

Site Inspection Sheet

090379

Application

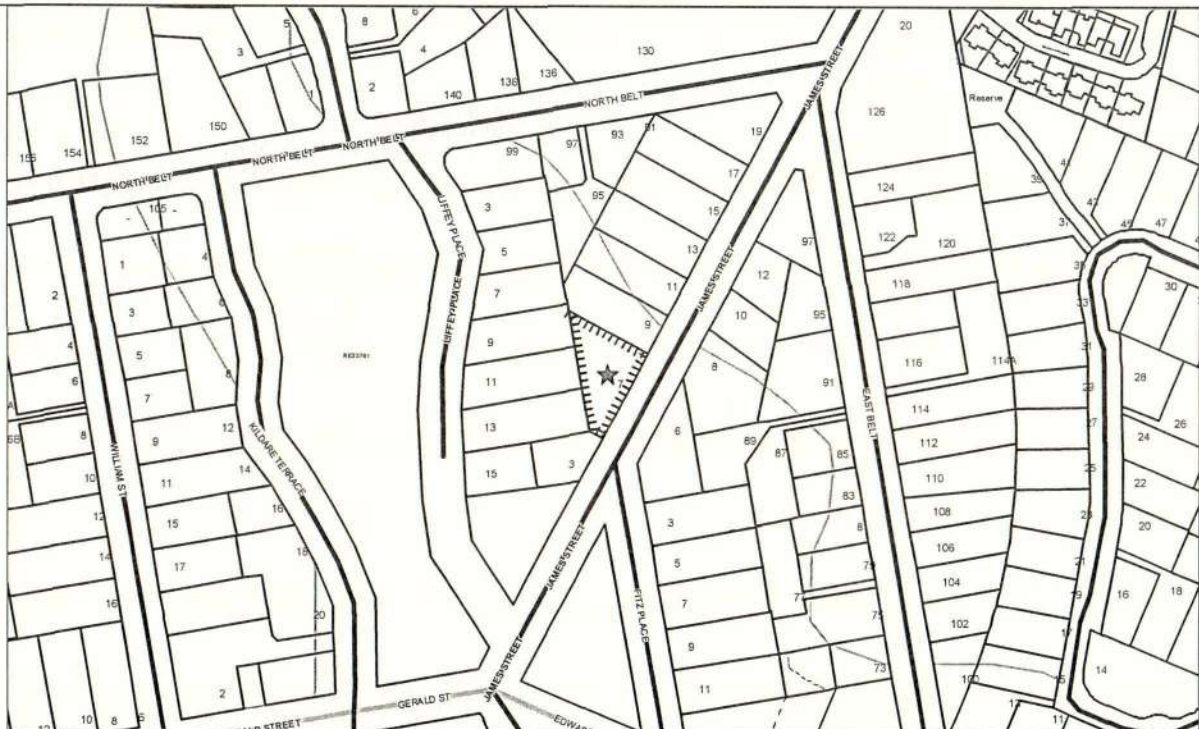
C H & C A H VAN ZIJLL DE JONG
FRAEMOHS HOMES LTD
PO BOX 256
KAIAPOI 7644

Issue date

2/11/09

Project

Description	HOUSING - Detached Dwelling Being Stage 1 of an intended 1 Stages DOMESTIC DWELLING ALTERATIONS & ADDITIONS
Intended Life	Indefinite, but not less than 50 years
Intended Use	Domestic Dwelling Alterations consisting of: New Kitchen Addition, 3 Additional Bedrooms and Ensuite with Solid Fuel Heater in Hallway to Upstairs Loft Area, New Lounge with Solid Fuel Heater, Loft Area on Mezzanine Floor above Existing Lounge, Decking, Verandah and Replacement of all Existing Windows - 100.81sqm
Estimated Value	\$321,500
Location	7 JAMES STREET, LINCOLN RAPID:
Legal Description	LOT 1 DP 34753
Valuation No.	2404136300
Builder	



Code Compliance Certificate Sign-off Prompt Sheet

A tick (✓) in any space indicates an item has been assessed / provided & is approved / acceptable

A cross (x) in any space indicates an item has not been assessed / provided & a comment / reason should be added

N / A should be used if an item is not applicable to the consent signoff process

Owner:	Consent N ^o :
--------	--------------------------

Agent:

Complete all sections below using either ✓, x or N/A	✓ x N/A	Comments / Reasons for decision
All listed inspections completed & copies of site inspection records in file:		
Have all consent conditions been met:		
Have energy works certificate(s) been supplied: Electrical: Gas:		
List PS3(s) & PS4(s) supplied if any; in support of reasonable grounds: 1. 2. 3.		
Compliance Schedule ok to issue; T&C notified & schedule / Statement produced. (One copy attached to CCC for sending to applicant; and one copy for file):		
Has any other documentation been provided to support the issue of the CCC? List documents: 1. 2. 3.		
Is the owner(s) name correct: (Check certificate of title if necessary)		
Has the mailing address been checked / updated: (Use rates database or CCC application form)		
Check lawfully established use is correct, same as BC: (E.g. detached dwelling, commercial etc). Ensure amendments have not altered description.		
Check legal description:		

Complete all sections below using either ✓, x or N/A	✓ x N/A	Comments / Reasons for decision
Check the location address aligns with Rates database:		
Check year construction commenced (The year work started not the year consent was issued).		
Further Information Requested:		
All Further information received & approved:	Signed:	Date:
CCC OK to Issue:	Signed:	Date:
CCC Refused: (Provide reasoning).	Signed:	Date:
This signoff has been completed under the supervision of:	Signed:	Date:
This file /signoff has been reviewed by:	Signed:	Date:

Additional BC & CCC Work

Date	Initials	Administration	Units

Date	Initials	Processing	Units

Date	Initials	Extra & Re-inspections	Units	Travel	Mileage

Date Reconciliation Completed:

Date Invoice Generated:

Date of Refund:

No further actions resulting from reconcile:

SCANNED

111006076

Selwyn District Council
Attn: Technical & Compliance Officer
P. O. Box 90
ROLLESTON 7643



Lincoln, 4 October 2011.

Re: 090379 Domestic Dwelling Alterations & Addition.

Dear Dante Quinanola,

In response to your letter dated 03 October 2011.

Building inspector Mr Tim Bowyer has made the final inspection and is waiting for a check up on the three minor instalments to be arranged and completed by me.

My own business commitments have prevented me to source two of the three changes required.

As soon as I have completed the three tasks I will contact Mr Tim Bowyer to sign the matter off.

Trusting all is in accordance to the formality, and remain,

Yours faithfully,

A handwritten signature in red ink, appearing to read "Carl H. Van Zijl de Jong".

Carl H. Van Zijl de Jong.

Ph: 3252043 / 3252049

Selwyn District Council
Building Consent Notes Entry

No: 090379

Applicant: FRAEMOHS HOMES LTD

Project: DOMESTIC DWELLING ALTERATIONS & ADDITIONS

Location: 7 JAMES STREET, LINCOLN

Done Date: 20/01/10

Officer: Vanessa Beavon

Notes: Peter Barrett (Drainlayer) came into the counter today to discuss this project. He has talked with Chris Westwood about rerouting the drainage under the additions to the house rather than going around then as detailed on the consented plans. I have confirmed with him today that we are ok with this being handled as a site variation rather than an amendment and that he will need to have an as-built drainage plan on site ready for the inspector to collect.

OK

Cancel

Copyright © 1997, Napier Computer Systems Limited. All rights reserved.
Author: Lesley Marshall

Code Compliance Certificate**090379****Section 95, Building Act 2004****The Owner**

Name of Owner:	Van Zijll De Jong Carl Henri
Mailing address:	7 James Street, Lincoln 7608
Street address/registered office:	
Phone number:	
Landline:	Daytime: 325 2049
Mobile:	After hours:
Facsimile number:	325 2048
Email address:	business@alpha-omega-holdings.co.nz
Website:	

The Building Work

Street Address of Building:	7 JAMES STREET, LINCOLN
Legal Description of land where building is located:	LOT 1 DP 34753
Valuation Number:	2404136300
Current lawfully established use:	DETACHED DWELLING
Type of work:	DOMESTIC DWELLING ALTERATIONS & ADDITIONS
Estimated Value:	\$321,500
Location of building within site/block number:	
Building Name:	Year Construction Commenced: 2010

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that the Building work complies with the Building Consent



Todd Boyd
Selwyn District Council Building Consent Authority Signatory

Issue Date: 14/08/12

CH & CAH VAN ZIJLL DE JONG
7 JAMES STREET
LINCOLN
7608 CHCH



Code Compliance Certificate Sign-off Prompt Sheet

A tick (✓) in any space indicates an item has been assessed/provided & is approved/acceptable. A cross (x) in any space indicates an item has not been assessed/provided and a comment/reason should be added. N/A should be used if an item is not applicable to the consent signoff process.

Building
Consent:

090379

A. OWNER & PROJECT DETAILS (Recent CT may be required)					
1	Owner's Name:	Van Zyl	2	Agent's Name:	
3	Project Address:	De Jong James St Lincoln	4	Post CCC to:	
5	Classified Use:	Dwelling	6	Year Constructed:	

B. INSPECTIONS		✓, ✗, N/A	OUTCOME & REASONS
1	Have all inspections been carried out?	✓	yes
2	Have all issues encountered during the inspection phase been resolved?	✓	yes
3	Is a further site inspection required?	✓	no

C. SUPPORTING DOCUMENTATION		✓, ✗, N/A	OUTCOME & REASONS
1	Have all documentation required by the conditions of the Building Consent been provided?	✓	
2	List additional documents received in support of CCC application to demonstrate compliance.		
3	Energy Works Certificates (Gas & Electricity)		
	a. Electrical Cert No:	2812440	
	b. Gas Cert No:	638635	
4	Check registration numbers of LBPs associated with project and ensure that any Memorandum of Work Certificates are supplied for the Restricted Building Work.		

D. NOTICE TO FIX (NTF)		✓, ✗, N/A	OUTCOME & REASONS
1	Confirm all NTF's (if any) have been complied with to allow the issuance of the CCC	NM	
2	Where an NTF has been lifted ensure NCS & database updated.		

E. COMPLIANCE SCHEDULE (where required)		✓, ✗, N/A	OUTCOME & REASONS
1	Specified Systems identified?	NM	
2	Compliance Schedule document produced?		Compliance Schedule number:
3	Compliance Schedule invoice produced?		

F. FURTHER INFORMATION REQUIRED (if any - include reasons)			
1	The following additional information is required in support of the application for a Code Compliance Certificate:		
2	Decision: approve further information received*: Reason for decision: Information received demonstrates compliance with the Building Code/Consent.	NAME	Signature Date
3	Decision: decline to accept further information received*: Reason for decision: Information fails to demonstrate compliance with the Building Code/Consent. Action taken:	NAME	Signature Date

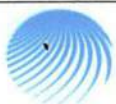
*Delete if not applicable

G. CCC PROCESSING SIGN OFF			
1	Decision: issue CCC* Reason/s for decision:		
	NAME	Signature	Date
	Todd Beal	[Signature]	14/8/12
2	Decision: recommend BCA Refuse to issue CCC and forwarded to Technical & Compliance Team Leader for review* Reason/s for decision:		
	NAME	Signature	Date

*Delete if not applicable

H. SUPERVISION (where applicable)		
1	This signoff has been completed under the supervision of:	
	NAME	Signature

I. REVIEW (where applicable)		
1	Outcome of Review:	
	NAME	Signature



CLYNE & BENNIE
PLUMBING

2404136300

ENVIRONMENTAL POLICY & APPROVALS UNIT
BUILDING CONTROL
CONSTRUCTION STATEMENT- PIPEWORK TESTING

Selwyn District Council
P.O. Box 90, Rolleston
Fax 03 347-2799

Building Consent Number:	ABA 090379
Issued by: (Registered Craftsman Plumber)	Martin De Gouw on behalf of Clyne & Bennie (1988) Ltd
For: (Owner)	Van Zijl De Jong

In respect of the testing of water pipework prior concealment

At: (address)	7 James Street, Lincoln
---------------------------------	-------------------------

I hereby state that I have personally tested the water pipework installed in the building authorised under the above Building Consent by the method indicated hereunder:

- ☒ By pressurising the pipework to 1500 kpa for a period of not less than 15 minutes for the hot and cold water supply and checking to see that there are no leaks. (NZBC G12/AS1 7.5.1 (a), (b).)
- ☐ By pressurising the upvc. Pipework to 1.5 times the maximum working pressure for a period of not less than 15 minutes and checking that there are no leaks (NZBC G12/AS1 7.5.2, NZS 7643)
- ☐ By pressurising the pipework to 1500 kpa for a period of not less than 5 minutes and checking to see that there are no leaks. (NZBC G12 VM1, AS3500: Part 1.2 1998)

For sanitary fixtures used for personal hygiene, I confirm that the tempering valve has been set so as to not exceed:

- ☐ 45°C for early childhood centres, schools, old people's homes, institutions for people with psychiatric or physical disabilities, hospitals. (G12/AS1 6.14.1 (a))
- or
- ☒ 55°C for all other buildings. (G12/AS1 6.14.1 (b))

And I believe on reasonable grounds that the pipework has passed that test.

- ☒ All work complies with the NZBC

I also understand that the Selwyn District Council in accepting this producer statement will be relying on it to issue the code compliance certificate at the completion of the building work.

Signature of Craftsman Plumber:	
Date:	15/02/11
Craftsman Registration No:	11148
Company Name:	Clyne & Bennie (1988) Ltd





CLYNE & BENNIE
PLUMBING

ENVIRONMENTAL POLICY & APPROVALS UNT
BUILDING CONTROL
CONSTRUCTION STATEMENT- PIPEWORK TESTING

Selwyn District Council
P.O. Box 90, Rolleston
Fax 03 347-2799

RECEIVED
13 AUG 2012

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For: (Owner)	Van Zijl De Jong

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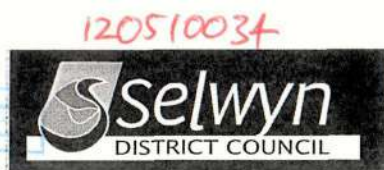
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Signature of Craftsman Plumber:	
Date:	15/02/11
Craftsman Registration No:	11148
Company Name:	Clyne & Bennie (1988) Ltd



SCANNED



Application for Code Compliance Certificate (Form 6) Section 92, Building Act 2004

For Official use
Date Received:

Items marked * are mandatory. Complete this form in BLOCK CAPITALS using BLACK or BLUE ink.

1. The Building Consent

Building Consent
Number*:

090379P

Issued by*:

C.H. ZCAH. van Zijl de Jongs

2. The Project

Description of the building work*:

Domestic dwelling alterations and additions.

Floor Area*: m²

Has the intended use of the
building changed since the Building
Consent was issued/granted? *

☐ YES

→ Provide details of the new use:
[refer NZBC A1 Classified Uses]

☒ NO

3. The Owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]

Owner's Name*:

C.H. ZCAH. van Zijl de Jongs

Contact Person (if owner is a company):

Mailing/

Billing Address*:

Street Address/
Registered Office:

7 James Street
Lincoln 7608

Phone Number:

03 3252 049

Cell Phone:

Fax:

E-mail address:

Website:

4. The Agent

(Note - Only required if application is being made on behalf of the owner. The Agent, if nominated, will be the first point of contact for communications with the Council/Building Consent Authority regarding this application/building work and will receive all correspondence including all invoices)

Agent's Name:

Contact Person (if agent is a company):

Mailing/

Billing Address:

Street Address/
Registered Office:

Phone Number:

Cell Phone:

Fax:

E-mail address:

Website:

5a. The Application

All building work to be carried out under the above building consent was completed on*:

5b. The Application (Restricted Building Work) *

The licenced building practitioner(s) who carried out, or supervised, the restricted building work is/are as follows:

Note: Enter the licenced building practitioner (LBP) number or registration number if treated as being licenced under section 291 of Building Act 2004.

Name Licence Class LBP number

Particular work carried out or supervised:

Name Licence Class LBP number

Particular work carried out or supervised:

Name Licence Class LBP number

Particular work carried out or supervised:

Name Licence Class LBP number

Particular work carried out or supervised:

Name Licence Class LBP number

Particular work carried out or supervised:

Name Licence Class LBP number

Particular work carried out or supervised:

Name Licence Class LBP number

Particular work carried out or supervised:

Name Licence Class LBP number

Particular work carried out or supervised:

Name Licence Class LBP number

Particular work carried out or supervised:

Name Licence Class LBP number

Particular work carried out or supervised:

Note: Use additional sheets if required.

5c. The Application (Key Personnel) *

The personnel who carried out the building work other than restricted building work are as follows:

Builder:		Registration	
Mailing Address:		Number:	
e-mail:		Phone (day):	
Certifying Plumber:	<i>Clyne & Bennis Ltd</i>	Registration	<i>(63 8635)</i>
Mailing Address:		Number:	<i>11148</i>
e-mail:		Phone (day):	
Certifying Gasfitter:	<i>Clyne & Bennis Ltd.</i>	Registration	<i>2 1876.</i>
Mailing Address:		Number:	<i>11148</i>
e-mail:		Phone (day):	
Certifying Drainlayer:	<i>Clyne & Bennis Ltd.</i>	Registration	<i>11148</i>
Mailing Address:		Number:	
e-mail:		Phone (day):	
Registered Electrician:	<i>Torjen Electrical.</i>	Registration	<i>2812440</i>
Mailing Address:		Number:	
e-mail:		Phone (day):	
Name:		Registration	
Mailing Address:		Number:	
e-mail:		Phone (day):	
Name:		Registration	
Mailing Address:		Number:	
e-mail:		Phone (day):	

Note: Use additional sheets if required.

Other notes or comments which you as the applicant may wish to add:

5d. The Application (Specified Systems)

Are there any specified systems associated with this project? *

☐ YES

☒ NO, there are no specified systems associated with this project.

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent: *[specified systems are defined in regulations]*.

- SS1 ☐ Automatic systems for fire suppression (for example, sprinkler systems)
- SS2 ☐ Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit & serves only that unit).
- SS3 ☐ Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
- SS3/1 ☐ Automatic doors
- SS3/2 ☐ Access Controlled Doors
- SS3/3 ☐ Interfaced fire or smoke doors or windows
- SS4 ☐ Emergency lighting systems
- SS5 ☐ Escape route pressurisation systems
- SS6 ☐ Riser mains for fire service use
- SS7 ☐ Automatic back-flow preventers connected to a potable water supply
- SS8 ☐ Lifts, escalators, travelators, or other systems for moving people or goods within buildings
- SS8/1 ☐ Passenger Carrying lifts
- SS8/2 ☐ Service Lifts
- SS8/3 ☐ Escalators and moving walks
- SS9 ☐ Mechanical ventilation or air conditioning systems
- SS10 ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- SS11 ☐ Laboratory fume cupboards
- SS12 ☐ Audio loops or other assistive listening systems
- SS13 ☐ Smoke control systems
- SS13/1 ☐ Mechanical Smoke Control
- SS13/2 ☐ Natural Smoke Control
- SS13/3 ☐ Smoke Curtains
- SS14 ☐ Emergency power systems for, or signs relating to, a system or feature specified in any of the clauses 1 to 13
- SS14/1 ☐ Emergency Power Systems
- SS14/2 ☐ Signs relating to Specified Systems 1 to 13
- SS15 ☐ Other Fire Safety Systems or Features
- SS15/1 ☐ Systems for communicating spoken information intended to facilitate evacuation
- SS15/2 ☐ Final exit (as defined by A2 of the Building Code; and
- SS15/3 ☐ Fire separations
- SS15/4 ☐ Signs for communicating information intended to facilitate evacuation;
- SS15/5 ☐ Smoke separations
- SS16 ☐ Cable Cars

Purpose Group*:

Fire Hazard Category*:

Max Occupant Load*:

5e. The Application (Signatory)

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

Signed by*:

FULL NAME*:

Date*:

I am the*: ☒ **Owner** ☐ **Agent** on behalf of, and with the authority of, the owner.

Address the code compliance certificate should be sent to:

6. Attachments

The following documents are attached to this application:

- ☐ **Evidence of ownership*** (*Certificate of Title or Sale & Purchase Agreement*)
- ☐ Certificates that relate to the energy work (*eg Gas & electricity*)
- ☐ Evidence that the specified systems are capable of performing to the performance standards set out in the building consent
- ☐ Proof of potability of drinking water from private well, and/or rainwater catchment, supply (refer to New Zealand Drinking Water Standards 2005)
- ☐ **Memoranda (Records of Building Work) from licenced building practitioner(s)** stating what restricted building work they carried out or supervised*
- ☐ Other documents from personnel who carried out the work

For Official use only:

	Code Compliance Certificate Application Checklist - Form 6(C) (in conjunction with Form 6)	Building Consent No:
		Date Received:

Project address: James St

Has the practical completion inspection been carried out YES / NO (Please circle) If NO, please book the inspection before proceeding with this application NB The following is required on application in sufficient detail to show compliance with all aspects of the relevant Building Consent. Please complete this Checklist in FULL by placing a tick (✓) in the supplied or Not Applicable boxes. Additional information may be requested during processing of the application.	Supplied	Not Applicable	Selwyn BCA Use Only
Check You Have Included :-			
COMPLETED, dated and signed Application Form			x
Building Consent number			
An Address for the CCC to be posted to			
A copy of the Current Certificate of Title			
Check You Have Listed The Key Personnel:-			
- Name, address, phone number, registration number for ALL key personnel e.g. Builder, Electrician, Drain layer, Plumber etc - Trade Certificates – provided by all key personnel			x
Check You Have Included The Documentation:-			
- Electrical Certificate - Gas Certificate - Water Pressure Test (1500KPA) statement, if stated in building consent or if requested by Building Inspector			✓ ✓ x
Supporting documentation to verify compliance (please list attachments):-			
•			
•			
•			
•			
•			
Proof of potability of water (3 tests results - 1 x chemical + 3 x bacteria)			
Exterior Cladding – Construction Statement required by Building Consent conditions. e.g. Plaster Cladding, Classic Stone			
Relocated Buildings – Copy of Code Compliance Certificate for the building, issued by the local authority whom's district the building was constructed in			
Pile Driving records for driven piles			
Septic tanks- Confirmation from ECAN that they have received and approved the certificate of construction from the drain layer / designer (Compliance Monitoring report)			
Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent including:-			
- Installers Certificates - FPIS Certificates - Dangerous Goods Location – Test Certificate issued by an ERMA approved test certifier			
Approvals from Other Authorities – Approvals for discharges to land, air, or water from ECAN,			
NOTE: Once received by the BCA, your CCC application will be considered and either issued or refused within 20 working days. Please note if any further information is requested this time is suspended until that information is received.			

For BCA Use Only:-

This application is accepted / declined as all relevant information has / has not been supplied - signed:-

**COPY FOR YOUR
INFORMATION**

Project Information Memorandum

090379P

Section 34, Building Act 2004

Application

Owner:	C H & C A H VAN ZIJLL DE		
	JONG		
FRAEMOHS HOMES	No.	090379P	
PO BOX 5251	Issue date	14/05/09	
PAPANUI	Formally Received Date	28/04/09	
CHRISTCHURCH 8542			

Project

Description	HOUSING - Detached Dwelling Being Stage 1 of an intended 1 Stages DOMESTIC DWELLING ALTERATIONS AND ADDITIONS
Intended Life	Indefinite, but not less than 50 years
Intended Use	Domestic Dwelling Alterations consisting of: New Kitchen Addition, 3 Additional Bedrooms and Ensuite with Solid Fuel Heater in Hallway to Upstairs Loft Area, New Lounge with Solid Fuel Heater, Loft Area on Mezzanine Floor above existing Lounge, Decking, Verandah and Replacement of all Existing Windows - 100.81sqm
Estimated Value	\$150,000
Location	7 JAMES STREET, LINCOLN
Legal Description	LOT 1 DP 34753
Valuation No.	2404136300

Building work can proceed following formal notification of Building Consent Approval being received from the Selwyn District Council Building Consent Authority and approvals being obtained from the agencies identified in this project information memorandum.

This Project Information Memorandum does NOT constitute a Building Consent.

Signed for and on behalf of the Council:

Name: _____

Date: _____

Building Department Comments

Building Control Officer: - Kathryn Lewis

Site Constraints

The following design criteria are indicated as being acceptable on and around the proposed construction site.

Earthquake Zone	:	C
Snow Load (Sg)	:	0.33 kPa
Site Wind Speed	:	44 m/s (High)
Altitude	:	10 m (amsl)
Corrosion	:	1

The above loading information is based on the current edition of NZS3604, the use of AS/NZS1170 may result in different values. Where specific design is required loading information relevant to the conditions expected at the proposed site will need to be used in accordance with the current edition of AS/NZS1170.

Special Land Features

Ground bearing capacity on this site should meet the requirements of the NZ Building Code Section B1 without a subsoil investigation being carried out.

This site is located within the Lincoln Township well protection zone.

Other Information

Further approvals and other permits may be required from other authorities such as:-

Environment Canterbury

☐ Solid Fuel Heaters

Evidence that all such approvals have been obtained must be provided at the time of Building Consent lodgement.

Planning Department Comments

Buildings Compliance : Planner – L Duder

Resource Consent Required? No

Based on the plans and details submitted with this application, this building complies with the relevant provisions of the Partially Operative District Plan and no resource consent is required.

Please note that the vehicle crossing serving any new dwelling or principal building is required to be formed and sealed/metalled to Council standards or a resource consent will be required. This requirement also relates to any new vehicle crossing regardless of whether or not it serves a dwelling/principal building.

Activity:

Activity: DOMESTIC DWELLING ALTERATIONS AND ADDITIONS

Zoning: LINCOLN LIVING 1

Current Resource Consents:

Previous resource consents granted / refused for this property?

None Found

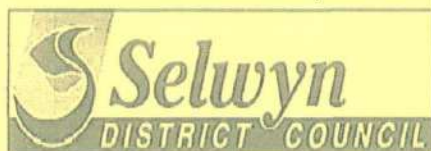
Land Features:

Designations: None Found

Heritage Items : None Found

Registered by the New Zealand Historic Places Trust (NZHPT) : Not Applicable

Special Land Features : None Found



INSPECTION NOTICE

Inspections are to be booked by the owner or builder

Name: **FRAEMOHS HOMES LTD**

Consent No: **090379**

Site Address/Rapid No

Officer ID: AOFBOWYET

7 JAMES STREET, LINCOLN

Name: Tim Bowyer

Type of building work:

Intended Use: : Domestic Dwelling Alterations consisting of: New Kitchen Addition, 3 Additional Bedrooms and Ensuite with Solid Fuel Heater in Hallway to Upstairs Loft Area, New Lounge with DOMESTIC DWELLING ALTERATIONS & ADDITIONS

Stats Code: HOUSING - Detached Dwelling

On 31/08/2011 at 9:58 a.m. this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2002 (Section 174). The purpose of the inspection was:

INSPECTION TYPE: PRACT COMPLETION (HABITABLE)

INSPECTION RESULT: BUILDING WORK MAY NOT PROCEED/REINSPECTION REQUIRED

The Following Items are yet to be completed:

SFH Firebox make and serial number. Firebox clearances (C1). Hearth clearances (C1). Seismic restraints (B1). Flue: installation (ie. 3 rivets per joint) (C1, G4), Penetration through ceiling & roof (C1, E2, G4, H1), Flashings at roof penetration (E2). Wet back system (if installed): Water pipework type, jointing & support (G12), HWC open vented (20mm copper pipe), Water pipe electrical bonding, Water cylinder support/seismic restraint.

provide protection to wall to east side of fire. install 2x smoke detectors

027 2204727

Notes Summary:

complete items above and send in all documentation, call inspector when items completed

Note: A Code Compliance Certificate is required for 2004 Building Act Consents

INSTRUCTIONS

Notice To:

Contractor



Owner



Agent



Occupier

By:

Telephone



Fax



Posting



Left on Site

3. Contacts

[Who was involved in this project? Provide all details where known or relevant.]

Installer:
Business Name: Clyne and Bennie
PO Box/Street Name: 33 Shakespeare Road
Suburb/Lobby: _____
City: Christchurch Post Code: _____
Phone: Day: 03 366 3058 Mobile: _____
A/H: _____ Fax: _____
Email: _____
Reg No: _____ Documents Attached?: _____

Certifying Plumber:
Business Name: _____
PO Box/Street Name: _____
Suburb/Lobby: _____
City: _____ Post Code: _____
Phone: Day: _____ Mobile: _____
A/H: _____ Fax: _____
Email: _____
Reg No: _____ Documents Attached?: _____

4. Compliance Checklist

For the installation of a: ☒ Solid Fuel Heater ☐ Liquid Fuel Heater ☒ Free-standing ☐ Inbuilt
Make: Masport Model: Verona Registration No. 3054238

	[Tick as appropriate]		
	Yes	No	N/A
The existing chimney has been cleaned prior to installation	☐	☐	☒
Is the fireplace surround / chimney face junction sealed up with heat resistance material?	☒	☐	☐
The flue pipe is constructed of austenitic stainless steel	☒	☐	☐
Seismic restraint has been fitted	☒	☐	☐
The flue sections are secured together with stainless steel rivets	☒	☐	☐
The flue is secured to the appliance	☒	☒	☐
The chimney void has been vented at the top	☒	☐	☐
Flue and appliance clearances have been achieved in terms of the manufacturer's instructions. NZS 7421 or AS/NZS 2918	☒	☐	☐
The flue height meets the minimum specified in the manufacturer's instructions and Environment Canterbury (ECAN) rules	☒	☐	☐
The appliance has been installed and commissioned in accordance with the manufacturer's installation and operating instructions. (Liquid Fuel only)	☐	☐	☒
The liquid fuel storage tank and feed system has been installed in accordance with AS1691, or equivalent, and with the requirements of the Council's Hazardous Substances Officer.	☐	☐	☒
Smoke detectors (with hush facility) as detailed on the building consent documents are installed.	☐	☐	☐
Connection or re-connection of wetback undertaken by Certifying Plumber, and details of plumber entered above. Note: Is an offence under the Plumbers, Drainlayers and Gasfitters Act 1976 for unlicensed and unqualified persons to undertake this work.	☐	☐	☒
For NEW wetback connections, anti-scold device installed and copy of B-084 (Construction Statement - Pipework Testing) attached, completed and signed by the Certifying Plumber.	☐	☐	☒

If response to any of the items is no, please comment: NO WAY TO ENTER THIS ROOM FIRE TO FLUE.

Water heater - model and part number: _____

I, Brian Green (print name) certify that the above specified installation has been carried out as described and in accordance with the manufacturer's installation instructions and the current approved building code requirements.

Installer's Signature: Brian Green Dated: 15/12/11

5. Resource Management Act Matters - Liquid Fuel Heater

[Tick as appropriate]

	Yes	No
Does the fuel storage tank have secondary containment (100% if roofed, 120% if unroofed) in accordance with the proposed City Plan (NB: Audit monitoring will be carried out).	☐	☐

If response is no, please comment why: _____

3. Contacts

[Who was involved in this project? Provide all details where known or relevant.]

Installer:
Business/Name: Clyne and Berris
PO Box/Street Name: 38, SHAKESPEARE ROAD
Suburb/Lobby: _____
City: Christchurch Post Code: _____
Phone: Day: 3663059 Mobile: _____
A/H: _____ Fax: _____
Email: _____
Reg No: _____ Documents Attached?: _____

Certifying Plumber:
Business/Name: _____
PO Box/Street Name: _____
Suburb/Lobby: _____
City: _____ Post Code: _____
Phone: Day: _____ Mobile: _____
A/H: _____ Fax: _____
Email: _____
Reg No: _____ Documents Attached?: _____

4. Compliance Checklist

For the installation of a: ☒ Solid Fuel Heater ☐ Liquid Fuel Heater ☒ Free-standing ☐ Inbuilt
Make: Masport Model: Verona Registration No. 3054254

[Tick as appropriate] Yes No N/A

The existing chimney has been cleaned prior to installation	☐	☐	☒
Is the fireplace surround / chimney face junction sealed up with heat resistance material?	☒	☐	☐
The flue pipe is constructed of austenitic stainless steel	☒	☐	☐
Seismic restraint has been fitted	☒	☐	☐
The flue sections are secured together with stainless steel rivets	☒	☐	☐
The flue is secured to the appliance	☒	☒	☐
The chimney void has been vented at the top	☒	☐	☐
Flue and appliance clearances have been achieved in terms of the manufacturer's instructions. NZS 7421 or AS/NZS 2918	☒	☐	☐
The flue height meets the minimum specified in the manufacturer's instructions and Environment Canterbury (ECan) rules	☒	☐	☐
The appliance has been installed and commissioned in accordance with the manufacturer's installation and operating instructions. (Liquid Fuel only)	☐	☐	☒
The liquid fuel storage tank and feed system has been installed in accordance with AS1691, or equivalent, and with the requirements of the Council's Hazardous Substances Officer.	☐	☐	☒
Smoke detectors (with hush facility) as detailed on the building consent documents are installed.	☐	☐	☐
Connection or re-connection of wetback undertaken by Certifying Plumber, and details of plumber entered above. Note: is an offence under the Plumbers, Drainlayers and Gasfitters Act 1976 for unlicensed and unqualified persons to undertake this work.	☐	☐	☒
For NEW wetback connections, anti-scold device installed and copy of B-084 (Construction Statement - Pipework Testing) attached, completed and signed by the Certifying Plumber.	☐	☐	☒

If response to any of the items is no, please comment: NO WAY TO EXIST THIS MODEL FIRE TO FLUE.

Water heater - model and part number: _____

I, Brian Green (print name) certify that the above specified installation has been carried out as described and in accordance with the manufacturer's installation instructions and the current approved building code requirements.

Installer's Signature: Brian Green

Dated: 15/2/11

5. Resource Management Act Matters - Liquid Fuel Heater

[Tick as appropriate]

	Yes	No
Does the fuel storage tank have secondary containment (100% if roofed, 120% if unroofed) in accordance with the proposed City Plan (NB: Audit monitoring will be carried out).	☐	☐
If response is no, please comment why:		

GASFITTING CERTIFICATION CERTIFICATE

(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

This certificate is not transferable

Level 9, 70 The Terrace

PO Box 10655, Wellington

Tel 04 494 2970, Fax 04 494 2975

www.pgdb.co.nz

Consumer: Carl Van Zijl de Jong
Installation Address: 7
James Street
Lincoln

Vehicle Registration:
Vessel Registration:

Certificate Number: **638635**
Gas Supplier: el gas
Category: Domestic
Type (Regulation 24(1)): NEW
Gas Type: LPG
Certification Date: 20 Jul 2010

Test Results: 5 min Duration
7.00kPa test pressure
0.00kPa Loss / Gain
3.00kPa Working pressure

Other Testing: Combustion & Ventilation
Test Date: 20 Jul 2010

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
2	Hob	kitchen	Meile Km 370	40.38	Unflued	non flued	Adventitious	
1	Water heater instantaneous	At side of house by ensuite	Bosch 26E	200 Mjhr	Fan Assisted Flue (Common)	as part of heater	Natural	external

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Registered Gasfitter / Supervised by certifier

Registration No: 21879
Name: Van Pomeran, Martin
Registration No:
Name:

Certificate Owner

Registration No: 11148
Name: De Gouw, Martin P
Company: Clyne & Bennie Ltd 1988

Signed: Certifier

Registration No: 11148
Name: De Gouw, Martin P



Plumbers,
Gasfitters and
Drainlayers Board

GASFITTING CERTIFICATION CERTIFICATE

(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

Certifier Copy. This certificate is not transferable

Level 9, 70 The Terrace

PO Box 10655, Wellington

Tel 04 494 2970, Fax 04 494 2975

www.pgdb.co.nz

Consumer: Carl Van Zijl de Jong
Installation Address: 7
James Street
Lincoln

Vehicle Registration:

Vessel Registration:

Certificate Number: **638635**
Gas Supplier: el gas
Category: Domestic
Type (Regulation 24(1)): NEW
Gas Type: LPG
Certification Date: 20 Jul 2010

Test Results: 5 min Duration
7.00kPa test pressure
0.00kPa Loss / Gain
3.00kPa Working pressure

Other Testing: Combustion & Ventilation

Test Date: 20 Jul 2010

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
2	Hob	kitchen	Meile Km 370	40.38	Unflued	non flued	Adventitious	
1	Water heater instantaneous	At side of house by ensuite	Bosch 26E	200 Mjhr	Fan Assisted Flue (Common)	as part of heater	Natural	external

I certify that:

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2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Registered Gasfitter / Supervised by certifier

Registration No: 21879

Name: Van Pomeran, Martin

Registration No:

Name:

Certificate Owner

Registration No: 11148

Name: De Gouw, Martin P

Company: Clyne & Bennie Ltd 1988

Signed:

Certifier

Registration No: 11148

Name: De Gouw, Martin P

GASFITTING CERTIFICATION CERTIFICATE

(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

Gas Supplier Copy. This certificate is not transferable

Level 9, 70 The Terrace

PO Box 10655, Wellington

Tel 04 494 2970, Fax 04 494 2975

www.pgdb.co.nz

Consumer: Carl Van Zijl de Jong

Installation Address: 7
James Street
Lincoln

Vehicle Registration:

Vessel Registration:

Certificate Number: **638635**

Gas Supplier: el gas

Category: Domestic

Type (Regulation 24(1)): NEW

Gas Type: LPG

Certification Date: 20 Jul 2010

Test Results: 5 min Duration
7.00kPa test pressure
0.00kPa Loss / Gain
3.00kPa Working pressure

Other Testing: Combustion & Ventilation

Test Date: 20 Jul 2010

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Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
2	Hob	kitchen	Meile Km 370	40.38	Unflued	non flued	Adventitiou s	
1	Water heater instantaneous	At side of house by ensuite	Bosch 26E	200 Mjhr	Fan Assisted Flue (Common)	as part of heater	Natural	external

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1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as ammended.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as ammended.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Registered Gasfitter / Supervised by certifier

Registration No: 21879

Name: Van Pomeran, Martin

Registration No:

Name:

Certificate Owner

Registration No: 11148

Name: De Gouw, Martin P

Company: Clyne & Bennie Ltd 1988

Signed:

Certifier

Registration No: 11148

Name: De Gouw, Martin P

Electrical Certificate of Compliance

No. **2812440**

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

No. of attachments **To be completed whether or not an inspection is required.****CUSTOMER INFORMATION - PLEASE PRINT CLEARLY**Name of customer **Carl van Zyll de Jong.**Phone: **325 2049**Address of installation **7 James Street Lincoln.**Postal address of customer (if not as above) **WORK DETAILS****30** No. of lighting outlets No. of ranges**45** No. of socket outlets 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☐ Switchboard☐ Electric lines

Description **Electrical work for additions including**
30 light outlet
45 socket outlets.
2 wall ovens
1 range hood.
1 bathroom extract fan

It is recommended that test results be recorded here:

Visual Examination ☐Earth Continuity ☒Bonding ☒Polarity ☒Insulation Resistance **>100** MohmOther

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILSName **M Jensen**Registration no. **E4220.**Company **Marjen Electrical.**Signature **M Jensen**Date **12 April 2012.**Contact Ph No. **03 344 2927.****CERTIFICATION OF ELECTRIC LINES**

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name Registration no. Company Signature Date Contact Ph No. **INSPECTION DETAILS** Electrical work requiring inspection by a registered electrical inspector☐ New mains☐ Switchboard☐ Earthing system☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name Registration no. Signature Date Daytime Contact Ph No.

0445185

Electrical Certificate of Compliance

RECEIVED
ELECTRICAL
DEPARTMENT

CUSTOMER INFORMATION - (PRINT CLEARLY)

WORK DETAILS

DESCRIPTION OF WORK

INSPECTOR'S SIGNATURE

Building Consent**090379****Section 51, Building Act 2004**

Street address of building: 7 JAMES STREET, LINCOLN
Legal description: LOT 1 DP 34753
Valuation number: 2404136300
Rapid number:
Building name:
Building location on site:
Level/unit number:

Name of Owner: C H & C A H VAN ZIJLL DE JONG

Applicant/Agent: FRAEMOHS HOMES LTD
Contact person: OLGA BOYARCHLIK
Mailing address: PO BOX 256, KAIAPOI 7644
Street address/registered office: 1200 MAIN NORTH ROAD, BELFAST
Phone number:
 Landline: 375 9009
 Mobile:
 Daytime:
 After hours:
Facsimile number: 323 8442
Email address: olga@fraemohs.co.nz
Website:

The following building work is authorised by this building consent:

Description: DOMESTIC DWELLING ALTERATIONS & ADDITIONS
Intended Use: Domestic Dwelling Alterations consisting of: New Kitchen Addition, 3 Additional Bedrooms and Ensuite with Solid Fuel Heater in Hallway to Upstairs Loft Area, New Lounge with Solid Fuel Heater, Loft Area on Mezzanine Floor above existing Lounge, Decking, Verandah and Replacement of all Existing Windows - 100.81sqm
Estimated Value: \$321,500

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.

This Building consent is invalid unless work has commenced within 12 months from the date of issue (section 52 of Building Act 2004).

A Code Compliance Certificate must be applied for as soon as building work is completed (section 92 of Building Act 2004).

Note:- Where conflict may occur between plan/specification information and/or any other specific instruction in application documentation, the applicant and/or designer is to note that the Schedule confirming the method of compliance with the NZ Building Code **will always be the prime default control for Council.**

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

Booking Inspections

1. The Building Consent Authority, is to be advised that the work is ready for inspection at least 1 clear working day before that inspection is required. Please note this may not guarantee an inspection at the desired time if an inspector is not available at that time.
2. All inspections are to be booked by phoning 03 347 2839 between the hours of 8:30am and 5:00pm.
3. The complete set of Approved Building Consent documents (including stamped plans and specifications) **MUST** be available on site for the Officer carrying out the inspection. No inspection will be undertaken if the approved documentation is not available.

This building consent is subject to the following Conditions.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

Pile Holes

Pile hole excavations.

Sub Floor – prior to installation of flooring

Inspection and testing of sanitary plumbing.

Sub floor framing and fixings

Under floor insulation.

Structure

Fraemohs walls erected and tie rods installed.

Structural fixings to roof framing.

Check flashings prior to roof installation.

Preline

NOTE: A weathertight exterior is required before a preline inspection occurs.

Plumbing pipe work.

Moisture test and structural framing check including confirmation of treated timber where required.

Completeness of insulation prior to fixing of internal linings.

Completion of roof flashings(skylights etc)

Window installation to check ventilation, air seals, and glazing.

Drainage

NOTE:- All drainage work must be inspected prior to backfilling and a fully dimensioned 'as-built' drainage plan for Council records must be available when the Inspector visits the site.

Inspection and testing of sanitary sewer.

Connection to existing sewer.

Stormwater connection to existing drain.

Cap off and seal redundant services.

Spouting including rain water heads, overflows and downpipes.

Practical Completion - Residential

Smoke alarm installation.

Safety barriers including stairs, handrails, balustrades, and window restrictors.

Domestic mechanical ventilation.

Flue clearances, hearth and fire place fixing down(two new fireplaces)

Check surface finishes to wet areas.

Upon completion of the building work Energy Work Certificates for the following items shall be provided to the owner to submit with their documentation for Code Compliance Certificate application, for the following:-

- ☐ Electrical work

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

When the final inspection has been carried out and all building work approved, the Code Compliance Certificate can be applied for (The Code Compliance Certificate is invoiced separately with any additional costs if applicable).

Compliance schedule

A compliance schedule is not required for this project.

Attachments

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

Project Information Memorandum Number **090379P**


Signature

29/10/09

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date:

11 NOV 2009

INSPECTION NOTICE

Inspections are to be booked by the owner or builder:

Name: Jong Consent No: 090379
 Site Address/Rapid No: James St Officer: [Signature]
Lincoln Name: [Signature]

Type of building work: ASO
 On 24 / 2 / 12 at am / pm this site was inspected pursuant to the Building Act 2004 [Section 222/230] and the Local Government Act 2002 [Section 174]. The purpose of the inspection was:-

a	Siting & founds	h	Bond Beam	o	Other
b	Slab	i	Blockfill	p	Resource Consent
c	Pre Wrap	j	Heating unit	q	Complaint/investigation
d	Post Wrap	k	Sanitary drainage	r	Compliance Schedule
e	Half height veneer	l	Stormwater drainage	s	WOF/ c/s audit
f	Preline/Plumbing	m	Pile/pole holes	t	☒ Final
g	Post line bracing	n	Cladding	u	Inspection ☐ Pass ☐ Fail

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ RE-INSPECTION YES ☐ NO ☒

INSPECTION NOTES:

● Reinspect of 2 x Items
 from notice dated 31.8.11.

2x Items have been completed
 Smoke detector installed
 Protection to East wall to
 solid Red brick installed
 access to dwelling step installed
 @ landing.

● Please provide CCC application form
 Gas cert, Electrical cert, Asbestos
 test cert.

ENTERED

NOTE: A Code Compliance Certificate Application is required for 2004 Building Act Consents

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A notice to fix will be issued ☐

Notice to: Contractor ☐ Owner ☒ Agent ☐ Occupier ☐ Signed: [Signature]
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION HOUSE

2002-01-10 10:00 AM
1000 1st St. N. W.
Creston, Iowa 50801

Mr. J. H. Smith
1000 1st St. N. W.
Creston, Iowa 50801

Dear Mr. Smith:
I have the honor to acknowledge the receipt of your letter of the 10th inst. regarding the matter of the inspection house. I am sorry that I cannot give you a more definite answer at this time, but I am sure that you will understand my position.

I am sure that you will understand my position. I am sure that you will understand my position. I am sure that you will understand my position. I am sure that you will understand my position.

I am sure that you will understand my position. I am sure that you will understand my position. I am sure that you will understand my position. I am sure that you will understand my position.

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ENTERED

3 October 2011

VAN ZIJLL De JONG CARL HENRI
7 JAMES STREET
LINCOLN 7608

Dear Sir/Madam

RE: 090379 DOMESTIC DWELLING ALTERATIONS & ADDITIONS

Council records indicate that an application for a Code Compliance Certificate has not yet been received for the above building consent.

Where an application has not been made within the two year period since the date of granting the consent, the Building Act 2004, Section 93, requires Council to decide whether to issue a Code Compliance Certificate.

As the statutory two year period is about to expire please advise as to your intentions by confirming one of the following options.

1. Confirm in writing that you will not be applying for a Code Compliance Certificate or,
2. Provided that all the building work has been completed and found to be satisfactory by Council inspections, please complete the enclosed Code Compliance Certificate application form and forward it to Council before the expiry date,
3. Request an extension to the expiry date in writing.
 - Clearly identifying the work that has been done, the work that is still to be done and which will not be completed within the two year period.
 - The new expiry date required.
 - The reasons why the work was not done within the two year period and why an extension should be granted by the Council.

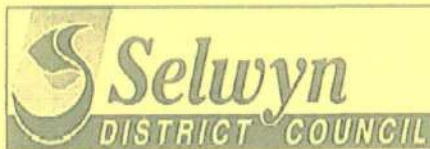
Note: That in keeping with the intent of the Building Act there is no guarantee that the Council will agree to an extension to the expiry date.

If the above information is not supplied it may not be possible to issue a Code Compliance Certificate.

Yours faithfully,



Dante Quinanola
Technical & Compliance Officer



INSPECTION NOTICE

Inspections are to be booked by the owner or builder

Name: **FRAEMOHS HOMES LTD**

Consent No: **090379**

Site Address/Rapid No

Officer ID: AOFBOWYET

7 JAMES STREET, LINCOLN

Name: Tim Bowyer

Type of building work:

Intended Use: : Domestic Dwelling Alterations consisting of: New Kitchen Addition, 3 Additional Bedrooms and Ensuite with Solid Fuel Heater in Hallway to Upstairs Loft Area, New Lounge with DOMESTIC DWELLING ALTERATIONS & ADDITIONS

Stats Code: HOUSING - Detached Dwelling

On 31/08/2011 at 9:58 a.m. this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2002 (Section 174). The purpose of the inspection was:

INSPECTION TYPE: PRACT COMPLETION (HABITABLE)

INSPECTION RESULT: BUILDING WORK MAY NOT PROCEED/REINSPECTION REQUIRED

The Following Items are yet to be completed:

SFH Firebox make and serial number. Firebox clearances (C1). Hearth clearances (C1). Seismic restraints (B1). Flue: Installation (ie. 3 rivets per joint) (C1, G4), Penetration through ceiling & roof (C1, E2, G4, H1), Flashings at roof penetration (E2). Wet back system (if installed): Water pipework type, jointing & support (G12), HWC open vented (20mm copper pipe), Water pipe electrical bonding, Water cylinder support/seismic restraint.

provide protection to wall toeast side of fire.install 2x smoke detectors

Notes Summary:

complete items above and send in all documentation,call inspector when items completed

Note: A Code Compliance Certificate is required for 2004 Building Act Consents

ENTERED
8

INSTRUCTIONS

Notice To:

Contractor ☐

Owner ☐

Agent ☐

Occupier

By:

Telephone ☐

Fax ☐

Posting ☐

Left on Site

INSPECTION NOTICE

Inspections are to be booked by the owner or builder.

Name: Van Zijl De Jong
 Site Address/Rapid No: 7 James Street.

Consent No: 090379

Officer: 22

Name: Peter Robertson

Type of building work: Dwelling Alteration.

On 7 / 7 / 10 at 10:30 am ~~4pm~~ this site was inspected pursuant to the Building Act 2004 [Section 222/230] and the Local Government Act 2004 [Section 174]. The purpose of the inspection was:-

a	Siting & Founds	h	Bond Beam	o	Other
b	Slab	i	Blockfill	p	Resource Consent
c	Pre Wrap	j	Heating unit	q	Complaint/investigation
d	Post Wrap	k	Sanitary drainage	r	Compliance Schedule
e	Half height veneer	l	Stormwater drainage	s	WOF/ c/s audit
f	Preline/Plumbing	m	Pile/pole holes	t	Final
g	Post line bracing	n	Cladding	u	Inspection
					☐ Pass
					☐ Fail

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ RE-INSPECTION YES ☐ NO ☐

INSPECTION NOTES:

Remaining drainage inspected and as built supplied. All work to as built. laid in chip at 1:60.

NOTE: A Code Compliance Certificate Application is required for 2004 Building Act Consents

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

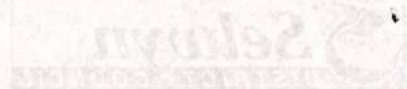
A notice to fix will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed:

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

ENTERED

INSPECTION NOTICE



Inspection to be carried out by the following person:

Consent No: 000000

Office: 2

Name: John Roberts

Address: 100 High Street, London, EC1A 1AA

Building work: Conversion of office to residential

Building Act 1984 Section 110 and 111

Building Act 1984 Section 110 and 111

1	Planning Permission	Yes	2	Building Regulations	Yes
2	Party Wall Award	Yes	3	Structural Alterations	Yes
3	Party Wall Award	Yes	4	Structural Alterations	Yes
4	Party Wall Award	Yes	5	Structural Alterations	Yes
5	Party Wall Award	Yes	6	Structural Alterations	Yes
6	Party Wall Award	Yes	7	Structural Alterations	Yes
7	Party Wall Award	Yes	8	Structural Alterations	Yes
8	Party Wall Award	Yes	9	Structural Alterations	Yes
9	Party Wall Award	Yes	10	Structural Alterations	Yes

Building work: Conversion of office to residential

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Building work: Conversion of office to residential

ENTERED

INSPECTION NOTICE

Inspections are to be booked by the owner or builder.

Name: Van Zijl De Jong Consent No: 090379
 Site Address/Rapid No: 7 James Street. Officer: 22
Lincoln Name: Peter Robertson

Type of building work: Dwelling Alteration

On 7 / 7 / 10 at 10:30 am / pm this site was inspected pursuant to the Building Act 2004 [Section 222/230] and the Local Government Act 2004 [Section 174]. The purpose of the inspection was:-

a	Siting & Founds	h	Bond Beam	o	Other	
b	Slab	i	Blockfill	p	Resource Consent	
c	Pre Wrap	j	Heating unit	q	Complaint/investigation	
d	Post Wrap	k	✓ Sanitary drainage	r	Compliance Schedule	
e	Half height veneer	l	✓ Stormwater drainage	s	WOF/ c/s audit	
f	Preline/Plumbing	m	Pile/pole holes	t	Final	☐ Pass
g	Post line bracing	n	Cladding	u	Inspection	☐ Fail

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ RE-INSPECTION YES ☐ NO ☐

INSPECTION NOTES:

Remaining drainage inspected and as built supplied. All work to as built. laid in chip at 1:60.

NOTE: A Code Compliance Certificate Application is required for 2004 Building Act Consents

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A notice to fix will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed:

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION INFORMATION

In terms of the Building Act you MUST BY LAW give:

- a. At least 2 working days notice of the intended commencement of construction.
- b. Advice that an inspection is required at least one working day (24 hours) before the inspection is to be carried out.
- c. Application for Code Compliance Certificate must be submitted before the final inspection is carried out. The Code Compliance Certificate can only be issued following a final Inspection and verification that all supporting documentation is complete.

NOTE: Inspection bookings are closed off at 4:00pm each day for inspections on the following day.

ALL progress inspections, re-inspections and final inspections are to be booked through the SDC Rolleston Headquarters.

Ph: **347 2848** for ALL inspections or RE-INSPECTION

or

318 8338 Extn. 848 (Darfield calling area)

between the hours of 8:30 am and 4:00 pm Monday to Friday

INSPECTION NOTICE

Please retain this INSPECTION NOTICE on site for the duration of the building project.

The APPROVED PLANS AND SPECIFICATIONS relating to the building consent MUST be kept on site during the construction period. They shall be made available to the BUILDING CONTROL OFFICERS, and the BUILDING CONSULTANTS associated with the project.

Work cannot proceed until each successive inspection has been carried out and approved by the COUNCIL OFFICER or CONSULTANT listed in the consent conditions as being responsible for inspecting that part of the project.

Inspections are to be booked by the owner or builder.

INSPECTION NOTICE

Inspections are to be booked by the owner or builder.

Name: Van Zijll De Jong Consent No: 090379
 Site Address/Rapid No: 7 James Street Officer: SDC 35
Lincoln Name: Carl Greening / Gault

Type of building work: Solid fuel Heater

On 12 / 5 / 10 at 12:24 am/pm this site was inspected pursuant to the Building Act 2004 [Section 222/230] and the Local Government Act 2004 [Section 174]. The purpose of the inspection was:-

a	Siting & Founds	h	Bond Beam	o	Other
b	Slab	i	Blockfill	p	Resource Consent
c	Pre Wrap	j	Heating unit	q	Complaint/investigation
d	Post Wrap	k	Sanitary drainage	r	Compliance Schedule
e	Half height veneer	l	Stormwater drainage	s	WOF/ c/s audit
f	Preline/Plumbing	m	Pile/pole holes	t	Final
g	Post line bracing	n	Cladding	u	Inspection
					☐ Pass
					☐ Fail

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ RE-INSPECTION ☒ YES ☐ NO ☐

INSPECTION NOTES: As requested inspection of range fire unit only.

Masport Verona Serial N° 3054238 fixed down with 2x seismic restraints. Heat shield in place. Flashing completed with new roofing panel + detite flashing sealed with Sealant. No ceiling cavity.

ENTERED

① Smoke alarms yet to install to existing
 ② Please confirm right hand side clearance to timber interior wall from manufacturer

③ Ensure front of hearth is at a compliant distance of 300mm from glass front of heating unit.

NOTE: A Code Compliance Certificate Application is required for 2004 Building Act Consents

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ①②③ ☒

A notice to fix will be issued ☐

Notice to: Contractor ☒ Owner ☐ Agent ☐ Occupier ☐ Signed: [Signature]
 By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

Solid Fuel Heater / In built Prompt Sheet

Pen

Inspection completed with Carl.

PROJECT DETAILS			
Building Consent No.	Site Copy Viewed:	☒ Yes	☐ No
Inspector's Name: <i>Geoff Stevens</i>			
Time Arrived:	Time Departed:	Date: <i>12-05-10</i>	

ITEMS INSPECTED	
Solid Fuel Heater	Inbuilt
✓ Make Model <i>Masport Grandview</i>	Make Model <i>Masport Verona</i>
✓ Serial Number <i>3006146</i>	Serial Number <i>3054238</i>
✓ Seismic	Seismic <i>x 2</i>
✓ Clearances <i>Back reduced. Non combustible</i>	Clearances <i>yet to comply</i>
✓ Shields <i>90 series at back with 25mm Arago</i>	Shields <i>in place</i>
✓ Wet Back / Plumbing <i>DRY</i>	Wet Back / Plumbing <i>NA</i>
✓ Flashings <i>Existing</i>	Flashings <i>NA</i>
✓ Roof Structure <i>existing</i>	Roof Structure <i>✓</i>
✓ Supports <i>to Flue x 1</i>	Supports <i>-</i>
✓ Smoke Alarms <i>x 3</i>	Smoke Alarms <i>yet to fit</i>
✓ <i>Existing outer Flue used as per consent and owners instructions</i>	Chimney Structure <i>Fixed</i>
	Mantle
	Venting / Air flow

✓ *No ceiling cavity*

This is not an inspection record; it serves as a prompt and simply indicates that the items listed have been inspected. The Inspection Notice provides the record of items inspected and decisions made with respect to progression of building work, together with reasons for these decisions as inspection notes.

confirm RH *Side clearance actual = 125 required = 300*
Front Hearth actual = 270
roof panel + decorative flashing required = 300
no ceiling cavity
Smoke alarms yet to be installed.

INSPECTION NOTICE

Inspections are to be booked by the owner or builder.

Name: Van Zijl De Jong Consent No: 090379
 Site Address/Rapid No: 7 James Street Officer: 22
Lincoln Name: Peter Robertson

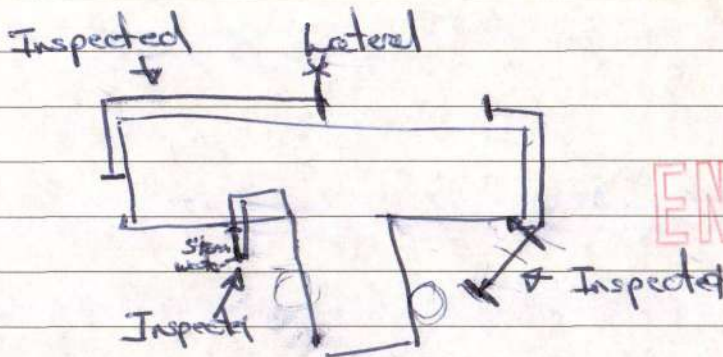
Type of building work: Doelag Alteration
 On 16 / 4 / 18 at 3:18 ~~am~~ pm this site was inspected pursuant to the Building Act 2004 [Section 222/230] and the Local Government Act 2004 [Section 174]. The purpose of the inspection was:-

a	Siting & Founds	h	Bond Beam	o	Other	
b	Slab	i	Blockfill	p	Resource Consent	
c	Pre Wrap	j	Heating unit	q	Complaint/investigation	
d	Post Wrap	k	Sanitary drainage	r	Compliance Schedule	
e	Half height veneer	l	Stormwater drainage	s	WOF/ c/s audit	
f	Preline/Plumbing	m	Pile/pole holes	t	Final Inspection	☐ Pass
g	Post line bracing	n	Cladding	u		☐ Fail

BUILDING WORK MAY PROCEED ☐ MAY NOT PROCEED ☐ RE-INSPECTION ☒ YES ☒ NO ☐

INSPECTION NOTES:

Part Only
100mm UPVC sewer laid 1:60 to lateral
hard in chip.
10mm UPVC laid in chip - stormwater
Okay to back fill area's inspected as
discussed with Craig Barrett on site.



NOTE: A Code Compliance Certificate Application is required for 2004 Building Act Consents

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A notice to fix will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed:

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE

Inspections are to be booked by the owner or builder.

Name: Van Zille Dr Jan Consent No: 090379

Site Address/Rapid No: 7 James St. Officer: [Signature]

hucor Name: [Signature]

Type of building work: Deverage Activation & Addition

On 1 / 4 / 10 at 11-00 am/pm this site was inspected pursuant to the Building Act 2004 [Section 222/230] and the Local Government Act 2004 [Section 174]. The purpose of the inspection was:-

a		Siting & Founds	h		Bond Beam	o		Other	
b		Slab	i		Blockfill	p		Resource Consent	
c		Pre Wrap	j		Heating unit	q		Complaint/investigation	
d		Post Wrap	k		Sanitary drainage	r		Compliance Schedule	
e		Half height veneer	l		Stormwater drainage	s		WOF/ c/s audit	
f	✓	Preline/Plumbing	m		Pile/pole holes	t		Final Inspection	☐ Pass
g		Post line bracing	n		Cladding	u			☐ Fail

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ RE-INSPECTION YES ☐ NO ☒

INSPECTION NOTES:

3 x Parts.
Fluorals. wall/corner. The box in place
Rafter Framing, Fixings. C/P 80 to Beam.
C/P 40 to Photo Areas. Beam brackets in place.
Blaine to be put in (Diagonal).
Making floor joists and floor comben
75x35 ceiling joists @ 600 & double nags
Veranda rafters, posts & beams.
Ceiling insulation to fit as ply
fitting.
Air dates to windows.
Rolling 2x nail 1x screw.

ENTERED

NOTE: A Code Compliance Certificate Application is required for 2004 Building Act Consents

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☐

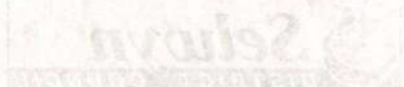
Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A notice to fix will be issued ☐

Notice to: Contractor ☒ Owner ☐ Agent ☐ Occupier ☐ Signed: [Signature]

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

INSPECTION NOTICE



Inspection notice is to be issued, where appropriate, to the following persons:

Name: Mr. John Smith
 Address: 123 Main Street, Sydney, NSW 2000
 Telephone: 02 1234 5678
 Type of subject work: General Building Work

On 15/01/2004 at 10:00 AM, the following persons were inspected pursuant to the provisions of the Environmental Planning and Assessment Act 1979:

No.	Name	Position	Signature	Date
1	Mr. John Smith	Owner	<i>[Signature]</i>	15/01/2004
2	Mr. John Smith	Owner	<i>[Signature]</i>	15/01/2004
3	Mr. John Smith	Owner	<i>[Signature]</i>	15/01/2004
4	Mr. John Smith	Owner	<i>[Signature]</i>	15/01/2004
5	Mr. John Smith	Owner	<i>[Signature]</i>	15/01/2004
6	Mr. John Smith	Owner	<i>[Signature]</i>	15/01/2004
7	Mr. John Smith	Owner	<i>[Signature]</i>	15/01/2004
8	Mr. John Smith	Owner	<i>[Signature]</i>	15/01/2004

Inspection notes: See attached report for details of inspection.

The following work was observed during the inspection:
1. The building is in good condition and complies with the relevant standards.
2. The fire alarm system is operational and tested.
3. The fire extinguishers are in good condition and tested.
4. The fire escape route is clear and unobstructed.
5. The fire alarm control panel is in good condition and tested.
6. The fire alarm system is in good condition and tested.
7. The fire alarm system is in good condition and tested.
8. The fire alarm system is in good condition and tested.

ENTERED

NOTE: A Certificate of Compliance (COC) is required for all buildings and structures.

Grade: 1 (Building is in good condition and complies with the relevant standards.)

INSTRUCTIONS:

☐ The building is in good condition and complies with the relevant standards.

☐ The building is in good condition and complies with the relevant standards.

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☐ The building is in good condition and complies with the relevant standards.

Building Consent Inspection Prompt Sheet Preline

PROJECT DETAILS			
Building Consent No. <u>090399</u>	Site Copy Viewed: ☒ Yes ☐ No		
Inspector's Name: <u>TJB</u>			
Time Arrived: <u>11.00</u>	Time Departed: <u>11-30</u>	Date: <u>1/4/10</u>	

ITEMS INSPECTED	
Framing	Bracing
☒ Timber species	☒ Location/type
☒ Timber grade	☒ Clear of wet areas
☒ Timber treatment	☒ Connections/fixings
☒ Moisture content	☒ Roof bracing
☒ Stud size	☒ Dragon ties
☒ Stud spacing <u>Tramates</u>	☒ Diaphragms
☒ Lintel sizes	☒ Fixing
☒ Post sizes	☒ Bottom plate <u>Tie Rods</u>
☒ Truss Layout	☒ Top plate <u>1</u>
☒ Girder truss supports <u>Rafter</u>	☒ Truss to plate
☒ Ceiling batten spacing	☒ Purlins
☒ Purlins	☒ Brace bottom plate
☒ Other	☒ Steel angle fixings
☒ Building wrap	☒ Post to foundation
☒ Window air seals	☒ Post to beam
☒ Roof underlay	☒ Fire walls
☒ DPC under plates <u>X</u>	☒ Lintel
☒ Insulation material <u>on site</u>	
☒ Insulation placement	
☒ Internal ventilation	
☒ Water cylinder support	
☒ Seismic restraint	
☒ Fire walls	
☒ Shower tanking	

This is not an inspection record, it serves as a prompt and simply indicates that the items listed have been inspected. The Inspection Notice provides the record of items inspected and decisions made with respect to progression of building work, together with reasons for these decisions as inspection notes.

INSPECTION NOTICE

Inspections are to be booked by the owner or builder.

Name: Van Zijl De Jong Consent No: 090379
 Site Address/Rapid No: 7 James St Officer: 27
Le-cob Name: Chris Westwood

Type of building work: Additions & Alterations

On 19/1/10 at 11:00 am / pm this site was inspected pursuant to the Building Act 2004 [Section 222/230] and the Local Government Act 2004 [Section 174]. The purpose of the inspection was:-

a	Siting & Founds	h	Bond Beam	o	Other	
b	Slab	i	Blockfill	p	Resource Consent	
c	Pre Wrap	j	Heating unit	q	Complaint/investigation	
d	Post Wrap	k	Sanitary drainage	r	Compliance Schedule	
e	Half height veneer	l	Stormwater drainage	s	WOF/ c/s audit	
f	Preline/Plumbing	m	✓ Pile/pole holes	t	Final	☐ Pass
g	Post line bracing	n	Cladding	u	Inspection	☐ Fail

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ RE-INSPECTION YES ☐ NO ☒

INSPECTION NOTES:

Plan son site

21 Anchor pile holes 350x350x900 deep
46 Ordinary pile holes 350x350x400 deep.

1. / deck ordinary holes still to do
2. / Ensure concrete cover is maintained

ENTERED

NOTE: A Code Compliance Certificate Application is required for 2004 Building Act Consents

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to 1/2/ ☒

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A notice to fix will be issued ☐

Notice to: Contractor ☒ Owner ☐ Agent ☐ Occupier ☐ Signed: [Signature]

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☒

ENTERED

Building Consent Inspection Prompt Sheet Pile Holes and Foundation Piles Inspection (two inspections)

PROJECT DETAILS			
Building Consent No. 090379	Site Copy Viewed: ☒ Yes ☐ No		
Inspector's Name: Ch			
Time Arrived: 11:24	Time Departed:	Date: 19/1/10	

INSPECTION 1 (HOLES)

ITEMS INSPECTED	
Site Factors	Excavation
☒ Potential Flooding	Depth anchor 900 ordinary 400
☒ Distance to Boundary	Width 350x350
☒ Site Stability	Level Bottom
☒ Ground Bearing	Floor Level Indicated
☒ Vegetation Clear	
☒ Overhead or close power wires	

21 anchors

INSPECTION 2 (PILES)

ITEMS INSPECTED	
General	Connections
☐ Piles	☐ Bearer to Pile
☐ Pile Types	☐ Sub Floor Braces
☐ Pile Materials	☐ Joist to Bearer
☐ Timber Treatment	☐ Brace Slope
☐ Pile Height Above Ground	

This is not an inspection record; it serves as a prompt and simply indicates that the items listed have been inspected. The Inspection Notice provides the record of items inspected and decisions made with respect to progression of building work, together with reasons for these decisions as inspection notes.

9 4
~~13~~ 13
 29 8
 4
 (46) (21)
 deck still to do

This building consent is subject to the following Conditions.

Selwyn District Council Building Consent Authority Officers will carry out the following inspections:

Pile Holes

Pile hole excavations.

Sub Floor – prior to installation of flooring

Inspection and testing of sanitary plumbing.

Sub floor framing and fixings

Under floor insulation.

Structure

Fraemohs walls erected and tie rods installed.

Structural fixings to roof framing.

Check flashings prior to roof installation.

Preline

NOTE: A weathertight exterior is required before a preline inspection occurs.

Plumbing pipe work. ?

Moisture test and structural framing check including confirmation of treated timber where required.

Completeness of insulation prior to fixing of internal linings.

Completion of roof flashings(skylights etc)

Window installation to check ventilation, air seals, and glazing.

Drainage

NOTE:- All drainage work must be inspected prior to backfilling and a fully dimensioned 'as-built' drainage plan for Council records must be available when the Inspector visits the site.

Inspection and testing of sanitary sewer.

Connection to existing sewer.

Stormwater connection to existing drain.

Cap off and seal redundant services.

Spouting including rain water heads, overflows and downpipes.

Practical Completion - Residential

Smoke alarm installation.

Safety barriers including stairs, handrails, balustrades, and window restrictors.

Domestic mechanical ventilation.

Flue clearances, hearth and fire place fixing down(two new fireplaces)

Check surface finishes to wet areas.

Upon completion of the building work Energy Work Certificates for the following items shall be provided to the owner to submit with their documentation for Code Compliance Certificate application, for the following:-

- ☐ Electrical work

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

When the final inspection has been carried out and all building work approved, the Code Compliance Certificate can be applied for (The Code Compliance Certificate is invoiced separately with any additional costs if applicable).

Compliance schedule

A compliance schedule is not required for this project.

Attachments

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

Project Information Memorandum Number **090379P**


Signature

29/10/09

Date of Granting

Selwyn District Council Building Consent Authority Signatory

Position

On behalf of: Selwyn District Council

Issue Date:

11 NOV 2009

Building Consent**090379****Section 51, Building Act 2004**

Street address of building:	7 JAMES STREET, LINCOLN
Legal description:	LOT 1 DP 34753
Valuation number:	2404136300
Rapid number:	
Building name:	
Building location on site:	
Level/unit number:	

Name of Owner:	C H & C A H VAN ZIJLL DE JONG
----------------	-------------------------------

Applicant/Agent:	FRAEMOHS HOMES LTD
Contact person:	OLGA BOYARCHLIK
Mailing address:	PO BOX 256, KAIAPOI 7644
Street address/registered office:	1200 MAIN NORTH ROAD, BELFAST
Phone number:	
Landline:	375 9009
Mobile:	
Daytime:	
After hours:	
Facsimile number:	323 8442
Email address:	olga@fraemohs.co.nz
Website:	

The following building work is authorised by this building consent:

Description:	DOMESTIC DWELLING ALTERATIONS & ADDITIONS
Intended Use:	Domestic Dwelling Alterations consisting of: New Kitchen Addition, 3 Additional Bedrooms and Ensuite with Solid Fuel Heater in Hallway to Upstairs Loft Area, New Lounge with Solid Fuel Heater, Loft Area on Mezzanine Floor above existing Lounge, Decking, Verandah and Replacement of all Existing Windows - 100.81sqm
Estimated Value:	\$321,500

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.

This Building consent is invalid unless work has commenced within 12 months from the date of issue (section 52 of Building Act 2004).

A Code Compliance Certificate must be applied for as soon as building work is completed (section 92 of Building Act 2004).

Note:- Where conflict may occur between plan/specification information and/or any other specific instruction in application documentation, the applicant and/or designer is to note that the Schedule confirming the method of compliance with the NZ Building Code **will always be the prime default control for Council.**

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

Booking Inspections

1. The Building Consent Authority, is to be advised that the work is ready for inspection at least 1 clear working day before that inspection is required. Please note this may not guarantee an inspection at the desired time if an inspector is not available at that time.
2. All inspections are to be booked by phoning 03 347 2839 between the hours of 8:30am and 5:00pm.
3. The complete set of Approved Building Consent documents (including stamped plans and specifications) **MUST** be available on site for the Officer carrying out the inspection. No inspection will be undertaken if the approved documentation is not available.