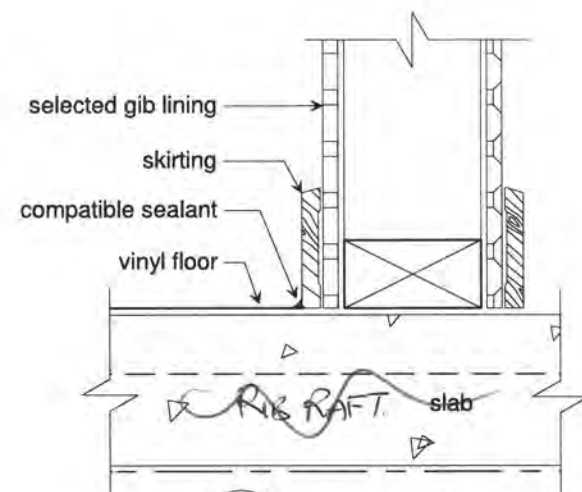
detail Tub, Sink, & Basin
Scale 1:5



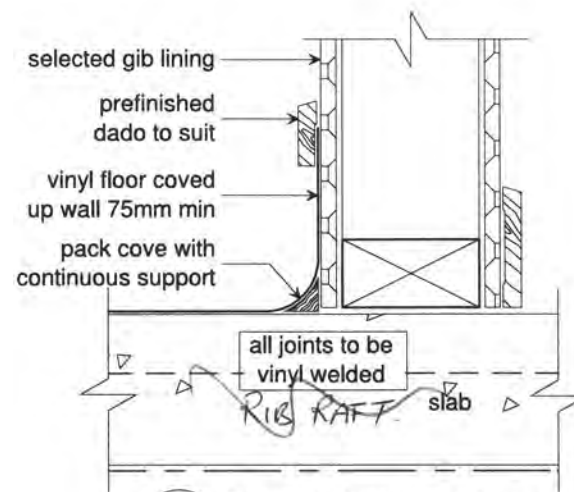
detail Typical Plumbing Penetration
Scale 1:5



detail Bath to Wall Junction
Scale 1:5



detail Vinyl at Wall
Scale 1:5



detail Coved Vinyl at Wall
Scale 1:5

NOTE: shower glass to comply with NZS 4223

flexible sealant

acrylic shower wall lining flat to aqualine min 1800 high and not less than 300mm above shower rose

10mm gib aqualine lining to all walls

nog to support bottom of gib lining

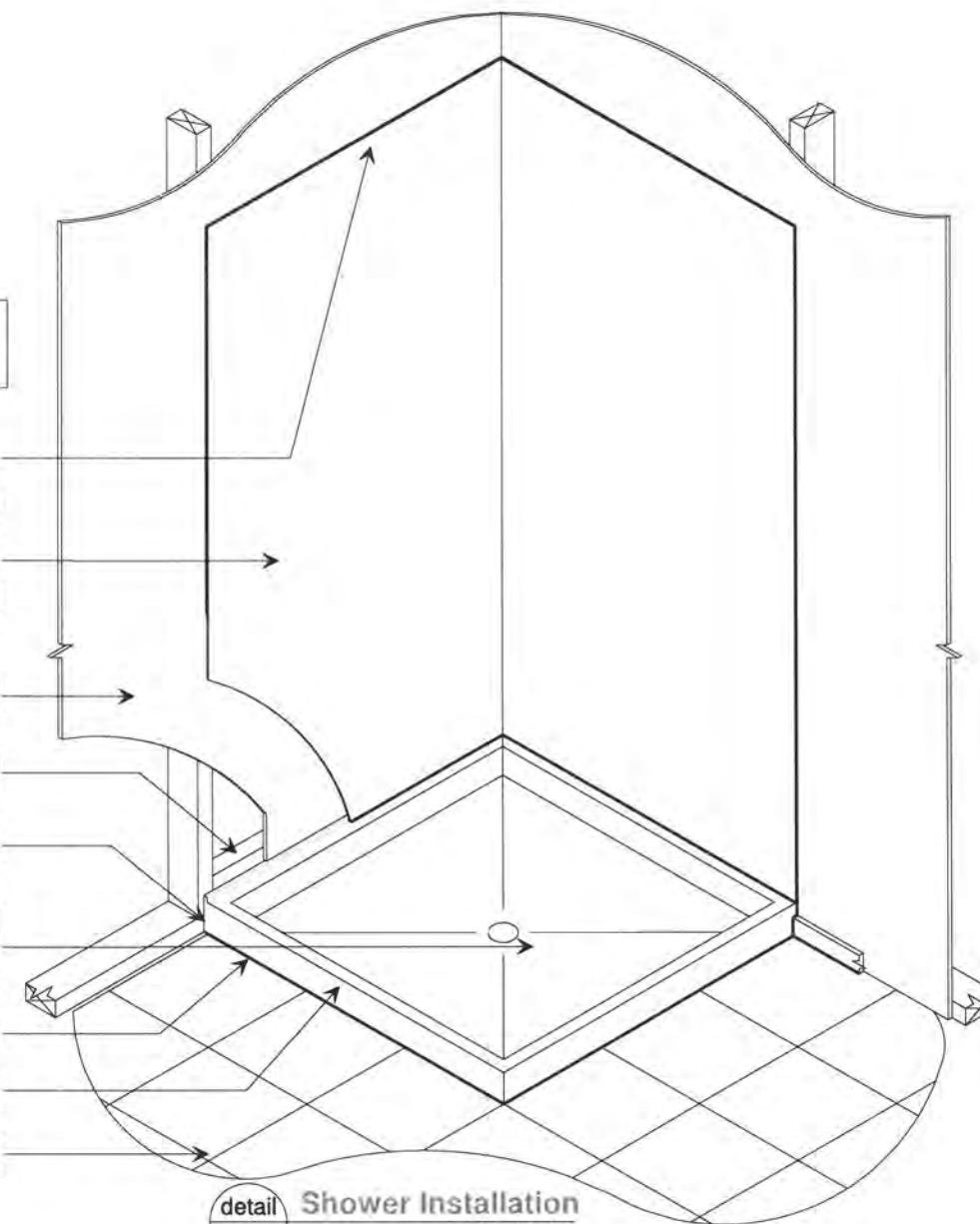
butt shower tray hard against timber frame

plumber to ensure the position of the waste in tray lines up with the waste pipe

flexible sealant

pre-formed acrylic shower base

selected slip resistant floor coverings



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Client Details:
Justin MacPherson
Address:
193 Tutere Street,
Waikanae

WET AREA DETAILS

Wind: v/high Date: 07.07.11 Scale: as shown
Earthq: A Rev: Drawn: ND
Corrosion: Sea accdarchitecture

Plan: EH153 all Project No: NL732J Sheet no: 21 of 22
Call 0800 A1homes 214 863
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Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)

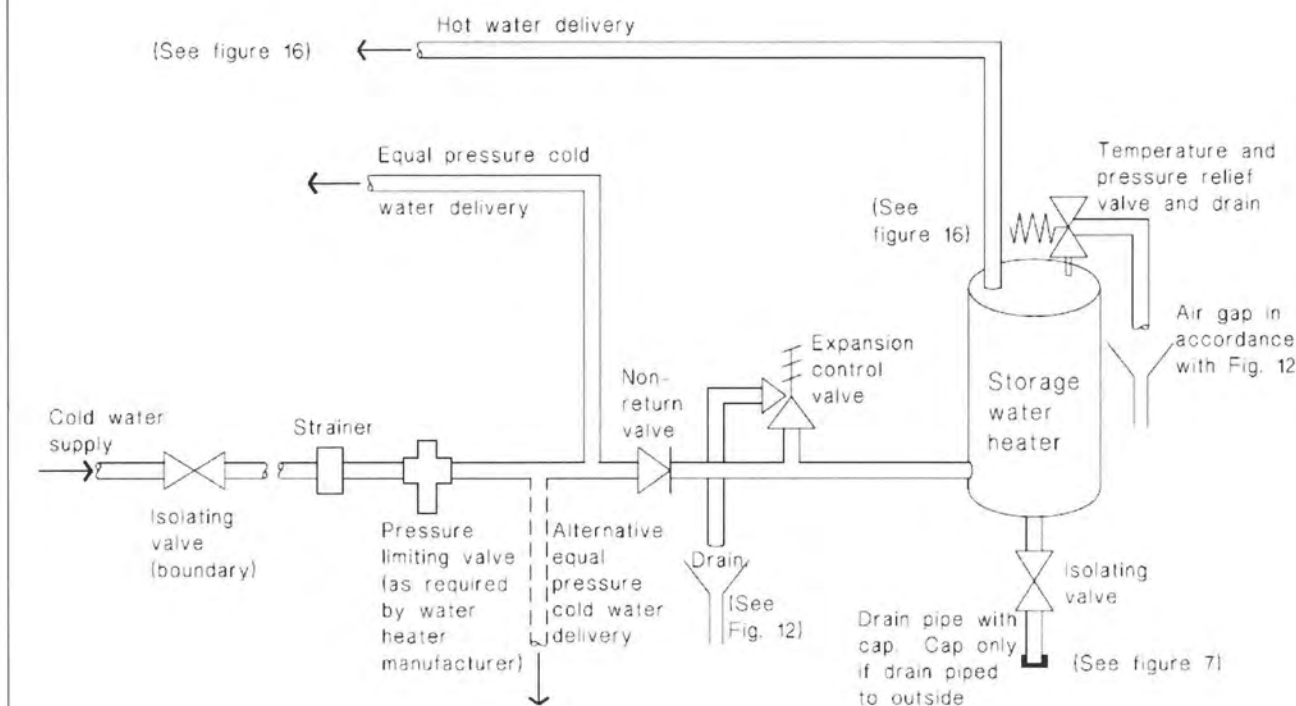


Table 5: Water Heaters
Paragraph 6.1.1

Water heater type	Standard/Regulation
Electric low pressure copper storage water heater	NZS 4602
Electric storage water heater	NZS 4606: Parts 1, 2 and 3
Electric instantaneous water heater	AS 1056: Part 1
Gas storage water heater	NZS 6335
Gas instantaneous water heater	Gas Regulations
Solar storage water heater	Gas Regulations
	NZS 4613 (see G12/AS2)
	AS/NZS 2712 (see G12/AS2)

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4

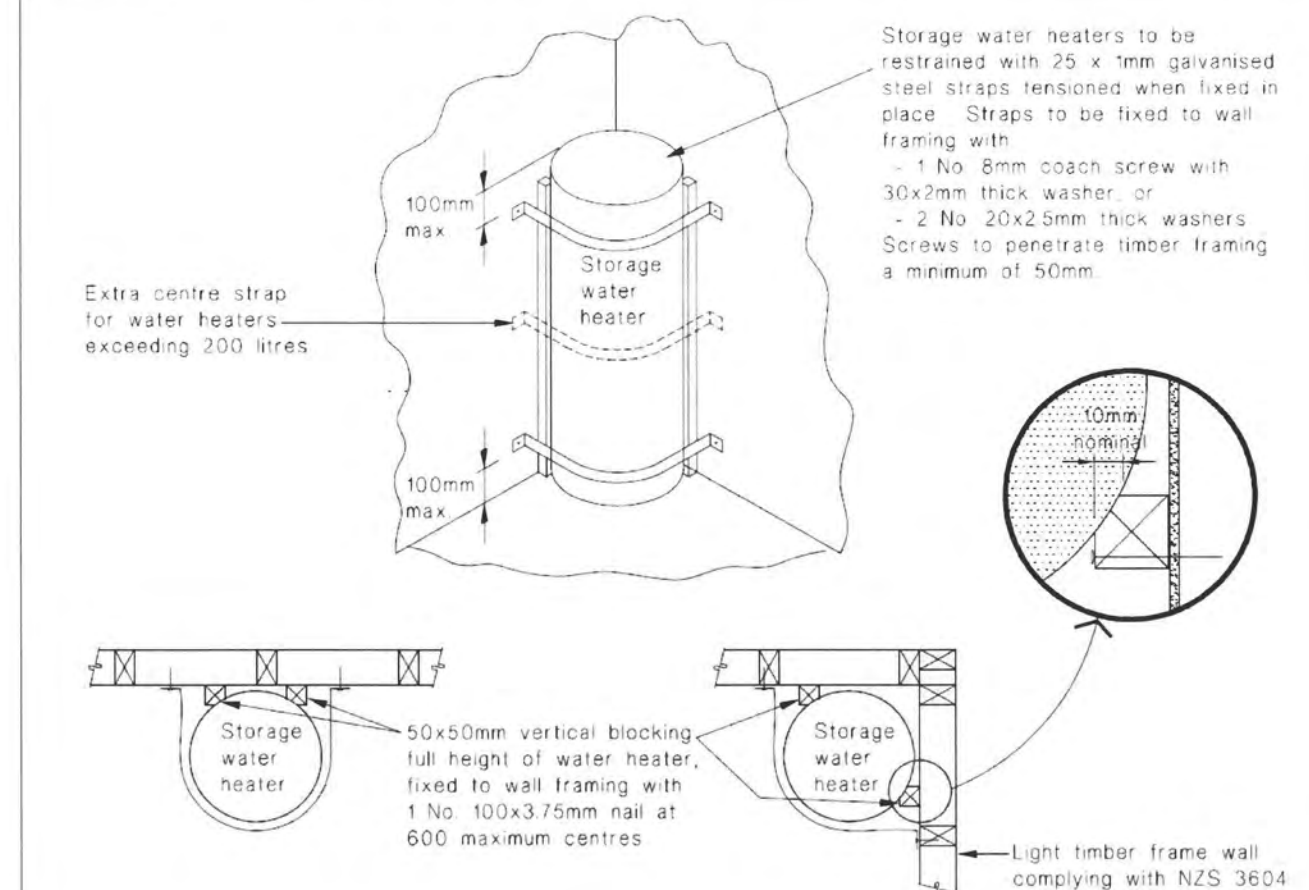


Table 4: Tempering Valve and Nominal Pipe Diameters
Paragraphs 5.3.1 and 6.12.1

	Low pressure (i.e. header tank supply or low pressure)	Low and medium pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum tempering valve size	25 mm	20 mm	15 mm
Pipes to tempering valve	25 mm (see Note 3)	20 mm	20 mm (15 mm optional) (see Note 1)
Pipes to shower	20 mm	20 mm (see Note 4)	20 mm (see Note 5) (15 mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	20 mm	20 mm	15 mm
Pipes to bath (see Note 2)	20 mm	20 mm	15 mm
Pipes to basins (see Note 2)	15 mm	15 mm	10 mm

Notes:

1. If supplied by separate pipe from storage water heater to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2 m maximum length from water heater outlet to tempering valve.
4. 15 mm if dedicated line to shower.
5. 10 mm if dedicated line to shower.
6. Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other fixture.

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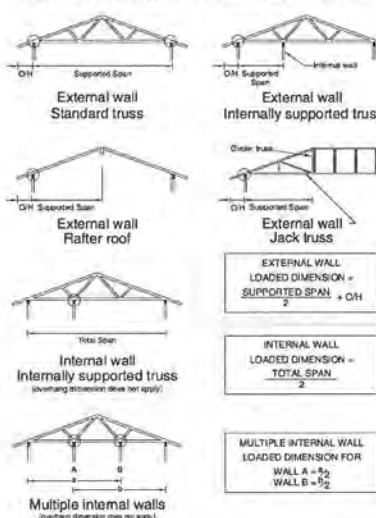
04/2008

STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:1999

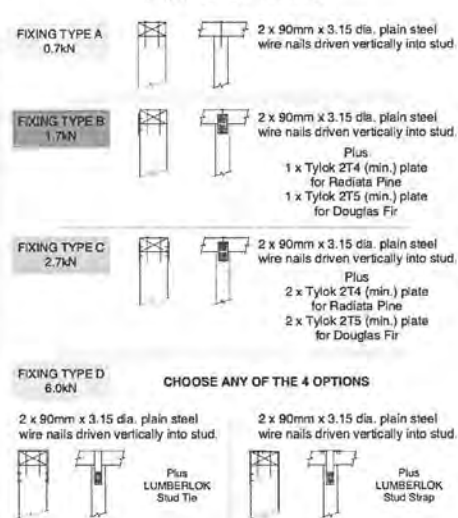
NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19, NZS 3604:1999 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- Gable end wall top plate/stud connections require only 2 x 90mm x 3.15 dia. nails driven vertically into stud through top plate.
- All fixings assume top plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:1999.

LOADED DIMENSION DEFINITION



FIXING OPTIONS



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm c/s.)

Loaded Dimension (m)	Stud Centres	Light Roof Wind Zone				Heavy Roof Wind Zone			
		L	M	H	VH	L	M	H	VH
2.25	1.5	A	A	B	B	A	A	B	B
3.0	2.0	A	B	B	C	A	A	B	B
3.8	2.5	A	B	C	C	A	A	B	C
4.5	3.0	B	B	C	D	A	A	B	C
5.3	3.5	B	B	C	D	A	A	B	D
6.0	4.0	B	C	D	D	A	A	B	D
6.8	4.5	B	C	D	D	A	A	B	D
7.5	5.0	B	C	D	D	A	A	B	D
8.3	5.5	B	C	D	D	A	A	B	D
9.0	6.0	B	C	D	D	A	A	B	D



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AUCKLAND
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Fax: (09) 274 7100
www.mitek.co.nz
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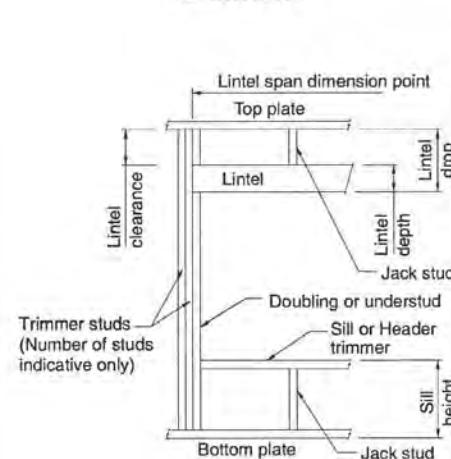
04/2008

LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:1999

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19 NZS 3604:1999 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:1999.

DEFINITIONS



SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:1999)	Light Roof Wind Zone				Heavy Roof Wind Zone			
		L	M	H	VH	L	M	H	VH
1.5	2.0	E	E	F	F	E	E	F	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	F	G	G	E	F	G	G
	5.0	E	F	G	G	E	F	G	G
	6.0	E	F	G	H	E	F	G	H
2.0	2.0	E	F	G	G	E	F	G	G
	3.0	E	F	G	G	E	F	G	G
	4.0	E	F	G	G	E	F	G	G
	5.0	E	F	G	H	E	F	G	H
	6.0	E	F	G	H	E	F	G	H
2.4	2.0	E	F	G	G	E	F	G	G
	3.0	F	F	G	G	E	F	G	G
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H
3.0	2.0	E	F	G	G	E	F	G	G
	3.0	F	F	G	H	E	F	G	H
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H
3.6	2.0	F	F	G	G	E	F	G	G
	3.0	F	F	G	H	E	F	G	H
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H
4.2	2.0	F	F	G	G	E	F	G	G
	3.0	F	F	G	H	E	F	G	H
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H
4.8	2.0	F	F	G	H	E	F	G	G
	3.0	F	F	G	H	E	F	G	H
	4.0	F	F	G	H	E	F	G	H
	5.0	F	F	G	H	E	F	G	H
	6.0	F	F	G	H	E	F	G	H

NOTES:

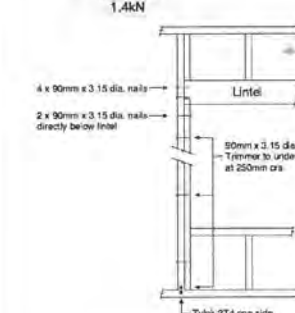
- Lintels supporting Girder trusses for ALL load cases use:
- Fixing Type G where contributory area = 10m²
- Fixing Type H where contributory area = 20m²
- All cases outside this require specific design.

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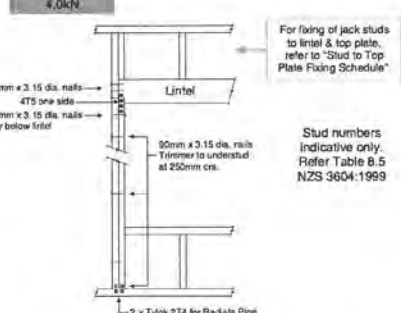
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LINTEL FIXING OPTIONS

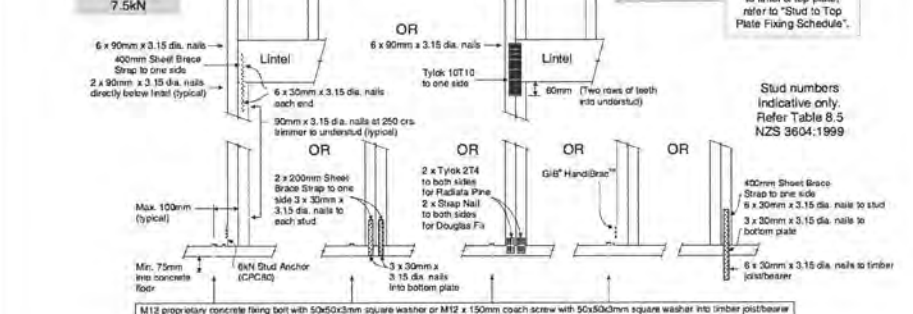
TYPE E 1.4kN



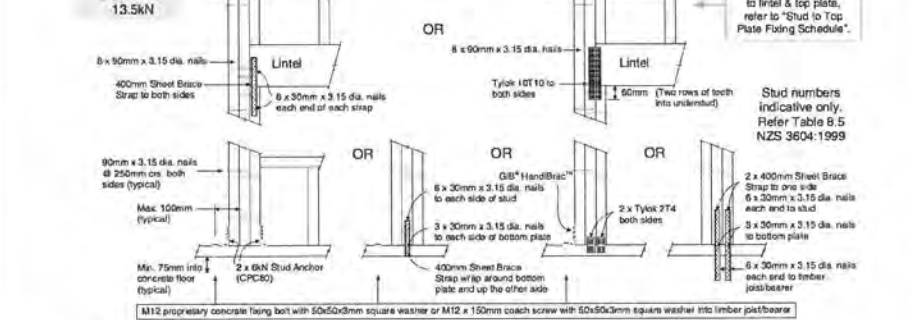
TYPE F 4.0kN



TYPE G 7.5kN



TYPE H 13.5kN



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Client Details :
Andrew MacPherson
Address:
193 Tutere Street,
Waikanae

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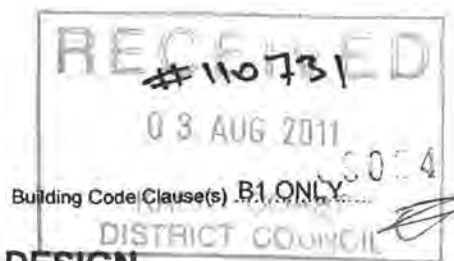
FIXING CHARTS

Wind: v/high	Date: 06.07.11	Scale: N.T.S.
Earthq: A	Rev: A: 29.08.11	Drawn: ND
Corrosion: Sea		acdarchitecture

Plan : EH153 alt	Project No: NL731A	Sheet no : 23 of 23
Call 0800 A1homes 214 66 63		
www.A1homes.co.nz		



NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED



PRODUCER STATEMENT – PS1 – DESIGN

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

ISSUED BY: DEKE CONSULTING LTD. (Design Firm)

TO: ANDREW McPHERSON (Owner/Developer)

TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL (Building Consent Authority)

IN RESPECT OF: RIBRAFT SLABS TO NEW RESIDENCES (Description of Building Work)

AT: 193 TUTERE ST. WAIKANA E, KAPITI (Address)

LOT 89 DP SO

We have been engaged by the owner/developer referred to above to provide CIVIL DESIGN OF RIBRAFT SLABS

services in respect of the requirements of

Clause(s) B1 ONLY of the Building Code for

☐ All or ☒ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☒ Compliance Documents issued by Department of Building & Housing NZBC VM4 (verification method / acceptable solution) or

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled NEW McPHERSON RESIDENCE and numbered 110731

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions GROUND PREPARED AS SPECIFIED

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, MALCOLM THOMSON am: ☐ CP Eng #

(Name of Design Professional)

☐ Reg Arch #

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BE CIVIL

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 ☐ YES ☒ NO

SIGNED BY MALCOLM THOMSON ON BEHALF OF DEKE CONSULTING LTD.

(Design Firm)

Date 25/7/11 (signature) M Thomson

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 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 \$200,000*.

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

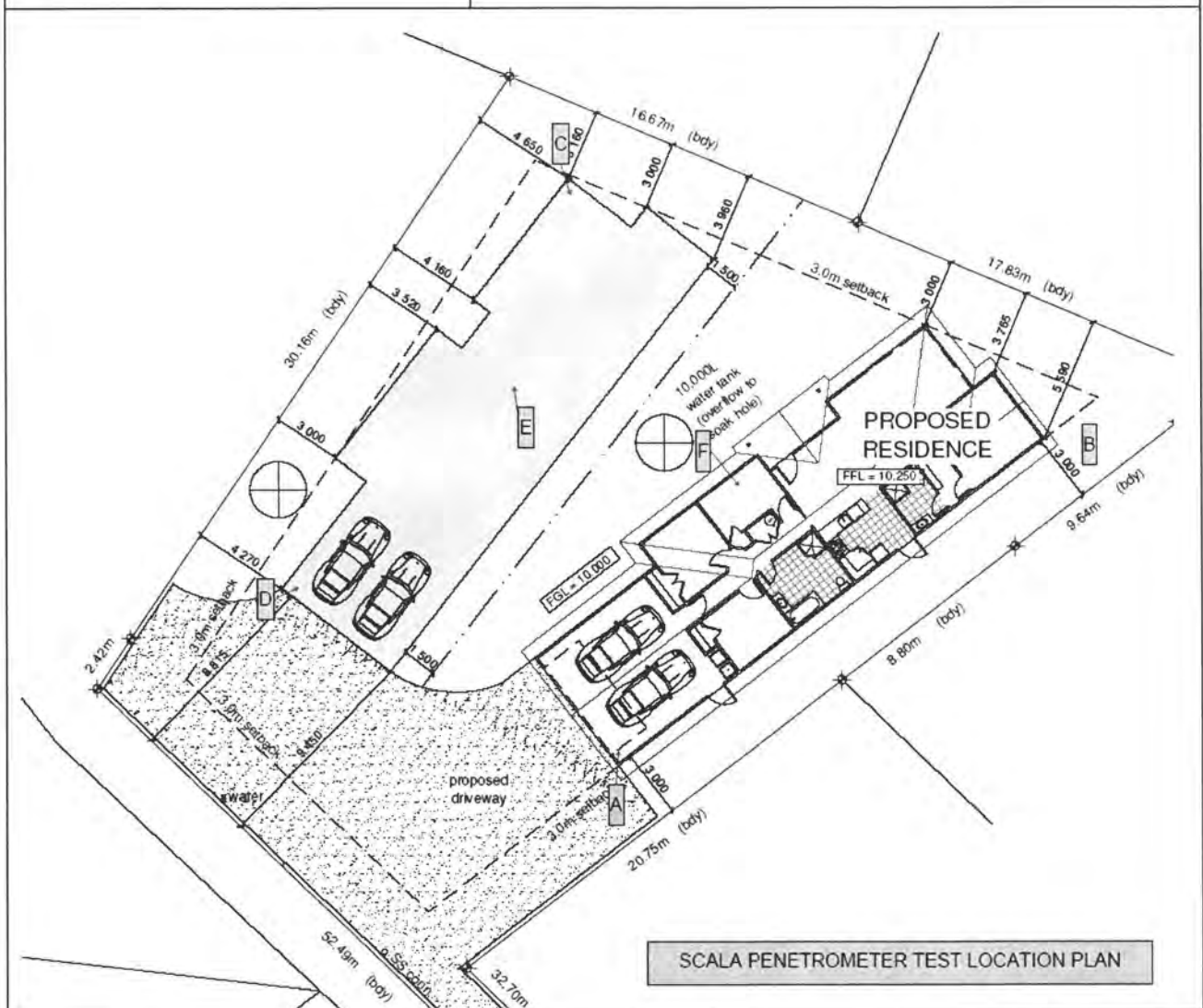
Postal Address:
P O Box 188, Otaki
202 Otaki Gorge Road
Otaki

Phone: (06) 3646728
Mobile: (0274) 459757
Engenr@xtra.co.nz

DRAFT

1.0 Site Description

Topography	Residential section with gentle contours.
Basic soil type, structure	Marine deposited sands



2.0 Test Results (See site plan)						
Depth of test in mm from EGL	A	B	C	D	E	F
0	-	-	-	-	-	-
100	1	1	1	1	1	3
200	2	2	2	3	2	5
300	3	2	3	4	4	8
400	8	3	3	4	4	8
500	3	4	2	3	2	7
600	5	3	3	4	3	5
700	5	4	4	5	3	5
800	6	5	5	3	4	6
900	5	5	5	4	5	8
1000	4	5	7	5	8	6
1100	4	6	8	5	10	6
1200	2	5	8	4	8	7
1300	2	5	7	4	8	7
1400	4	8	7	7	9	8
1500						

3.0 Result analysis:

Scala penetrometer tests were taken across the proposed building platform as indicated on the site plan.

Results indicate q allowable $\geq 100\text{kpa}$ safe allowable bearing to be at variable depths from 200mm 1400 below EGL at the time of testing.

4.0 Recommended foundations:

Consolidate by mechanical stabilization with a vibratory hydraulic flat plate hammer on a 16 ton digger to provide a complying building platforms as per Sec 3 NZS 3604:1999

Should you require any further information please contact me directly.

Yours faithfully

Hamish Wells

DEKE CONSULTING LTD

*Residential Civil and
Structural Design*

68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz

Job Title:	New McPherson Residence	Page:	1
Designer:	A1 Homes	Job #:	110731
Owner:	Andrew McPherson	Date:	24/07/2011
Job Address:	Lot 89 193 Tutere St, Waikanae	By:	M Thomson
		Chkd:	

The design calls for a single light timber frame houses (light cladding, light roof) supported on Firth Ribraft slab on grade.

The site has been assessed by Hamish Wells and reports the site to be marine sands with shallow softer sands overlying firmer sand. Hamish Wells recommended that the site be prepared by heavy compaction using a vibe hydraulic compactor afixed to a 16t digger. The site is to be stripped of topsoil, prepared as recommended by Hamish Wells and filled to required level with compacted hardfill.

The house has been designed based on an allowable bearing capacity of 50kPa.

Materials and construction is to be in accordance with Firth specification contained in Firth Technical Solutions Ribraft Floor Systems except as altered by attached design.

The roof truss supplier is to advise of any point loads in excess of 10kN landing on the interior of the slab. these are to be taken on a specifically designed pad.



Malcolm Thomson
MIPENZ
DEKE Consulting Ltd

DEKE CONSULTING LTD

*Residential Civil and
Structural Design*

68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz

Job Title:	New McPherson Residence	Page:	2
Designer:	A1 Homes	Job #:	110731
Owner:	Andrew McPherson	Date:	24/07/2011
Job Address:	Lot 89 193 Tutere St, Waikanae	By:	M Thomson
		Chkd:	

Bolt Hold-down To Bracing Elements

From Gib manual require 15kN characteristic hold-down capacity or 12kN reduced capacity.

Ramset Ankascrew M12 with 75mm embedment.

phiNuc =	18.3	kN
20MPa concrete Xnc =	0.85	
Edge distance Xne =	1	
Anchor spacing Xnae =	1	
Reduced anchor capacity =	15.6	kN OK

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Job Title:	New McPherson Residence	Page:	3
Designer:	A1 Homes	Job #:	110731
Owner:	Andrew McPherson	Date:	24/07/2011
Job Address:	Lot 89 193 Tutere St, Waikanae	By:	M Thomson
		Chkd:	

The design calls for new single storey house. Attached is a calculation of shear key piles required for this house.

Calculation of Shear Pile Requirements

Use AS1170 design philosophy of preventing damaging movement up to an SLS event, and thereafter accepting increasing levels of damage as the event increases.

The site is likely Class D soil.

Siesmic Loads

$$C(t) = Ch(t) Z R N(T,D)$$

Class D Soil	Ch(t)	3	Ru	1	Ductility	2	Timber Structure on Slab
	Z	0.4	Rs	0.25	ku	1.57	
	T	0.4	Sp	1	Ct	1.20	
			For base sliding Sp = 1.0		Cd	0.76	
Cd	ULS	0.76					
	SLS	0.30					

Testing by Dr McManus University of Canterbury (Geotechnical Society Symposium, 2003) found the friction co-efficient of slab on polythene on sand had peak friction co-efficients of 0.42 for an unloaded slab and 0.53 for a loaded slab. Residual friction angles were 0.38 and 0.49 respectively.

These values are somewhat lower than that published by other sources, normally 0.7 peak and 0.5 residual.

Even using the lower values there will not be relative movement between the slab and the ground at SLS level event on Class D.

At ULS level event there may be relative movement between the slab and the ground. Note that services are sleeved to allow 25mm of relative movement between the slab and the ground, and that even small amounts of relative movement greatly increases ductility and reduces loads to the structure. Relative movement greater than this may break services to the house but will also serve to further reduce the forces transferred to the structure of the house. This is acceptable within the intent of NZS 1170.5 2004.

Accordingly, as a design professional, I believe that shear key piles are not required for the above residence.

DEKE CONSULTING LTD

Residential Civil and
Structural Design

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RIBRAFT FLOOR SYSTEM

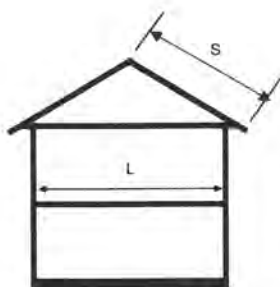
RIBRAFT DESIGN - EDGE BEAM

<Job No.>: 110731
<Job Title>: New McPherson Residence
<Description>: Edge Beam

Date: 24/07/2011
Designer: M Thomson
Checker:

Loadings

Upper Wall must be Timber



Tributary Roof and Floor Lengths

WALLS

Lower:	Timber		
		(North/South Taupo)	
	=	40	kg/m ²
	=	0.39	kPa
Height	=	3.00	m
Load/m	=	1.18	kN/m

Upper:	Timber		
		(North/South Taupo)	
	=	50	kg/m ²
	=	0.49	kPa
Height	=		m
Load/m	=		kN/m

Other (Specify Wall Weight)

Weight	=		kg/m ²
	=		kPa
Height	=		m
Load	=		kN/m

SUSPENDED MID-FLOOR

Tributary Length L/2

Unit/Floor	=	Timber	
Topping	=	N/A	
	=	0.38	kPa
Live Loading	=	1.50	kPa
Super Imposed Dead	=		kPa
Tributary Span	=		m
Dead Load/m	=		kN/m
Live Load/m	=		kN/m

ROOF

Tributary Length = S

Light	=	0.46	kPa
Live Loading	=	0.25	kPa
Tributary Span	=	4.00	m
Dead Load/m	=	1.84	kN/m
Live Load/m	=	1.00	kN/m

Loadings Summary

Walls	1.18	kN/m	Dead
Mid Floors		kN/m	Dead
		kN/m	Live
Slab*	1.37	kN/m	Dead+SDL
	1.20	kN/m	Live
Roof	1.84	kN/m	Dead
	1.00	kN/m	Live^
Extra Dead		kN/m	Dead
Extra Live		kN/m	Live

* Includes Edge Beam Weight, SDL = 0.5 kPa LL = 1.5 kPa

^ Roof LL not added if midfloor exists else LL = 0.25 kPa

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RIBRAFT FLOOR SYSTEM

Job Details: New McPherson Residence

110731

24.7.11

Working Loads	Dead	4.39	kN/m
	Live	2.20	kN/m
Ultimate Loads (1.2G + 1.6Q)	Dead	5.27	kN/m
	Live	3.52	kN/m
Total Ultimate Load on Edge	w = 8.79 kN/m		

Wall Construction Type	Brick Veneer min beam width 300mm ▼		
Edge Beam Details	Beam Width =	300	mm
	Pod Depth =	220	mm
	Top slab Depth =	85	mm
	Self Weight =	2.20	kN/m
	Construction Type =	Standard Raft	▼

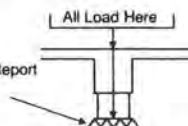
Standard Raft Construction

Bearing Capacity Over Platform:	50	kPa
Bearing Check =	OK!	
Working Pressure =	18	kPa
Steel Requirements - As Per Firth Std Drg's		
Top Steel:	1HD12	
Btm Steel:	2HD12	

Continuous Piers

(N.B. All Edge Beam Load in to 'strip' footing)
Assume 100 kPa Bearing Under Edge Beam,
unless a Soil Report indicates otherwise

100 kPa min or as specified in Report
under loadbearing areas.

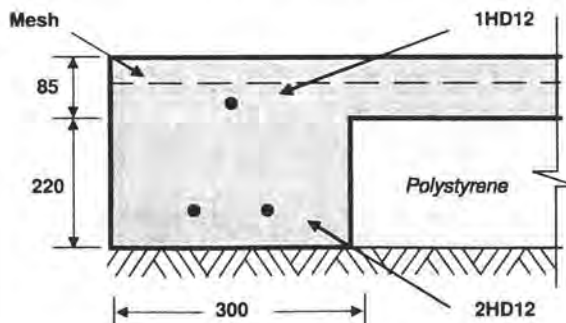


Bearing Capacity under Piers:	kPa
Bearing Check =	
Pressure =	kPa
Steel Requirements - As Per Firth Std Drg's	
Top Steel:	
Btm Steel:	

The prescribed Edge Beam design is:

Location (ie: which wall):
Edge Beam

Standard Raft Construction
300 mm wide edge beam with
1HD12 in top & 2HD12 in bottom



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RIBRAFT FLOOR SYSTEM

RIBRAFT DESIGN - INTERNAL LOADBEARING RIB

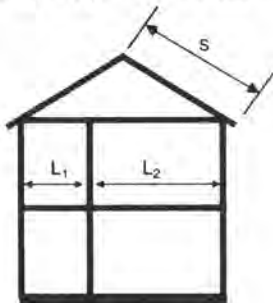
<Job No.>: 110731
<Job Title>: New McPherson Residence
<Description>: Internal Rib

Date: 24/07/2011
Designer: M Thomson
Checker:

5

Loadings

With load spread via reinforced ribs, wall load is taken over 2m of ribs per 1m of line load



Tributary Roof and Floor Lengths

With load spread via reinforced ribs, wall load is taken over 2m of ribs per 1m of line load

WALLS

Lower: HOTBloc Solid
Light (North/South Taupo)
= 400 kg/m²
= 3.92 kPa
Height = m
Load/m = kN/m

Upper: HOTBloc Solid
Light (North/South Taupo)
= 400 kg/m²
= 3.92 kPa
Height = m
Load/m = kN/m

Other (Specify Wall Weight)

Weight = kg/m²
= kPa
Height = m
Load = kN/m

SUSPENDED MID-FLOOR

Tributary Length = $(L_1 + L_2)/2$

Unit/Floor = Timber
Topping = N/A
= 0.38 kPa
Live Loading = 1.50 kPa
Super Imposed Dead = kPa
Tributary Span = m
Dead Load/m = kN/m
Live Load/m = kN/m

ROOF

Tributary Length = S (Check if Rafter or Truss)

Light = 0.46 kPa
Live Loading = kPa
Tributary Span = m
Dead Load/m = kN/m
Live Load/m = kN/m

Loadings Summary

Walls	kN/m	Dead
Mid Floors	kN/m	Dead
	kN/m	Live
Slab*	kN/m	Dead+SDL
	1.80	Live
Roof	kN/m	Dead
	kN/m	Live^
Extra Dead	kN/m	Dead
Extra Live	kN/m	Live

* Includes Internal Rib Weight, SDL = 0.5 kPa LL = 1.5 kPa

^ Roof LL not added as slab LL at ULS.

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RIBRAFT FLOOR SYSTEM

Job Details: New McPherson Residence

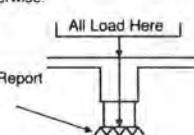
Job Number: 110731

24/7/11

Working Loads	Dead		kN/m
	Live	1.80	kN/m
Ultimate Loads (1.2G + 1.5Q)	Dead		kN/m
	Live	2.70	kN/m
Total Ultimate Load on Internal	w =	2.70	kN/m

Internal Rib Details	Rib Width =	100	mm	
	Pod Depth =	220	mm	OK!
	Top slab Depth =	85	mm	
	Self Weight =	0.53	kN/m	
	Construction Type	Standard Raft		

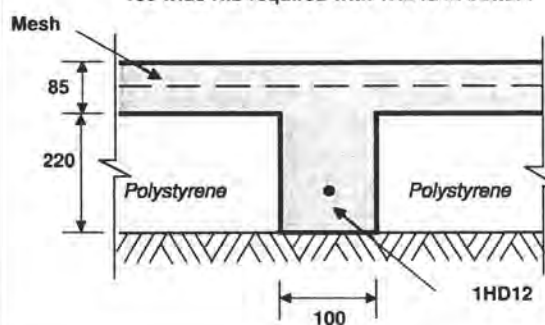
Standard Raft Construction	Bearing Capacity:	50	kPa
	Bearing Check =	OK!	
	Working Pressure =	7	kPa
	Steel Requirements - As Per Firth Std Drg's		
	Btm Steel:	1HD12	

Continuous Piers (N.B. All Internal Load in to 'strip' footing) Assume 100 kPa Bearing Under Loadbearing Rib, unless a Soil Report indicates otherwise.		Bearing Capacity:	kPa
		Bearing Check =	
		Pressure =	kPa
		Steel Requirements - As Per Firth Std Drg's	
		Btm Steel:	

The prescribed internal rib design is:

Location (ie: which wall):
Internal Rib

Standard Raft Construction,
100 wide Rib required with 1HD12 in bottom



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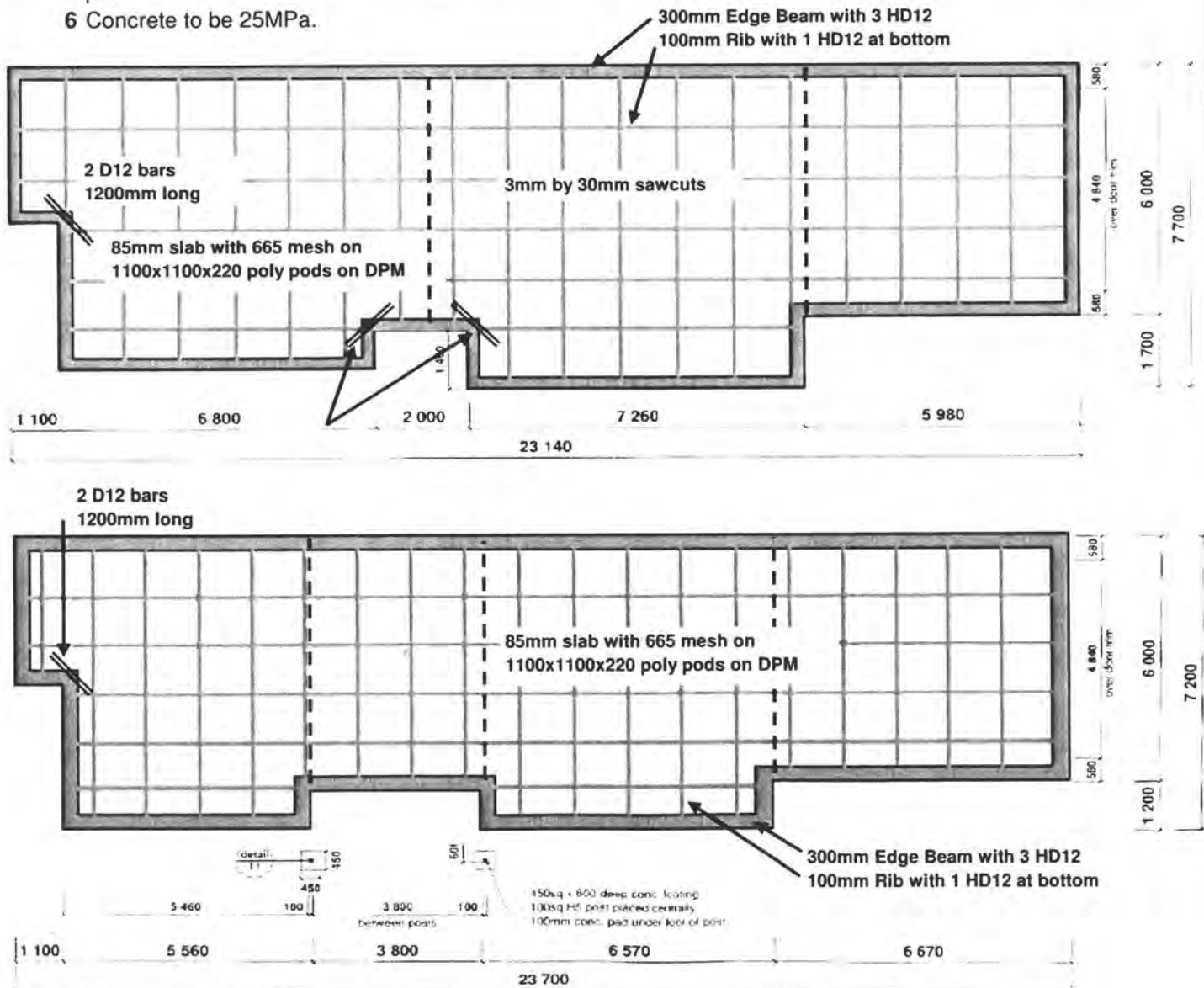
Job Title:	New McPherson Residence	Page:	6
Designer:	A1 Homes	Job #:	110731
Owner:	Andrew McPherson	Date:	24/07/2011
Job Address:	Lot 89 193 Tutere St, Waikanae	By:	M Thomson
		Chkd:	

Ribraft Plan

Not to scale See A1 Homes drawings for dimensions and floor plan

Notes

- 1 Construction of Ribraft slab to be as per Firth Technical Manual except as altered by this design.
- 2 The site is to be stripped of topsoil and compacted with vibratory hydraulic flat plate hammer afixed to a 16t digger, or similar. The site is to be checked for adequate compaction and then filled to required level with compacted hardfill.
- 3 Services to be carried through slab in ducts 50mm larger than service to allow movement.
- 4 Sawcuts are to be made within 24 hrs of pouring of the slab and, where possible, located under wall lines. Note that cutting the slab reduces the risk of uncontrolled cracking but does not eliminate the risk. Should additional assurance against cracking be required, please refer to Deke Consulting Ltd for advice.
- 5 The roof truss supplier is to advise of any point loads in excess of 10kN landing away from external walls and pad.
- 6 Concrete to be 25MPa.



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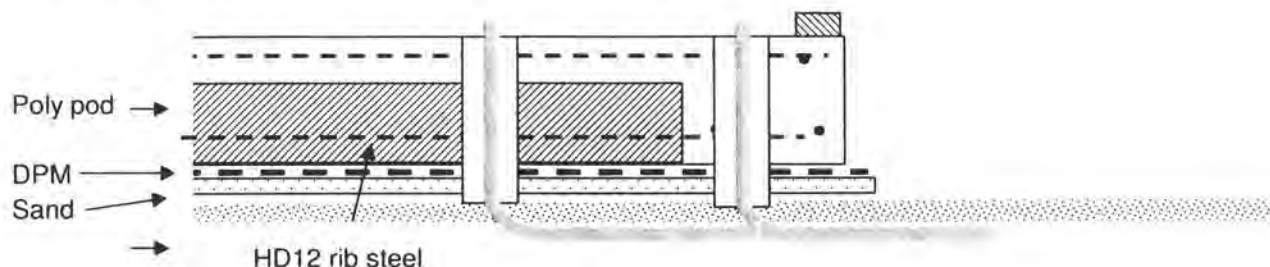
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Job Title:	New McPherson Residence	Page:	8
Designer:	A1 Homes	Job #:	110731
Owner:	Andrew McPherson	Date:	24/07/2011
Job Address:	Lot 89 193 Tutere St, Waikanae	By:	M Thomson
		Chkd:	

Services Through Slab

Services to be placed centrally in ducts with ID 50mm larger than service OD. Ducts to be firmly embedded in sand and securely fixed and taped to prevent displacement during concreting.



GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009



GIB® Wall Bracing Calculation Sheet A

single storey

V03/09

Job Details

Name J MacPherson ✓
 Street and Number 193 Tutere Street ✓
 Lot and DP Number Lot 89, DP 47123
 City/Town/District Waikanae
 Designer MD
 Company Name ACD Architecture
 Date 7/07/2011



Select GIB® Lining
Option

10 mm GIB® Plasterboard

Building Specification

Number of storeys single ✓
 Floor Loading 2kPa ✓
 Foundation Type slab ✓

Single Floor
 Cladding Weight light ✓
 Roof Weight light ✓
 Room in Roof Space no ✓
 Roof Pitch (degrees) 23 ✓
 Roof height above eaves (m) 1.9 ✓
 Building height to apex (m) 4.4 ✓
 Ground to lower floor level (m) 0.3 ✓

Complete Single Floor Column only

Stud Height (m) 2.4 ✓
 Building Length (m) 23.7 ✓
 Building Width (m) 7.2 ✓
 Building Plan Area (m2) 155

Building Location

Wind Zone **Very High** ✓

Select by Building Consent Authority Map

or Preference Very High ✓
 Region Preference selected ✓
 Terrain Preference selected ✓
 Exposure Preference selected ✓
 Topography Preference selected ✓

Earthquake Zone

A ✓

Consult GIB® EzyBrace™ Systems, 2009
for Wind Zone definitions

Bracing Units required for Wind

Demand W (BU)		Walls single
along	slab	531
across	slab	1555

Bracing Units required for Earthquake

Demand along / across E (BU)	
Walls	
single	
slab	532

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GIB® Wall Bracing Calculation Sheet B					Single or Upper Walls Along			V03/09	
Along		Bracing Elements provided						Wind	Earthq.
1	2	3	4	6	5	7	8	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	BUs Achieved	BUs Achieved
A	232	1	1.2		2.4	✓ GS1(10)	GIB®	83	66
	OK	2	4.9		2.4	✓ GS1(10)	GIB®	338	270
line totals		3							
W	421	4							
EQ	336	5							
B	81	1	4.4		2.4	✓ GS1(10)	GIB®	304	242
	OK	2	2.1		2.4	✓ GS1(10)	GIB®	145	116
line totals		3							
W	449	4							
EQ	358	5							
C	232	1	1.3		2.4	✓ GS1(10)	GIB®	90	72
	OK	2	1.3		2.4	✓ GS1(10)	GIB®	90	72
line totals		3	0.5		2.4	✓ GS1(10)	GIB®	32	28
W	388	4	0.6		2.4	✓ GS1(10)	GIB®	39	33
EQ	314	5	2		2.4	✓ GS1(10)	GIB®	138	110
D	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
E	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
F	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
G	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
H	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

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Totals Achieved	Achieved/Demand	W	237%	EQ	189%	Wind	Earthq.
						1257	1007
Concrete Slab						OK	OK
Totals Required (from Demand)						531	532

GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009



GIB® Wall Bracing Calculation Sheet B								Single or Upper Walls Across		V03/09
Across		Bracing Elements provided						Wind	Earthq.	
1	2	3	4	6	5	7	8	9W	10EQ	
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	BUs Achieved	BUs Achieved	
M	72	1	0.8		2.4 ✓	GS1(10)	GIB®	53	44	
	OK	2	0.8		2.4 ✓	GS1(10)	GIB®	53	44	
line totals		3	0.6		2.4 ✓	GS1(10)	GIB®	39	33	
W	183	4	0.6		2.4 ✓	GS1(10)	GIB®	39	33	
EQ	154	5								
N	70	1	1.7		2.4 ✓	GS2(10)	GIB®	149	133	
	OK	2	0.9		2.4 ✓	GS1(10)	GIB®	60	50	
line totals		3								
W	209	4								
EQ	183	5								
O	70	1	3		2.4 ✓	GS1(10)	GIB®	207	165	
	OK	2	2.2		2.4 ✓	GS1(10)	GIB®	152	121	
line totals		3								
W	359	4								
EQ	286	5								
P	70	1	2.7		2.4 ✓	GS1(10)	GIB®	186	149	
	OK	2	2.2		2.4 ✓	GS2(10)	GIB®	198	176	
line totals		3								
W	384	4								
EQ	325	5								
Q	70	1	1.7		2.4 ✓	GS2(10)	GIB®	149	133	
	OK	2	2		2.4 ✓	GS2(10)	GIB®	180	160	
line totals		3								
W	329	4								
EQ	293	5								
R	60	1	0.4		2.4 ✓	BL1(10)	GIB®	49	46	
	OK	2	0.4		2.4 ✓	BL1(10)	GIB®	49	46	
line totals		3								
W	98	4								
EQ	92	5								
S	enter	1								
		2								
line totals		3								
W		4								
EQ		5								
T	enter	1								
		2								
line totals		3								
W		4								
EQ		5								

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Wind
Earthq.

Totals Achieved	Achieved/Demand	W	100%	EQ	251%	1562	1332
Concrete Slab						OK	OK
Totals Required (from Demand)						1555	532

H1 Insulation Calculation Method

Client:	J MacPherson
Address:	193 Tutere Street, Waikanae
Climate Zone:	2
Designer:	ac-design architecture Ltd
Date:	7/07/2011

Construction Details

Roof :	Profiled metal, trusses with 90mm bottom chord, R3.2C insulation
Walls:	Bevel backed weatherboards & Flat sheet cladding R2.2W insulation
Studs:	90x45 @ 480crs, nogs @ 800crs
Floor:	uninsulated concrete slab
Glazing:	double glazing aluminium

Calculations

Total glazing (m ²) =	25.22	Floor Area (m ²) =	117.8
Total wall area (m ²) =	127.25	Roof Area (m ²) =	117.8
Glazing/wall area =	20%	Glazing is under 30%	

Reference (Ref) Building

HL Ref =	$\frac{A_{\text{Roof}}}{2.9}$	+	$\frac{A_{\text{Wall}}}{1.9}$	+	$\frac{A_{\text{Floor}}}{1.3}$	+	$\frac{A_{30\% \text{ total wall area}}}{0.26}$	+	$\frac{A_{\text{Glazing}} - A_{30\% \text{ total wall area}}}{0.31}$
HL Ref =	$\frac{117.80}{2.9}$	+	$\frac{89.07}{1.9}$	+	$\frac{117.80}{1.3}$	+	$\frac{38.17}{0.26}$	+	$\frac{0.00}{0.31}$
HL Ref =	40.62	+	46.88	+	90.62	+	146.82	+	0.00
HL Ref =	324.94								

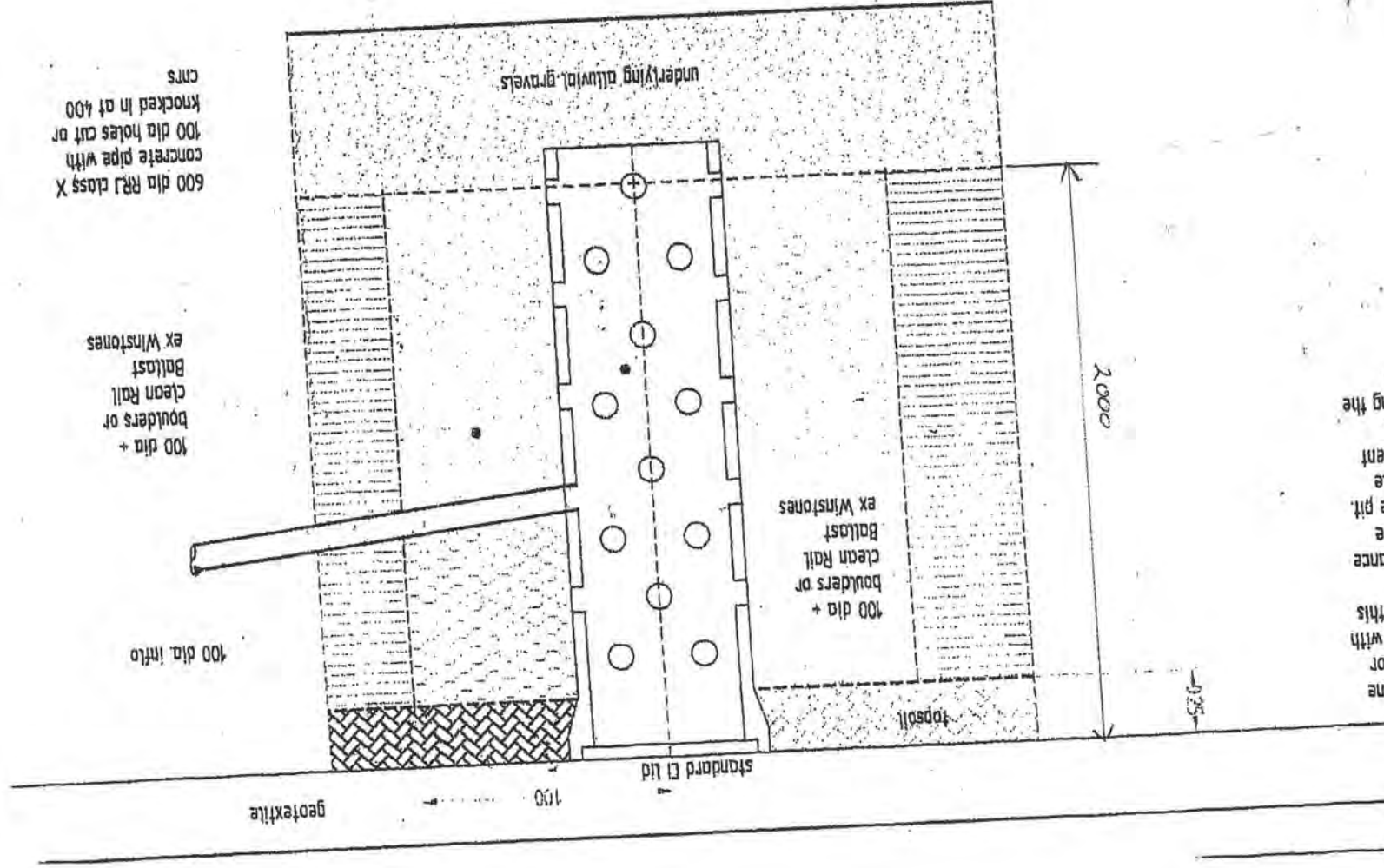
Proposed (Ppsd) Building

HL Ppsd =	$\frac{A_{\text{Roof}}}{R_{\text{Roof}}}$	+	$\frac{A_{\text{Wall}}}{R_{\text{Wall}}}$	+	$\frac{A_{\text{Floor}}}{R_{\text{Floor}}}$	+	$\frac{A_{\text{Glazing}}}{R_{\text{Glazing}}}$
HL Ppsd =	$\frac{117.80}{2.80}$	+	$\frac{102.03}{1.80}$	+	$\frac{117.80}{1.10}$	+	$\frac{25.22}{0.26}$
HL Ppsd =	42.07	+	56.68	+	107.09	+	97.00
HL Ppsd =	302.84						
HL Ppsd	≤	HL Ref					
302.84	≤	324.94					

H1 Compliance achieved using

Construction R-Value Achieved

Profiled metal, trusses with 90mm bottom chord, R3.2C insulation	2.8
Bevel backed weatherboards & Flat sheet cladding R2.2W insulation	1.8
double glazing aluminium	0.26
uninsulated concrete slab	1.1



600 dia RRJ class X
concrete pipe with
100 dia holes cut or
knocked in at 400
cms

100 dia +
boulders or
clean Rail
Ballast
ex Winstones

Note: do NOT line
either the pit or
wrap the pipe with
geotextile as this
will cause
poor performance
and premature
failure of the pit.
Use geotextile
ONLY to prevent
topsoil from
contaminating the
the backfill



Kāpiti Coast District Council

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or 0800 486 486

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kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

25 August 2011

Mr A K MacPherson
30 Dell Road
Raumati South 5032

COPY

Building Consent: 110464

Dear Sir/Madam

Request for further information

Description: New Dwelling - Construction of single level weatherboard concrete foundation, from roof.

Location: 193B Tutere Street, Waikanae Beach

Legal Description: LOT 89 DP 47126 C/T 18A/503

Following checking of your Building Consent it is apparent that further information is required.

Information Needed:

- 1) Please provide a revised page 13 including MPa for the sea spray zone
- 2) Please provide general framing fixing details
- 3) Please provide a gutter detail including eaves flashing.

We have suspended your application and will not proceed any further with its processing until the above information is received. Please send it to us by 8/09/11. If we do not receive it by this date, we may not be able to issue your building consent.

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

Yours faithfully

Jaime Sherlock

Direct line tel. no. (04) 296 4730

Author/generator ID data

delivering on the community's plan



Kāpiti Coast District Council

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Paraparaumu 5254
New Zealand

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kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

10 August 2011

Mr A K MacPherson
30 Dell Road
Raumati South 5032

Building Consent: 110463

Dear Sir/Madam

Request for further information

Description: *New Dwelling - Construction of single level weatherboard concrete foundation from roof.*

Location: 193A Tutere Street, Waikanae Beach

Legal Description: LOT 89 DP 47126 C/T 18A/503

Following checking of your *Building Consents* BC 110463 and 110464 it is apparent that further information is required..

Information Needed:

- 1) Please show the size and location of the soakpits after water storage tanks. ✓
- 2) The storm water from the parking area and driveway is to be attended to on site ✓
- 3) Provide details of how the stormwater run off will be attended to, an intercept strip drain is to be installed at the front boundary. ✓
- 4) Provide a full sewer drainage proposal showing both houses drainage systems ✓
- 5) I would recommend a mini manhole to separate the 2 drainage systems. ✓
- 6) One toby will need to be modified and an additional one will need to be provided for the second house. The cost this work will be paid for by the owner. 2 form 159's are attached. ✓
- 7) If any future subdivision is intended there may be changes required to the services

Owner stated no intention of any subdivision

The information requested above relates to Plumbing and drainage only. You will be notified of any further requirements of a general nature once your plans have been perused by the Building Control Consents team.

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

Yours faithfully

Simon Copp

Author/generator ID data



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New Zealand

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or 0800 486 486

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www.kapiticoast.govt.nz ■

BC 110464

8 September 2011

Mr A K MacPherson
30 Dell Road
Raumati South 5032

COPY FOR
Checklist

Dear Mr A K MacPherson

Kapiti Coast District Council (Council) is currently processing your application for Building Consent (BC 110464) and it has been determined that Development Contributions are chargeable under section 198 Local Government Act 2002.

With reference to BC 110464 for construction of a new single level weatherboard dwelling at 193B Tutere Street, Waikanae Beach, a development contribution of \$11,418.35 is payable.

We enclose a copy of the Development Impact Fees brochure for your information. This sets out the schedule of fees payable.

A copy of our invoice is attached.

For your information: If the development contribution is not paid, -

- (a) The council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate that would be issued under section 95 of Building Act 2004.
- (b) The building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received –
 - (i) evidence that the development contribution has been paid or made by the owner to the Council; or
 - (ii) a copy of written evidence that the existing dwelling on the site has been demolished.



Kāpiti Coast District Council

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- (c) The Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

Yours sincerely

Janice Lee (Projects Officer/ Resource Consents on behalf of Leigh Sage
Building Control Manager

On behalf of Kapiti Coast District Council
8 September 2011



A1homes 

SPECIFICATION

PART A - Preliminary and General

Standard of Construction and Materials

Job Name :- Justin MacPherson
Job Number:- NL732J
Site Address:- 193 Tutere Street Waikanae Beach
Site Address:- 12 July 2011

NOTE: If there should be any discrepancy or conflict between the quote and this specification, then the quote shall take precedence in all cases.

Specification Part A

PART A PRELIMINARY & GENERAL

General

This section relates to the following specifications as a whole; to each specification for any work to which a separate contract is let by the Client, and to the work of all Subcontractors.

Regulations and Standards

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

The Contractor and Subcontractors undertaking this work shall obtain copies of the relevant sections of the New Zealand Building code and documents relating to acceptable solutions and verification methods, and shall be conversant with their contents. The following is a list of Approved Documents referred to in this Specification;

B1/AS1	Structure - general
B1/AS2	Structure - timber barriers
B1/AS4	Foundations
B2/AS1	Durability
C2/AS1	Means of Escape
C3/AS1	Spread of Fire
C4/AS1	Structural Stability during fire
D1/AS1	Access routes
E1/AS1	Surface water
E2/AS1	External Moisture
E3/AS1	Internal moisture
F1/VM1	Hazardous agents on site
F2/AS2	Hazardous substances and processes
F4/AS1	Safety from falling
F5/AS1	Construction and demolition hazards
G1/AS1	Personal hygiene
G2/AS1	Laundrying
G3/AS1	Food preparation
G4/AS1	Ventilation
G6/AS1	Airborne and impact sound
G7/AS1	Natural light
G8/VM1	Artificial light
G9/VM1	Electricity
G10/AS1	Piped services
G11/AS1	Gas as an energy source
G12/AS1	Water Supplies
G13/AS1	Foul water - sanitary plumbing
G13/AS2	Foul water - drainage
H1/AS1	Energy efficiency

Standards

Throughout this specification, references are made to Standards produced by the Standards Association of New Zealand and other associations as well as various Acts and Regulations. The latest edition at the date of contract applies, unless stated otherwise. It is the responsibility of The Contractor or the Subcontractor to be informed of the material in those publications which are referred to in this specification.

Scope of Work

The scope of work is to construct, completely finish and maintain for a specified time the various works described or indicated on the plans and in the specifications.

Documents

The Contractor and its subcontractors shall be deemed to have familiarised themselves with all the documents comprising the contract including any amendments thereto.

Consents, Permits and Certificates

The Client will lodge a Building Consent Application with the Territorial Authority and pay all fees in connection therewith. Work in all trades shall be in accordance with consents and the New Zealand Building Code.

All Subcontractors are to obtain all other necessary permits and give all necessary notices.

Where Producer Statements are required by the Territorial Authority prior to the issue of a Code Compliance Certificate the Supplier or Subcontractor shall obtain and provide such required statements to the Client.

The Contractor shall uplift a Code Compliance Certificate (covering the whole of the building work) from the Territorial Authority or the Building Certifier as applicable on completion of the contract.

Inspections

The Contractor shall establish from the Territorial Authority or Building Certifier, before construction commences, a list of their required site inspections during the construction process. The Contractor (unless otherwise agreed) shall notify them at

Specification Part A

least 24 hours prior to a scheduled inspection item being available for a site inspection.

Drawings and Specifications

The drawings, with all notes and explanations, the specifications and the general conditions of contract as present at the time of the signing of the contract must be signed when the contract is executed. A copy of all drawings and specifications shall be kept on the site at all times.

In the event of there being differences between the drawings and this specification, the drawings shall take precedence.

Trade Names and Approvals

Where any article or material is referred to by a tradename this shall be deemed to mean the article or material mentioned. The Client, at its discretion, may substitute other brands or materials as the Client deems suitable.

Dimensions

Figured dimensions shall be taken in preference to scale measurements and large scale details in preference to those of small scale. Where dimensions are not shown on the drawings and cannot be deduced from other drawn details they shall be agreed with the Client.

Boundaries

The Client shall arrange for the location of appropriate survey pegs to be established.

Setting out of work

The Contractor shall accurately set out the building in accordance with the site plan and shall take full responsibility for the accuracy of such setting out. Any error shall be made good at the Contractors expense.

In case of alteration to the drawings being found necessary, the Contractor shall immediately report the matter to the Client.

Tradesmanship

The whole of the work is to be carried out in a thoroughly tradesmanlike manner to the true intent and meaning of the plans and this specification.

Protection of Property

The Contractor shall be held solely responsible for all damage to any adjoining buildings or property caused by him or his

employees during the execution of the contract and shall indemnify the Client against all claims on account thereof.

Temporary Vehicular Crossings

The Contractor shall provide such temporary crossings (where required by the Territorial Authority) as are necessary for the protection from damage of all kerbs, channels, footpaths, berms, and public utility services over which vehicles in any way connected with the supply of materials or services for the contract are likely to pass.

Site Access

The Client shall provide access before work commences.

The Contractor shall take all possible measures to maintain safe and clear access to all neighbouring buildings at all times during the currency of this contract and in particular, to avoid construction vehicles or processes blocking thoroughfares or pedestrian routes adjoining the site.

Toilets

The Contractor shall provide toilet facilities.

Water and Power

The Contractor shall arrange and pay for all temporary supply of water and power as required to be used during the construction of the works.

Rubbish Removal

The Contractor shall ensure that all work sites are cleaned regularly and all rubbish is removed.

EARTHWORKS AND EXCAVATIONS:

General

Refer to Preliminary & General and other sections which may have clauses affecting work done under this section.

Scope

The work specified in this section consists of clearing the site, earthworks for site development, excavations, trenching and trimming, etc., necessary to prepare the site as specified and indicated on the drawings.

The Contractor shall arrange to check existing site levels before commencing work, as no claim will be entertained in respect of any discrepancy on levels or amount of variation from what may have been anticipated, once the work has started.

Where a geotechnical investigation report is available the Contractor shall obtain a copy of this report and be fully familiar with its contents and recommendations.

NZ Building Code

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

- B1 Structure
- E1 Surface Water
- F1 Hazardous Agents on Site
- F5 Construction & Demolition Hazards

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

NZS 3604:1999 Code of Practice for Light Timber Framed Buildings Not Requiring Specific Design.

Trees to be retained

Mark trees which are required to be retained using suitable non-injurious, easily visible and removable means of identification. Remove the identification on completion.

Protect from damage trees which are required to be retained. Do not remove topsoil from the area within the drip line of the trees and keep this area free of construction material and debris.

If excavating near trees required to be retained, use hand methods to locate, expose and cleanly remove the roots on the line of excavation.

[i] EARTHWORKS

Site Clearance

Demolish and remove from the site all existing structures, vegetation and rubbish as may be necessary for the proper conduct of the construction work. Provided that all such items as are mentioned in Part B hereof shall be protected, reclaimed or preserved from damage.

Topsoil

Strip all topsoil from all such areas as is necessary to construct the work or as is shown on the drawings and stockpile as directed for future use. The topsoil will remain in the ownership of the Client.

Cut to Fill

Cut to fill and compact all such subsoil material as may be necessary to construct the subgrade to correct levels for building platforms, parking areas, driveways, footpaths and landscaping features as are shown on the plans.

Before any fill is placed the subgrade shall be inspected and approved by the Client (or its nominated consultant).

Under areas to be metalled and paved, excavate down to subgrade level and trim off a true, even surface.

Sound material from the excavations may, where approved, be used for building up low areas and yards, etc., but not under building foundations or floor slabs.

Imported Filling

Where the quantity of cut material on the site is insufficient to complete all required filling, the Contractor shall import additional fill material to make up the deficiency. All such imported fill shall be fit for the purpose for which it is intended and where the work is under the observation of the Client (or its nominated consultant) then it is to be to the approval of the Client (or its nominated consultant).

Specification Part A

Unsuitable Subgrade

Where any subgrade materials are unstable or have insufficient strength to carry the loads required of them, the Contractor shall excavate and remove from the site all such material.

Wet Conditions

Where the presence of ground water in the subsoil is detrimental to the stability of the site, the Contractor shall construct such remedial works as are necessary to stabilise the site, before proceeding with any cut to fill or backfilling operation.

Compaction

All fill and backfill materials shall be placed and compacted in layers in accordance with NZ Building Code B1/VM4

All imported fill shall be truck-spread to avoid segregation of particle sizes or be remixed and machine-spread in the appropriate layer before compaction.

The whole of the area to be paved shall be compacted to optimum density and present a homogeneous and stable surface with no signs of movement or weaving under a 10-12 tonne roller. This requirement shall apply to the compaction of the surface or cut areas formed for pavement subgrades.

Hardfill

Except where permitted in yard areas, all bulk filling shall be hardfill, which shall be broken rock or all scoria of an approved grading.

Compaction shall be by rolling with an 8-10 tonne smooth-wheel roller or approved vibrating equivalent, until a firm unyielding base is obtained.

Clay Fill

In yard areas where clay filling is permitted, material shall be placed and compacted in accordance with NZ Building Code B1/VM4

Fill Under Floor Slab

In areas where the ground is required to support a floor slab backfilling shall be all in scoria or broken rock.

Unless instructed otherwise placing and compaction shall be in compliance with NZS 3604; Appendix E5.

Surface or Filled or Cut Areas

Under concrete slabs the finished level shall at no point be more than +0 or -28mm in height to the correct level. This shall include the depth of granular fill as required for concrete floor slab on ground.

Under yards and roads the tolerance allowed on the finished subgrade shall be +12mm and -25mm and at no point shall the surface hold water.

[ii] EXCAVATIONS

Foundations Generally

Construct, form and trim all foundation excavations true to shape, line, level and profile, as shown on the drawings. Allow sufficient work space.

Unsuitable Foundations

Where unsuitable material is encountered in foundation excavations, the Contractor shall notify the Client (or its nominated consultant) forthwith and seek its instructions upon how to proceed.

For the purpose of this clause "unsuitable material" shall include all topsoil, organic material and any soft, wet or uncompacted material whose bearing strength appears to be lower than that required to carry the design loadings.

Protection of Open Excavations

The Contractor shall at all times protect from damage and deformation all open excavations. The Contractor shall provide adequate means of ensuring that water is not allowed to accumulate or remain in any excavation and shall keep all such excavations clear of any rubbish, soil or other detritus.

Excavated Material

All excavated unsuitable material shall be disposed of off the site.

All other excavated material shall be stockpiled well clear of excavations and disposed of as directed.

Site Concrete

Site concrete for use in foundation excavations shall be as specified generally in the Concrete section of this specification or as

ENGINEER DESIGNED
directed by the Client (or its nominated consultant).

Specification Part A

Slab Foundations

Refer to **Engineers Specific Design**

Backfilling Foundation and Walls

After completion of foundation footings and walls, other construction below elevation of final grades, removal of forms, inspection and approval of proofing membranes and prior to backfilling, clean the excavation of rubbish and debris. Use approved excavated material for backfilling. Place backfill in horizontal layers not exceeding 150mm in thickness and compact with approved machine tampers to a density not less than 95% of its maximum. Allow for anticipated settlement and shrinkage.

In the case of retaining walls backfill shall be of granular material between the angle of the cut area and the back face of the retaining wall. The type of granular material shall be as detailed on the drawings.

Protection of Adjacent Structures

Provide all necessary supports, shoring, strutting, underpinning, etc., to ensure the stability of structure, in or adjacent to the site until such times as the permanent work is completed.

Underpinning of foundations shall be designed by a Registered Engineer employed by the Client.

Existing Services

Refer to the plans provided, to the "Project Information Memorandum", and to the relevant Territorial and Network Utility Operator for the positions of existing services.

Care shall be taken not to damage any existing drains that are to be retained but all superfluous drains shall be grubbed up and sealed. Protect any existing retained drains under the new building with concrete to the satisfaction of the Regional or Territorial Authority.

Live services damaged in any way shall be made good at the Contractor's expense. Should it be necessary to remove any services to make way for new work, then new alternatives shall be properly installed before

disturbing the existing services which shall then be removed and suitably stopped off. No drains shall be removed without the approval of the Client (or its nominated consultant).

Trenching

All trenches for new underground services shall be excavated true to line and gradient and shall be of the minimum width necessary to permit the convenient construction of the service for which it is intended.

Ensure a minimum of disturbance to surrounding ground during all trenching operations.

Services Construction

Construct all services, connections and fittings as shown on the drawings to the best trade practice and in accordance with the New Zealand Building Code, and with the Territorial Authority or Network Utility Operator's specifications as appropriate.

Backfilling of Trenches

Backfill all trenches under paved areas, foundations and concrete floor, with hardfill and all other trenches with material excavated therefrom and compact to the same standard as the surrounding subsoil. Where hardfill is placed over services, the services shall be protected from damage by a layer of sand or equivalent to a minimum depth of 300mm over the top of the services.

Do not backfill trenches before services have been inspected and tested.

Dispose of all surplus material off the site.

Reinstatement

Upon completion and acceptance of construction work the Contractor shall forthwith restore all surfaces as appropriate to the same condition as that which was immediately precedent to the commencement of the construction of the service utilities.

Acceptance

Upon completion of construction work on each service utility the Contractor shall obtain from the Network Utility Operator a certificate to the effect that the work complies with the requirements of the Building Consent and shall supply a copy of that certificate to the Client (or its nominated consultant).

CONCRETE WORKS:

General

Refer to **Engineers Specific Design** and other sections which may have clauses affecting work done under this section.

Scope

The work covered by this specification is to provide all materials and execute all work necessary for the construction of the concrete floor slabs and other concrete works as detailed in the drawings and as described in this specification.

NZ Building Code

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

- B1 Structure
- B2 Durability
- E1 Surface Water
- E2 External Moisture
- F5 Construction & Demolition Hazards
- G15 Solid Waste

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

NZS 3604:1999 Code of Practice for Light Timber Framed Buildings Not Requiring Specific Design.

Site

The site shall be levelled within an accuracy of ± 0 or ± 28 mm to a height of at least 200mm below the finished floor level in preparation for the granular fill.

Granular Base, Vapour Barrier, Reinforcement, etc

The granular base, vapour barrier, reinforcement etc., shall comply with the requirements of the New Zealand Building Code as listed above and NZS 3604; Appendix E.

Surface Finish

The surface finish of all concrete slabs is to be in accordance with NZS 3114:1987 or as specified on the drawings. Consideration shall be taken of the type of covering to be applied to the slab - eg carpet, vinyl, etc

MASONRY CONSTRUCTION:

General

Refer to Preliminary & General and other sections which may have clauses affecting work done under this section.

Scope

Work covered by this specification is to provide all materials and execute all work necessary for the completion of the masonry content of the contract work.

NZ Building Code

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

- | | |
|----|-----------------------------------|
| B1 | Structure - general |
| B2 | Durability |
| E1 | Surface |
| E2 | External |
| F5 | Construction & Demolition Hazards |

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

NZS 3604:1999 Code of Practice for Light Timber Framed Buildings Not Requiring Specific Design

Registered Mason

Masonry constructed to this specification shall be carried out by or under the continuous supervision of a Registered Mason.

A Registered Mason is a mason who is accepted for registration by the New Zealand Masons' Registration Committee and is a holder of a current registration certificate.

Masonry construction done under the supervision of A Registered Mason shall be carried out by tradespeople skilled in masonry construction.

Workmanship

Workmanship inspections and details of construction, unless specifically detailed on the plans and in this specification, shall be in accordance with NZ Building Code B1, E1 and

NZS 3604; Appendix F and shall be approved as conforming to good trade practice.

Brick Veneer

Brick Veneer construction shall be as described in NZ Building Code B1, E1 and NZS 3604 as applicable. Where required by these codes or their commentaries, horizontal, seismic and vertical movement details between the brick veneer and its supporting structure shall be provided.

Bracing

The Subcontractor shall ensure that all masonry walls are adequately braced during erection as required for safe construction against wind, earthquakes, etc. His work shall be sufficiently strong at all times to resist all strains and stresses to which it may be subjected.

Attendance on Other Trades

The Contractor shall provide chases, install anchors, and where required to accommodate the work of other trades.

Starter Bar Positioning for Concrete Masonry

Refer to the New Zealand Concrete Research Association Information Bulletin 1B 047 for the correct placement of starter bars.

Finishing Up

On completion of work, all surfaces shall be thoroughly cleaned down using methods approved by the Client (or its nominated consultant). The site shall be cleared of plant and rubbish and left in first class order.

NOTE: Refer to Engineers Specific Design

CARPENTER AND JOINER:

General

Refer to Preliminary & General and other sections which may have clauses affecting work done under this section.

Scope

The work covered by this section includes all work shown on the plans and in the specifications normally executed by carpenters, including all temporary work, preparatory work, fixing of metalwork, hardware and finishing etc., and attendance, and setting out and finishing for other trades.

NZ Building Code

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

B1	Structure - general
B2	Durability
C3	Spread of Fire
C4	Structural Stability during Fire
D1	Access Routes
E1	Surface Water
E2	External Moisture
E3	Internal Moisture
F2	Hazardous Building Materials
F4	Safety from Falling
F5	Construction & Demolition Hazards
G1	Personal Hygiene
G2	Laundering
G3	Food Preparation and Prevention of Food Contamination
G4	Ventilation
G5	Interior environment
G6	Airborne and impact sound
G7	Natural Light
H1	Energy Efficiency

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

NZS 3604:1999 Code of Practice for Light Timber Framed Buildings Not Requiring Specific Design.

Setting Out

The Contractor shall be responsible for setting out of all carpentry work in this section. All dimensions to be checked and any

discrepancy notified to the Client (or its nominated consultant).

Workmanship

The whole of the work is to be carried out in a thoroughly tradesmanlike manner to the true intent and meaning of the plans and this specification.

Stability of Structure

The Contractor shall in all cases use proper care and diligence in bracing and supporting all parts of his work. He shall also protect the work from damage by water. His work shall be self-supporting, absolutely strong and fully equal to resisting all strains and stresses to which it may be subjected.

Quality of Internal Wall Finishes

The Contractor shall provide a timber framed wall with an in-service wall lining surface appropriate to the general acceptable level of finish and decor of the wall surface specified in the Painter and Paperhanger and Fibrous Plasterer and Gibraltar Board Stoppers.

The Contractor shall also ensure that he installs wall linings in accordance with the manufacturer's recommendations for the level of finish specified for the final decoration of the wall.

Wall Lining

All wall linings and bracing panels shall be installed in accordance with the manufacturer's installation instructions in the locations indicated on the drawings.

INTERIOR LININGS AND EXTERIOR CLADDINGS

General

Refer to Preliminary & General and other sections which may have clauses affecting work done under this section.

Scope

The work required under this specification is the supply of all cladding and/or lining material and its installation in the building.

NZ Building Code

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

B2	Durability
C3	Spread of Fire.
E2	External Moisture
F2	Hazardous Building Material
G1	Personal Hygiene
G3	Food Preparation and Prevention of Food Contamination
G6	Airborne and impact sound
H1	Energy Efficiency

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

NZS 3604:1999 Code of Practice for Light Timber Framed Buildings Not Requiring Specific Design

Workmanship

All workmanship shall be in accordance with the best trade practice and shall be carried out by a skilled tradesman. The installer shall be a Plumber, Carpenter, Wall Board Fixer depending on the type of cladding or lining specified.

Trade Literature

The tradesman undertaking the installation of the cladding or lining material shall obtain the manufacturer's written installation instructions (in the form of trade literature or other) and shall adhere rigidly to those instructions. Installation instructions obtained shall be kept

on site and freely available to the Client (or its nominated consultant), the Building Certifier and/or Territorial Authority Inspector.

Quality of materials

Cladding and lining materials shall be new, best quality materials, of the manufacture or brand specified. No seconds or second hand materials will be accepted.

Installation

The Contractor shall be familiar with the contents of the finishes schedules.

Cladding and lining materials shall be installed in strict accordance with the manufacturer's specifications and to a grade of surface suitable to accept the specified finish.

Completion

On completion of work the Contractor is to tidy up, remove all rubbish associated with his work, and leave the work in 'as new' condition ready to accept the decorative or protective finish as specified

PLUMBER

General

Refer to Preliminary & General and other sections which may have clauses affecting work done under this section.

Scope

The work required under this specification is the provision of all materials and execution of all works necessary for the proper completion of the plumbing work.

Provide and install all special items and equipment, etc., as detailed on the drawings and/or as specified.

NZ Building Code

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

B2	Durability
C1	Outbreak Of Fire
C3	Spread of Fire
E1	Surface Water
E2	External Moisture
G1	Personal Hygiene
G2	Laundrying
G3	Food Preparation and Prevention of Food Contamination
G4	Ventilation
G5	Interior environment
G6	Airborne and impact sound
G10	Piped Services
G12	Water Supplies
G13	Foul Water
G14	Industrial Liquid Waste
G15	Solid Waste

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

NZ Standard Plumbing & Drainage
AS Standard Plumbing & Drainage

Flashings, Waterproofing and Rainwater Plumbing

All work shall be carried out by skilled plumbers, sheetmetal works and/or specialists to provide full weather tightness.

Sanitary Plumbing and Water Supply

The sanitary plumbing and water supply work shall be executed by licensed plumbers in accordance with the appropriate regulations and bylaws.

Workmanship

All work to be completed according to New Zealand Plumbing and Drainage Standards ~~AS/NZS 3500~~ *G13*.

All piping to be installed in accurate lines and uniform grades. Piping to be arranged so as free from vibration, while allowing for thermal movement. Ensure no direct contact between incompatible metals and keep the number of joints to a minimum.

All water pipes are to be held under test at main pressure during construction.

Where possible, all piping and fittings are to be concealed within non-habitable enclosed spaces, while allowing inspection access.

Adjacent pipelines are to be at least 25mm apart and subfloor pipelines are to be at least 150mm clear of the ground.

Any piping which passes through building elements is to be adequately protected or sleeved.

Any exposed piping emerging from wall, floor or ceiling finishes is to be cover-plated with stainless steel or any nonferrous metal.

Any fixings for stays to vent pipes shall be sealed watertight at the point of penetration. Vent pipes must be terminated with bird-proof vent cowls made of the same material and colour as the vent

Cold water taps are to be to the right of, or below the hot water taps.

Ensure installation of accessories and fittings necessary for the proper functioning of the plumbing systems, including valves, taps, outlets, pressure and temperature control devices, strainers, gauges and pumps.

Specification Part A

Water heaters are to be located so as to allow maintenance or replacement without damaging adjacent structures, fixtures or finishes. The maximum water temperature at ablution outlets is to be 50 degrees Celsius, and it is recommended that a thermally activated safety device (eg. Butylene Aquafuse) diverts hot water in excess of 70 degrees Celsius to an open drain.

If a fire hose reel is serviced by the general reticulation system, the total pipe work shall be of copper and/or galvanised iron.

On Completion

On completion of any freshwater pipeline plumbing, the pipes are to be flushed with water and left clean.

The subcontractor must tidy up, remove all rubbish associated with his work from the site and leave the work in "as new" condition, upon completion of the plumbing work.

DRAINLAYER

General

Refer to Preliminary & General and other sections which may have clauses affecting work done under this section.

Scope

The work covered by this section comprises the supply of all the materials and execution of all works described on the plans and in the specifications necessary to complete the drainage work.

The Contractor shall provide lights, guards, fencing and notices, etc., as may be necessary for the protection of the drainage work and for the protection of the public.

NZ Building Code

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

B2	Durability
C1	Outbreak Of Fire
C3	Spread of Fire
E1	Surface Water
E2	External Moisture
G1	Personal Hygiene
G2	Laundering
G3	Food Preparation and Prevention of Food Contamination
G4	Ventilation
G5	Interior environment
G6	Airborne and impact sound
G10	Piped Services
G12	Water Supplies
G13	Foul Water
G14	Industrial Liquid Waste
G15	Solid Waste

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

NZ Standard Plumbing & Drainage
AS Standard Plumbing & Drainage

Workmanship

All workmanship shall be in accordance with the best trade practice and shall be carried out by licensed, skilled tradesman.

Water in Excavations

- Standard

All work to be completed according to New Zealand Plumbing and Drainage Standards AS/NSC/3500.

- Stormwater/Wastewater Excavations

During construction openings are to be provided with temporary covers to keep the systems free of debris and upon completion to be flushed and left clean.

All excavation trenches are to be kept free of water.

Pipelines are to be laid with the spigot ends in the direction of the flow.

Drain branch pipelines are to be turned up so that down-pipe connections are 50mm above finished ground or pavement level.

- Subsoil drains

Connect subsoil drains to the stormwater drainage system.

Minimum trench width 450mm.

Proprietary perforated plastic pipes are to be used.

Filter fabric: use a polymeric fabric formed from a plastic yarn containing stabilisers to make the filaments resistant to ultraviolet light deterioration.

Filter sock: use a polyester permeable sock capable of retaining particles of 0.25mm size. The sock is to be securely fitted at each joint.

Backfilling of Trenches

Refer to "Earthworks and Excavation" section for specific requirements relating to backfilling under floor slabs, foundations and pavement areas.

Trenches shall not be backfilled until inspected and approved by the Territorial Authority Inspector or the Building Certifier or the Client's nominated Consultant, and any defects made good.

The Contractor shall also notify (when applicable) those persons appointed by the Client to provide the Territorial Authority with a "Construction Review Producer Statement".

The Contractor shall ensure that the required "as-built" measurements are obtained for the Territorial Authority prior to backfilling. A copy of such "as-builts" shall also be provided for the Client's records.

Backfill with 20mm nominal sized washed screenings to the following levels;

- to the underside at the bases of overlaying structures such as pavements, slabs and channels
- to within 75mm of the finished surface of unpaved or landscaped areas.

Pit Covers

Covers or gratings are to be located flush with any paved area, or 25mm above the finished surface of any landscaped area, and must be set to receive any run-off without ponding.

Septic Tanks

Any septic tank is to be made of precast concrete or glass fibre reinforced plastic.

When a septic tank system is to be installed the type of tank and method of effluent disposal shall be as designed by a Registered Consulting Engineer, and approved by the Territorial Authority.

Completion

On completion the Contractor shall return the ground surface to its original condition, dispose of surplus spoil to the satisfaction of the Client (or its nominated consultant), remove all debris and leave the site clean and tidy.

PAINTER AND PAPERHANGER

General

Refer to Preliminary & General and other sections which may have clauses affecting work done under this section.

Scope

Work covered by this Specification is to provide all materials and execute all work necessary for the completion of the building decoration and includes all painting, varnishing, staining and polyurethaning, etc., and paperhanging

NZ Building Code

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

B2	Durability
C3	Spread of Fire
E1	Surface Water
E2	External Moisture
E3	Internal Moisture
G1	Personal Hygiene
G5	Interior environment

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

- NZS 7703:1985 The Painting of Buildings
- NZS 5807:1990 Industrial Identification by Colour Working or other coding
- BS 5252:1976 Standard Colour Range
- NZS 3604:1999 Code of Practice for Light Timber Framed Buildings Not Requiring Specific Design

Materials

Paint materials shall be delivered in sound and sealed containers, labelled clearly by the manufacturer stating:-

1. The type of product
2. Brand name
3. Directions for use
4. The Manufacturer's batch number

Workmanship

• Standard

All work shall be completed in accordance with the requirements of the New Zealand Building Code and New Zealand Standard Painting practices NZC 7703 and manufacturer's instructions.

• Painting

Before commencing any painting, all exposed hardware, fittings, furniture, switch plates, light fittings and other fixtures shall be removed and carefully stored ready for refixing in "as new" condition on completion of the painting.

Clear timber finishes are to be completed prior to the commencement of opaque paint finishes in the same area.

Marks, paint spots and stains are to be progressively cleaned and any touch ups are to be done with the paint batch used in the original finish.

Apply the first coat of paint as soon as possible after preparation of the substrate and ensure that each coat or paint or clear finish is uniform in colour, gloss, thickness and texture and free of runs, sags, blisters or other discrepancies.

Apply a first coat to any exposed timber roof trim, timber doors (including tops and bottoms), window frames, trims and scribes prior to fixing.

Steel is to receive a priming coat of zinc based paint.

Timber and cork floors are to be finished with three (3) coats of clear floor sealer.

Paperhanging

All walls to be papered shall be sized or sealed after stopping.

All wallpapers shall be trimmed, cut straight and true, butt jointed and hung plumb with

patterns correctly matched. Each drop of paper shall be hung in one piece over its entire length. Cut-in patches will not be accepted unless approved by the Client (or its nominated consultant).

Paste shall be an approved brand of prepared paste with a fungicide incorporated by the manufacturer.

Completion

Remove all scaffolding, planks, rubbish and debris, thoroughly sweep up, clean windows both inside and out, replace all hardware removed during the course of the work and leave the premises ready for occupation.

WINDOWS AND GLAZING

General

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

Scope

The work done under this section comprises the supply and glazing of all windows and doors normally supplied by the window manufacturer, glazing of interior door panels where applicable, decorative glass and mirrors.

NZ Building Code

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

- B2 Durability
- C3 Spread of Fire
- E1 Surface Water
- E2 External Moisture
- F2 Hazardous substances and processes
- F4 Safety from Falling
- G1 Personal Hygiene
- G5 Interior environment
- G7 Natural Light

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

NZS 3604:1999 Code of Practice for
Light Timber Framed Buildings Not
Requiring Specific Design

Materials

All glass provided shall be of approved manufacture, in accordance with the requirements of the New Zealand Building Code and suitable for its end use. Refer to the drawings and/or Part B of this specification for glass types, window materials and window finish.

Protection and Cleaning

Precautions are to be taken to prevent glazing from damage during and after installation, cracked or broken panes are to be replaced. All glazed surfaces inside and out are to be thoroughly cleaned, free from marks and paint spots and in perfect condition on completion.

ELECTRICIAN

General

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

Handbook to the Electrical Wiring Regulations: 1976

[Building Code reference G9/VM1]

Scope

Supply of all materials and fittings and the execution of all work necessary for the proper completion of the electrical installation.

The Contractor shall give all necessary notices, obtain all permits and pay all fees or charges as required.

NZ Building Code

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

- B2 Durability
- C3 Spread of Fire
- F3 Hazardous Substances and processes
- G5 Interior environment

Handbook to the Electrical Wiring Regulations: 1976

[Building Code reference G9/VM1]

Circuit Wiring

Circuit wiring shall be carried out with concealed TPS cables.

Wiring in concrete and concrete blockwork shall be TPS cables run through PVC conduit.

Interior Lighting

The placement of light fittings shall be as shown on the plans.

Where no lighting plan is provided the placement of light fittings and illumination from such fittings shall be in accordance with the requirements of the New Zealand Building Code Approved Documents. The design shall be undertaken by a person competent in the field of lighting design.

Switches, Sockets, Roses, etc

All switches, sockets and ceiling roses shall be of approved manufacture.

Responsibility for Correct Completion

Where any work does not comply with the drawings and this specification the Contractor shall correct such noncomplying work at their own expense.

Testing and Completion of Work

The Contractor shall carry out all testing as required by Regulations and the Network Utility Authority. The electrical work shall be deemed completed when all requirements of the regulations and this specification have been met in full and the installation passed by the Network Utility Authority's Inspector.

ROOFER

(Incorporating Concrete Roof Tiles, and Metal Wall Claddings)

General

Refer to Preliminary & General and other sections which may have clauses affecting work done under this section.

Scope

The work covered by this section comprises the supply of all the materials and execution of all works described on the plans and in the specifications necessary to complete the roofing work.

The Contractor shall provide lights, guards, fencing and notices, etc., as may be necessary for the protection of the roofing work and for the protection of the public

NZ Building Code

All work and materials shall be in accordance with the requirements of the Building Regulations 1992 and with the New Zealand Building Code Handbook and Approved Documents.

B2	Durability
C3	Spread of Fire
E1	Surface Water
E2	External Moisture
E3	Internal Moisture
G4	Ventilation
G12	Water Supplies

Where applicable the following standard and related documents and subsequent amendments shall form part of this specification:

NZS 3604:1999 Code of Practice for Light Timber Framed Buildings Not Requiring Specific Design

Workmanship

All workmanship shall be in accordance with the best trade practice and shall be carried out by licensed, skilled tradesman.

RECEIVED
28 AUG 2011
KAPITI COAST
DISTRICT COUNCIL

Building Consent Application — use this Checksheet for:
Single Residential Dwelling and Accessory Buildings

— including single stand-alone dwellings, dwelling additions and/or alterations, replanning, garages, decks, gazebos, sheds, retaining walls etc.

— An Application Form is attached to this checksheet

(Please include this checksheet with your application)

Address of project:

193b Totara St, Waikanae

This checksheet shows you the information that has to be supplied with your building consent application. Please attach **2 copies** of the following information (unless otherwise specified) with your completed Building Consent Application form.

Please tick relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write NA across the box. Please check each section carefully and complete those sections that are relevant to your project.

Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information will mean that your application cannot be accepted for processing.

CUSTOMER USE

KCDC USE



1. GENERAL

Complete this section for all applications



a. **Building Consent Application Form** (1 copy)



Completed and signed by the owner or by an agent on behalf of the owner.



b. **Proof of ownership** (1 copy)



One recent copy of current certificates/s of title (i.e. not older than 3 months) or where applicable one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease



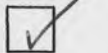
c. **Locality Plan (1:500) showing:**



Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number.



d. **Site Plan (1:100) showing:**



Dimensions of all boundaries, north point, finished floor levels, ground contours (extended to boundaries) and/or levels, site area, street name and number, lot and DP number, outline of building, distance to boundaries and the position of swimming or spa pools. Include on the site plan the designated wind zone of the site (e.g. specific design, very high, high, medium or low).



e. **Application Fee**



Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.

For office use only Receiving Officer:

[Signature] 3/8/11

2. CHANGE OF USE

Complete for all existing buildings where the proposal involves forming a household unit where one did not exist before

Example: the conversion of a garage or shed into a residential unit

☐

a. Assessment of the building for compliance with the building code

☐

Section 115(a) of the Building Act 2004 requires that the building, in its new use, complies fully with all clauses of the building code.

☐

b. Reasonably practicable

☐

The above assessment must relate to all building code clauses. If the proposal is for the project to meet anything less than full compliance with any clauses, your application must clearly state your reasoning, with supporting documentation, and show how you will meet the highest level of compliance that can be considered reasonably practicable.

3. FOUNDATIONS / FLOOR

Complete for all new buildings, for existing buildings where the footprint of the building will change or where an additional storey is being added.

☒

a. Foundation Plan (1:100 / 1:50) showing:

☒

- Dimensions of all new foundations
- Sub-floor, including bracing
- Footing details
- If a concrete slab, show basic details including reinforcing and contractions joints
- Piles and footing
- If the addition is an upper storey show details on upgrading existing foundations, joints, piles etc
- Indicate ventilation to sub floor spaces

☐

b. Subfloor bracing

☐

Provide subfloor bracing plan and calculations for all piled structures. Where the structure is specifically engineered, this should be included with the structural calculations.
Subfloor bracing plan and calculations are required where an additional storey is to be added.

4. CONSTRUCTION

Complete for all new structures or alterations to existing structures.

☒

a. Existing floor plan (1:100 / 1:50) showing:

☐

(For additions and alterations only)

- All levels
- All designated spaces
- All removals
- Sanitary fixtures
- Smoke detectors

**b. Proposed floor plans (1:100 / 1:50) showing:**

- Room dimensions
- Location of partitions
- All designated spaces
- All floors (new or altered)
- Location of sanitary fixtures
- Stairs, barriers, handrails, floor joists and beams
- Floor joist layout for each level with timber floors
- Smoke detectors
- Note where wall will form part of the swimming pool fence

**c. Pre-nail Truss and Frames:**

- Specific design wall framing requires clarification
- Truss layout must be supported by design certification and design of fixing details, including consideration of load paths to ground
- Lintels carrying point loads, such as from girder trusses, require specific engineering design

**d. Wall bracing plan (1:100 / 1:50) showing:**

- Bracing details and calculations for wall bracing (also required for existing lower storeys where an additional storey is being added)
- Sub-floor bracing for decks projecting more than 2m from the house
- Location, type and number of bracing elements to indicate compliance with NZS 3604:1999 (include calculations)
- If the bracing was specifically designed by a structural engineer, provide calculations (required for specific design wind zones and lateral distribution of upper floor loads where lower storey bracing is provided in walls beyond the upper storey footprint)

**e. Sections and details (1:50 / 1:20 / 1:10) showing:**

- Foundation details involving reinforcing and connections
- Stairs, handrails, decks and decking
- Insulation systems and materials to floors, walls and roof
- Barriers providing safety from falling. Specific engineering design required where detail does not comply with NZBC B1/AS2
- Framing sizes, beams, lintels
- Roof cladding, eaves, fascias, gutters
- Flashings to openings
- Fire rated systems on all walls – closer than 1 metre to boundary
- Stud heights of rooms and total height from lowest ground floor level to top of ridge
- Window and door installation details
- Retaining wall details e.g. type, height of retained ground, relationship to boundary, waterproof membrane and proposed drainage

☐

f. Fire Report:

☐

For domestic dwellings of 4 storeys or more, or buildings providing more than one household unit

5. EXTERNAL

Complete for new buildings or existing buildings with alternations to the external shell

☒

a. Elevations (1:100 / 1:50) showing:

☒

Accurate lines form boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, sill heights, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only)

☒

b. Risk assessment

☒

(Risk matrix in E2/AS1 may be used for buildings within scope)

Consider exposure, design and detailing to support appropriate selection of cladding

☒

c. Cladding details (1:50 / 1:20 / 1:10)

☒

Provide details around all penetrations, joinery and other junctions at a level appropriate to the level of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back flashing details for cavity systems

☒

d. Production certification

☐

Supply copies of product certificates relied on as compliance documents

☒

e. Alternative solutions

☒

If the proposal uses products or systems that are not covered in the Acceptable Solutions of clause E2 of the building code provide supporting current information including test results (fully signed reports), case studies, expert opinion (including evidence of experience/qualification, basis for forming opinion and statement of independence) etc to demonstrate compliance.

6. SERVICES

Complete for all projects with new installations or alteration of plumbing or drainage services

☒

a. Plumbing and Drainage plan 1:100 / 1:50) showing:

☒

Note: if you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required.

- Sizes of pipe work and drains
- Fixtures and fittings, hot water system(s)
- If the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls
- Drainage layout with inspection bends and junctions indicated for both sewer and storm water
- Any other drainage on site including council mains and retaining wall field drains
- Ventilation of sanitary rooms
- Calculations for sizing of down pipes
- Gully traps including overflow relief gullies

7. STRUCTURAL

Complete for all projects incorporating specific structural design

☒

a. Structural calculations

☒

If any design work required the services of a structural engineer, attach 2 copies of the calculations with this. The calculations must be prefaced with information explaining the design philosophy and justification of assumptions and methodologies used in analysis

☒

b. Expert Opinion (Producer Statements):

☒

If this application for consent relies on any expert opinion including producer statements certifying compliance with the New Zealand Building Code, a copy must be attached with this application. (Note all structural producer statements are required to have accompanying calculations)

8. SPECIFICATIONS

Complete for all applications

Note: the specification must be specific to the project and cover all aspects of the proposed work.

☒

a. Specification: General

☒

- Elements of structure (size, spacing, timber treatment)
- Finish or fixings to meet durability requirements
- Plumbing and drainage materials and design that installation is to comply with
- Wet area surfaces
- Ventilation systems
- Flooring slip resistance for access routes
- Glazing
- Type of smoke detectors (including existing smoke detectors where they will remain)

☒

b. External claddings

☒

For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered

- Building wraps
- Wall claddings
- Roof claddings
- Membranes (roof and decks)
- Tanking
- Joinery

9. DEMOLITION / REMOVAL

Complete for all projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings.

☐

a. Means of barricading the site

☐

Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area

☐

b. Proposed tipping location for demolition materials (address/landfill)

☐

☐

c. Hazardous building material

Provide safety plan detailing the safe handling and disposal of hazardous materials

☐☐

d. Site management plan covering

Management to control silt runoff, noise and dust

☐☐

e. Proposed destination for relocate building

☐☐

f. Access to and from the site including (use of kerb crossings)

☐☐

g. Specify termination of existing services

☐

- Water
- Sewer
- Storm water

☐

h. Details about the building such as:

Number of storeys, type of materials the building is constructed (Photographs of the building would be useful)

☐

Note

You will need to contact the relevant service authorities specified below to advise them of the extent of your work:

Electricity, gas, drainage, water, transport, telecommunications, cable television or any other services that may be affected.

Transportation of relocated building

You will be required to contact and provide details to Councils Transportation and Traffic Department.

10. OTHER APPROVALS

Please check territorial authority regarding the requirement for other approvals required and fees payable. These may include:

- Consents under the Resource Management Act
- Approvals under bylaws including earthworks, vehicle crossings, road openings and water connections.

Show the location of swimming or spa pools on the property and describe how compliance with the fencing of Swimming Pools Act will be achieved.

The issue of a building consent does not relieve the owner of any duty or responsibility under any other act.

The following Councils developed this checksheet in partnership: Kapiti Coast District, Porirua City, Wellington City, Hutt City, and Upper Hutt City.

Planning Processing Check Sheet

RECEIVED

03 AUG 2011

Building Consent Number: BC 110464

KAPITI COAST
DISTRICT COUNCIL

Property Information				
Property Address	193b Totara St, Waikanae			
Legal Description	Lot 89, DP 47126			
Planning Zone	Residential			
Building Project	New Dwelling			
	Yes	No	Action reqd	Actioned
Certificate of Title	✓			
Easements	✓		R.O.W. & Services	
Section 221		✓	Include copy	
District Plan Items to Check				
	Yes	No	Action Reqd	Actioned
Designations	✓		Horizontal Surface 50m AMSL	
Heritage Register		✓		
Flood Hazards		✓		
Min Floor Level		✓		
Other Hazards		✓		
EQ Faults		✓		
Services	✓			
Eco-site/Native Veg		✓		
	Complies?		Action Reqd	Actioned
Yards (+water bodies)	✓		Neighbours Approval??	
HIRB	✓			
Max Height	✓			
Site Coverage	✓			

BC Number: BC 110464

Permeable Surface	☒		
Earthworks	☒		
Fences/Retaining Wall	☒		
Parking	☒		
Water Tank / Siting	☒		
Airport Noise 45dbl	☒		
Other Provisions			
	Yes	No	Action reqd
Does the building straddle a Title/cross-lease boundary?		☒	
Existing Resource Consent?		☒	
Resource Consent Required?		☒	Apply Section 37 and advise Plan Vetting Team.
DIF Required?	☒		Calculate Fees: <u>\$11,418.35</u>
Section 72 or 77 Required?		☒	Advise Plan Vetting Team and send letters out.
Section 221 Consent Notice		☒	Advise Plan Vetting Team

Additional Comments

* Dif Fees. to be invoiced: \$11,418.35 *

* Second dwelling appears to comply with * permitted & and controlled activity standards

Decision: (delete item that does not apply)

D.I.21. & D.I.2.2

- Application complies with District Plan requirements *confirmed with Wayne Gair (Sub Planner)*
- Application does not comply with District Plan - BC to be issued subject to s37

Officer's Name & Signature:

[Signature]

Date: 8.9.2011