

Sharalyn Fraser *Agency*

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CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 130241



The Building		
Street address of building:	48 Eucalyptus Way, Paraparaumu 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 2 DP 348721	Year first constructed:
The Owner		
Name of owner:	Roberts Peter Aled	Street address /registered office:
Contact person:		Phone numbers:
Mailing address:	C/-Shaun Taylor Mass Construction 169 Rimu Rd Paraparaumu 5032	Landline:
Email address:		Mobile: 027 3290711
Website:		Daytime:
		After hours:
		Facsimile number:
First point of contact for communications with the Kāpiti Coast District Council:		
Full Name: Mass Construction NZ Ltd Mailing Address: PO Box 1703, Paraparaumu Phones: 021 820671; 04 2989289 Email: brett.rollander@platinumhomes.co.nz		
Building Work		
Building Consent No:	130241	Issued by: Kāpiti Coast District Council
Project Description:	New Dwelling	

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: 21 May 2014

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

BC 130241

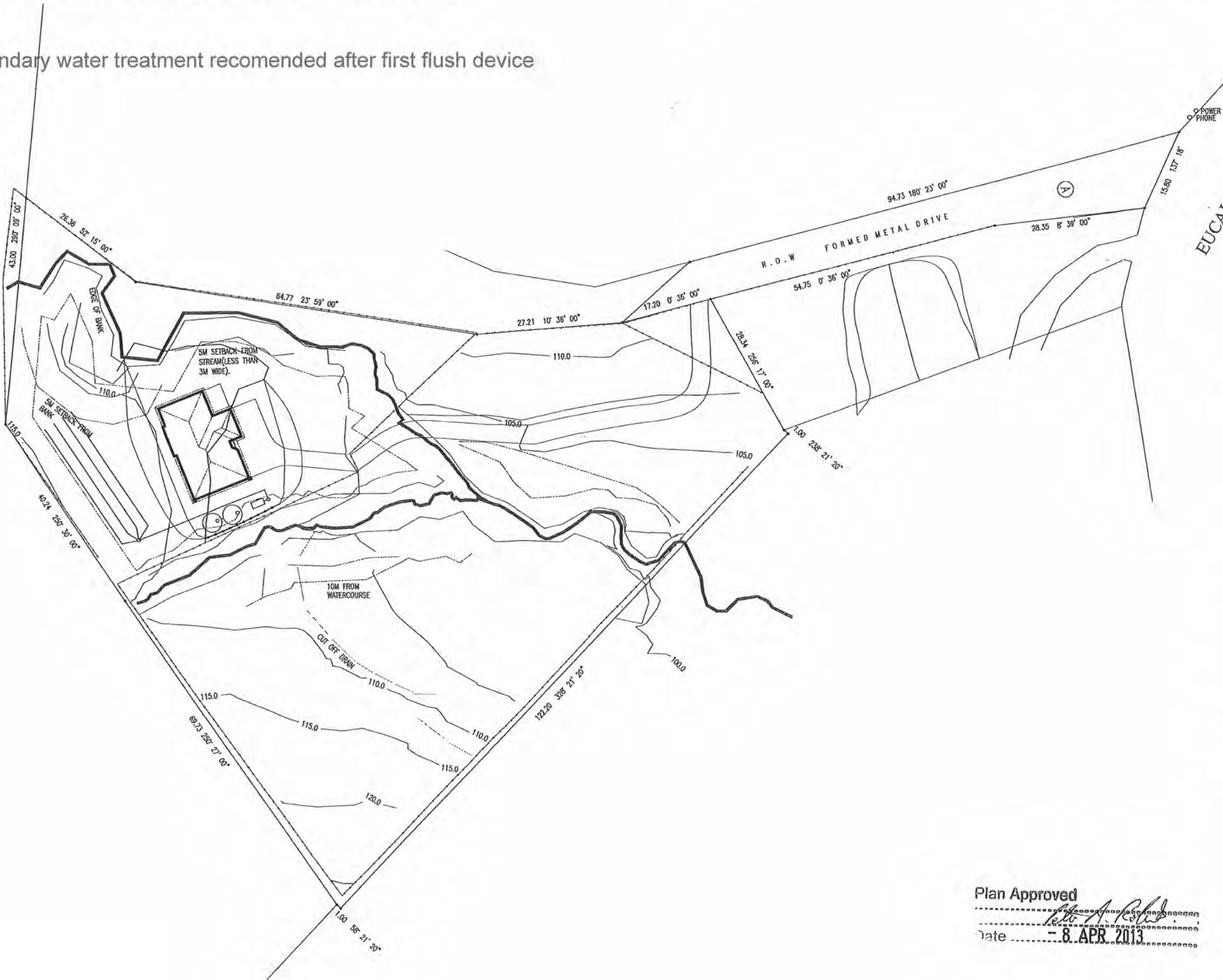
WATER STORAGE TANK NEED TO BE CLEANED OUT ON A REGULAR BASIS

Some secondary water treatment recommended after first flush device



EUCALYPTUS WAY

RECEIVED
30 APR 2013
BY: 00002

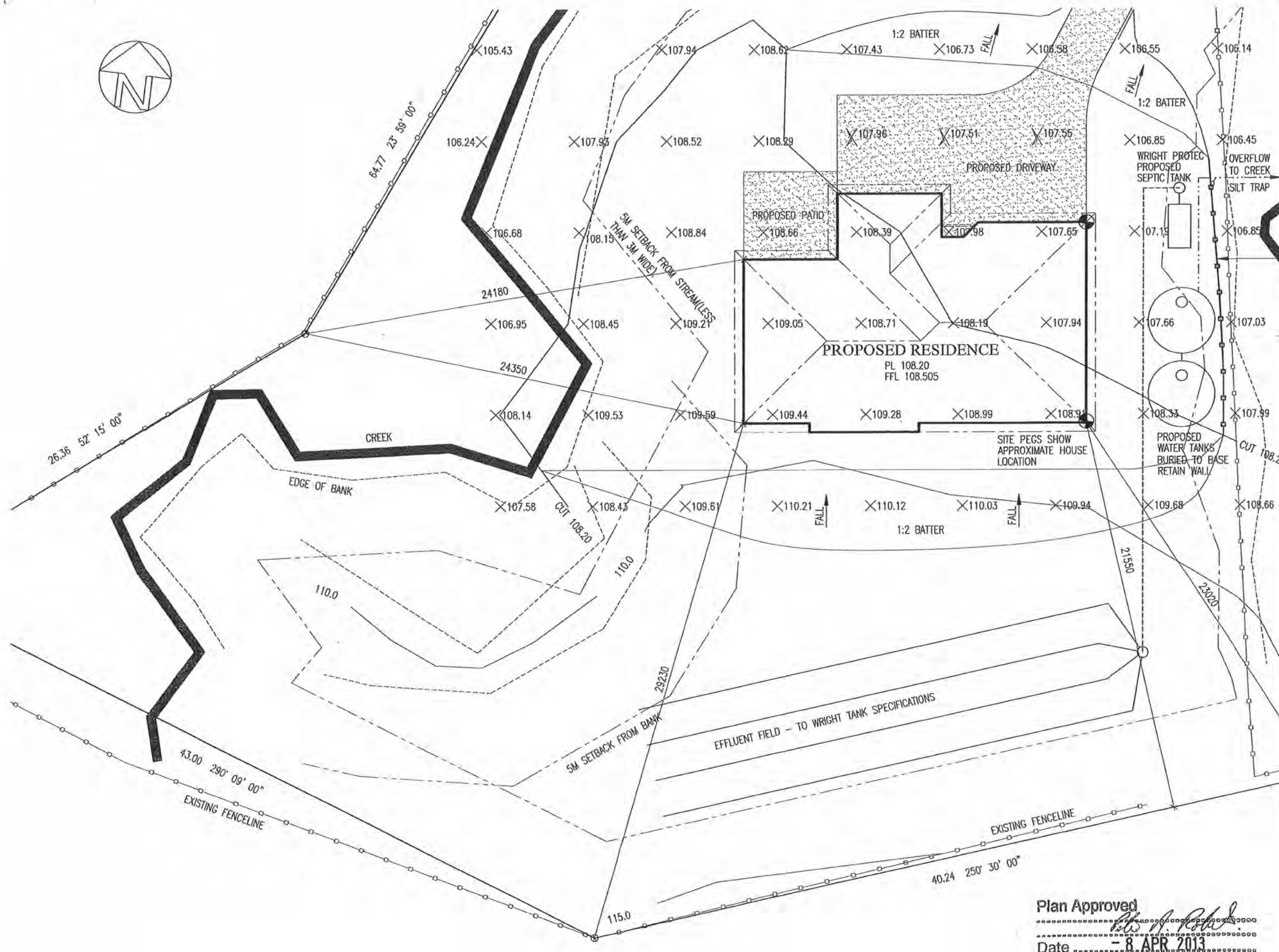


PROPOSED RESIDENCE	
PLATFORM	108.20
FLOOR	108.505
% COVERAGE	2.05%
FLOOR INCL ALL ROOF COVERED OUTDOOR AREAS	205.22 SQ M
SITE AREA	10007.00 SQ M
KILLKENNY ALTERED	
NOTES	
1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE. 2. 80MM DOWNPIPES THROUGHOUT. 100MM UPVC STORMWATER 1:120 GRADIENT TO AS/NZS 1260	
LEGAL DESCRIPTION	
LOT NO	2
DP	348721
AREA	10007 SQ. METRES
STREET NO	48
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION	
SALES PAULO PELASIO	
DRAWN MIKE, E	DATE 25/10/2012
REVISED	
REVISED	
WN100A	FULL SITE PLAN
PETER ALED ROBERTS	
48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAUMU	
SCALE 1:500 ON A2	SHEET 1

Plan Approved

Peter Aled Roberts

Date - 8 APR 2013



30 APR 2013

BY: 00003

TIMBER RETAINING WALL
 MAX HEIGHT 1.75 METRES
 MAX BACKSLOPE 0 DEGREES
 MAX SURCHARGE 0 KPA
 MAX FRONT SLOPE 10 DEGREE
 WATER AND SEPTIC TANKS
 BURIED IN LINE WITH
 RETAINING WALL BASE (APPROX
 1.75 BELOW FGL.)
 TO ENGRS CALCS & DESIGN

PROPOSED RESIDENCE

PLATFORM	108.20
FLOOR	108.505
% COVERAGE	2.05%
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KILLKENNY ALTERED

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DRAWN MIKE. E	DATE 25/10/2012
REVISED	28/2/2013
REVISED	

WN100A SITE PLAN

PETER ALED ROBERTS
 48 EUCALYPTUS WAY
 NIKAU VLY, PARAPARAUMU

SCALE 1:200 ON A3 SHEET 2

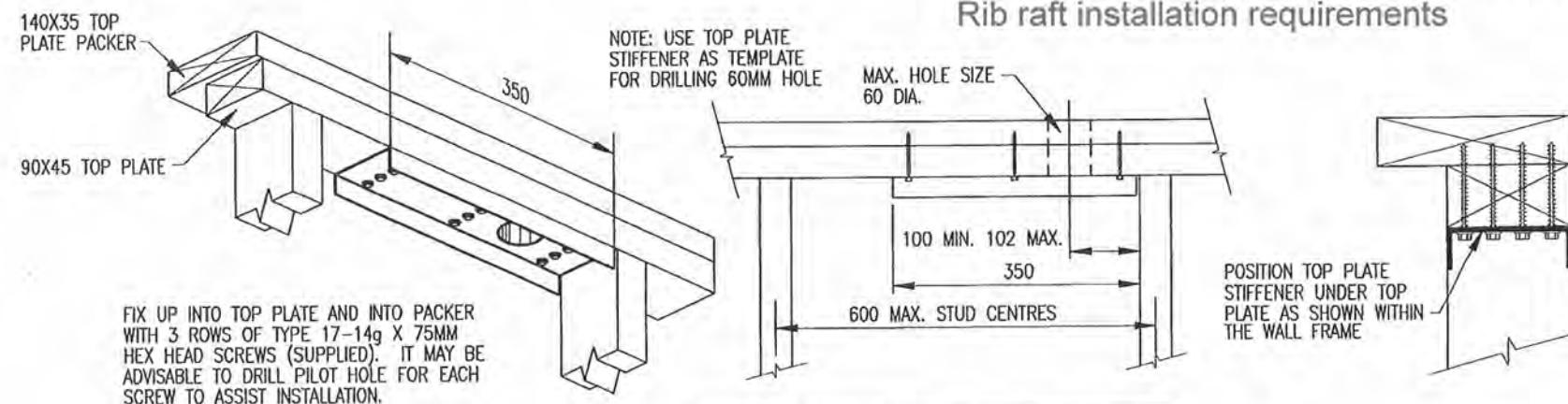
Plan Approved

Date - 8 APR 2013

Water test all drainage under the slab at the time of the preslab plumbing inspection.

ensure pipework under /through Rib raft floor is installed to Rib raft installation requirements

A drainage inspection is required



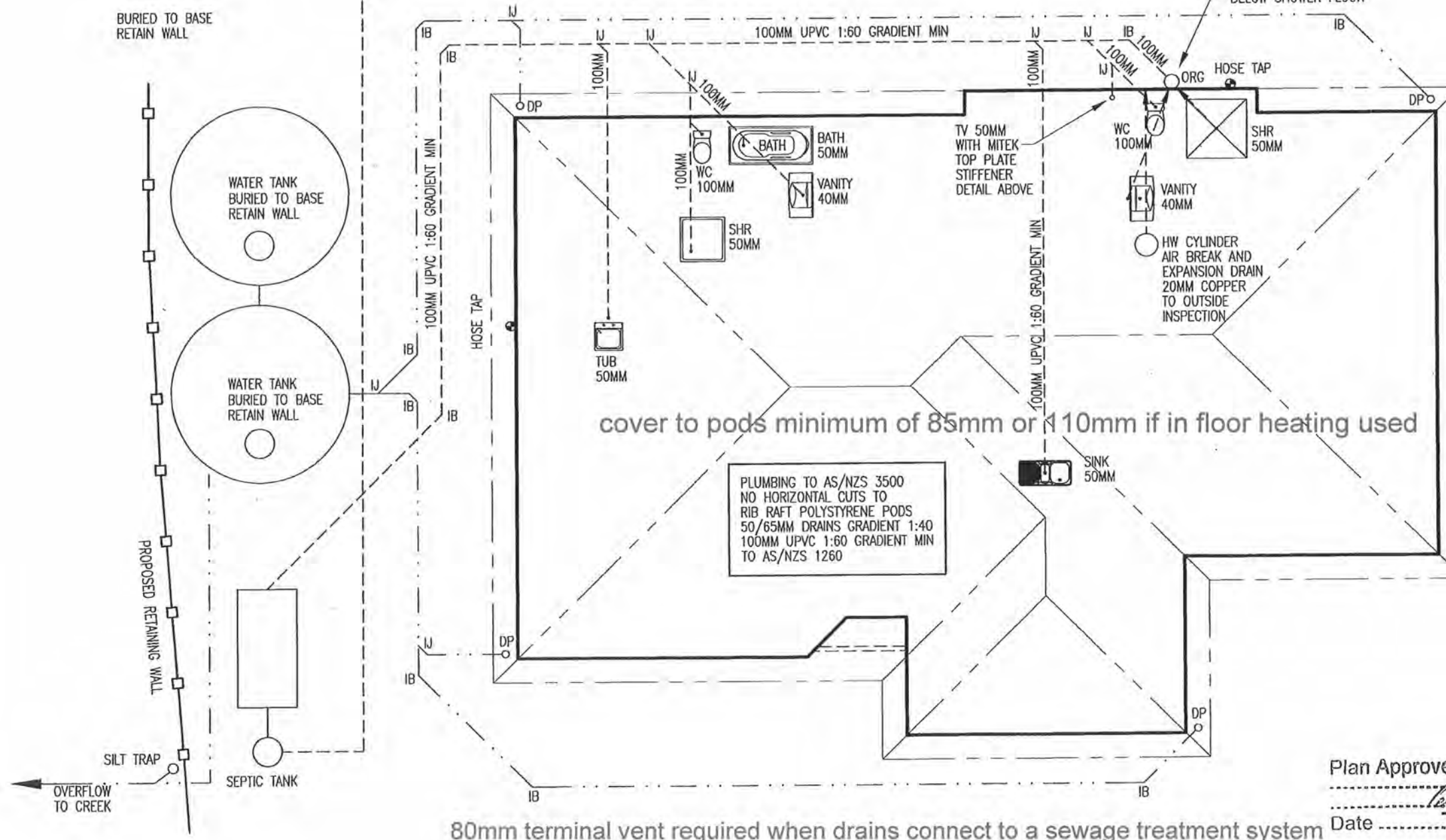
TOP PLATE STIFFENER DETAILS

Pipes under the slab to be inspected before covering

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30 APR 2013
00004

APPROVED
BY
PLUMBING
AND
DRAINAGE
Simon C
8/5/2013

NOTE
ALL FLOOR PENETRATIONS TO HAVE
ADEQUATE FREEPLAY IN EVENT OF
EARTHQUAKE
ALLOW MIN 115MM HOLE FOR 65MM PIPES
ALLOW MIN 150MM HOLE FOR 100MM PIPE
ALLOW 90MM FOR 40MM PIPE
HOLES TO BE FORMED BY POLYSTYRENE
OR SLEEVE



Plan Approved

Date - 8 APR 2013

	
KILLKENNY ALTERED	
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SALES PAULO PELASIO	
DRAWN M.T	DATE 18/02/2013
REVISED	
REVISED	
WN100A DRAINAGE PLAT PETER ALED ROBERTS 48 EUCALYPTUS WAY NIKAU VLY, PARAPARAUMU	
SCALE 1:100 ON A3	SHEET 3

preline plumbing inspection required.

All frost prone water pipes are to be lagged with a suitable type of insulation.

BC 130241

30 APR 2013

00005



KILLKENNY ALTERED

NOTES

- 45MM TRIMMER STUDS TO INTERNAL DOORS & 25MM JAMBS AND ARCHITRAVES.
- GRADE A & B SAFETY GLASS TO BE USED IN ACCORDANCE WITH NZSS 4223 & NZ BUILDING CODE.
- ALL ASPECTS OF THIS PROJECT MUST FULLY COMPLY WITH NZS 3604 & ALL RELEVANT RELATED APPROVED DOCUMENTS AND PROVISIONS OF THE NZ BUILDING CODE WHETHER OR NOT DETAILED IN THESE PLANS.
- GARAGE TO BE LINED AND PAINTED.
- SEALED LINER SHOWER TRAY UNITS CIB AQUALINE AROUND.
- TILED SHOWERS WITH APPROVED WATERPROOFING TO DETAIL SHEET 23 TILES TO BE COMPATIBLE WITH FIXING TO 10MM AQUALINE SHEET ON WALLS.

ZONES

WIND ZONE	HIGH (A)
EXPOSURE ZONE	C
EARTHQUAKE ZONE	3
SNOW LOADING	N1

TIMBER GRADING

STUDS 90X45, H1.2 UNLESS SPECIFIED. ALL STRUCTURAL TIMBER TO BE MINIMUM STRESS GRADE 8 TIMBER. H1.2 TREATED TO INTERNAL WET AREAS. ALL LINTELS TO BE MINIMUM STRESS GRADE 8 TIMBER.

WINDOW CODES

AW12/20/1SL	— WINDOW TYPE AND SIZE
1216X2016 T	— TRIM SIZE FOR PRECUT
190X90 L	— LINTEL SIZE

AREAS

FLOOR AREA HOUSE	162.12 SQ. METRES
DOUBLE GARAGE	41.82 SQ. METRES
TOTAL AREA	203.94 SQ. METRES
PERIMETER FRAME	63.35 METRES
SOFFIT/GABLE LENGTH	66.12 METRES
ROOF AREA	233.77 SQ. METRES

LEGAL DESCRIPTION

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SALES PAULO PELASIO

DRAWN M.T	DATE 18/02/2013
REVISED	28/2/2013
ENGINEER	B.B. 33104

WN100A FLOOR PLAN

PETER ALED ROBERTS
48 EUCALYPTUS WAY
NIKAU VLY, PARAPARAUMU

SCALE 1:100 ON A3 SHEET 4

BATTEN HOLDER & 100W LAMP IN CEILING CAVITY - NEON MESH SWITH FOR LOFT LIGHT

R2.2 INSULATION TO GARAGE EXTERIOR WALLS

HEATED TOWEL RAILS INSTALLED IN ENSUITE & BATHROOM

MIRROR & TOILET ROLL HOLDER IN ENSUITE & BATHROOM

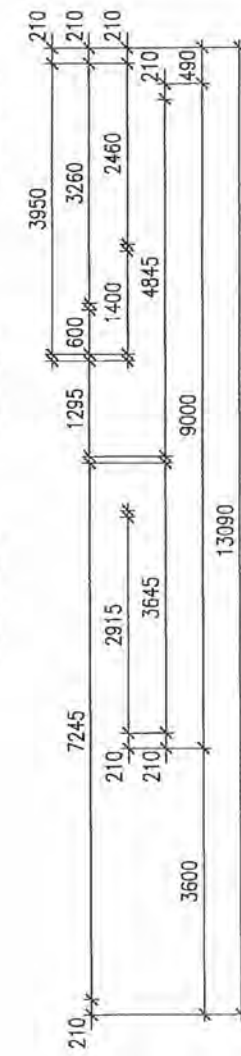
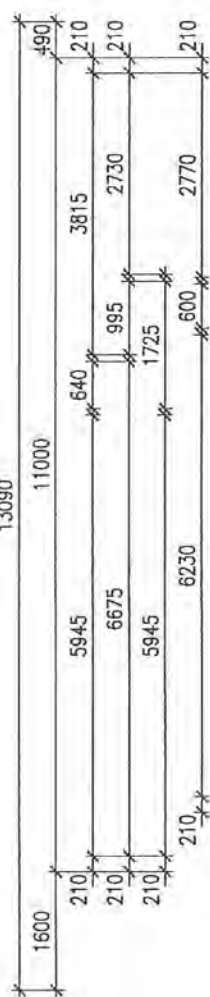
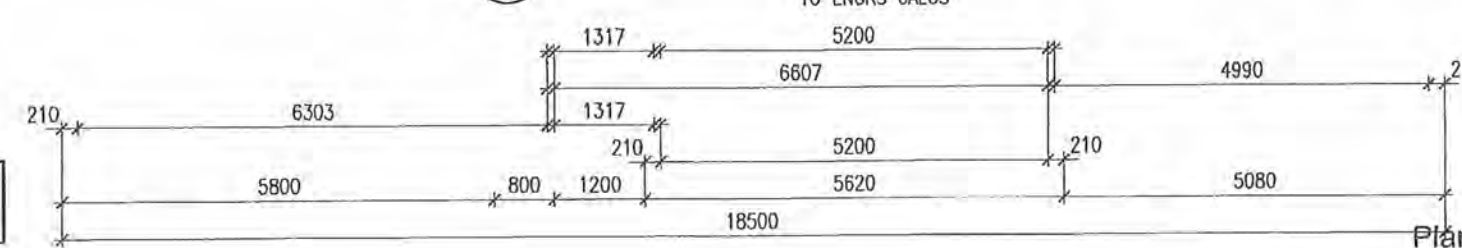
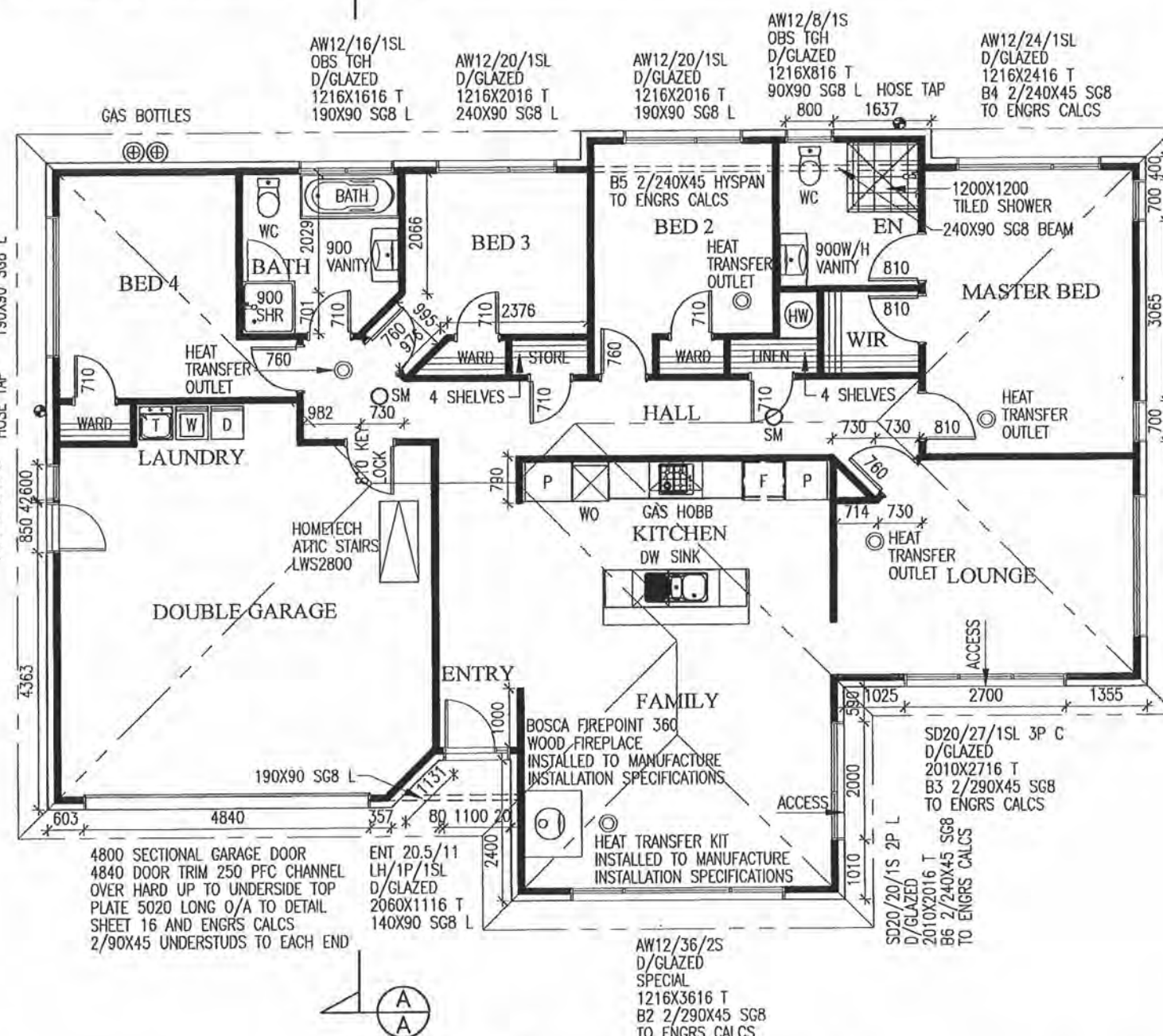
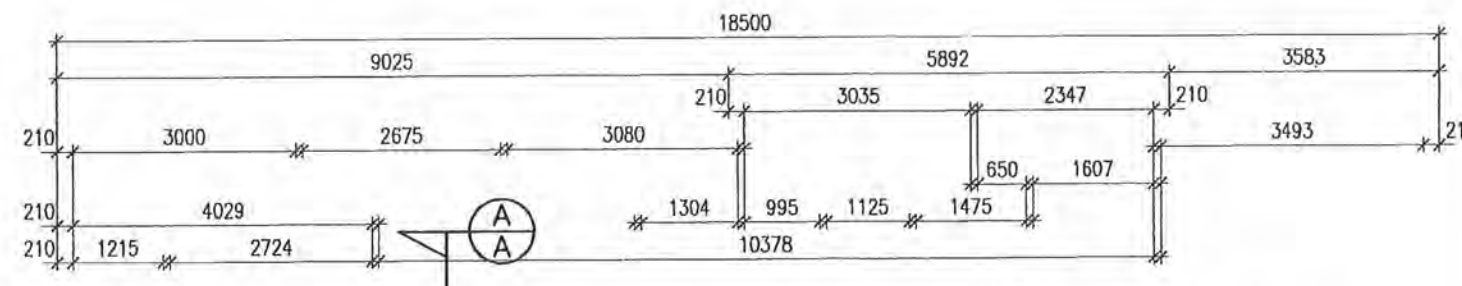
METER BOX LOCATED ON POWER PLINTH

LINTEL NOTE:

ALL SGB LINTELS MAY BE SUBSTITUTED FOR GLB GLULAM LINTELS OF SAME SIZE. REFER TO ENGRS CALCULATIONS

Plan Approved

Date 8 APR 2013



REFER INSULATION SCHEDULE SHEET 17

REFER DRAGON TIES AND CNR BRACES TO SHEET 11

BC 130241

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BY: 00000



KILLKENNY ALTERED FLOORING	
TILED AREA	
CARPET (EXCLUDING GARAGE)	
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SALES PAULO PELASIO	
DRAWN M.T.	DATE 18/02/2013
REVISED	
REVISED	
WN100A WET AREA DETAILS	
PETER ALED ROBERTS 48 EUCALYPTUS WAY NIKAU VLY, PARAPARAUMU	
SCALE SHOWN ON A3	SHEET 5

Plan Approved

Date - 8 APR 2013

Lot 2,
8 Eucalyptus Way,
Nikau
Paraparaumu

Note: For specific items as defined in
Producer Statement - Design

signed by David B N. Lau
B.E. (Hons); Ph.D. MIPENZ CP&E



**WILTON
JOUBERT**
Consulting Engineers

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00024
BY:

Timber Retaining Wall #1
max. retaining wall height: 1.75m
max back slope: 0 degrees
max surcharge: 0kPa

-water & septic tanks buried in line with retaining wall base (approx 1.75m below FGL).

PROPOSED RESIDENCE	
PLATFORM	108.20
FLOOR	108.505
% COVERAGE	2.05%
FLOOR INCL ALL ROOF COVERED OUTDOOR AREAS	205.22 SQ M
SITE AREA	10007.00 SQ M



KILLKENNY ALTERED

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STREET NO	48

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DRAWN MIKE. E	DATE 25/10/2012
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REVISÉ

REVISÉ

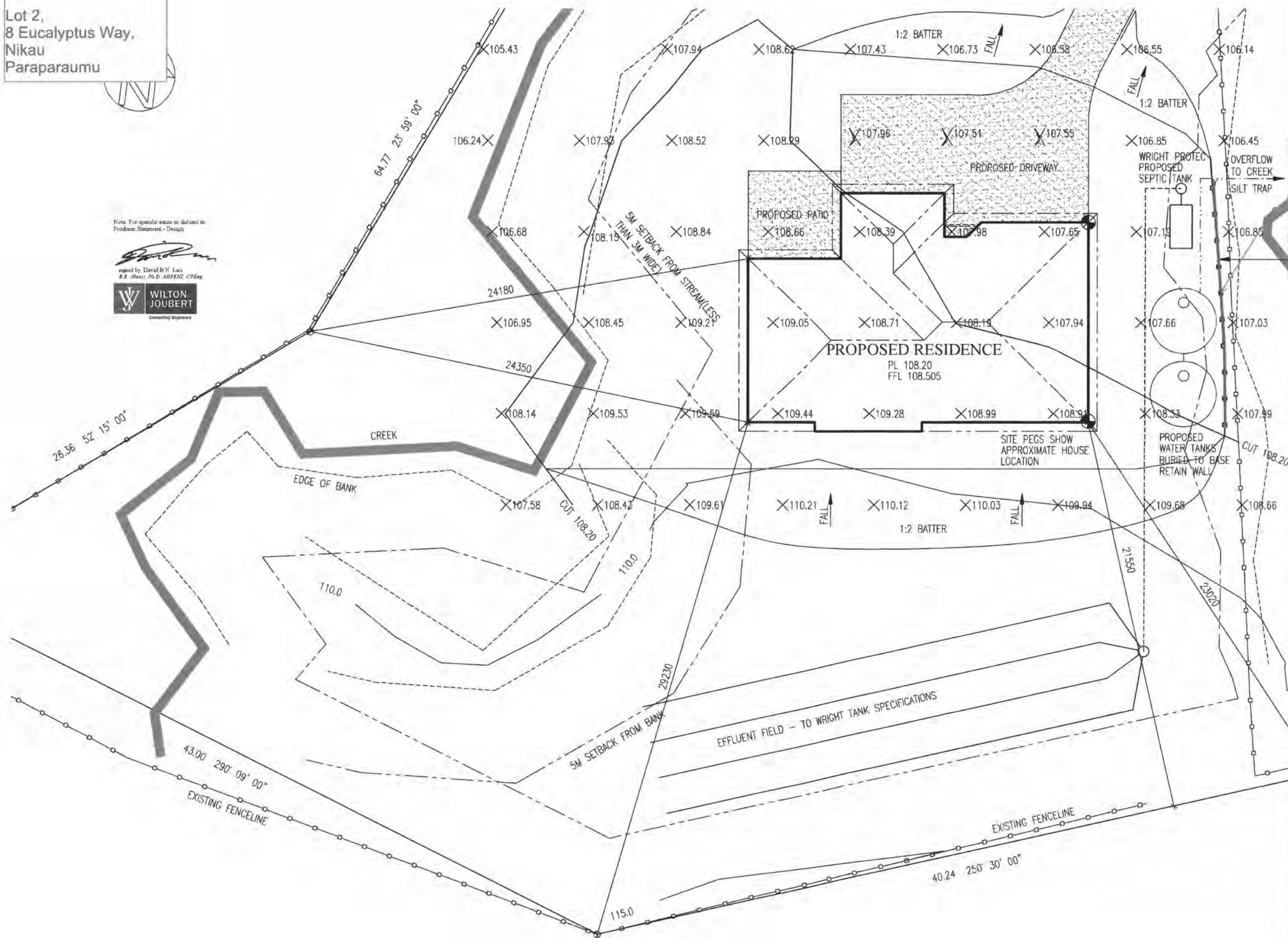
WN100A	SITE PLAN
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PETER ALED ROBERTS

48 EUCALYPTUS WAY

NIKAU VLY. PARAPARAUMU

SCALE 1:200 ON A3	SHEET	2
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Beam Mark-up
WJL #: 33104

Lot 2,
8 Eucalyptus Way,
Nikau
Paraparaumu

PRELIMINARY PROOF
AWAITING ENGINEERING



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BATTEN HOLDER & 100W LAMP IN CEILING
CAVITY - NEON MESH SWITCH FOR LOFT LIGHT
R2.2 INSULATION TO GARAGE EXTERIOR WALLS
HEATED TOWEL RAILS INSTALLED IN ENSUITE &
BATHROOM
MIRROR & TOILET ROLL HOLDER IN ENSUITE &
BATHROOM



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DRAWN M.T DATE 18/02/2013

REVISED

REVISED

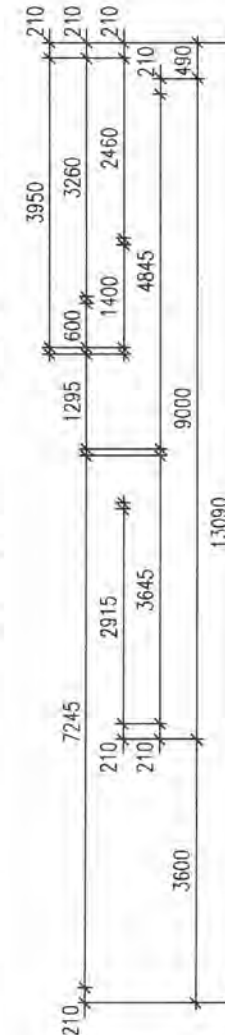
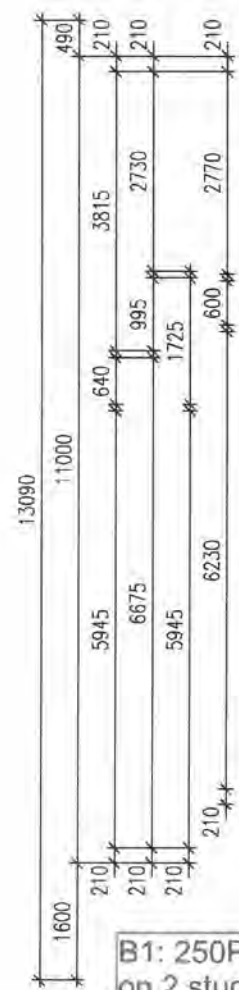
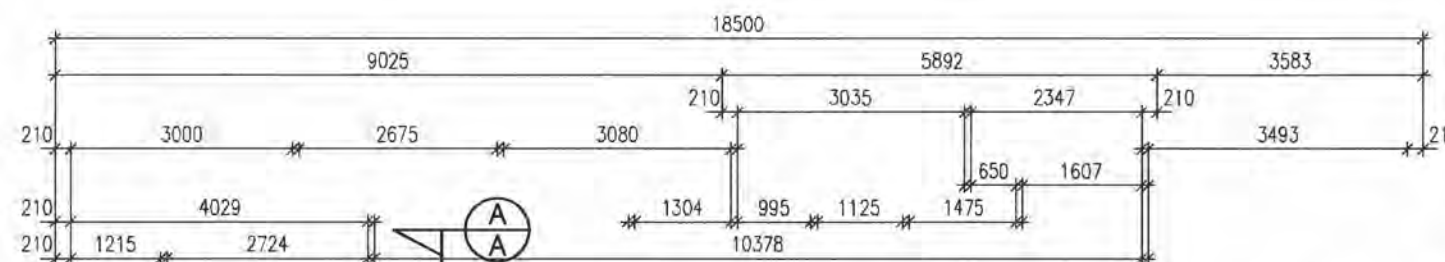
WN100A FLOOR PLAN

PETER ALED ROBERTS

48 EUCALYPTUS WAY

NIKAU VLY, PARAPARAUMU

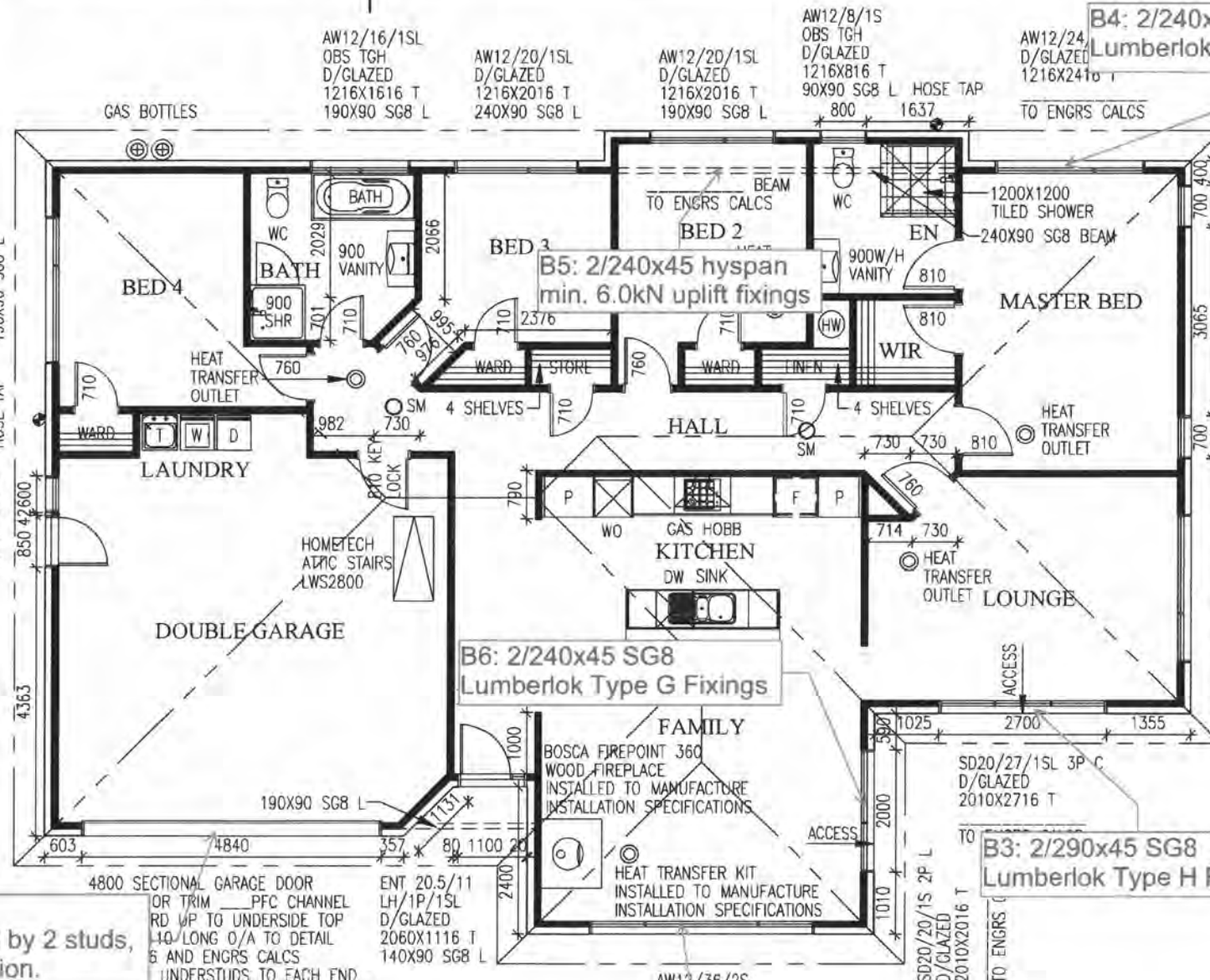
SCALE 1:100 ON A3 SHEET 4



B1: 250PFC
on 2 studs & trimmed by 2 studs,
12.0kN base connection.

REFER INSULATION
SCHEDULE SHEET 17

REFER DRAGON TIES AND
CNR BRACES TO SHEET 11

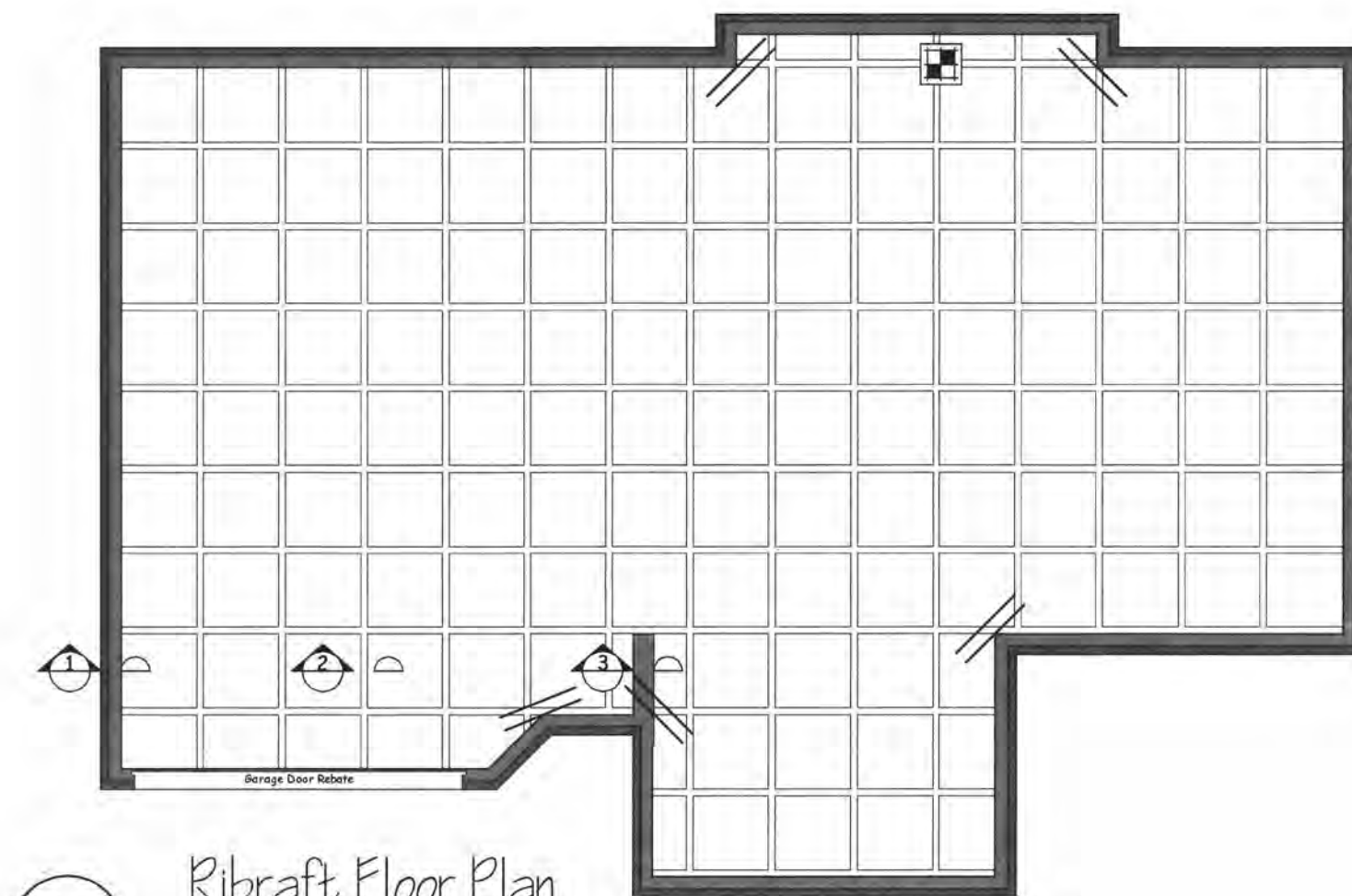


LINTEL NOTE:
ALL SG8 LINTELS MAY BE
SUBSTITUTED FOR GL8 GLULAM
LINTELS OF SAME SIZE.
REFER TO ENGRS CALCULATIONS

Note: For specific items as defined in
Product Statement - Design

signed by David B.N. Lau
R.E. (Hons) P.E., M.P.E.N.Z. C.P.E.N.Z.





Ribraft Floor Plan

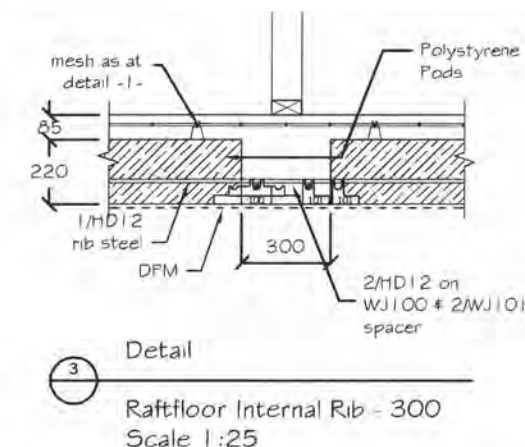
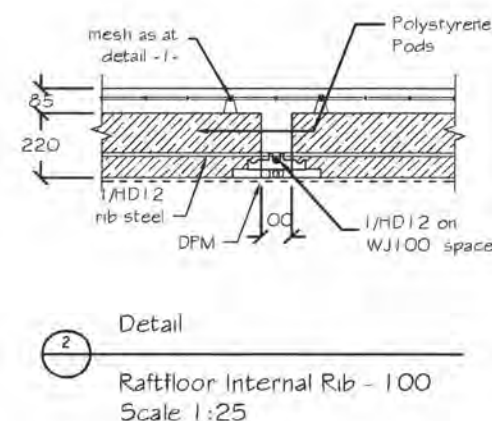
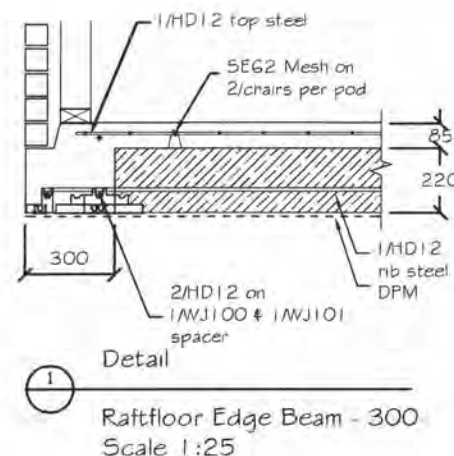
Scale 1:100

Note: For specific items as defined in
Producer Statement - Design

signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPDing
WILTON JOUBERT
Consulting Engineers

Legend:

- Re Entrant corner steel
2/HD12 x 1200mm
at 200 crs
- 600x600x305
Pad with
3/HD12 each way



NOTE:

1. Check the building consent documentation for any inspections that are required by the "Building Consent Authority".

2. It is increasingly common for building consent authorities to require a "PS4" for specifically designed structures. For Wilton Joubert Ltd. to issue this, we need to carry out inspections as per the building consent requirements. Ring Wilton Joubert Ltd. local office to arrange a booking.
NO INSPECTION EQUALS NO PS4 ISSUED.

3. Design based on soils report/assessment
By: Cutters Consultants Ltd
Ref: Saywell/18703
Dated: 09-06-2009

Specifically: Design based on all organic material removed and uniform soils across building platform with a minimum allowable bearing capacity of 100kPa and a stable site (batters no deeper than 1 in 2), subject to engineer's confirmation.

4. Building platform, where filled above CGL/FGL, shall be extended min. 1.0m beyond the building footprint.

5. Building foundation shall be outside of 45° influence line from the bottom of any water tanks / septic tanks.

6. To achieve recess for tiled shower, the polystyrene pods shall be reduced in thickness so as to maintain a consistent 85mm topping. Recess shall be trimmed with 1/HD12 all round.

7. Unless noted otherwise all concrete shall be:

Firth Raftmix with 20MPa minimum or 25MPa minimum within 'exposure zone D' (if in doubt, confirm with local BCA)



Quantities of Spacers

(Quantities are approximate
and to be used as a guide only)

Item	Qty.
WJ100 Concrete Spacer	203
WJ101 Clip on Spacer	66

NOTES:

Do not scale from Drawings.
Refer Architectural Drawings for
overall dimensions. To be read in
conjunction with all other related
documents.

Under no circumstances shall
polystyrene spacers be used.

Where underfloor heating is
installed, floor topping shall be
increased to 110mm.

Polystyrene pods shall be
1100mm x 1100mm x 220mm.

All HD12 steel is to be Ductility
Class 'E', in accordance with NZS
4671

Revision	Description	Date
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WILTON JOUBERT Ltd.

Northland: 021 401 388
Auckland-Waikato: 09 579 1114
Canterbury: 021 824 063
Southern Lakes: 021 494 586

new jobs & enquiries: jobs@wjl.co.nz
www.wiltonjoubert.co.nz

Job Title:

Proposed Residence
Lot 2 : DP 348721
48 Eucalyptus Way
Paraparaumu

Sheet Title:

Ribraft Floor
Plan & Details

Drawn: BB	Rev: MH
Check: DL	Draw: TE
Scale: 1:100 & 1:25	Date: 25-02-2013
Job #	S1

SCOPE OF INSPECTION SHEET

Date 14/5/14 BCA 130241 Inspection No. 12
Time 8.10 Documents on site ☒ YES / NO
Owner Name ROBERTS Project Description New Aug.
Site Address 48 GUYARDUS WAY Restricted Building Work ☒ YES / NO

☒ 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: Hot water T&P OK 510C
gully trap surrounds in place
PVC pipes in ground now covered
copper T.P.R. line protected
Diagram (if necessary)

Photo's Taken - Nos. saved / scanned? Y / N
Site instruction issued - ELECTRICIAN SIGN OFF 14/5/14 GMA
ROOF VENT 14/5/14 GMA
BUILDERS RECORD OF WORK 20/5/14 GMA

Confirmation of person on site
Name P. WARR LBP No.
Result: ☒ Pass ☐ Fail

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)
Agreed, Clifford Rademacher Sign [Signature]
Officer Name GMA Sign [Signature]

Information entered into data base ☐ Initial Date 1/1/14

FINAL INSPECTION SINGLE RESIDENTIAL

Date 14/5/14 BCA 120261 Inspection No. 12

Time 8:30 Documents on site YES / NO

Owner Name Keenan Project Description House Rep

Site Address 120261 Restricted Building Work YES / NO

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	<u>Y</u>	N	NA	Confirm Additional information/amended plan	<u>Y</u>	N	NA
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FINAL – Exterior

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

FINAL – Interior

Service areas – floors/walls	P	F	NA	Food storage/preparation	P	F	NA	Hot water temp <u>51</u>	<u>P</u>	F	NA
Stair design	P	F	NA	Ventilation	P	F	NA	Solid fuel heater	P	F	NA
Handrails	P	F	NA	Insulation + clearance	P	F	NA	Water supply tank	P	F	NA
Balustrades	P	F	NA	HWC flues	P	F	NA	Trap seals + AAV's	P	F	NA
Lightings	P	F	NA	HWC valves	P	F	NA	Cistern flushing	P	F	NA
Laundering	P	F	NA	HWC restraint	P	F	NA	WC pan connection	P	F	NA
Cooking facilities	P	F	NA	Tempering valve	P	F	NA	Septic tank	P	F	NA
Smoke detectors	P	F	NA	Glazing – Human Impact	P	F	NA	Window labels	P	F	NA

FINAL – Intertency/Commercial

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

Road Crossing Complete	P	F	NA	Energy Certificates supplied	P	F	NA	Final Check Complete	<u>Y</u>	N	NA
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Officer Name: [Signature] Sign: [Signature] Date: 14/5/14

SCOPE OF INSPECTION SHEET

Date 13/5/14 BCA 130241 Inspection No. 11

Time 1.10 Documents on site ☒ YES ☐ NO

Owner Name Roberts Project Description New Day

Site Address 48 Gungahara way Restricted Building Work ☒ YES ☐ NO

☒ 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 Previous inspections carried out and passed. Diagram (if necessary)

External ceiling painted and
seams with flashings in place.
Ground levels are ok note
that ground works not yet
done

Internal is per plan remove
some sockets. Safety glass in
place. Smoke alarm x 2.
Hot water temp external tanks ok

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

Site instruction issued Electrical cert and sign off from inspector.
- Roof warning + check hot water temp.
- Bulbair's record of works
- To cover exposed PVC pipes at rear of house
Then ok to apply for code of compliance

Confirmation of person on site Result: ☐ Pass ☒ Fail

Name Construction Manager LBP No.

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

Agreed, 9 TAPPA LILL Sign [Signature]
(Print Name)

Officer Name [Signature] Sign [Signature]

Information entered into data base ☐ Initial Date 1/1/14

FINAL INSPECTION SINGLE RESIDENTIAL

Date 13/5/14 BCA 130241 Inspection No. 11

Time 1:10 Documents on site YES / NO

Owner Name 1020075 Project Description New Day

Site Address 13 Cuckoo Drive Restricted Building Work YES / NO

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	<u>Y</u>	N	NA	Confirm Additional information/amended plan	<u>Y</u>	N	NA
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FINAL – Exterior

Sub-floor ventilation	<u>P</u>	F	NA	Roof fixings	<u>P</u>	F	NA	Spouting + Down-pipes	<u>P</u>	F	NA
Deck Structure	<u>P</u>	F	NA	Flashings – Roof	<u>P</u>	F	NA	Penetrations – Flashings	<u>P</u>	F	NA
Barriers	<u>P</u>	F	NA	Gully Dishes	<u>P</u>	F	NA	Storm-water + site drainage	<u>P</u>	F	NA
Handrails	<u>P</u>	F	NA	Wastes to gully	<u>P</u>	F	NA	Fixings – Durability	<u>P</u>	F	NA
Steps/Stairs	<u>P</u>	F	NA	Terminal vents/AAV's	<u>P</u>	F	NA	Cladding painted/sealed	<u>P</u>	F	NA
Flashings – Windows/Doors	<u>P</u>	F	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	P	<u>F</u>	NA
Stair design	<u>P</u>	F	NA	Ventilation	<u>P</u>	F	NA	Solid fuel heater	<u>P</u>	F	NA
Handrails	<u>P</u>	F	NA	Insulation + clearance	<u>P</u>	F	NA	Water supply tank	<u>P</u>	F	NA
Balustrades	<u>P</u>	F	NA	HWC flues	<u>P</u>	F	NA	Trap seals + AAV's	<u>P</u>	F	NA
Lightings	<u>P</u>	<u>F</u>	NA	HWC valves	<u>P</u>	F	NA	Cistern flushing	<u>P</u>	F	NA
Laundrying	<u>P</u>	F	NA	HWC restraint	<u>P</u>	F	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	<u>P</u>	F	NA
Smoke detectors	<u>P</u>	F	NA	Glazing – Human Impact	<u>P</u>	F	NA	Window labels	P	F	NA

FINAL – Intertency/Commercial

Fire/Life systems sighted	<u>P</u>	F	NA	Guarantees/Warranties/Certificates/Expert Opinion	P	F	<u>NA</u>	Intertency STC	P	F	NA
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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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Officer Name: _____ Sign: _____ Date: 13/5/14

SCOPE OF INSPECTION SHEET

Date 23/4/14 BCA 130241 Inspection No. 10

Time Documents on site YES / NO
Owner Name Roberts Project Description New Dwelling
Site Address 48 Eucalyptus Way Tran Restricted Building Work YES / NO

☒ Building ☐ Plumbing Circle appropriate Type & Inspection Other Wet area substrate

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

Engineer Supervision Yes No n/a - Name

Notes: * 2 coats applied
taped & band handaged
* Hydrothane applied
* 300mm above the rose

* Coats applied as required
* 2 coats applied to bath
splash back
OK to continue

Diagram (if necessary)

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

Site instruction issued Producer statement to come

Confirmation of person on site

Name LBP No.

Result: ☒ Pass ☐ Fail

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

Agreed, Kings Mason Sign [Signature]
(Print Name)
Officer Name Russen Brook Sign [Signature]

Information entered into data base ☐ Initial Date 1/1/14

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 23/4/14 BCA 130241 Inspection No. 10

Time Documents on site YES / NO

Owner Name Roberts Project Description New Dwelling

Site Address 48 Eucalyptus Way, Tiram Restricted Building Work YES / NO

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: Russell Brock Sign: [Signature] Date: 23/4/14

SCOPE OF INSPECTION SHEET

Date 19/3/14 BCA 130241 Inspection No. 9
Time 1:20 Documents on site ☒ YES / NO
Owner Name Roberts Project Description New Aug.
Site Address 48 Eucalyptus way. Restricted Building Work ☒ YES / NO

☒ 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 An STANDARD wall + ceiling/s
in place
An BRACED wall + ceiling in place
and SCREW FIXES AS REQUIRED
WATERPROOFING SHOWED FIXES AT ROOM
CONTRACT.

Diagram (if necessary)

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

Site instruction issued

Confirmation of person on site

Result:

☒ Pass

☐ Fail

Name

LBP No.

GIB FIXES

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

Agreed, Tristyn Turnbull Sign [Signature]

Officer Name [Signature] Sign [Signature]

Information entered into data base ☐

Initial

Date 1/1/14

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 9/3/14 BCA 130241 Inspection No. 9

Time 10:30 Documents on site YES / NO

Owner Name Robson Project Description New Deck

Site Address 48 Lucy Street, Waiapu Restricted Building Work YES / NO

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: A63500, 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	<u>P</u>	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: _____ Sign: _____ Date: 19/3/14

SCOPE OF INSPECTION SHEET

Date 12/3/14 BCA 130241 Inspection No. 8
Time 2.00 Documents on site YES / NO
Owner Name MASS Project Description NEW LINE
Site Address 48 EUCALYPTUS WAY Restricted Building Work YES / NO

☒ 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)

Rondo Ceiling Board @ 600¢.
METAL BOARD QTD STOWED
MOISTURE 166
Wairi & Ceiling Board 2.2 / 3.2
BOOBIE PLANK Fixing (Pins & wash)
Window frames

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

Site instruction issued

Confirmation of person on site

Name LBP No.

Result: ☒ 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 [Signature]

Information entered into data base ☐ Initial Date 12/3/14

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 12/3/14 BCA 13024 Inspection No. 1
Time 2:20 Documents on site YES / NO
Owner Name MASS Project Description new house
Site Address 48 EVELYN ST Restricted Building Work YES / NO

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	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> %	<u>P</u>	F	NA	Insulation R Value <u>2.2</u>	<u>P</u>	F	NA	Bracing connections	<u>P</u>	F	NA
Ventilation to rooms	<u>P</u>	F	NA	Top plate connection	<u>P</u>	F	NA	Air seals	<u>P</u>	F	NA
Timber treatment	<u>P</u>	F	NA	Ceiling batten spacing	<u>P</u>	F	NA	Bottom plate fixings	<u>P</u>	F	NA
Lintel/beam size & fixing	<u>P</u>	F	NA	Stud spacing	<u>P</u>	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: Alan Sign: [Signature] Date: 12,3,14

SCOPE OF INSPECTION SHEET

Date 6/3/14 BCA 130241 Inspection No. 7
 Time 9:20 Documents on site YES / NO
 Owner Name MASS Project Description New Bus
 Site Address 48 EUCALYPTUS WAY Restricted Building Work YES / NO

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name

Notes 1/2 Hight

Diagram (if necessary)

TIES @ 1ST COURSE & 2ND
PRE TO WINDOWS
WASH OUT
WASH HOLES

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

Site instruction issued

Confirmation of person on site

Name

LBP No.

Result:

☒ Pass

☐ Fail

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

Agreed T. S. GILLIES
 (Print Name)

Sign

Officer Name Alan

Sign

Information entered into data base ☐

Initial

Date / /

BLOCK / BRICK / RETAINING WALL / SOLID FUEL HEATER

Date 6/3/14 BCA 13020 Inspection No. 1

Time 9:20 Documents on site YES / NO

Owner Name M. A. S. Project Description New Build

Site Address 100 LUCY STREET, WILSONS CREEK Restricted Building Work YES / NO

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

P = Pass F = Fail NA = Non-Applicable

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

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

BLOCK

Washouts	P	F	NA	Control joints	P	F	NA	Engineer Design	P	F	NA
Reinforcing	P	F	NA	Mortar Bedding	P	F	NA	Engineer Report available	P	F	NA
Starters	P	F	NA	Eng. Company:				Eng. Name:			

BRICK VENEER

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

RETAINING WALL

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

SOLID FUEL HEATER

Inbuilt	Y / N			Free standing	Y / N			Wetback	Y / N		
Chimney interior	P	F	NA	Tempering valve (wetback)	P	F	NA	Ceiling plate	P	F	NA
Chimney exterior	P	F	NA	Flue swept	P	F	NA	Seismic fixing	P	F	NA
Flue height	P	F	NA	Flue support ceiling	P	F	NA	Flue flashing	P	F	NA
Smoke detectors fitted	P	F	NA	Roof	P	F	NA	Installer Check sheet	P	F	NA

Make:..... Installer:.....

Officer Name: Alan Sign: [Signature] Date: 6/3/14

SCOPE OF INSPECTION SHEET

Date 6/3/14 BCA 130241 Inspection No. 6

Time 11:10 Documents on site ☒ YES ☐ NO

Owner Name Roberts Project Description New Driv

Site Address 48 Gucalypus way Restricted Building Work ☒ YES ☐ NO

Site	Found	Piles	PreSlab	Subfloor	Drainage	PreWrap	PreClad	Weathertight	PreLine	PostLine	Block	Brick	Ret.Wall	Final
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Engineer Supervision Yes No n/a Name

Notes. Main FELD room with HOT
water cylinder. 20m + 15m
Box SEWER in for the FITTERS
CLIPPED AND SEWER. UNDER TEST
+ HOLDING. SHUT OFF WATER in GARAGE.
WASTE PIPES in PLACE.

Diagram (if necessary)

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

Site instruction issued

Confirmation of person on site

Result: **Pass** **Fail**

Name Purnbar Tron LBP No. _____
was Pursing _____

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

Agreed, - f. Anton Lodermache Sign [Signature]

Officer Name S. A. G. H. M. C. Sign [Signature]

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

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 4/13/16 BCA 2014 Inspection No. 1000000000

Time 10:00 Documents on site YES / NO

Owner Name Mr. [unclear] Project Description New Deck

Site Address 1000000000 Restricted Building Work YES / NO

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: [Signature] Sign [Signature] Date: 4/13/16

SCOPE OF INSPECTION SHEET

Date 28-2-14 BCA 130241 Inspection No. 5
Time 12-30 Documents on site YES / NO
Owner Name Roberts Project Description New Dwg
Site Address 48 Eucalyptus way Restricted Building Work YES / NO

☒ 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 Barricade Wrap Diagram (if necessary)
Alband Flexi tape with orange
corner spacers, windows in, Wanz bars fitted,
DPC Jambos fitted, Kick outs in place
all head flashing fitted
rebates mole sealed
Penetrations sealed

OK to continue

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

Site instruction issued

Confirmation of person on site

Result: ☒ Pass ☐ Fail

Name LBP No.

Your next inspection will be 1/2 Light Brick
(Guidance notes for inspection on the rear of this sheet)

Agreed, [Signature] Sign

Officer Name Craig Danks Sign [Signature]

Information entered into data base ☐ Initial Date 1/1/14

PRE WRAP / PRE CLAD

Date 28-2-14 BCA 130241 Inspection No. 5

Time 12:30 Documents on site YES / NO

Owner Name Robert Project Description New Deck

Site Address 48 Eucalyptus Way Restricted Building Work YES / NO

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

Officer Name: Craig Watson Sign: CW Date: 28, 2, 14

SCOPE OF INSPECTION SHEET

Date 14-2-14 BCA 130241 Inspection No. 4

Time 8-40 Documents on site ☒ YES ☐ NO

Owner Name Roberts Project Description New Day

Site Address 48 Eucalyptus Way Restricted Building Work ☒ YES ☐ NO

☒ 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 DPC under bottom plate
15kr handi braces on all
bracing elements, EPI all in place
cross bracing in roof fitted
trusses fixed as per bracing plan
studs at 600 cts
all lintels strapped.

Diagram (if necessary)

*Revised under
supervision
P. Brood*

OK to continue

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

Site instruction issued

Confirmation of person on site

Name LBP No.

Result: ☒ Pass ☐ Fail

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

Agreed, Douglas Sign [Signature]
(Print Name)
Officer Name Craig Watson Sign [Signature]

Information entered into data base ☐ Initial Date 1/1/14

PRE WRAP / PRE CLAD

Date 14-2-14 BCA 130241 Inspection No. 4

Time 8:30 Documents on site YES / NO

Owner Name Robert Project Description 1st Floor

Site Address 48 Eucalyptus Way Restricted Building Work YES / NO

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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PRE WRAP

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

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

Officer Name: Craig Waho Sign: CW Date: 14/2/14

SCOPE OF INSPECTION SHEET

Date 30/1/14 BCA 130241 Inspection No. 3
Time 10:30 Documents on site ☒ YES / NO
Owner Name Roberts Project Description New Day
Site Address 48 Eucalyptus way Restricted Building Work ☒ YES / NO

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 100m PVC WASTE + SOIL PIPE CONNECTED

Diagram (if necessary)

TO AIR FILTERS + SEPTIC TANK
GOOD ECU. BOMBS IN PERIMETER
GOING TRAP IN PLACE
TERMINAL UNIT IN PLACE
AIR TESTED + HOWLING.

STORMWATER 90mm PVC IN FOR
DOWN PIPES GOING TO TANK

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

Site instruction issued AS BUILT DRAWING REVIEWED

Confirmation of person on site

Result: ☒ Pass ☐ Fail

Name LBP No.

Dispute in Facts
mans Authority

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

Agreed, Eddy Atkinson Sign [Signature]
(Print Name)

Officer Name [Signature] Sign [Signature]

Information entered into data base ☐ Initial Date 1/1/14

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

Date 30/1/14 BCA 102201 Inspection No. 3

Time 8:30am Documents on site YES / NO

Owner Name Home Project Description New Deck

Site Address 10th Boundary Road Restricted Building Work YES / NO

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	F	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: [Signature] Sign: [Signature] Date: 30/1/14

SCOPE OF INSPECTION SHEET

Date 9/1/14 BCA 130241 Inspection No. 2

Time 4:00 Documents on site ☒ YES / NO

Owner Name Roberts Project Description New Driv

Site Address 48 Eucalyptus way Restricted Building Work ☒ YES / NO

☒ 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 WILTON SOUBERT

Notes Site seen within RMA
Boundary as per plan.

Diagram (if necessary)

Engineers Report - PLYTHANE
LAY. POLS PLACES. HD12 THROUGH AN
RIBS. HD12 + 2 TO BOTTOM OF
FOOTING. ONE TO TOP.
SUB THICKENING - BARS IN PLACE
SITUATION RECESS DONE.
MESH 500E GAVE 60% COMPLETION
ON INSPECTION WITH TBAI CHAIRS
PLANS. CONCRETE EVEN AN OK

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

Site instruction issued - NEED SITE REPORT + PS4 FROM Engineer
FOR NEXT INSPECTION.
- ADVICE FORM FOR LBP USE
- ALSO STILL TO PLACE INTERNAL CORNER BARS

Confirmation of person on site

Result: Pass ☒ Fail

Name FOUNDATION CONTRACTOR LBP No.

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

Agreed, Eliah F (Print Name) Sign Gulifge
Officer Name Gulifge Sign

Information entered into data base ☐ Initial Date 1/1/14

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

Date 9/1/14 BCA 130241 Inspection No. 2

Time 4:00 Documents on site YES / NO

Owner Name Roberts Project Description New Deck

Site Address 48 Eucalyptus Way Restricted Building Work YES / NO

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

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

Officer Name: _____ Sign: _____ Date: 9/1/14

SCOPE OF INSPECTION SHEET

Date 9/1/14 BCA 130241 Inspection No. 1
Time 3-40 Documents on site ☒ YES / NO
Owner Name Roberts Project Description new dig
Site Address 48 Eucalyptus way Restricted Building Work ☒ YES / NO

☒ 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 100m in for TOILETS

Diagram (if necessary)

100m in for KITCHEN

USGA 40m for ALL OTHER WASTE PIPES

20m copper wire for cylinder drain

Good run out of slab

PIPES run through PODS

PIPE PROTECTION PLASTIC POLY

NOTE THAT NO WATER ON SITE USED

GLUES + PRIMAS FITTINGS ONT BAND

TO EACH PIPE OK

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

Site instruction issued

Confirmation of person on site

Name LBP No.

Result: ☒ Pass ☐ Fail

PURPOSE FROM
MANA PLUMBING

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

Agreed, GARY ARMON Sign [Signature]
(Print Name)

Officer Name SARAH Sign [Signature]

Information entered into data base ☐ Initial Date 1/1/14

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

Date BCA Inspection No.

Time Documents on site **YES / NO**

Owner Name Project Description

Site Address Restricted Building Work **YES / NO**

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

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

Officer Name: Sign: Date: 9 / 1 / 14

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 60601, Paraparaumu, 5254.
2. The information is available for public inspection as part of the Building Record of the property concerned. It can be viewed at 175 Rimu Road, Paraparaumu, 5032.
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

Site Inspection Report - New BC Applications

BC Application number: 130241 Lot 2 DP 348721

Site Address: 48 EUCALYPTUS WAY

Building Project: NEW DWG

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?	Yes / No	ENGINEER	
Check f/path, kerb & channel, grass berm, note existence/damage.	Yes / No	Run	
Vehicle entrance crossing installed (describe condition)	Yes / No		
Photos taken? (Save & link to NCS)	Yes / No		
Dogs or other hazards on property?	Yes / No		
Is there a requirement for further foundation investigation e.g Engineers design	Yes / No		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: Alan Signature: [Signature] Date: 3.5.13

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

RBW

BC No.	BC 130241
Street Address.	48 Eucalyptus Way Paraparaumu.

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	✓
1-26, 35-37, 40-51, 76-77, 80, 84-112	✓
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,	N/A
Requests for further information and other correspondence,	N/A
Amendments,	N/A
Supplementary information,	N/A
Energy work certificates,	N/A
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:	Date: 13/5/14
48 Eucalyptus Way.	BC No: 130241
application for code compliance certificate (Form 278) completed	☒ Y ☐ N

Confirm all required inspections have been completed and passed: Answer ☒ Yes ☐ No

If inspections have been missed, what supporting info and method of verification has been provided to compensate for missed inspection. (Describe):

Failed inspection No. 2 covered by subsequent supply of engineer's PS4 & site note as requested

Work in accordance with approved consent and approved amendments	☒ 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	✓	✓	✓
an "as-built" drainage plan	✓	✓	✓
plumbing (Form 125) for pressure test and installation piped services	✓	✓	✓
drainage (Form 126) for stormwater installation	✓	✓	✓
drainage (Form 127) for private sewer installation	✓	✓	✓
a Construction Review (PS4) statement for Structural engineering	✓	✓	✓
a Construction Review (PS4) statement for Fire engineering	N/A		
a Construction Review (PS4) statement for Geo-technical engineering	N/A		
Roof cladding warranty	✓	✓	✓
Solar water heating technical specifications	N/A		
wall cladding/texture coating installation applicator warranty	N/A		
a copy of the lift certificate			
a certificate from the fire alarm installer			
a certificate from the sprinkler installer	N/A		
a copy of wet-area membrane installers warranty	✓	✓	✓
A copy of deck membrane manufacturer's installers warranty/guarantee	N/A		
FPIS (verifier) Fire Systems Certification	N/A		
Records of works x 4-	✓	✓	✓

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: 20.1.5.14

Name:

Co-reviewer:

Signature:

Date:

Name:

BC

VEHICLE CROSSING
INSPECTION FORM

Date:

To:

Building Inspectors

Owner:

Address:

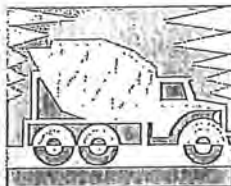
48 Eucalyptus Way

Can you please inspect the above Vehicle Crossing, footpath and
berm and return the completed form to me signed.

Thank you

Inspected by:		
Date Inspected:		
Approved:	YES	NO

Comments:



48 Eucalyptus Way, Paraparaumu

Form 436

BC.....

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)
For alternatives comment below each section.

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

Comments

- Variable wind zone.
- ☒ ☒ 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 Eng.....
 - ☐ ☒ Corrosion zone Sea spray or Zone C..... 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).....

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 David Lau.....

Beams + lintels, Ribraft slab.
PS1 doesn't cover the retaining wall.

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 Raft pile system.....

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

Reference to welded 665 in spec.

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 pre-nailer.....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 pre-nailer 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

VW2?

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
- ☐ ☐ ☒ Underlay.....E2
- ☐ ☐ ☒ 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'.

HNZ → Variable Calc required.

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
- ☐ ☐ ☒ StuccoB1 NZS 3604 Branz good practice guide; B2
- ☐ ☐ ☒ Profiled Metal.....E2 Metal Roofing Practice; B2
- ☐ ☐ ☒ PlywoodE2 ; B2
- ☐ ☐ ☒ 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

VWZ

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
- ☐ ☐ ☒ 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

VWZ

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 burners | F7..... |
| ☐ | ☐ | ☐ | Garage fire wall details | C7 (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:

This sheet relevant to plumbing & drainage only

General

Comments

N/A NO YES

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

Plumber's Reg no...James Taylor 14434✓ Drainlayers Reg no...14434.....

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.)

Wright tanks under 10000lt wastewater treatment system
360 - 4500 drip irrigation lines as far away as possible from water courses.

Water Supplies

Comments

- ☐ ☐ ☒ G 12
- ☐ ☐ ☐ Town supply...221 note - collect rainwater.....
- ☐ ☐ ☒ Private scheme.....
- ☐ ☐ ☒ Type & location...Roof catchment.....
- ☒ ☐ ☐ Alternative.....specify reason.....

Sanitary Drainage

DRG note re terminal vent

Comments

- ☐ ☐ ☒ G13...G13 AS3500.....
- ☐ ☐ ☒ Layout
- ☐ ☐ ☐ Council availability or
- ☐ ☐ ☒ Septic tank design & calcs.....
- ☒ ☐ ☐ Alternative.....specify reason

Stormwater Drainage

Comments

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

Stormwater to 2 under ground water tank

Sanitary Plumbing

Comments

- ☐ ☐ ☒ G13...G13 AS3500.....
- ☐ ☐ ☒ Layout
- ☒ ☐ ☐ Alternative.....specify reason

P+D Packer Riboft floor system✓

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

Don

The wind on this site needs
to be calculated (site specific).
Eng Monitoring schedule.

General stamp prompts

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

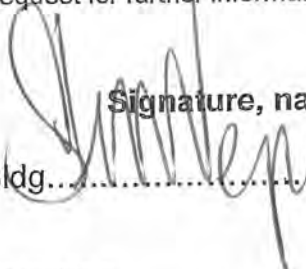
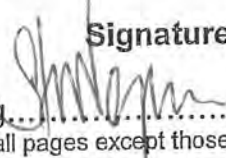
Set Status
Complete checklist
Addenda
Section 72 / ponding
Set inspections

Dialogue Record

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

[illegible]

Change Of Use – Sec 114: (record decisions and basis for decisions – confirm whether sec 115 applies)		
Date	NA	
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	NA	
Hazards – Sec 71-74 : (record decisions and basis for decisions – see under “site plan above already done”)		
Date:	NA	
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	NA	

<i>Note :- Refer to the associate code clause along side each prompt above for compliance or reason of decision</i> Plan checked yet Unsatisfactory (request for further information- see attached copy) Signature, name & date  150513 Bldg..... Plumbing..... Fire.....	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 Sec 49(1)) All previous Further Information Requests now satisfactory. Signature, name & date  12-7-13 Bldg..... (for all pages except those listed below) Plumbing..... (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.

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	✓		8/5/2013
Building	✓	Shankar N...	
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
NOTES:			



Building Consent No.	BC 130241
Building Project	Dwelling
Location (Site Address)	48 Eucalyptus Way Paraparaumu
Building Category	Circle appropriate category 0 1 2 3

Application workflow checklist		
	Name & Signature Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed	Date
# 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	[Signature]	30-04-2013
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008	[Signature]	30-4-13
Data entered and invoiced by CSO CS-WI-008	[Signature]	30-04-2013
Pages numbered by CSO CS-WI-008	[Signature]	30-4-13
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	[Signature]	30-4-13
BC Application signed over to BC CS-WI-009	[Signature]	30-4-13
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	[Signature]	8/5/2013
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009	[Signature]	
CSO checks data entry input, including required inspections CS-WI-012		
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	[Signature]	13-11-13
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS						
☒	Foundation/Piles	32	☒	Lapse and cancellation after 12mths of consent	23	☒
☒	Block	2	☒	Engineer design specific components	23A	☒
☒	Pre-Slab (Plumbing)	3	☒	Foundations to solid bearing of 200mm	25	☒
☒	Pre-Slab (Building)	4	☒	NZS3604 as acceptable solution in terms of NZ Building Code	30	☒
☒	Sub-Floor	6	☒	Not approved as Habitable Room	31	☒
☒	Drainage	9	☒	Note and comply with all endorsements on approved plans	33	☒
☒	Pre-Wrap	10	☒	Names and Registration of plumber and drain-layer required	34	☒
☒	Pre-Clad	11	☒	Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	38	☒
☒	Weather-tightness	12	☒	Hot & Cold water pipes tested to 1500kPa	39	☒
☒	Pre-lining (Building)	13	☒	Roof stormwater to be connected to existing	40	☒
☒	Pre-lining (Plumbing)	14	☒	Copper water pipes not permitted	43	☒
☒	Wet areas - membrane	15	☒	Owner/builder to ensure prop foundation height will allow satisfactory connection	44	☒
☒	Post Lining	21	☒	Minimum FFL to comply with NZS3604		☒
☒	Brick Veneer					
☒	Retaining Wall					
☒	Final (Dwelling)					
☒	Final (Commercial & Multi-resd)					

STANDARD CONSENT CONDITIONS	
☒	37
☒	72
☒	80

NON-STANDARD ADDENDA

FOR OFFICE USE ONLY

FEES		APPLICATION FEE
Building Fee	\$2451.00	\$3157.21
Sewer Connection	\$.....	RECEIPT NO
Water Connection	\$.....	DATE.....
Vehicle Crossing	\$.....	INVOICE NO
Damage Deposit	\$.....	DATE 30/4/13
Code Compliance Administration	\$.....	55102
Building Research Levy	\$221.00	RECEIPT NO
Development Levy	\$.....	DATE 30/4/13
DBH Levy	\$444.21	438500
Compliance Schedule	\$.....	FEES PAID BY:
Digital Storage Fee	\$41.00	Mass Construction (NZ) Ltd
Certificate of Title Charge	\$.....	BUILDING CONSENT
Photocopying	\$.....	NUMBER
SUBTOTAL	\$.....	DATE ISSUED
Less Fee Paid	\$.....	BC 130241
TOTAL	\$.....	30/4/13
GST INCLUDED	\$3157.21	AUTHORISATION FOR REFUND OF DEPOSIT
		Deposit held = \$.....
		Cost to Repair Damage Caused During Construction = \$.....
		Total Balance to be Refunded
		Authority Number:
		Authorised: DATE:

OGST 51-660-608

Received with thanks by 30/01
KAITIHI COAST DISTRICT COUNCIL

30-04-13 13:27 Receipt no 438500

DR BC130241
MASS CONSTRUCTION NZ 3157.21
Mass Construction NZ Ltd PO Box 1700 P
W
Mass Construction NZ 3157.21

Mass Construction NZ Ltd
PO Box 1703
Paraparaumu

14 November 2013

Dear Building Consent Applicant / Building Owner

Approval of Building Consent: 130241

Location: 48 Eucalyptus Way, Paraparaumu
Legal Description: LOT 2 DP 348721
Description: New Dwelling

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.

However, building work related to this consent may not yet commence because you need to obtain resource consent/s under the Resource Management Act 1991 or the proposal must be amended to comply with the requirements of the District Plan. See attachments for further details.

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 Consent.
- 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) 296 4700.

Building Consent
130241
Section 51, Building Act 2004

The building

Street address of building: 48 Eucalyptus Way, Paraparaumu
Legal description of land where building is located: LOT 2 DP 348721
Valuation number: 1515007815
Building name:
Location of building within site/ block number:
Level/unit number:

The owner

Name of owner: Mr P Roberts
Contact person:
Mailing address: 48 Eucalyptus Way, Nikau Valley, Paraparaumu 5032
Street address/registered office:
Email address:
Website:
Phone numbers:
Landline: *Mobile:* 027 3290711
After hours: *Fax number:*
First point of contact for communications with the council/building consent authority:
Full Name: Mass Construction NZ Ltd
Mailing Address: PO Box 1703, Paraparaumu
Phones:: 021 820671: 04 2989289
Email: brett.rollander@platinumhomes.co.nz

Building work

The following building work is authorised by this building consent:
New Dwelling
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.

Build conditions

This building consent is issued subject to the following conditions:

1. Approval of this building consent is subject to compliance with a certificate issued pursuant to Section 37 of the Building Act 2004.

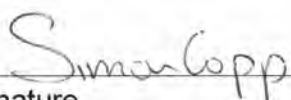
Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

- Building Consent Addendum
- List of required inspections
- Plans and specifications
- Certificate attached to PIM.


Signature


Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 12/07/13

Addenda to Application

Application

Mass Construction NZ Ltd
PO Box 1703
Paraparaumu

No. 130241

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New Dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Dwelling
Estimated Value	\$221,000
Location	48 Eucalyptus Way, Paraparaumu
Legal Description	LOT 2 DP 348721
Valuation No.	1515007815

Builder: DHK Builder Ltd - Doug 3 Matenga St, Waikanae : 027 6005504

Designer: Platinum Design - John PO Box 561, Rotorua : 07 350 1124

Drainlayer: Mana Plumbing & Gas REG 14434 PO Box 57015, Mana : 027 449 9881

Plumber: Mana Plumbing & Gas PO Box 57015, Mana : 027 449 9881

Contractor: Wilton Jourbert Ltd PO Box 11381, Ellerslie Auckland : 021 494586 / 09 579114

Contractor: Coastal Roofing - Ben Kendall PO Box 437, Paraparaumu : 021 2489095

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Pre-slab
 3. Pre-slab
 4. Drainage
 5. Pre Wrap
 6. Pre Clad
 7. Weathertightness
 8. Preline
 9. Preline
 10. Postline
 11. Brick Veneer
 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.

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:

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. 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. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
8. Seismic restraint to be provided to appliance and flue as per the manufacturer's recommendations, NZBC, C.1 and Acceptable Solutions 9.1.2 and 9.2.2
9. Contractor to leave site clear of all demolition materials and in a tidy state.
10. 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.
11. *All work to be in accordance with RM 040145 & Sec 221 Consent Notice*
12. * All work shall be in accordance with RM130194 when granted*

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:

SHEET INDEX

SHEET 1	-	FULL SITE PLAN
SHEET 2	-	SITE PLAN
SHEET 3	-	DRAINAGE PLAN
SHEET 4	-	FLOOR PLAN
SHEET 5	-	FLOORING PLAN
SHEET 6	-	ELEVATIONS
SHEET 7	-	ELEVATIONS
SHEET 8	-	FOUNDATION
SHEET 9	-	ROOF PLAN
SHEET 10	-	KKBS ROOF PLAN
SHEET 11	-	BRACING PLAN
SHEET 12	-	TOP PLATES
SHEET 13	-	ELECTRICAL
SHEET 14	-	BLANK ELECTRICAL
SHEET 15	-	SECTIONS
SHEET 16	-	GENERAL DETAILS
SHEET 17	-	ROOF DETAILS
SHEET 18	-	WINDOW DETAILS
SHEET 19	-	BRACE DETAILS
SHEET 20	-	GENERAL DETAILS
SHEET 21	-	WET AREA DETAILS
SHEET 22	-	WET AREA DETAILS
SHEET 23	-	TILED SHOWER DETAILS

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

RBW



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

APPROVED
BY BUILDING
Stuart Nepia
12/07/2013



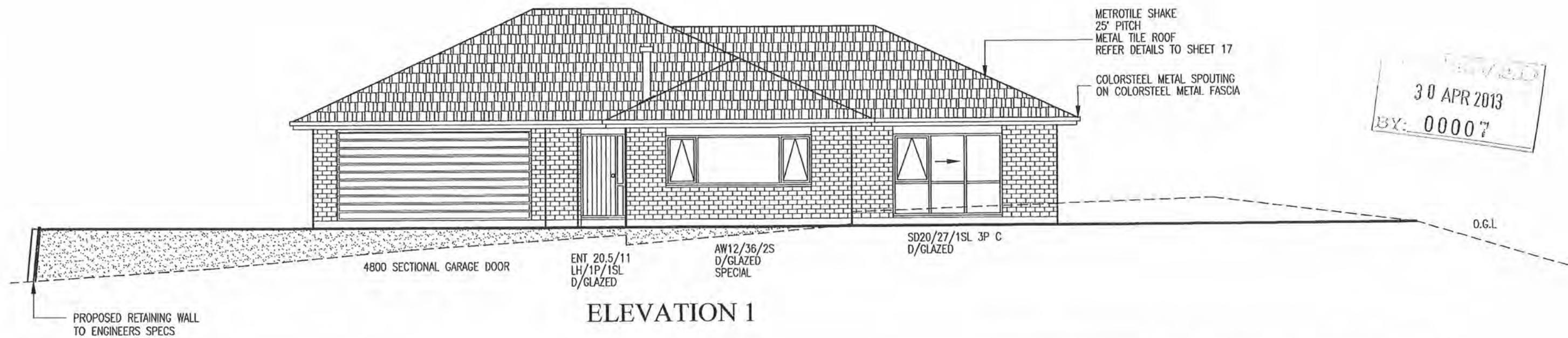
Noisy Equipment
It is the responsibility of the owner to ensure that no work with noisy equipment
shall be carried out before 7:30 a.m. or after 6 p.m. Monday to Saturday. During
the week there may be workers on site from 6:30 a.m. quietly preparing for work.
Work with noisy equipment is not permitted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

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.

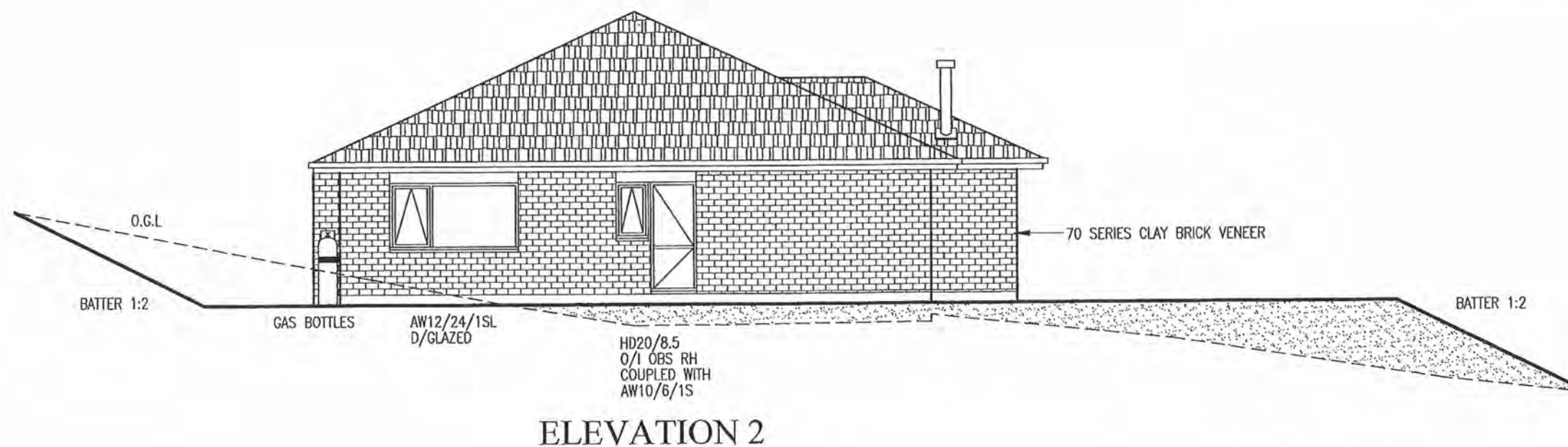
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.....
Date 8 APR 2013

WN100A
PETER ALED ROBERTS
LOT 02 DP 348721
48 EUCALYPTUS WAY
NIKAU VALLEY, PARAPARAUMU



RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTALS
WIND ZONE (PER NZS 3604)	0	0	1	2	1
NUMBER OF STOREYS	0	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	1
EAVES WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE:					8

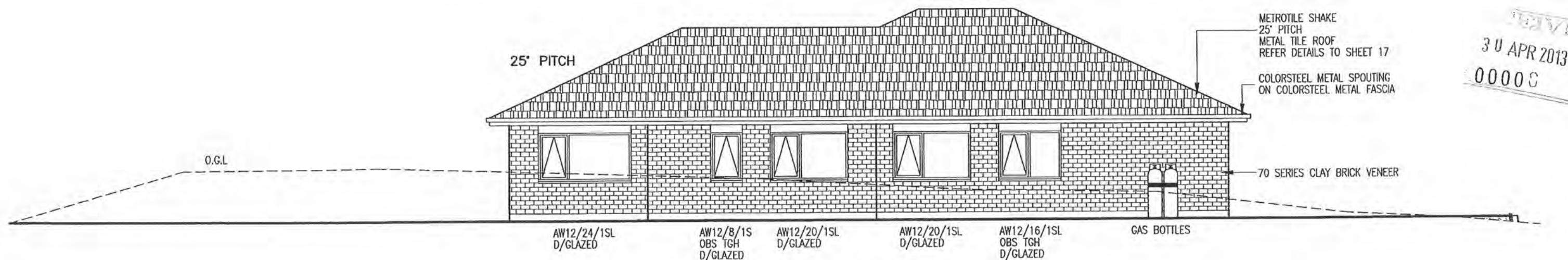


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Date

8 APR 2013

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REVISED	
WN100A	ELEVATIONS
PETER ALED ROBERTS	
48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAUMU	
SCALE 1:100 ON A3	SHEET 6



ELEVATION 3

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTALS
WIND ZONE (PER NZS 3604)	0	0	1	2	1
NUMBER OF STOREYS	0	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	1
EAVES WIDTH	0	1	2	5	5
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE:					8

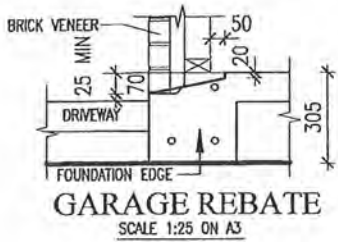


ELEVATION 4

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PETER ALED ROBERTS	
48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAUMU	
SCALE 1:100 ON A3	SHEET 7



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NOTE
ALL FLOOR PENETRATIONS TO HAVE
ADEQUATE FREEPLAY IN EVENT OF
EARTHQUAKE
ALLOW MIN 115MM HOLE FOR 65MM PIPES
ALLOW MIN 150MM HOLE FOR 100MM PIPE
ALLOW 90MM FOR 40MM PIPE
HOLES TO BE FORMED BY POLYSTYRENE
OR SLEEVE



KILLKENNY ALTERED

NOTES

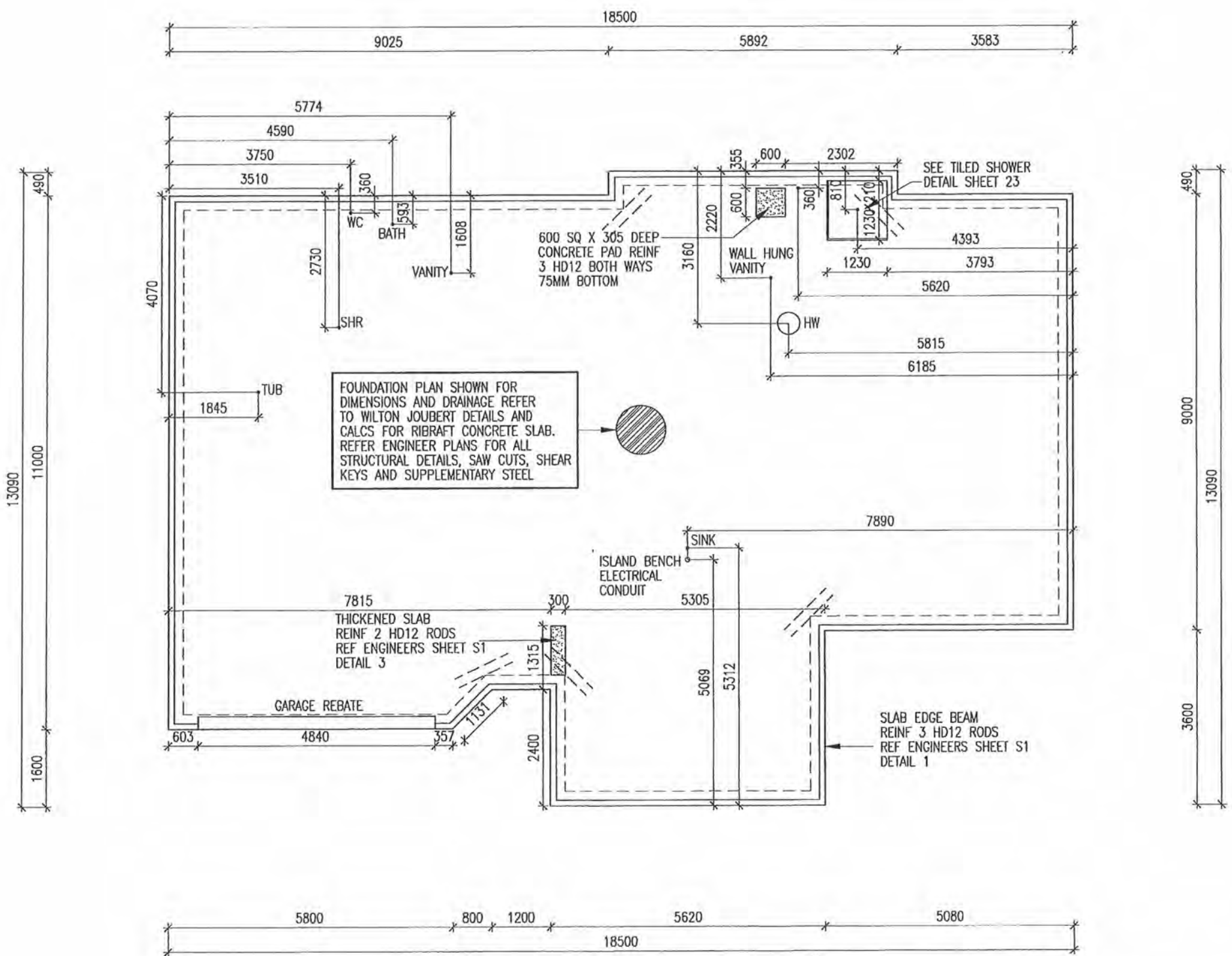
1. ALL FOUNDATIONS SHALL BEAR INTO FIRM UNDISTURBED SUBSOILS WITH MIN. BEARING CAPACITY OF 100 KPA. NOTIFY ENGINEER IF SOFT SUB SOILS ARE ENCOUNTERED.
2. CONCRETE STRENGTH SHALL BE 20 MPA AT 28 DAYS.
3. LAP ALL REINFORCING 40 BAR DIAMETERS AT ALL INTERSECTIONS AND WHEREVER ELSE NECESSARY.
4. BECAUSE OF THE POSSIBILITY OF CRACKS DEVELOPING IN CONCRETE FLOOR DURING CURING PROCESS PLATINUM HOMES (NZ LTD) CANNOT GUARANTEE AGAINST TILES CRACKING.

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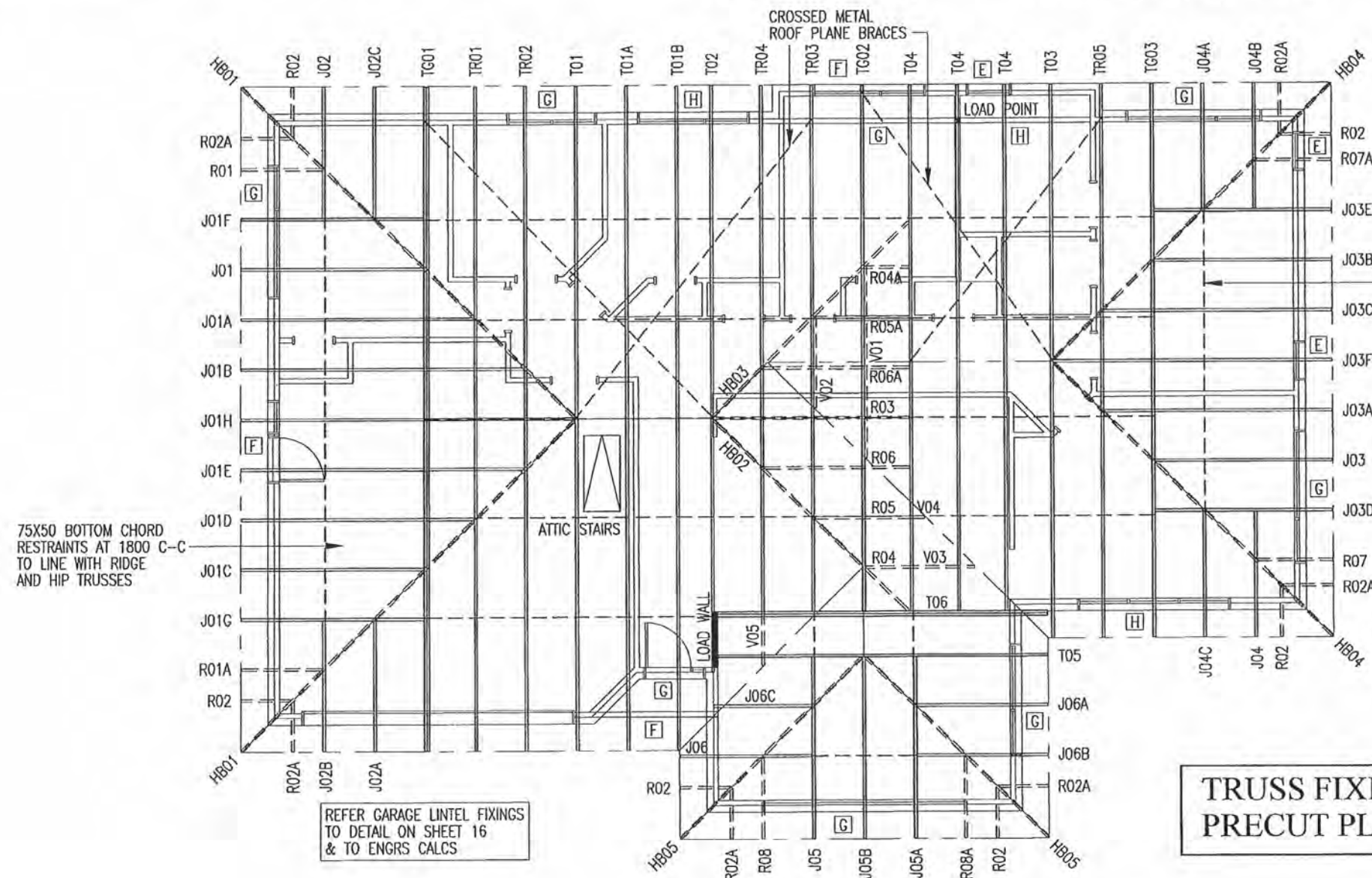
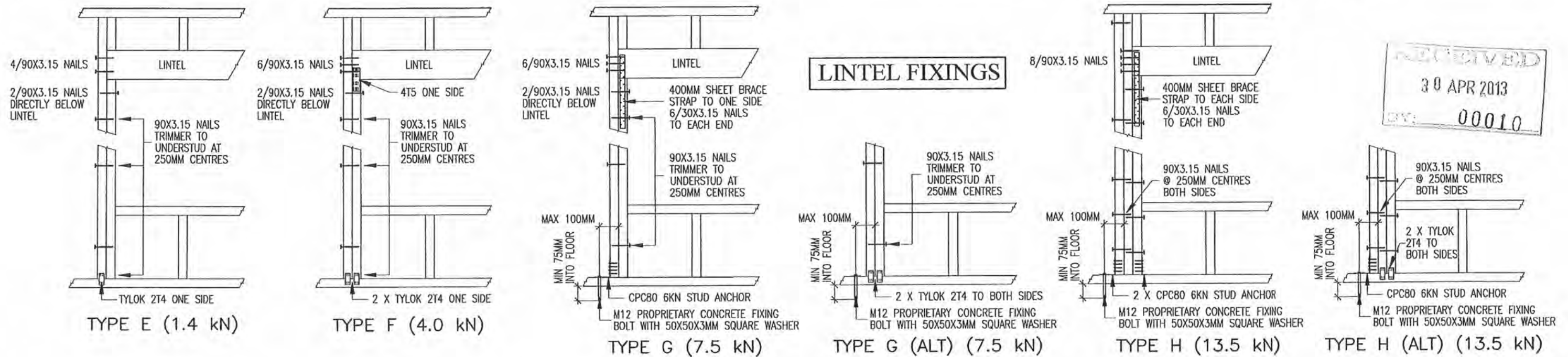
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WN100A FOUNDATION

PETER ALED ROBERTS
48 EUCALYPTUS WAY
NIKAU VLY, PARAPARAUMU
SCALE 1:100 ON A3 SHEET 8



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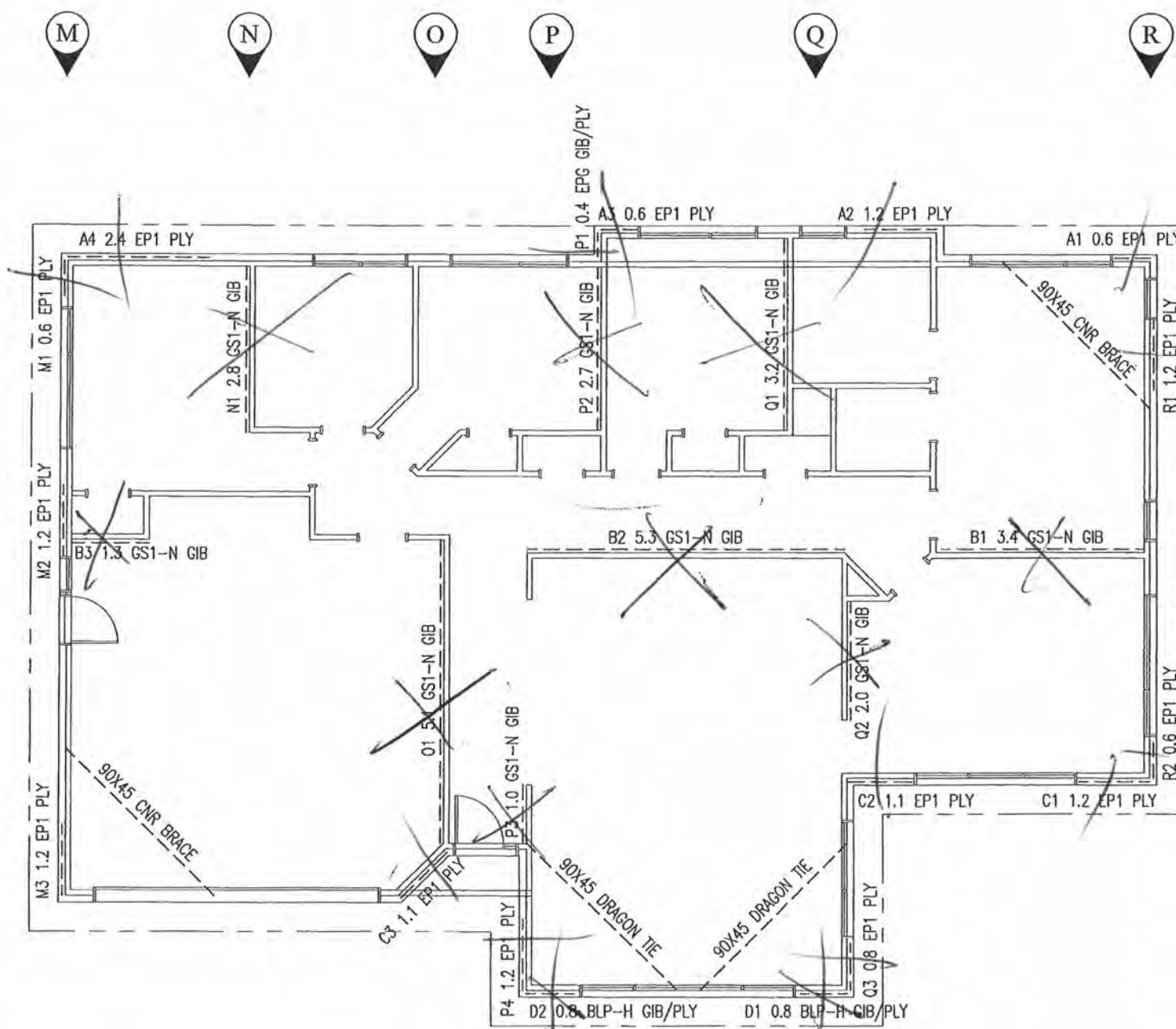
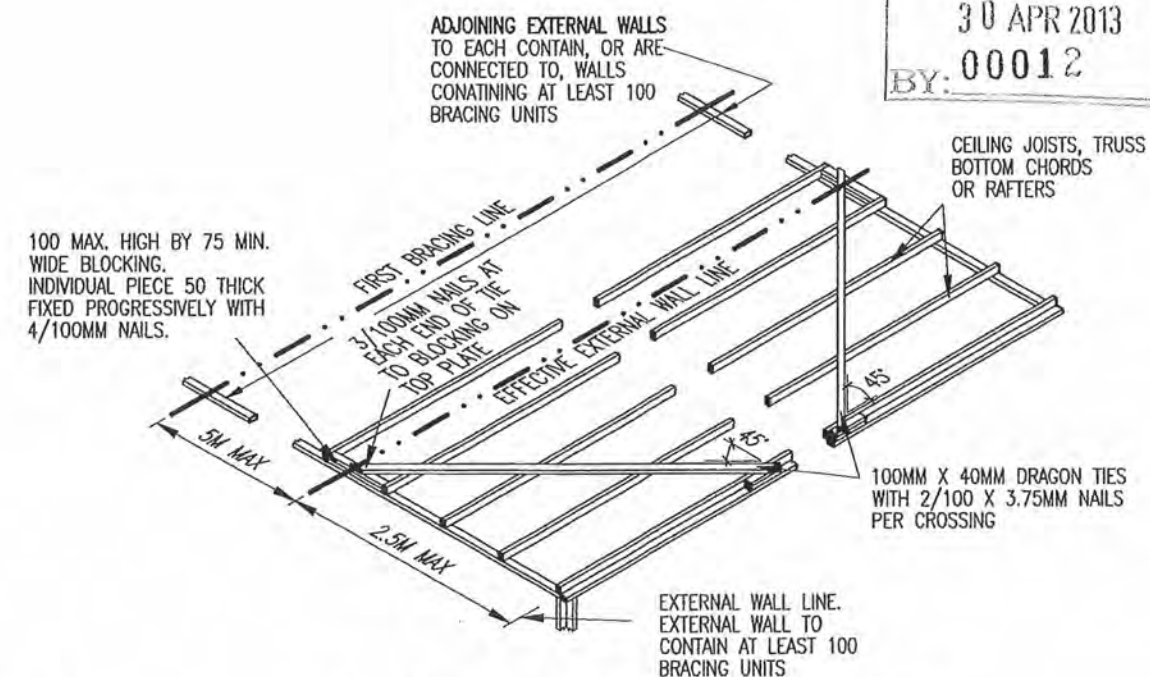
TRUSS FIXINGS REFER TO PRECUT PLAN SHEET 10

Plan Approved

Date 8 APR 2013

NOTE: USE FOR BRACING AND LINTEL FIXINGS ONLY. REFER TO KKBS SHEET 10 FOR TRUSS DESIGN

KILLKENNY ALTERED	
LINTEL FIXING TYPE [E][F][G][H] TO LUMBER LOCK "LINTEL FIXING SCHEDULE" ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011 HIGH WIND ZONE	
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WN100A	ROOF PLAN
PETER ALED ROBERTS	
48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAUMU	
SCALE 1:100 ON A3	SHEET 9



◀ D

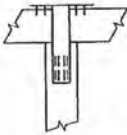
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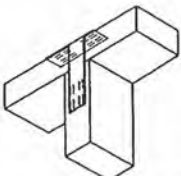
	
KILLKENNY ALTERED	
ROOF AREA HOUSE	233.77 SQ. METRES
FLOOR AREA HOUSE	203.94 SQ. METRES
BUILDING LENGTH	18.50 METRES
TOTAL WIDTH	13.09 METRES
WIND ZONE	HIGH (A)
EXPOSURE ZONE	C
EARTHQUAKE ZONE	3
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WN100A BRACING PLAN	
PETER ALED ROBERTS 48 EUCALYPTUS WAY NIKAU VLY, PARAPARAUMU	
SCALE 1:100 ON A3	SHEET 11

TOP PLATE FIXING

FIXING TYPE B (4.7 kN)

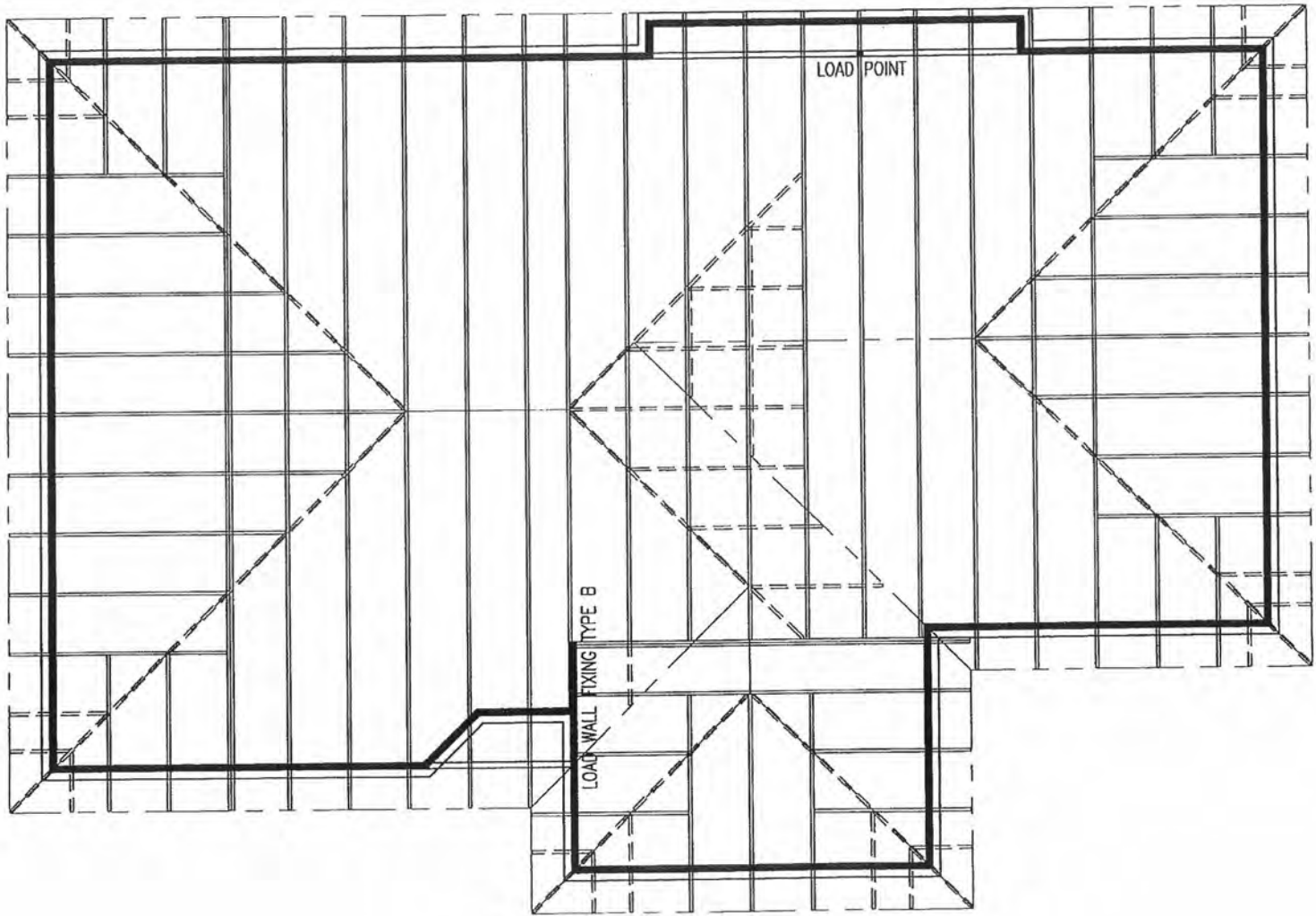


2/90X3.15
PLAIN STEEL
WIRE NAILS
DRIVEN
VERTICALLY
INTO STUD,
PLUS LUMBERLOK
STUD STRAP



LUMBERLOK
STUD STRAP

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platinumhomes®
NEW ZEALAND

KILLKENNY ALTERED

TOP PLATE FIXINGS TYPE 'B' TO LUMBERLOK
"STUD TO TOP PLATE FIXING SCHEDULE"
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

FIXING TYPE B 
HIGH WIND ZONE

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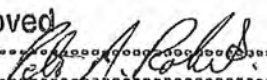
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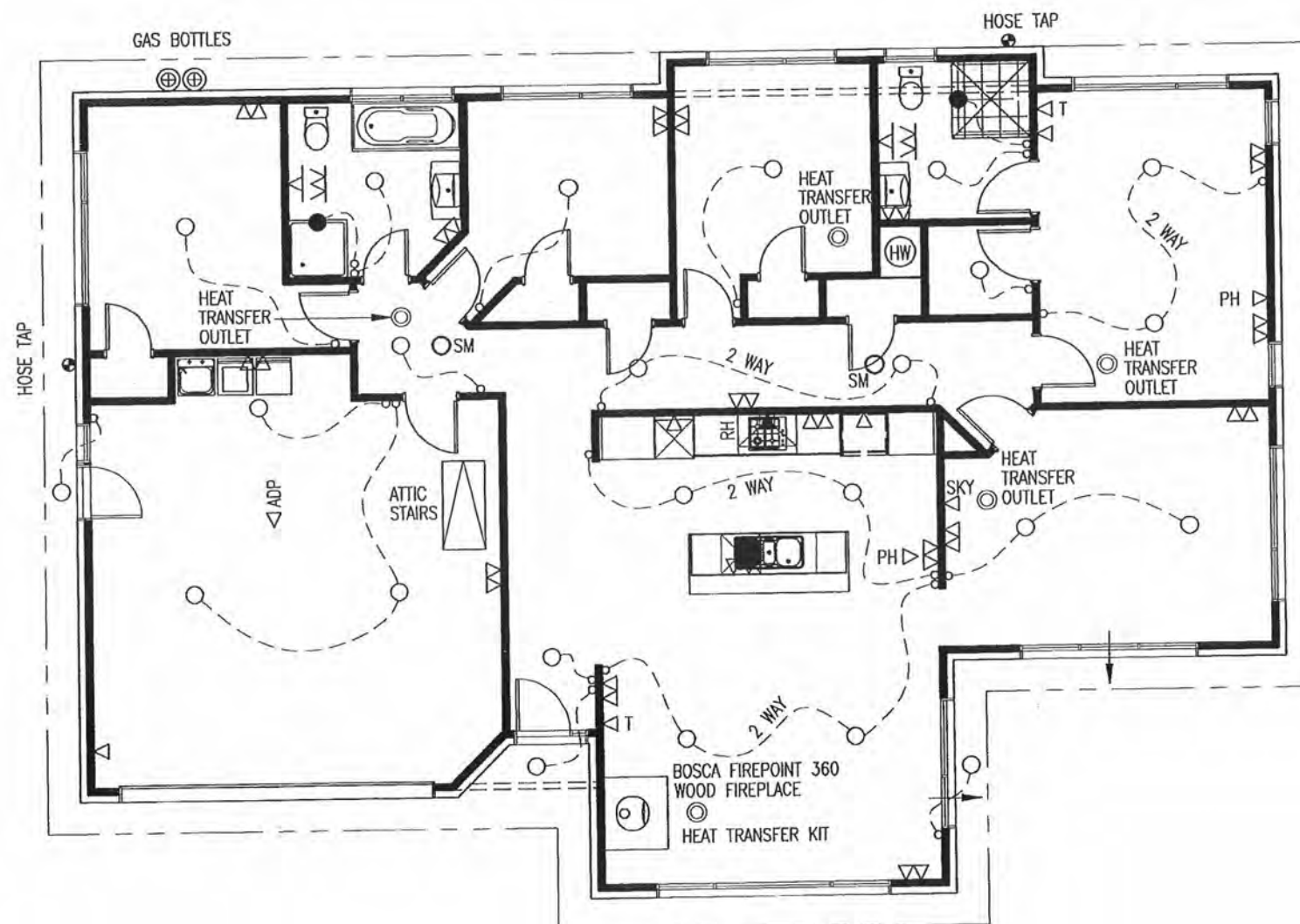
WN100A TOP PLATES

PETER ALED ROBERTS
48 EUCALYPTUS WAY
NIKAU VLY, PARAPARAUMU

SCALE 1:100 ON A3	SHEET 12
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Date 8 APR 2013



KILLKENNY ALTERED ELECTRICAL LEGEND

ALLOW TO CONFIRM POSITION OF FITTINGS ON SITE IN CONSULTATION WITH CLIENT.
ALLOW FOR HOBS, OVEN AND HOT WATER CYLINDER WIRING.
ALLOW FOR TEMPORARY BUILDERS SUPPLY.
ALLOW FOR CONNECTIONS AND INSPN. FEES.

○	RECESSED LIGHT (CA RATED)	24
◦	LIGHT SWITCH	24
2 WAY	2 WAY LIGHT CIRCUIT	4
⊗	3:1 LIGHT/HEAT FAN DUCTED TO OUTSIDE INCLUDING WATERPROOF SWITCHES	0
⊙	SENSOR DOUBLE LIGHT	0
ADP▷	AUTO DOOR POINT (2 REMOTES)	1
▽▽	DOUBLE POWER POINT	17
▽	SINGLE POWER POINT	4
▽	HEATED TOWEL RAILS	2
▽	BATHROOM WALL HEATER	2
SKY▷	SKY CONNECTION	1
T▷	TV POINT	2
PH▷	PHONE JACK	2
RH▷	RANGE HOOD DUCTING/P.P. DUCTED TO OUTSIDE	1
SM○	SMOKE ALARM HARD WIRED WITH HUSH FACILITY	2
	MAINS	20M
	METER BOX	0
	DVS SYSTEM	1
	PREWIRE FOR ALARM. 3 SENSORS, 1 KEYPAD, INTERNAL AND EXTERNAL SIREN AND PANIC BUTTON	1
●	2 IN 1 FAN LIGHT DUCTED TO OUTSIDE	2
SPAD▷	SPA CONNECTION	0

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REVISED

REVISED

WN100A ELECTRICAL

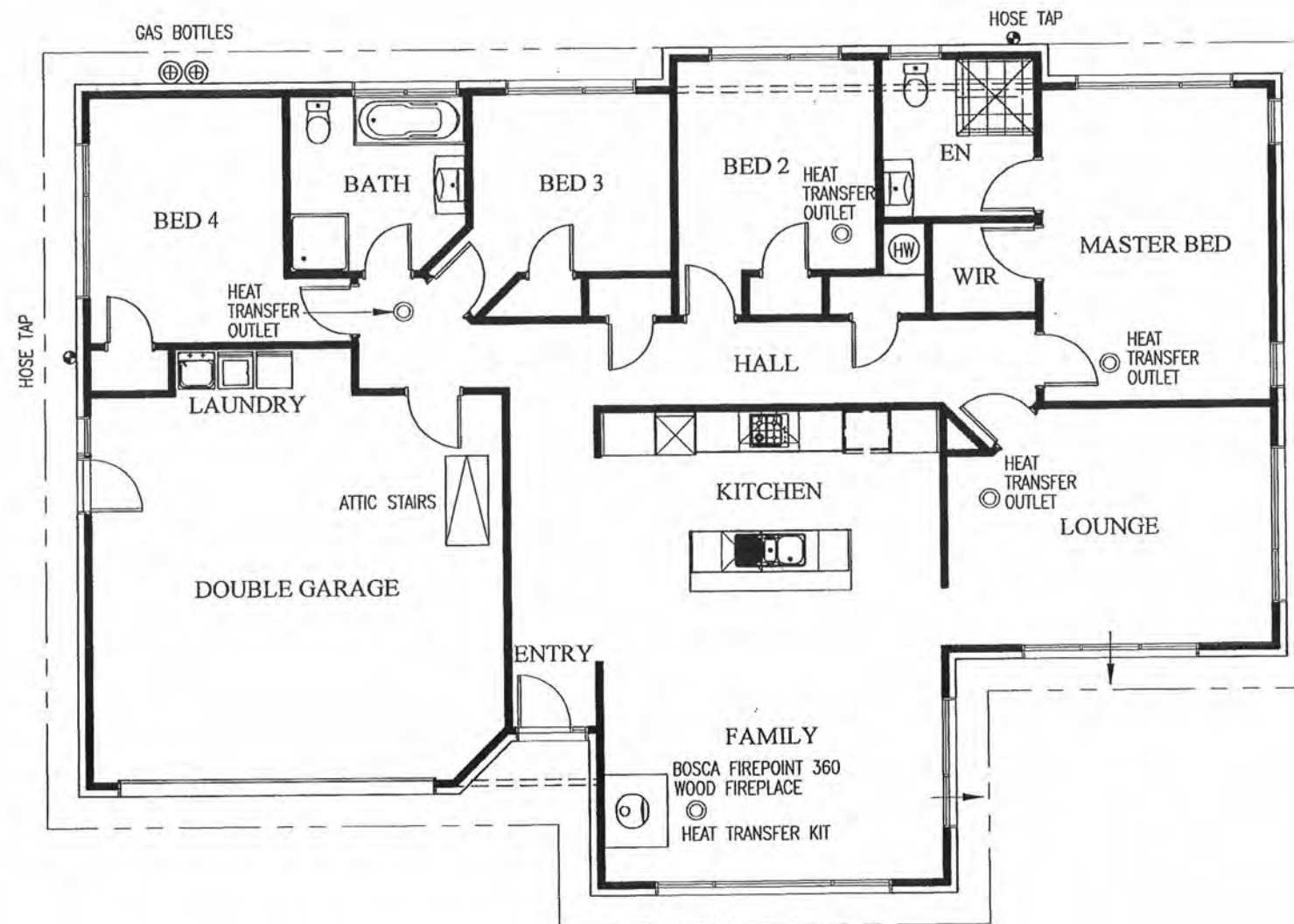
PETER ALED ROBERTS

48 EUCALYPTUS WAY

NIKAU VLY, PARAPARAUMU

SCALE 1:100 ON A3 SHEET 13

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KILLKENNY ALTERED ELECTRICAL LEGEND

ALLOW TO CONFIRM POSITION OF FITTINGS ON SITE IN CONSULTATION WITH CLIENT.
ALLOW FOR HOBS, OVEN AND HOT WATER CYLINDER WIRING.
ALLOW FOR TEMPORARY BUILDERS SUPPLY.
ALLOW FOR CONNECTIONS AND INSPN. FEES.

- RECESSED LIGHT (CA RATED)
- LIGHT SWITCH
- 2 WAY 2 WAY LIGHT CIRCUIT
- 3:1 LIGHT/HEAT FAN DUCTED TO OUTSIDE INCLUDING WATERPROOF SWITCHES
- SENSOR DOUBLE LIGHT
- ADP▷ AUTO DOOR POINT (2 REMOTES)
- ▽ DOUBLE POWER POINT
- ▽ SINGLE POWER POINT
- ▽ HEATED TOWEL RAILS
- ▽ BATHROOM WALL HEATER
- SKY▷ SKY CONNECTION
- T▷ TV POINT
- PH▷ PHONE JACK
- RH▷ RANGE HOOD DUCTING/P.P DUCTED TO OUTSIDE
- SM○ SMOKE ALARM HARD WIRED WITH HUSH FACILITY
- MAINS
- METER BOX
- DVS SYSTEM
- PREWIRE FOR ALARM. 3 SENSORS, 1 KEYPAD, INTERNAL AND EXTERNAL SIREN AND PANIC BUTTON
- 2 IN 1 FAN LIGHT DUCTED TO OUTSIDE
- SPA▷ SPA CONNECTION

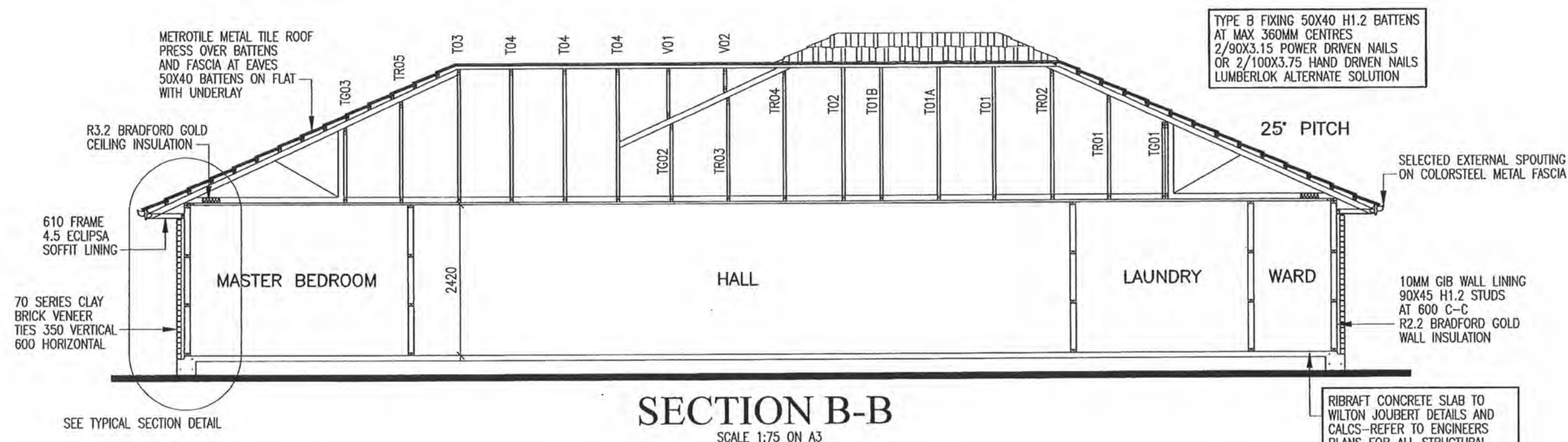
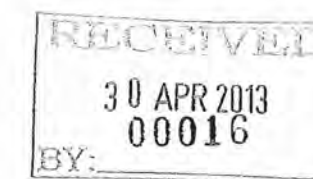
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WN100A	ELECTRICAL
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PETER ALED ROBERTS
48 EUCALYPTUS WAY
NIKAU VLY, PARAPARAUMU

SCALE 1:100 ON A3	SHEET 14
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SECTION B-B

SCALE 1:75 ON A3

BATTEN FIXING

NOTES

FIXING DEFINITIONS

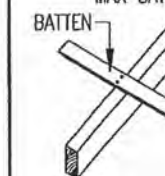
NAIL: 90MM X 3.15MM ϕ POWER-DRIVEN OR 100MM X 3.75MM ϕ HAND-DRIVEN

SCREW: 80MM X 10 GAUGE LUMBERLOK BLUE

WIREDOG: LEFT OR RIGHT LUMBERLOK WIREDOG

BATTEN FIXING FOR LIGHT WEIGHT ROOF HIGH WIND ZONE

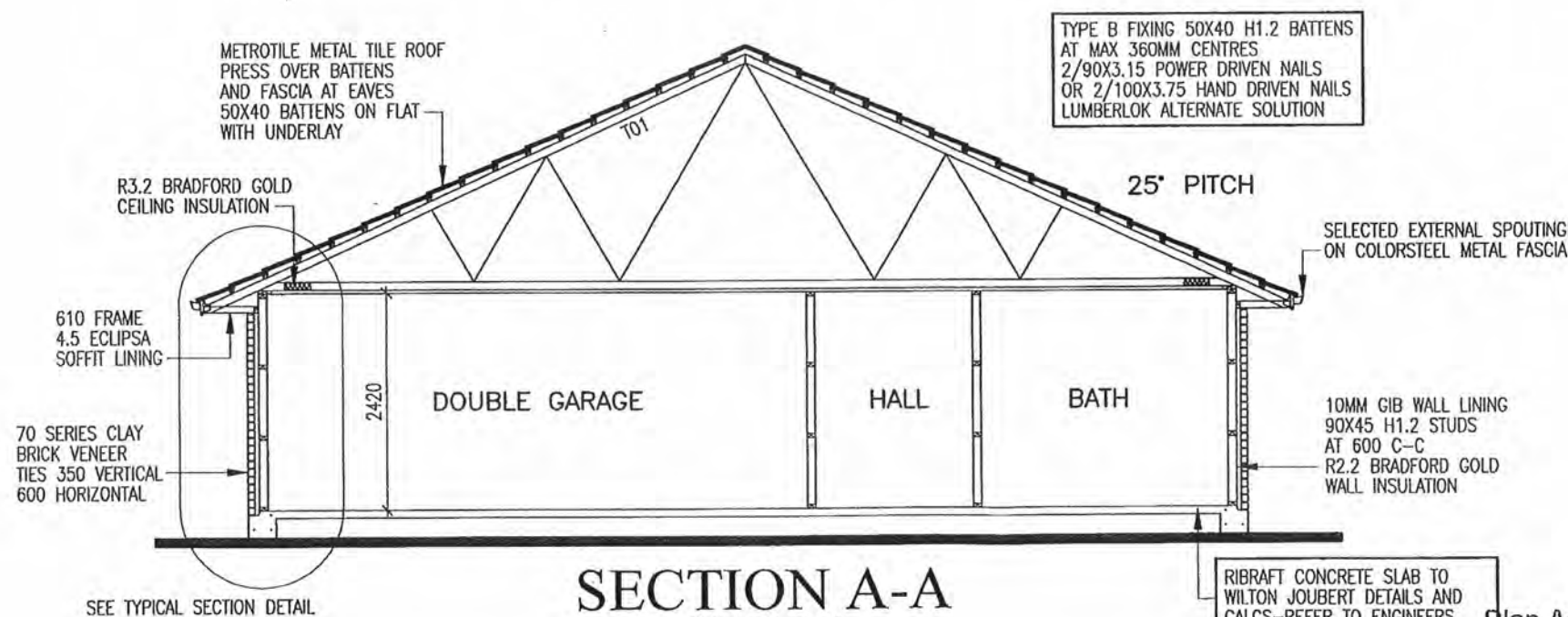
MAX BATTEN SPAN 900MM
MAX BATTEN CENTRES 370MM



FIXING TYPE B
0.8KN
2 NAILS

FOR PURLIN / BATTEN SPLICE FIXING OPTIONS REFER TO LUMBERLOK "PURLIN & BATTEN FIXING CHART"

BATTEN FIXINGS TYPE 'L' TO LUMBERLOK "PURLIN & BATTEN FIXING CHART" ALTERNATIVE TO TABLES 10.10 & 10.12 NZS 3604:2011



SECTION A-A

SCALE 1:75 ON A3



KILLKENNY ALTERED

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REVISED

REVISED

WN100A SECTIONS

PETER ALED ROBERTS

48 EUCALYPTUS WAY

NIKAU VLY, PARAPARAUMU

SCALE SHOWN ON A3 SHEET 15

Plan Approved

Date

8 APR 2013

TRUSS FIXINGS REFER TO
PRECUT PLAN SHEET 10TYPE B FIXING 50X40 H1.2 BATTENS
AT MAX 360MM CENTRES
2/90X3.15 POWER DRIVEN NAILS
OR 2/100X3.75 HAND DRIVEN NAILS
LUMBERLOK ALTERNATE SOLUTIONMETROTILE METAL TILE ROOF
PRESS OVER BATTENS
AND FASCIA AT EAVES
50X40 BATTENS ON FLAT150X40 TRUSS
PLATE PACKER

UNDERLAY

SELECTED EXTERNAL SPOUTING
ON METALCRAFT FASCIA90X45 SOFFIT PLATE
TO LEFT OF TRUSSHARDIFLEX
OVER WINDOWP.C. ALUM
HEAD FLASHING

ALUMINIUM JOINERY

SILL 15° MIN SLOPE

VENTS AT 800 C-C
BRICK BELOWCROMFORD 200MM SUPERCOURSE
D.P.C. SILL FLASHING
TURN OUT 15MM AT BOTTOM
TO FORM DRIP EDGE
EXTEND 200MM EACH SIDE
OF WINDOWTHERMACRAFT COVERUP
BUILDING PAPER
12MM BINDER STRAPS AT
300MM TO HOLD IN BATTS70 SERIES CLAY BRICK VENEER
WITH TIES AT 350 VERTICAL
600 HORIZONTALBRICK TIES TO WITHIN
BOTTOM 2 COURSES
OF BRICKBOTTOM PLATE ON
CROMFORD 90MM
SUPERCOURSE D.P.C.2 COATS FLINTKOTE
(OR SUPERCOURSE)

WEEP HOLES

MIN 150MM UNPROTECTED GL
MIN 100MM PERMANENT PAVING

FINISHED GROUNDLINE

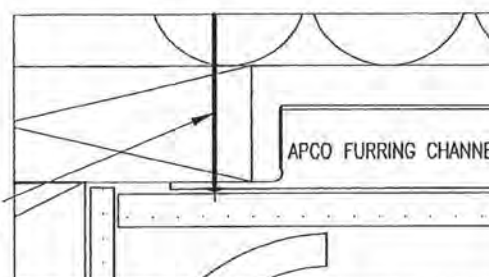
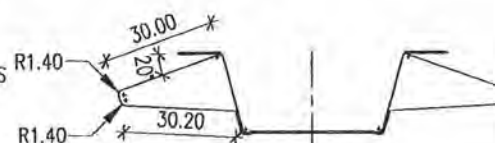
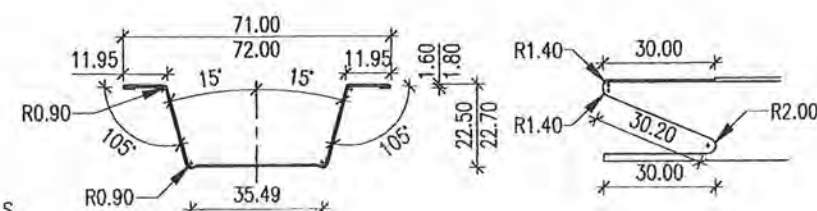
RIBRAFT CONCRETE SLAB TO
WILTON JOUBERT DETAILS AND
CALCS-REFER TO ENGINEERS
PLANS FOR ALL STRUCTURAL
AND SUPPLEMENTARY STEEL

TYPICAL SECTION DETAILS

SCALE 1:10 ON A3

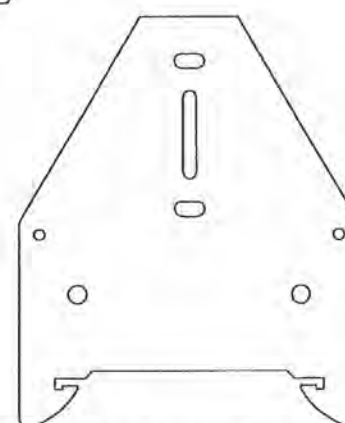
BOTTOM PLATE FIXING ANCHOR
DETAIL (BRICK VENEER)

SCALE 1:10 ON A3



APCO FURRING CHANNEL

SCALE 1:2 ON A3

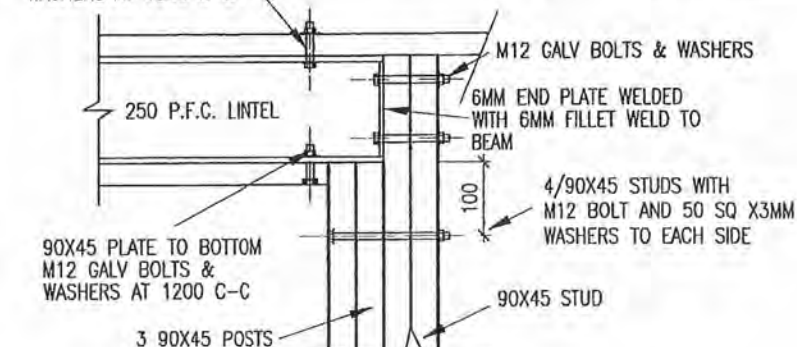


APCO NAIL CLIP

SCALE 1:2 ON A3

RAMSET 12120BPA ANCHORS
900 C-C MAX AND MIN 150MM
FROM CORNERS 50 X 50 X 3MM
GALVANISED WASHERS
MIN 75MM BOLT EMBEDMENTADDITIONAL RAMSET AS 12150H ANCHOR
WILL BE REQUIRED WITHIN 100MM FROM
ENDS INTERNAL OF GIB BRACE PANELS.
TYPE GSP-H, BL1-H, BLG-H, BLP-HADDITIONAL RAMSET AS 12150H ANCHOR
SCREWS WILL BE REQUIRED WITHIN
150MM FROM END OF PLY BRACE PANELS.A 75MM X 4MM DIAMETER NAIL MUST
BE APPLIED MAX 600 C-C
RAMSET HD875 DRIVE PIN
WITH 16MM DIAMETER WASHER
TO RAMSET TECHNICAL REPORT SR125
THROUGH THE BOTTOM PLATE
INTO THE CONCRETE, AT NO LESS
THAN 70MM FROM THE CONCRETE EDGE.
WHEN USING A SHEET WALL BRACING
ELEMENT, A FIXING ANCHOR MUST BE
POSITIONED WITHIN 100MM FOR GIB
FROM THE END OF THAT ELEMENT.
POSITIONED WITHIN 150MM FOR PLY
FROM THE END OF THAT ELEMENT.

INTERNAL FIXING

140X35 TOP PLATE PACKER
M12 GALV BOLTS &
WASHERS AT 1200 C-C

GARAGE 250 PFC CHANNEL DETAIL

SCALE 1:12.5 ON A3

STEEL TO BE PRIMED ALTEX DEVOE CATHA-COAT
TO ACHIEVE A D.F.T. OF 75 MICRONS
APPLY 1 COAT ALTEX DEVOE DEEVSHIELD 236
TO ACHIEVE A D.F.T. OF 150 MICRONS

Plan Approved

Date 8 APR 2013



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REVISED 28/2/2013

REVISED

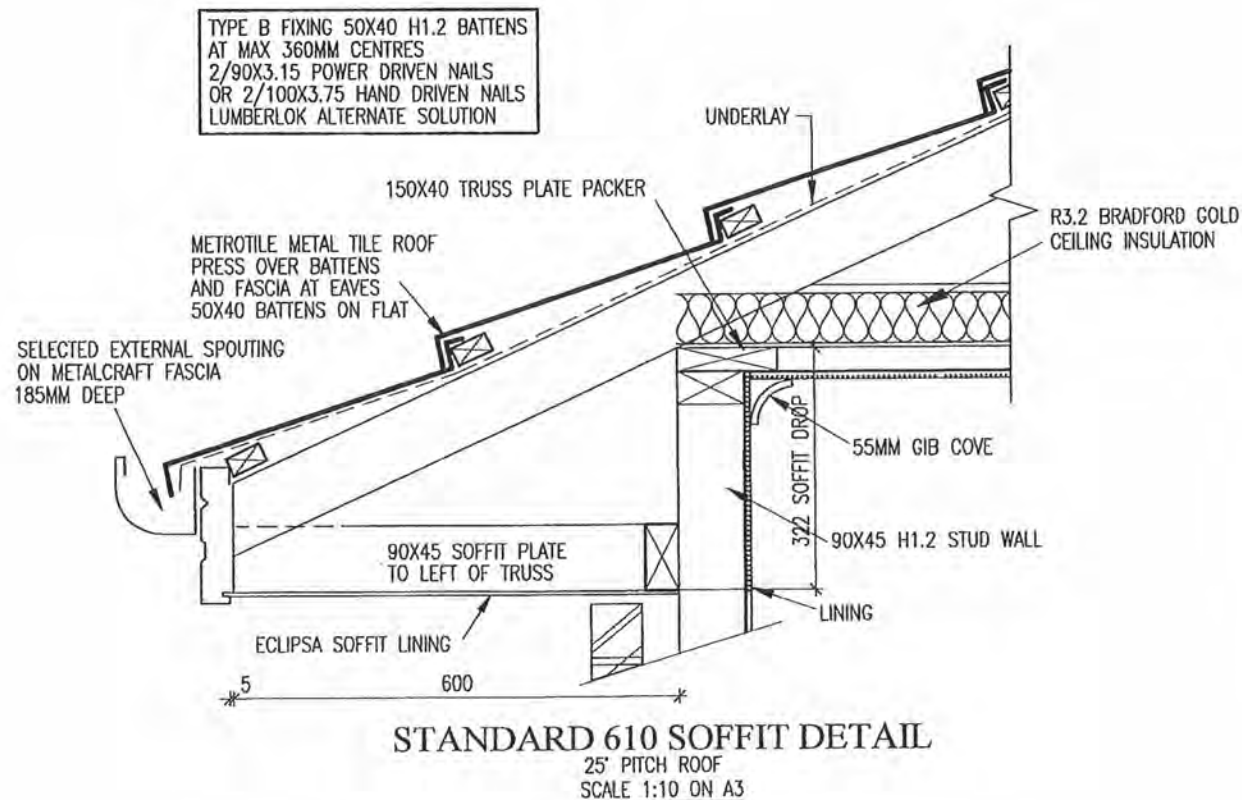
WN100A DETAILS

PETER ALED ROBERTS

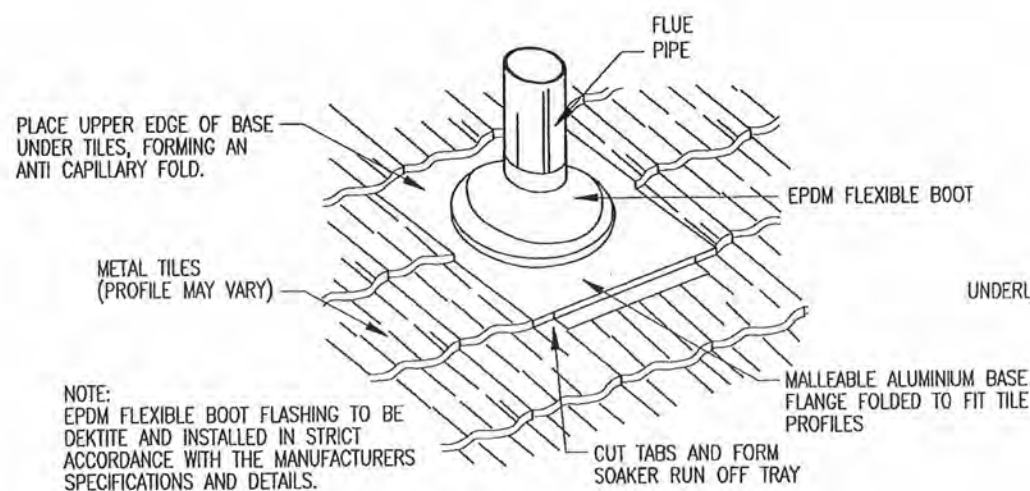
48 EUCALYPTUS WAY

NIKAU VLY, PARAPARAUMU

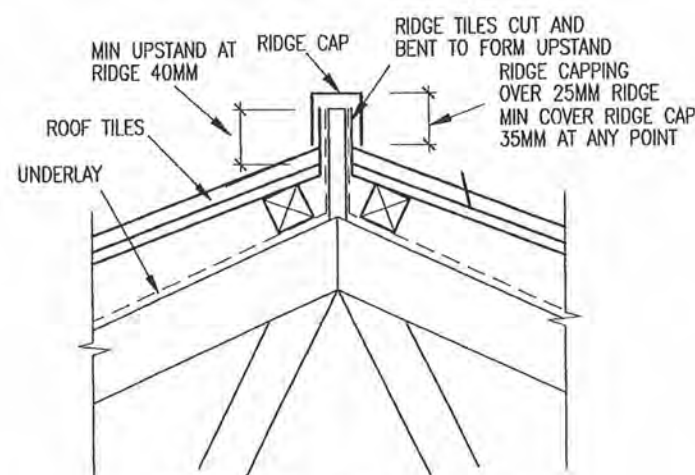
SCALE SHOWN ON A3 SHEET 16



TRUSS FIXINGS REFER TO
PRECUT PLAN SHEET 10

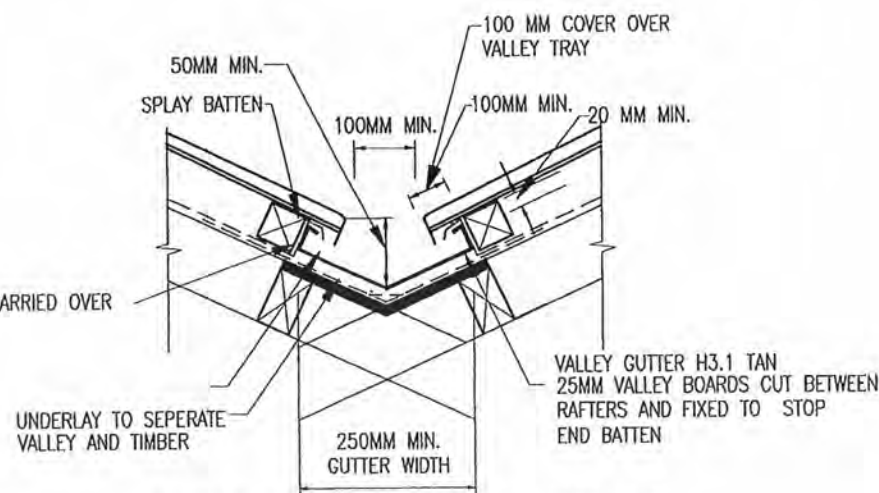


PIPE PENETRATION FOR METAL TILE



METAL TILE RIDGE DETAIL

25° PITCH ROOF
SCALE 1:10 ON A3



METAL TILE VALLEY DETAIL

25° PITCH ROOF

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Date 8 APR 2013

INSULATION SCHEDULE
NON SOLID CONSTRUCTION
REQUIRED MINIMUM R VALUES

LOCATION	CLIMATE ZONE 1	CLIMATE ZONE 2	CLIMATE ZONE 3
ROOF	R2.9	R2.9	R3.3
WALL	R1.9	R1.9	R2.0
FLOOR	R1.3	R1.3	R1.3
VERT GLAZING	0.26	0.26	R0.26
SKYLIGHTS	0.26	0.26	R0.31

ORIENTATION	WINDOW M ²	WALL M ²	% GLAZING
NORTH	11.98	44.40	26.97%
EAST	2.88	31.42	9.17%
SOUTH	10.56	44.40	23.78%
WEST	8.56	31.42	27.25%
TOTAL	33.98	151.63	22.41%
TOTAL E,S,W	22.00	107.23	20.52%

WALL	70MM MONIERBRICK, 90MM FRAMING, 50MM CAVITY, STUDS AT 600 C-C, 800MM NOG SPACING. REQUIRES R1.9 - USE R2.2 (R1.9) BRADFORD GOLD		
ROOF	13MM GIB-BOARD CEILING LINING ON METAL BATTENS, CLIP FIX AT 600 C-C, METROTILE METAL TILE ROOF ON 90MM DEEP RAFTERS AT 900 SPACING, CA RATED DOWNLIGHTS INSTALLED TO NZECP 54. REQUIRES R2.9 - USE R3.2 (R3.1) BRADFORD GOLD		
FLOOR	FLOOR AREA FOUNDATION PERIMETER AREA/PERIMETER RATIO CONCRETE RIBRAFT FLOOR R1.5 R VALUE	203.94 SQ M 64.31 M 3.17	
WINDOW	DOUBLE GLAZING. REQUIRES R0.26		

NOTE:
CALCULATIONS FOR INSULATION SCHEDULE IS OF THE HOUSE AND EXCLUDES THE DOUBLE GARAGE. NOTE THAT THE INTERNAL WALL BETWEEN HOUSE AND DOUBLE GARAGE IS ALSO INSULATED.
REQUIREMENTS MET WITH COMPONENTS SHOWN IN SCHEDULE METHOD.



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REVISED

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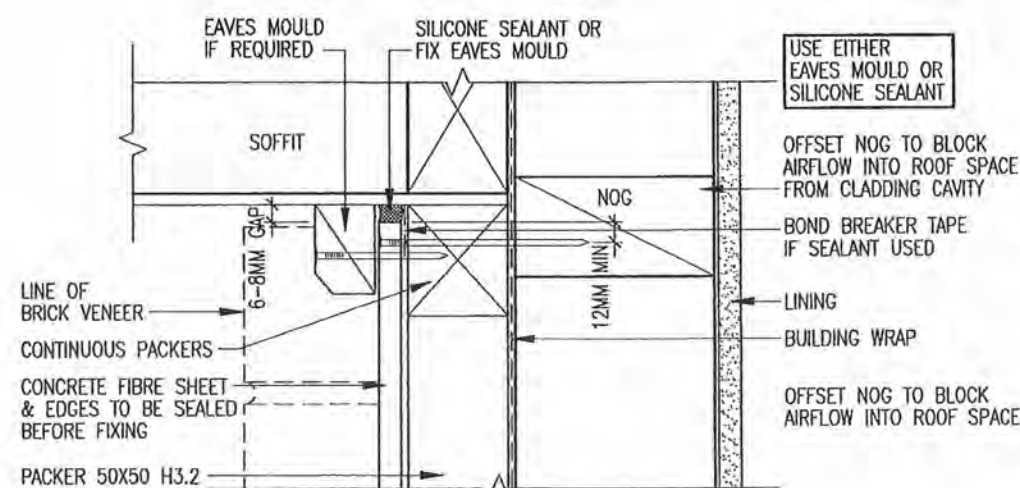
WN100A ROOF DETAILS

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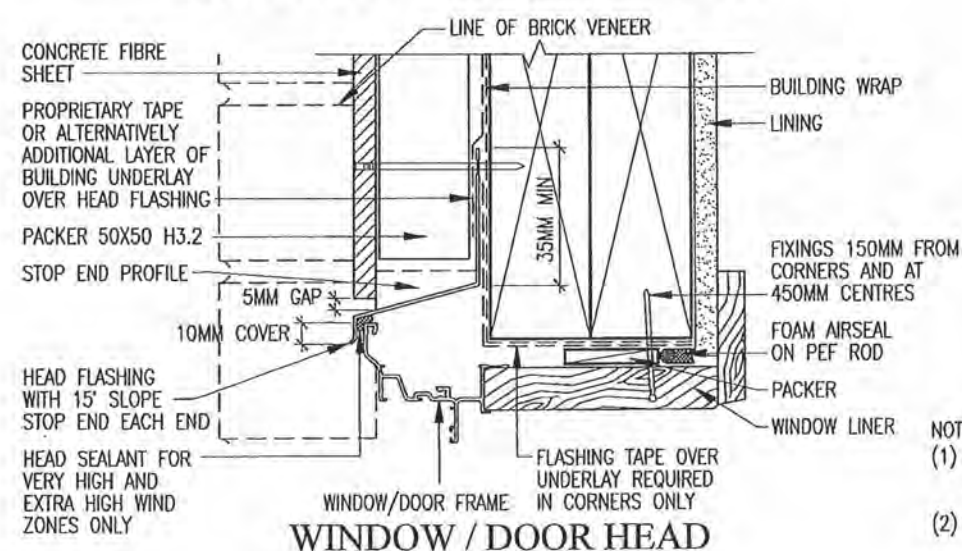
48 EUCALYPTUS WAY

NIKAU VLY, PARAPARAUMU

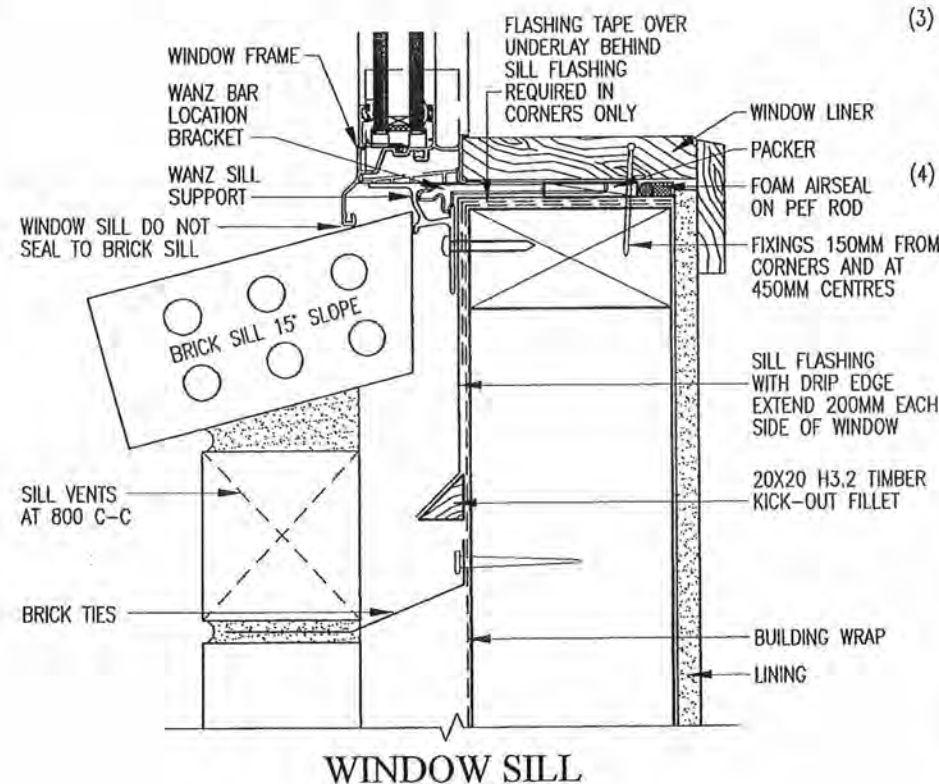
SCALE SHOWN ON A3 SHEET 17



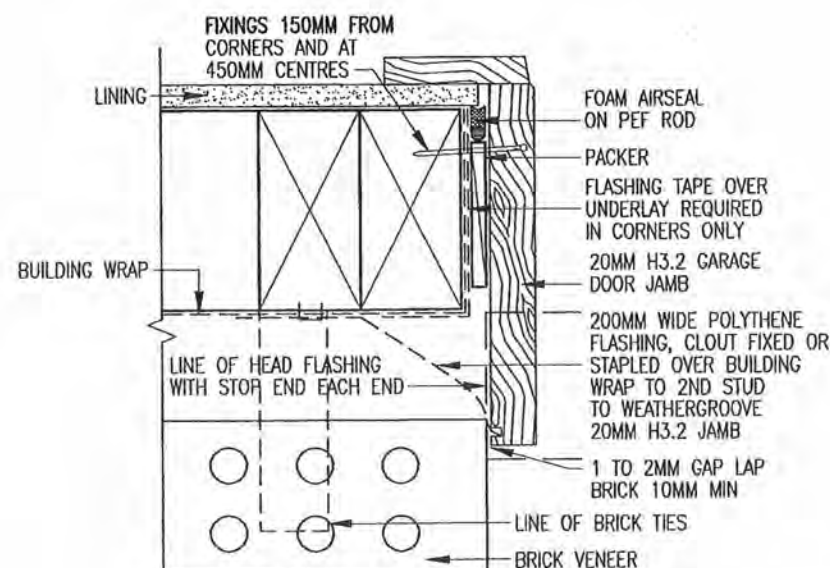
CONCRETE FIBRE SHEET SOFFIT



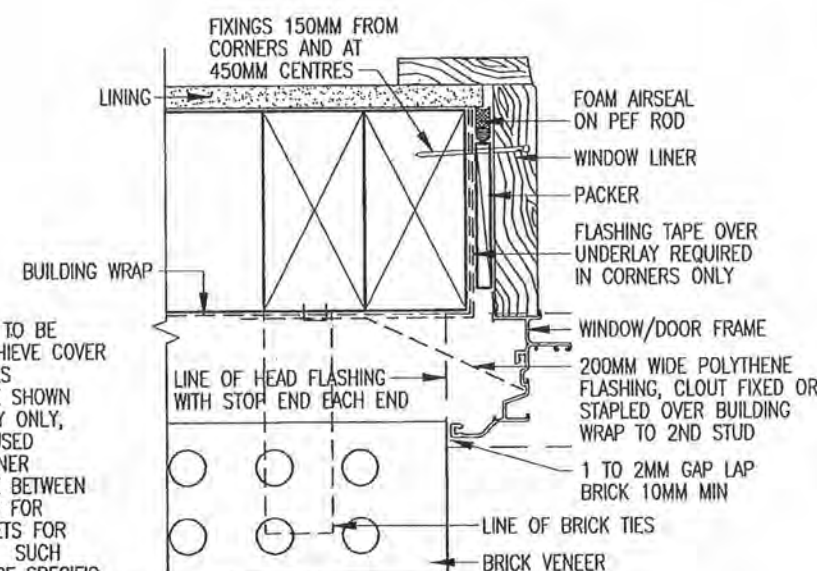
WINDOW / DOOR HEAD



WINDOW SILL



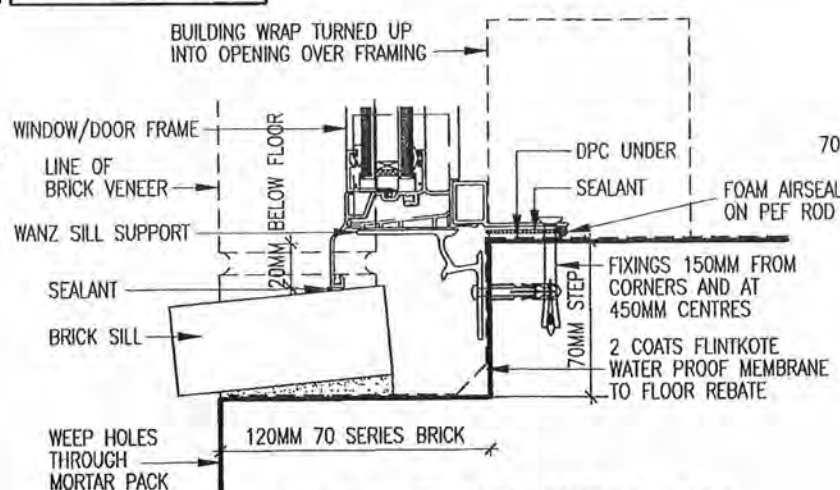
GARAGE DOOR JAMB



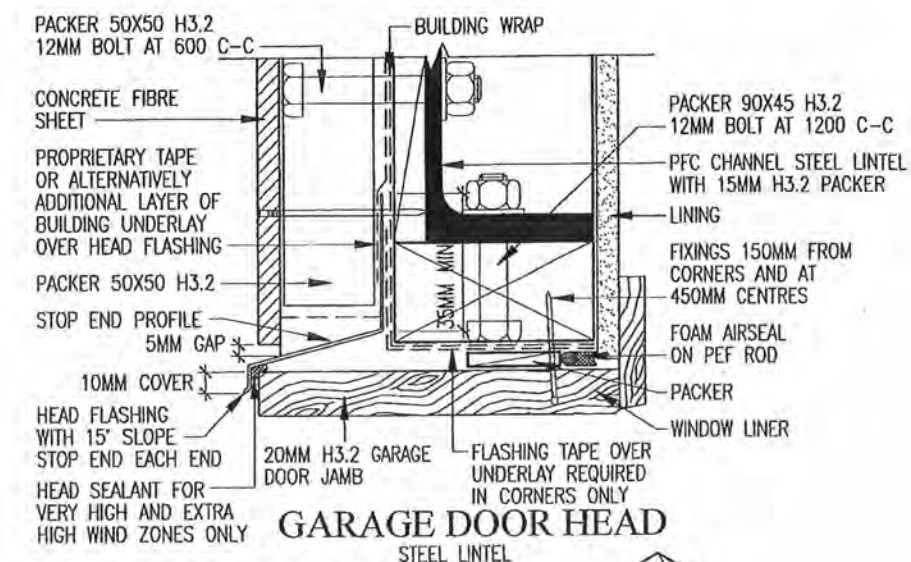
WINDOW / DOOR JAMB

- NOTE:
- (1) WINDOW PROFILE TO BE SELECTED TO ACHIEVE COVER SHOWN IN DETAILS
 - (2) ARCHITRAVES ARE SHOWN FOR CONSISTENCY ONLY, DETAIL MAY BE USED WITH REBATED LINER
 - (3) MAKE ALLOWANCE BETWEEN PACKER AT SILLS FOR SUPPORT BRACKETS FOR LARGE WINDOWS. SUCH BRACKETS REQUIRE SPECIFIC DESIGN, AND SHALL BE SUPPLIED BY THE WINDOW MANUFACTURER
 - (4) WINDOW JAMBS TO BE H3.1 TAN

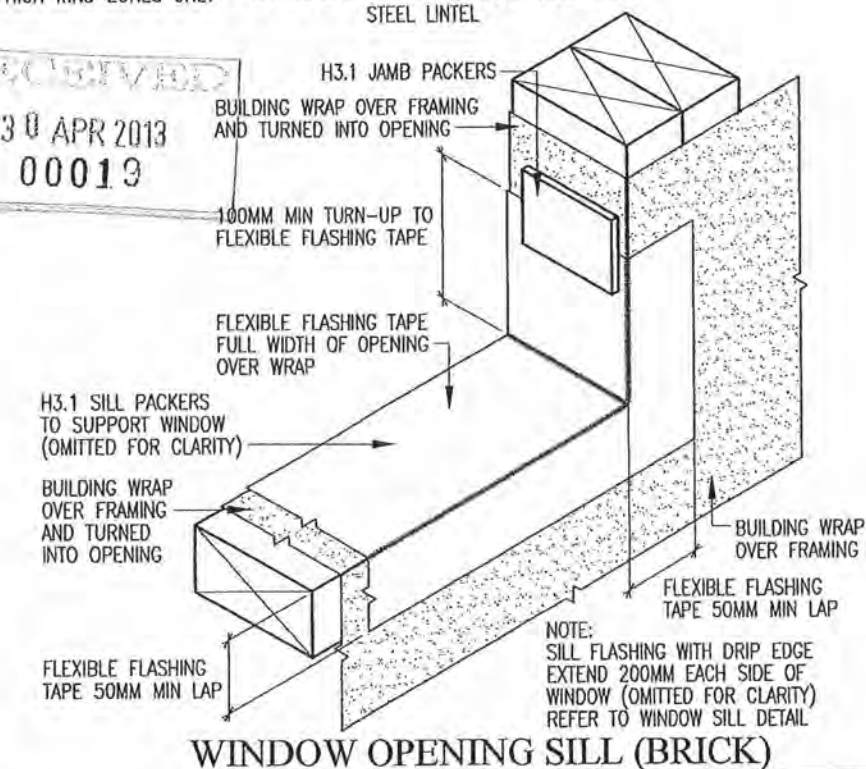
NOTE JAMB FLASHINGS TO OVERLAP SILL FLASHING



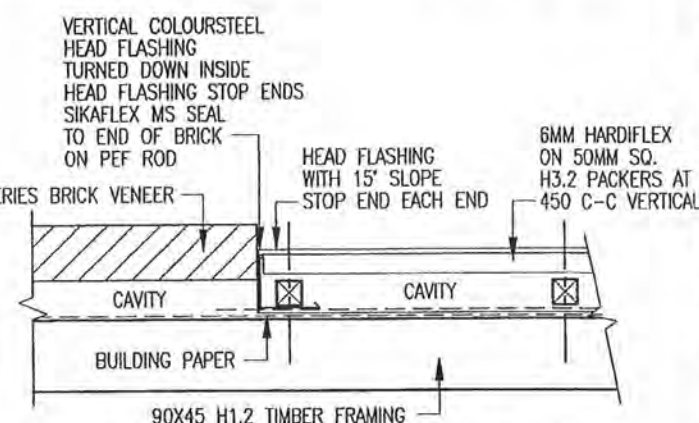
FULL HEIGHT WINDOW / DOOR SILL



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WINDOW OPENING SILL (BRICK)



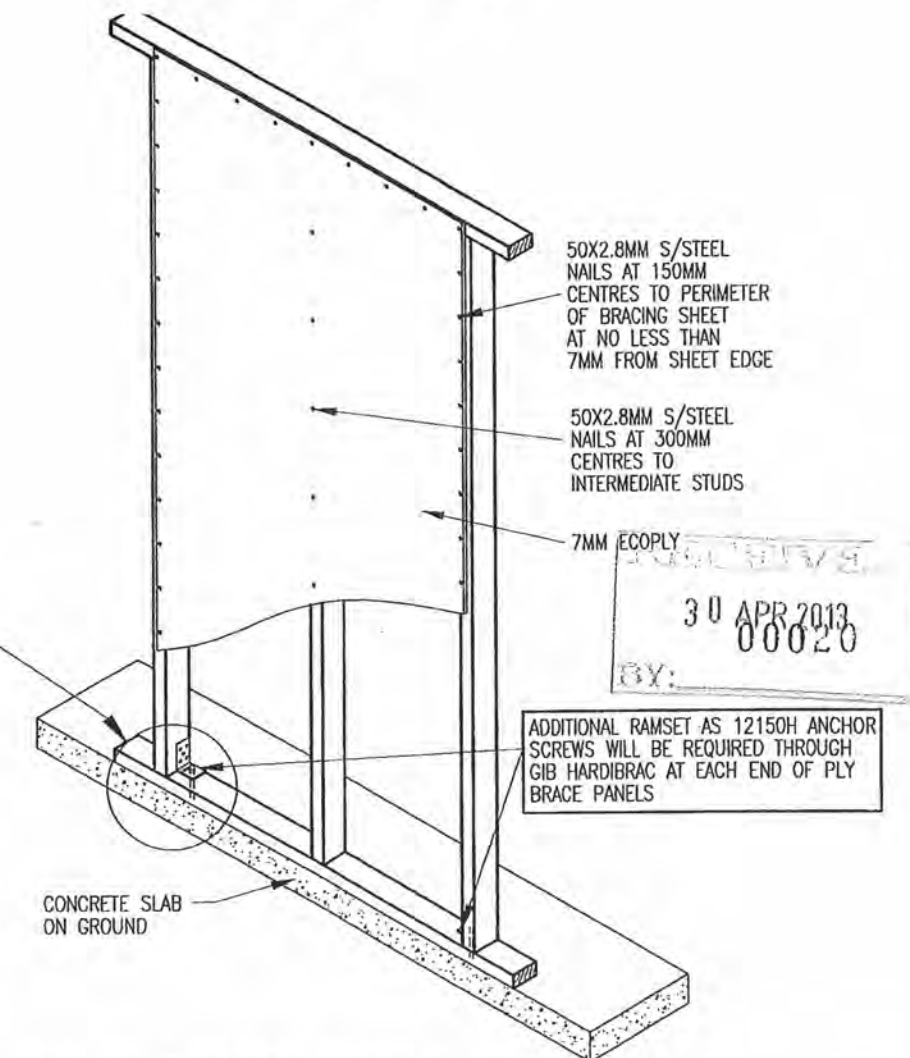
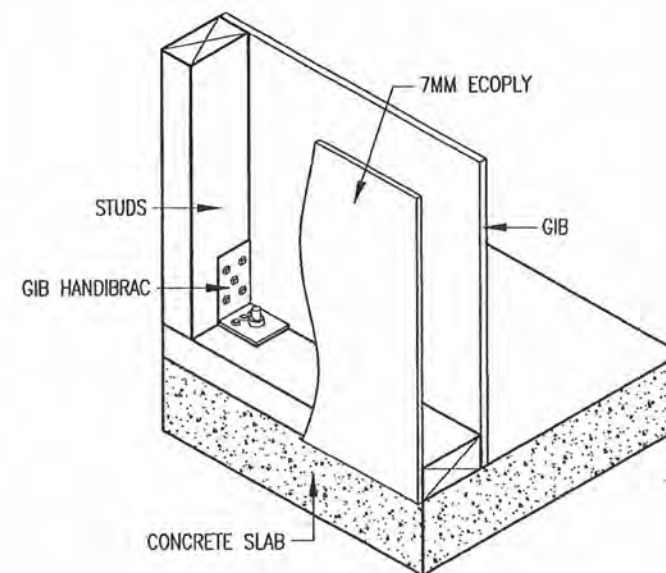
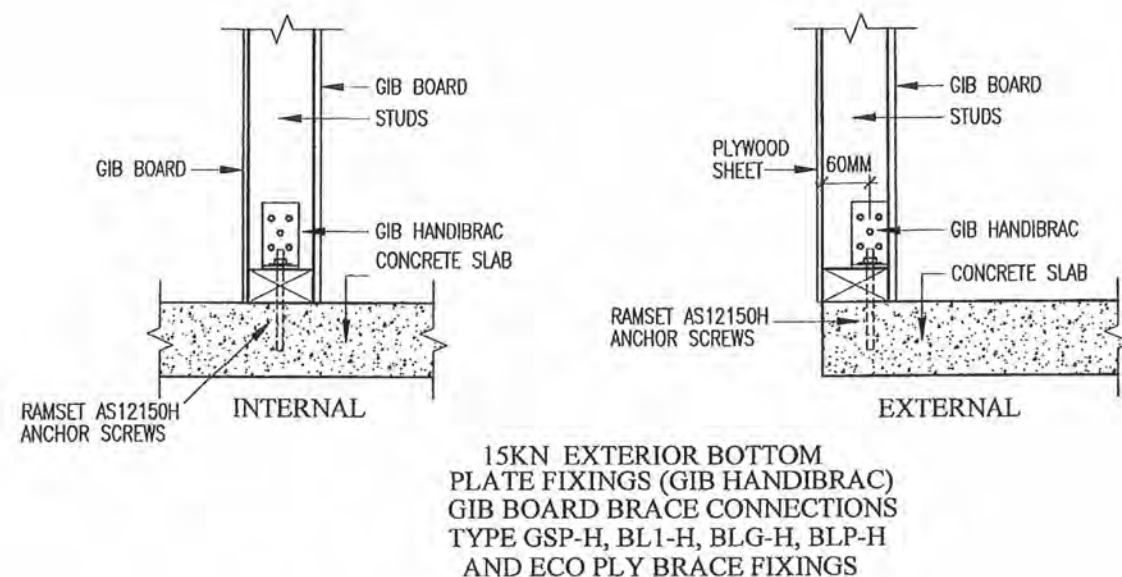
HARDIFLEX/BRICK VENEER WINDOW HEADS TO UNDER FLAT SOFFITS

PLAN VIEW

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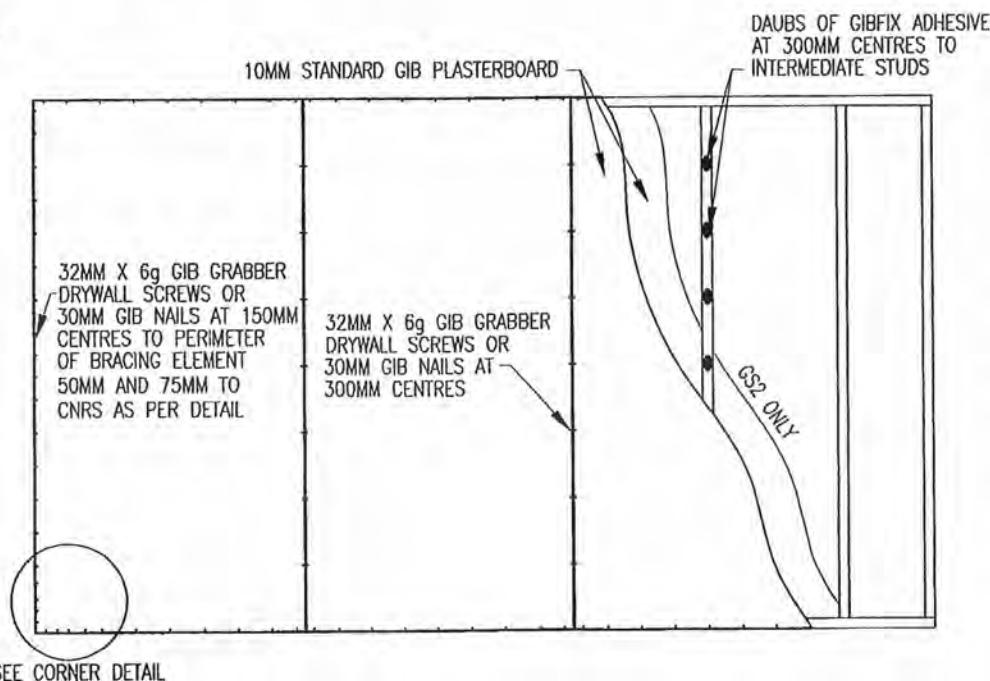
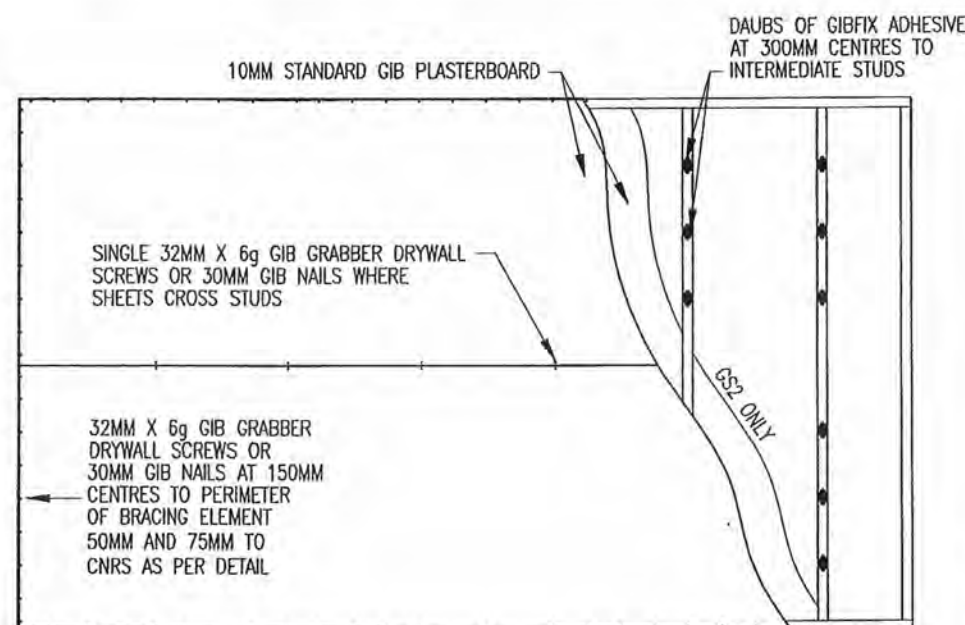
Date 8 APR 2013

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WN100A WINDOW DETAILS	
PETER ALED ROBERTS	
48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAUMU	
SCALE SHOWN ON A3	SHEET 18

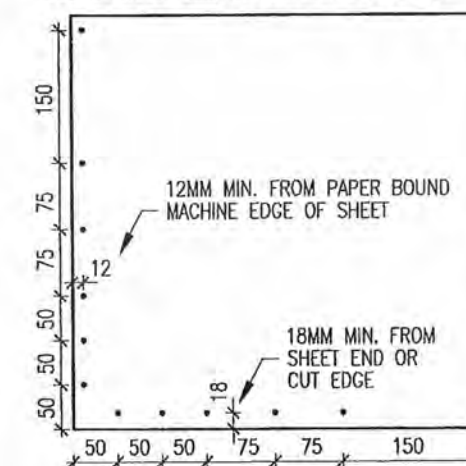
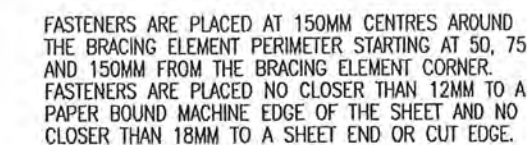


EP1, EP2 AND EPG EXTERIOR PLY FIXING
PLY BRACE PANELS TO BE H3.2 TAN

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Date - 8 APR 2013

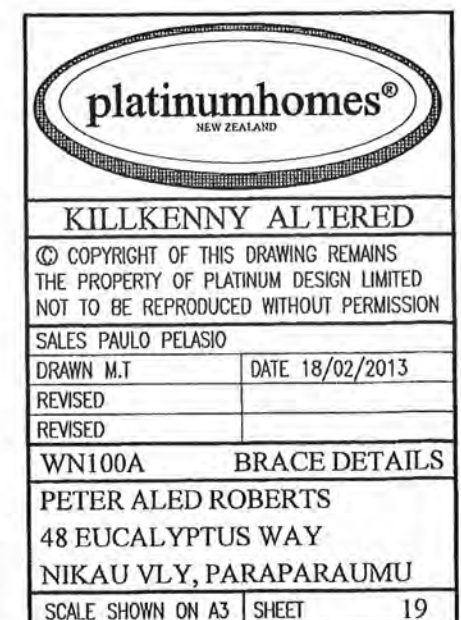


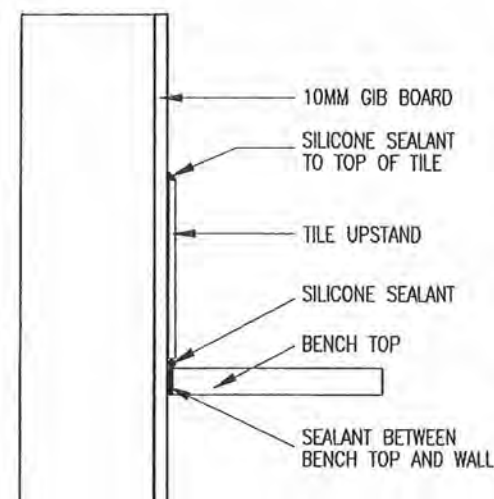
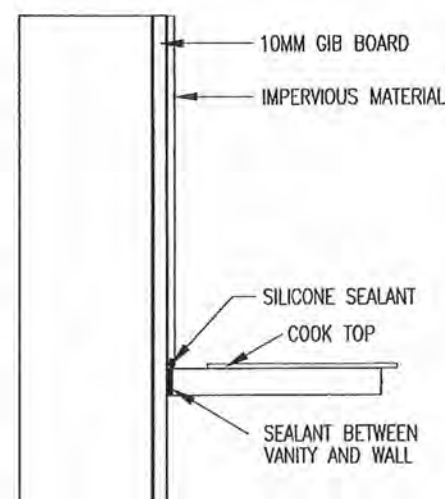
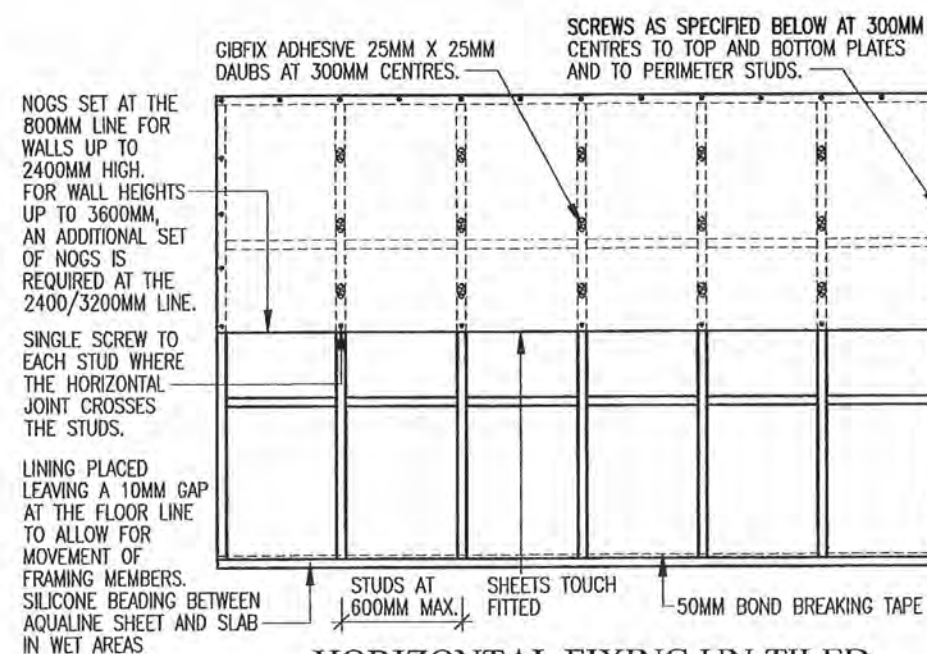
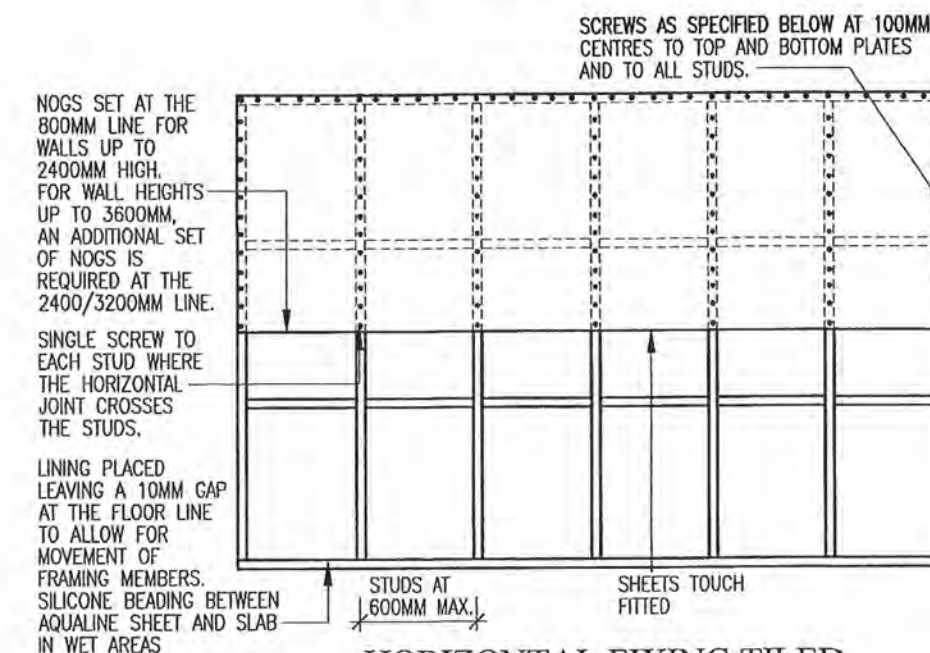
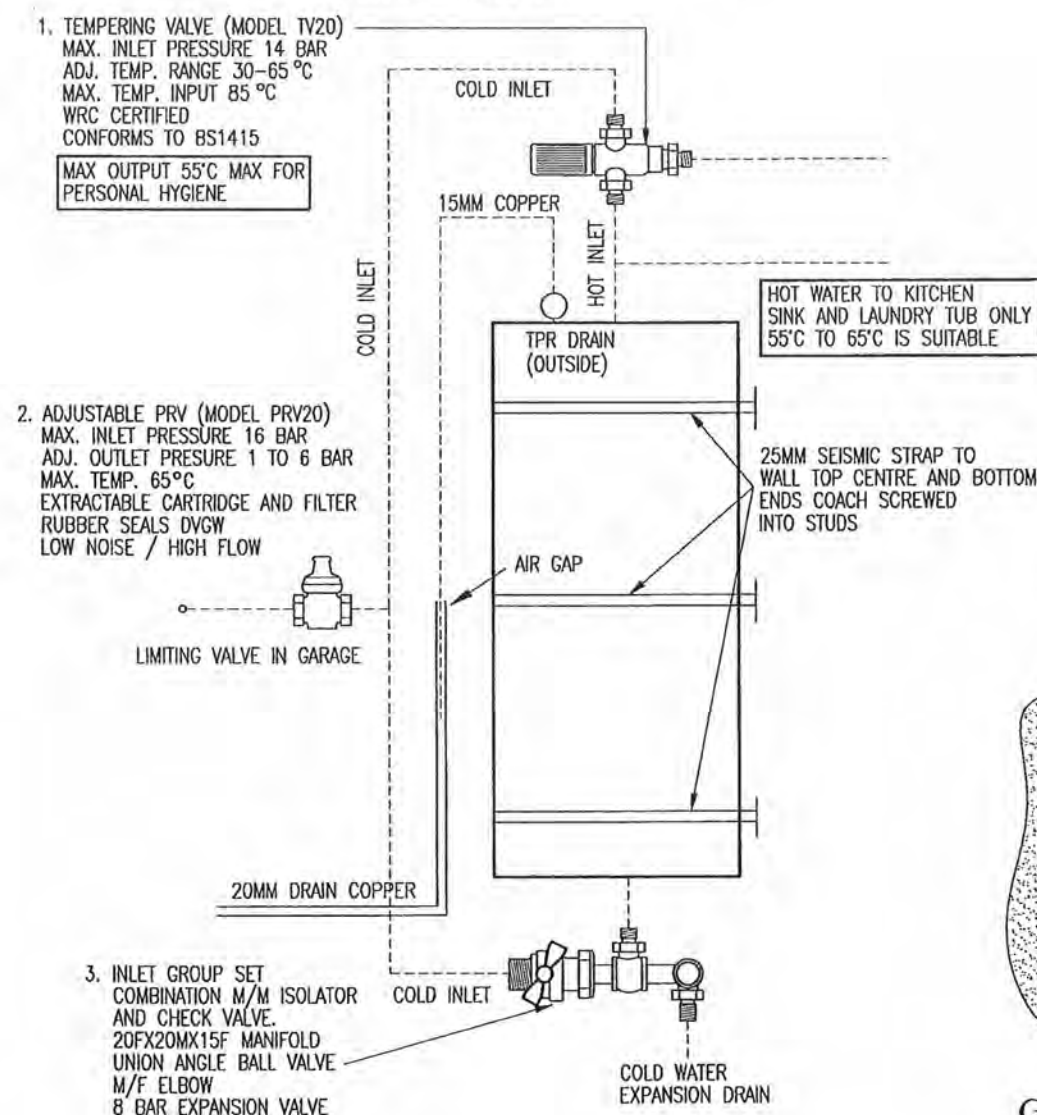
HORIZONTAL FIXING	GIB GS1-N AND GIB GS2-N BRACE FIXING	VERTICAL FIXING
GIB GS1-N (LINED ONE SIDE)		GIB GS1-N (LINED ONE SIDE)
GIB GS2-N (LINED BOTH SIDES)		GIB GS2-N (LINED BOTH SIDES)



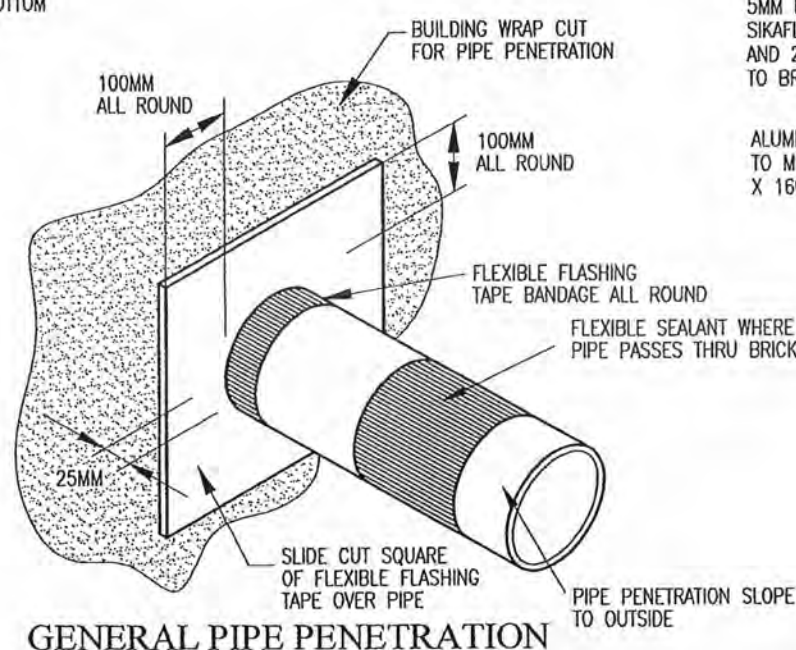
CORNER FASTENING DETAILS

FOR STANDARD GIB BRACING ELEMENT

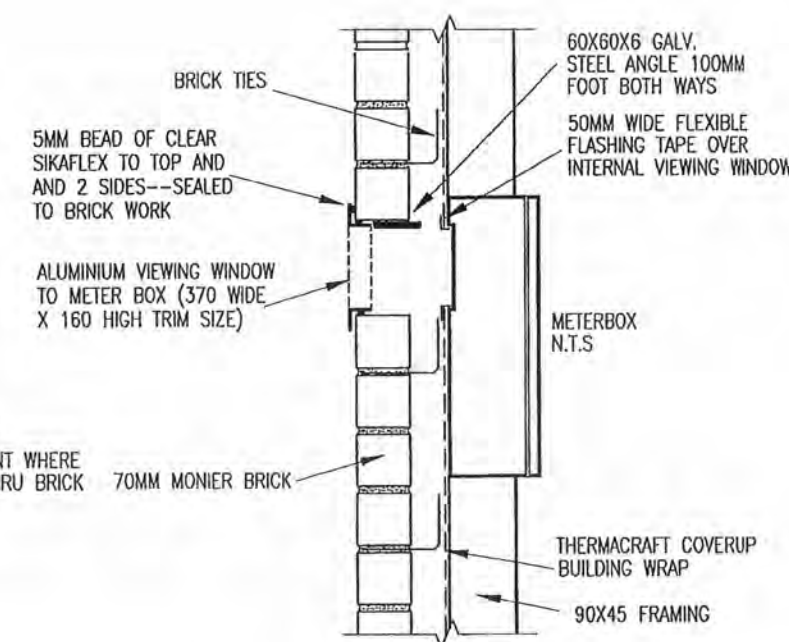


KITCHEN BENCH TOP
TO WALL DETAILKITCHEN COOK TOP
TO WALL DETAILHORIZONTAL FIXING UN-TILED
TO GIB AQUALINE WET AREAS FRAMING AND LINING INSTALLATIONHORIZONTAL FIXING TILED
TO GIB AQUALINE WET AREAS FRAMING AND LINING INSTALLATIONCOMBO20U CALEFFI COMBO SET
G12 WATER SUPPLIES

GIB AQUALINE FIXING DETAILS



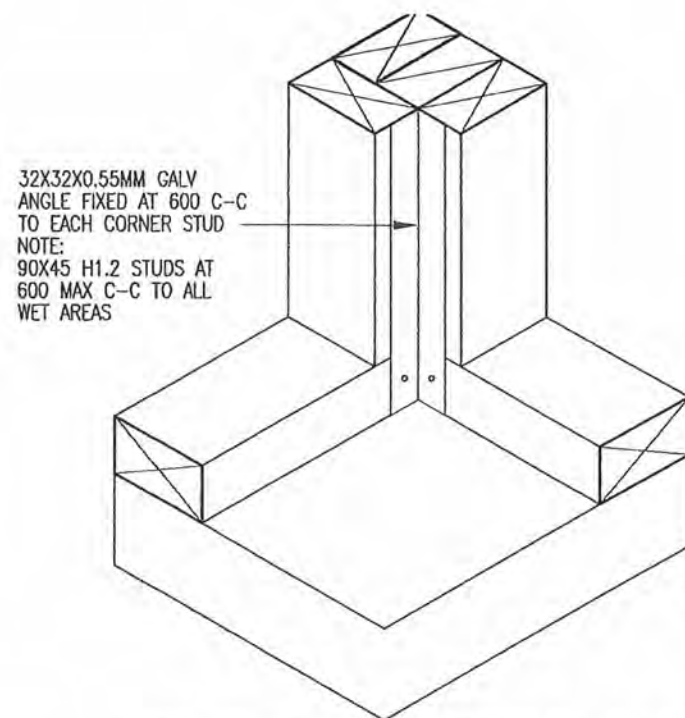
GENERAL PIPE PENETRATION

DETAILS OF INTERNAL METER BOX
WITH EXTERNAL VIEWING WINDOW

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Date 8 APR 2013

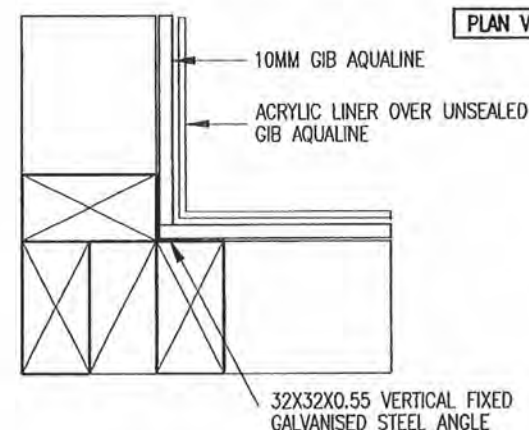
NOTE:
BUILDERS TO FIX FLASHING TO THE METERBOX
WITH ADHESIVE AT THE APPROPRIATE PLACE
TO SUIT THE CLADDING.

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WN100A	DETAILS
PETER ALED ROBERTS	
48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAUMU	
SCALE SHOWN ON A3	SHEET 20

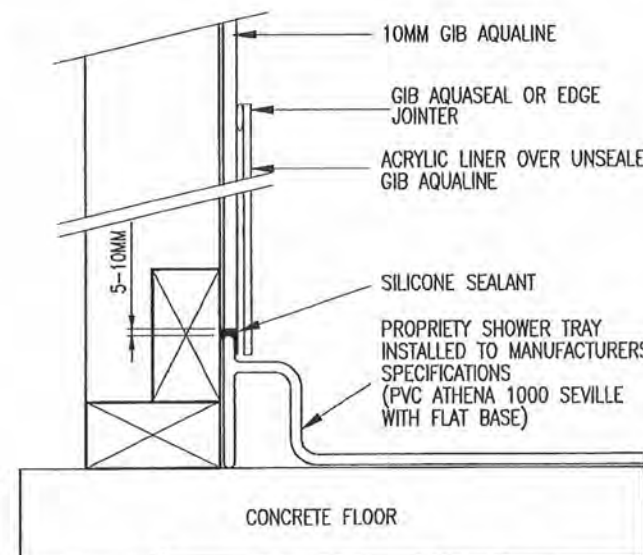


SHOWER CORNER ANGLE DETAIL

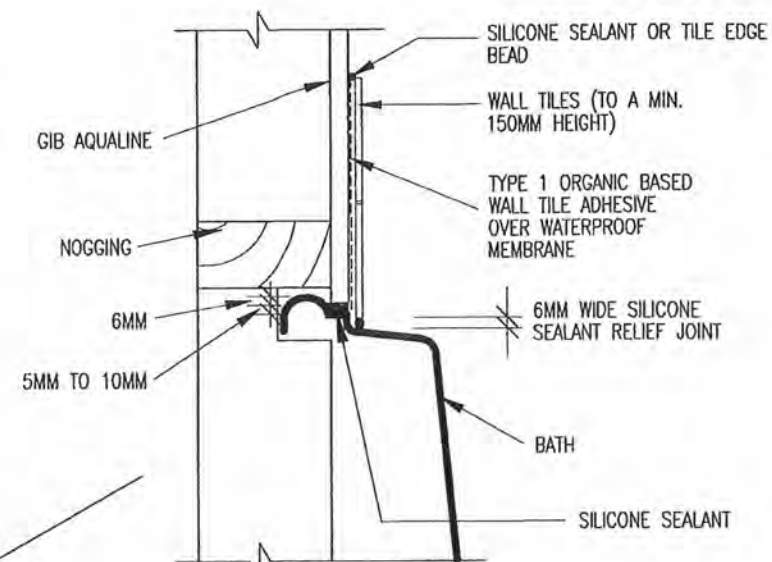
SHOWER INTERNAL CORNER DETAIL
SCALE 1:5 A3



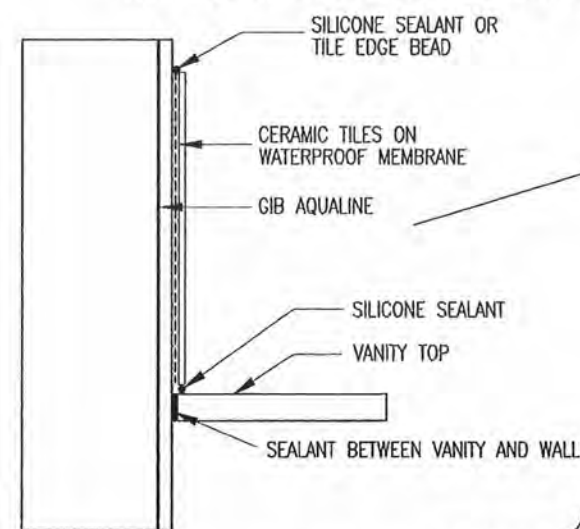
PLAN VIEW



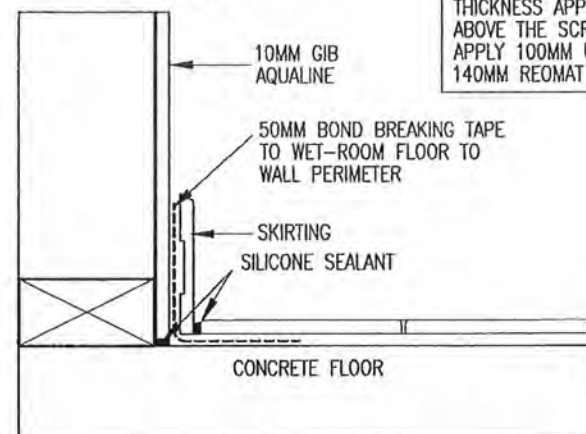
BASE /TOP DETAIL
SCALE 1:5 A3



BATH/WALL DETAIL
SCALE 1:5 A3

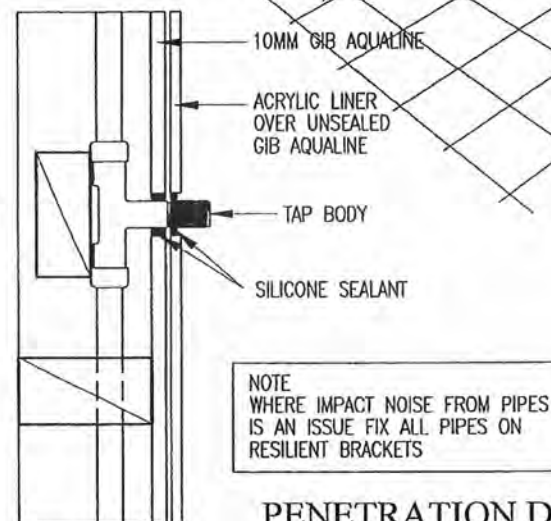


VANITY TOP/WALL DETAIL
SCALE 1:5 A3



TILED FLOOR TO AQUALINE WALL DETAIL
SCALE 1:5 A3

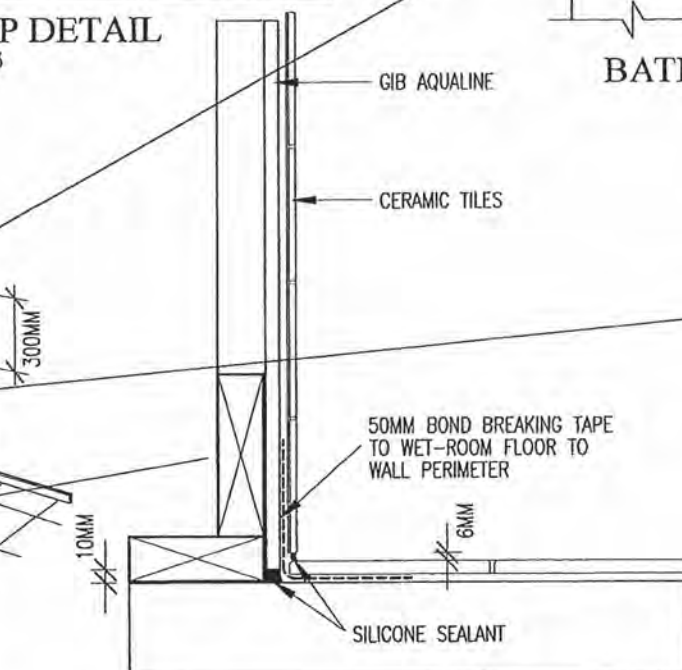
2 COATS OF THE REQUIRED
DRIBOND LIQUID FLASH
MEMBRANE TO 1.5MM DRY FILM
THICKNESS APPLIED BELOW OR
ABOVE THE SCREED
APPLY 100MM UP WALL
140MM REOMAT REINF MESH



PENETRATION DETAIL

BATH/SHOWER WALL JUNCTION DETAIL
SCALE 1:5 A3

NOTE
WHERE IMPACT NOISE FROM PIPES
IS AN ISSUE FIX ALL PIPES ON
RESILIENT BRACKETS



TILED FLOOR TO TILED WALL DETAIL
SCALE 1:5 A3



BATH EDGE DETAIL

NOTES:
1. 90X45 H1.2 STUDS AT
600 MAX C-C TO ALL
WET AREAS
2. ALL WALL FINISHES TO COMPLY
WITH NZBC 1991 E3 SURFACE
FINISHES

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Date - 8 APR 2013

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NEW ZEALAND

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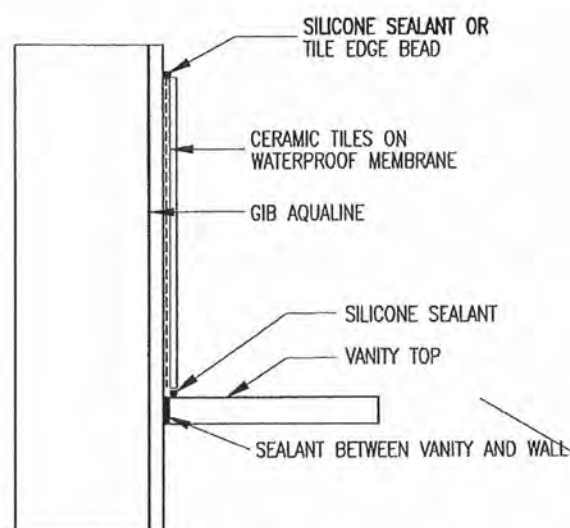
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WN100A WET AREA DETAILS

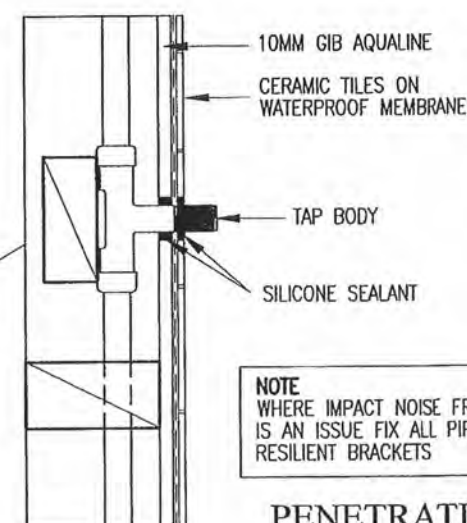
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NIKAU VLY, PARAPARAUMU

SCALE SHOWN ON A3 SHEET 21



VANITY TOP/WALL DETAIL
SCALE 1:5 A3

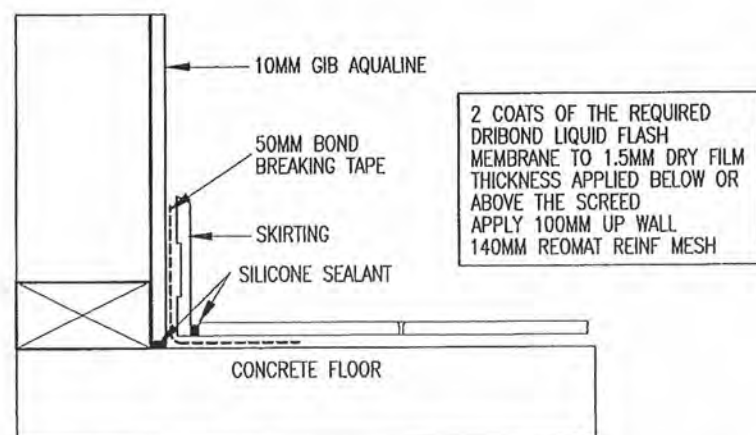
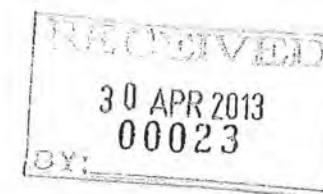
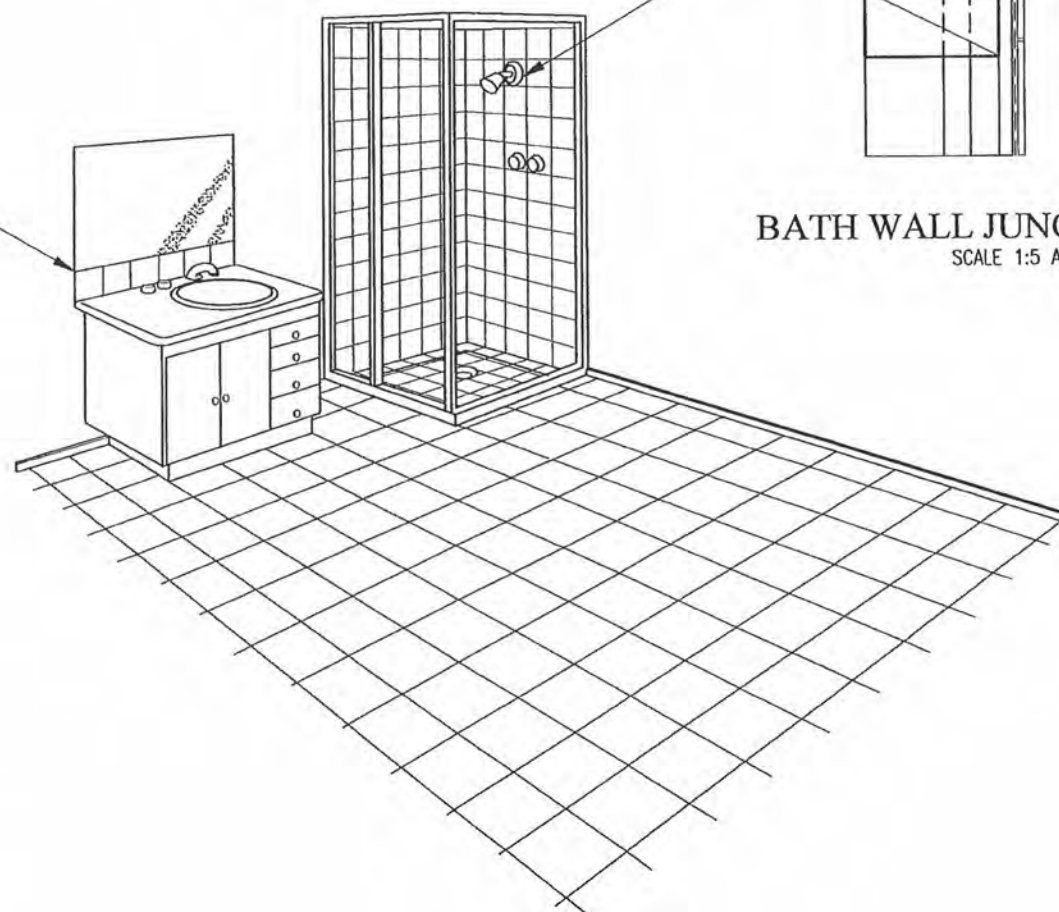
REFER SHEET 23 FOR
TILED SHOWER DETAILS



NOTE
WHERE IMPACT NOISE FROM PIPES
IS AN ISSUE FIX ALL PIPES ON
RESILIENT BRACKETS

PENETRATION DETAIL

BATH WALL JUNCTION DETAIL
SCALE 1:5 A3



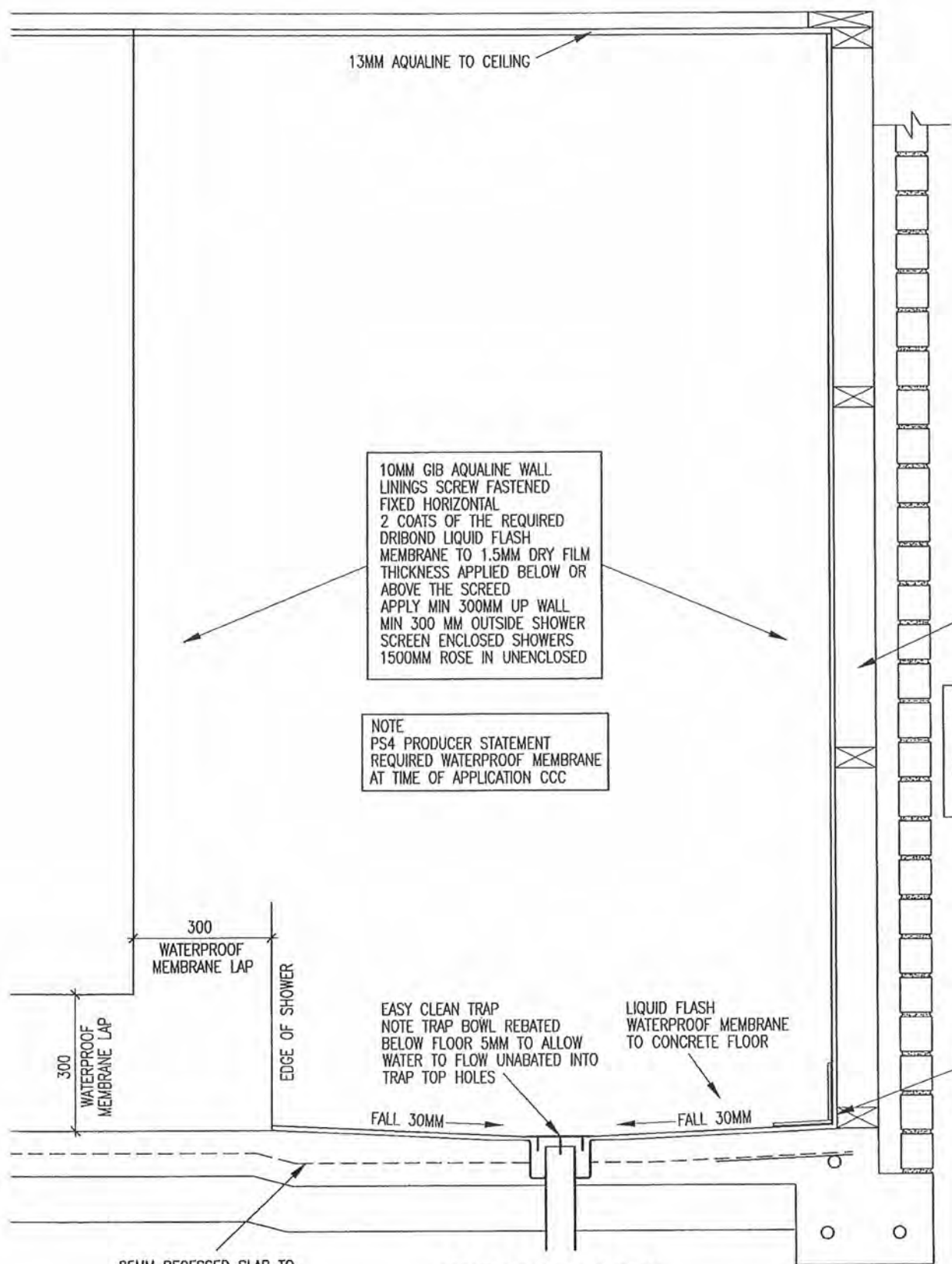
2 COATS OF THE REQUIRED
DRIBOND LIQUID FLASH
MEMBRANE TO 1.5MM DRY FILM
THICKNESS APPLIED BELOW OR
ABOVE THE SCREED
APPLY 100MM UP WALL
140MM REOMAT REINF MESH

TILED FLOOR TO AQUALINE WALL DETAIL
SCALE 1:5 A3

NOTES:
1. 90X45 H1.2 STUDS AT
600 MAX C-C TO ALL
WET AREAS
2. ALL WALL FINISHES TO COMPLY
WITH NZBC 1991 E3 SURFACE
FINISHES

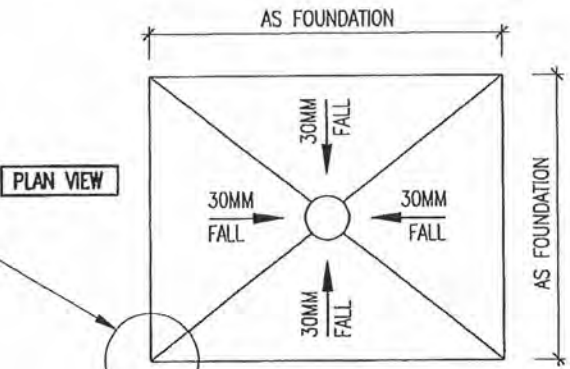
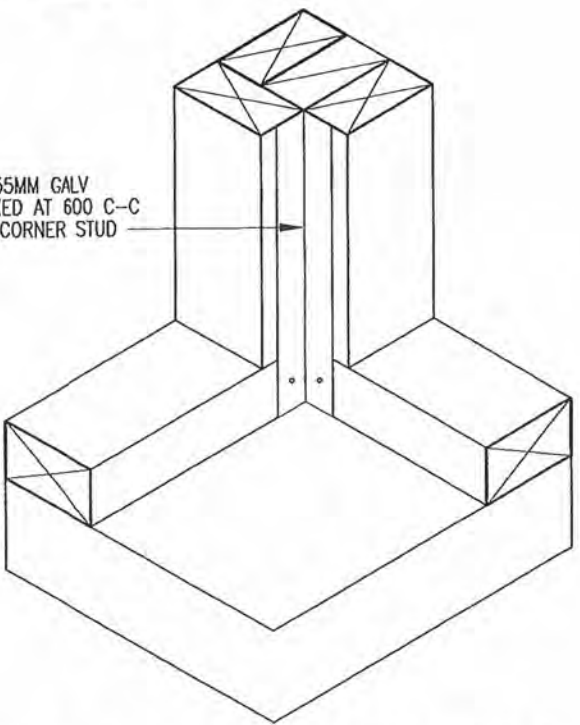
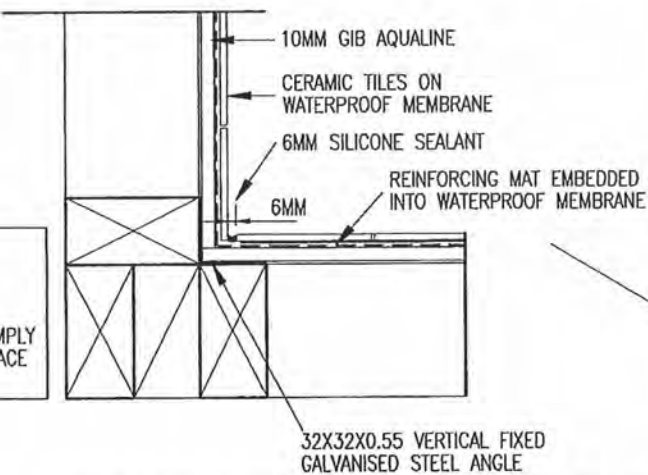
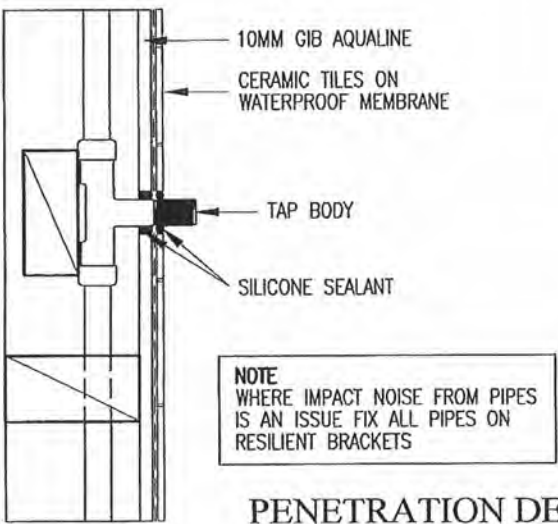
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Date - 8 APR 2013

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WN100A WET AREA DETAILS	
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48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAMU	
SCALE SHOWN ON A3	SHEET 22



SCALE 1:12.5 ON A3

TILED RECESSED SHOWER DETAILS



FLOOR PLAN
SCALE 1:25 ON A3



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WN100A TILED SHOWER

PETER ALED ROBERTS

48 EUCALYPTUS WAY

NIKAU VLY, PARAPARAUMU

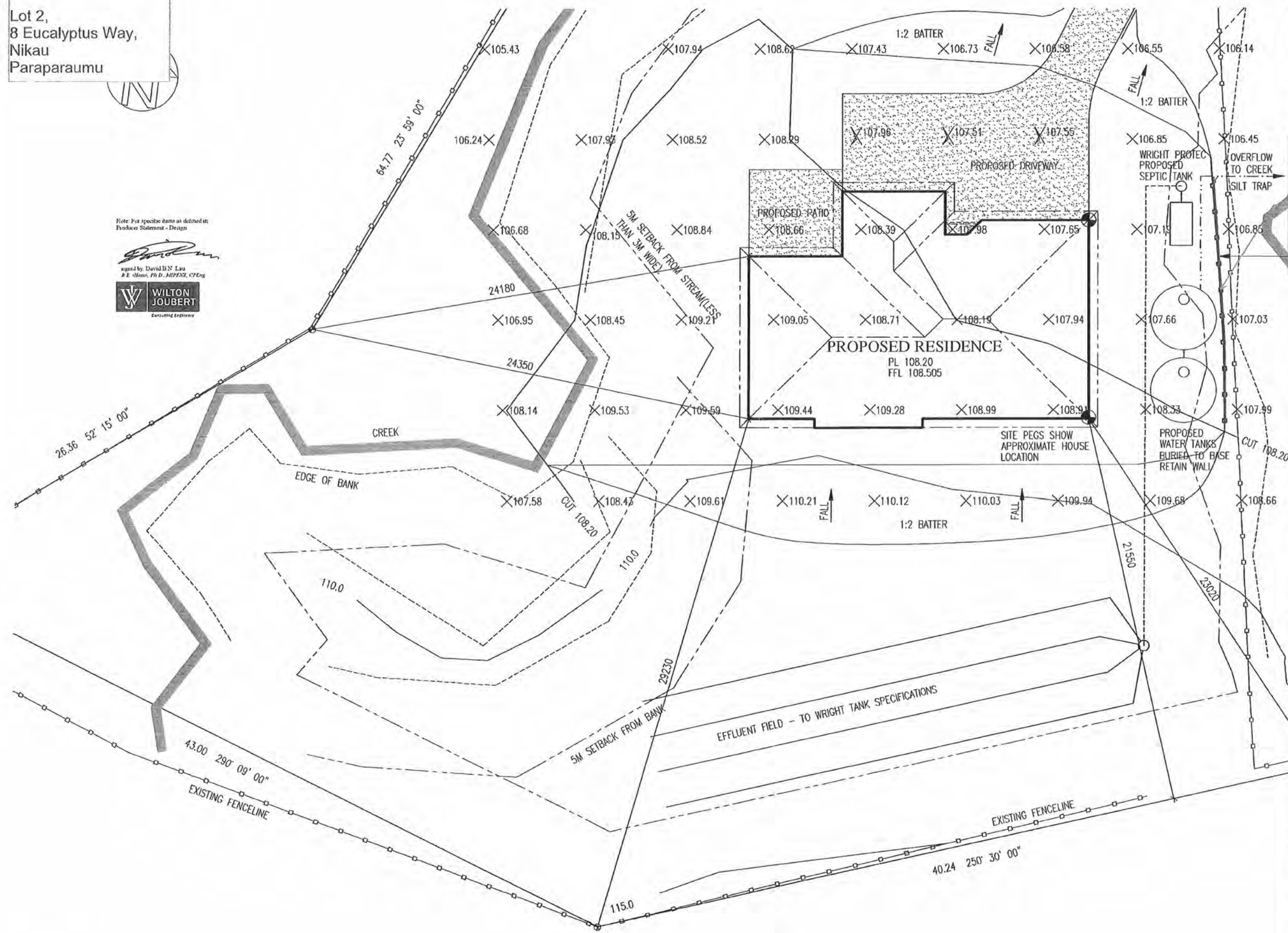
SCALE SHOWN ON A3	SHEET	23
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Timber Retaining Wall
WJL #: 33104

Lot 2,
8 Eucalyptus Way,
Nikau
Paraparaumu

BC 130241

Note: Not specific items as defined in
Producer Statement - Design



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Timber Retaining Wall #1
max. retaining wall height: 1.75m
max back slope: 0 degrees
max surcharge: 0kPa

-water & septic tanks buried in
line with retaining wall base
(approx 1.75m below FGL).

PROPOSED RESIDENCE	
PLATFORM	108.20
FLOOR	108.505
% COVERAGE	2.05%
FLOOR INCL ALL ROOF COVERED OUTDOOR AREAS	205.22 SQ M
SITE AREA	10007.00 SQ M



KILLKENNY ALTERED
NOTES

1. 100MM PIPES FROM WATER CLOSETS ALL
OTHER FOULWATER PIPEWORK TO BE 65MM
UNLESS INDICATED OTHERWISE.
2. 80MM DOWNPIPES THROUGHOUT.
100MM UPVC STORMWATER 1:120 GRADIENT
TO AS/NZS 1260

LEGAL DESCRIPTION	
LOT NO	2
DP	348721
AREA	10007 SQ. METRES
STREET NO	48

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THE PROPERTY OF PLATINUM DESIGN LIMITED
NOT TO BE REPRODUCED WITHOUT PERMISSION

SALES PAULO PELASID	
DRAWN MIKE. E	DATE 25/10/2012
REVISED	
REVISED	

WN100A SITE PLAN
PETER ALED ROBERT'S
48 EUCALYPTUS WAY
NIKAU VLY, PARAPARAUMU
SCALE 1:200 ON A3 SHEET 2

Beam Mark-up
WJL #: 33104

Lot 2,
8 Eucalyptus Way,
Nikau
Paraparaumu

PRELIMINARY PROOF
AWAITING ENGINEERING



BC 130241

RECEIVED

30 APR 2013

BY: 00027

BATTEN HOLDER & 100W LAMP IN CEILING
CAVITY - NEON MESH SWITCH FOR LOFT LIGHT
R2.2 INSULATION TO GARAGE EXTERIOR WALLS
HEATED TOWEL RAILS INSTALLED IN ENSUITE &
BATHROOM
MIRROR & TOILET ROLL HOLDER IN ENSUITE &
BATHROOM
ON POWER PLINTH



KILLKENNY ALTERED

NOTES

1. 45MM TRIMMER STUDS TO INTERNAL DOORS & 25MM JAMBS AND ARCHITRAVES.
2. GRADE A & B SAFETY GLASS TO BE USED IN ACCORDANCE WITH NZSS 4223 & NZ BUILDING CODE.
3. ALL ASPECTS OF THIS PROJECT MUST FULLY COMPLY WITH NZS 3604 & ALL RELEVANT RELATED APPROVED DOCUMENTS AND PROVISIONS OF THE NZ BUILDING CODE WHETHER OR NOT DETAILED IN THESE PLANS.
4. GARAGE TO BE LINED AND PAINTED.
5. SEALED LINER SHOWER TRAY UNITS GIB AQUALINE AROUND.
6. TILED SHOWERS WITH APPROVED WATERPROOFING TO DETAIL SHEET 23 TILES TO BE COMPATIBLE WITH FIXING TO 10MM AQUALINE SHEET ON WALLS.

ZONES

WIND ZONE	HIGH (A)
EXPOSURE ZONE	C
EARTHQUAKE ZONE	3
SNOW LOADING	N1

TIMBER GRADING

STUDS 90X45, H1.2 UNLESS SPECIFIED.
ALL STRUCTURAL TIMBER TO BE MINIMUM STRESS GRADE 8 TIMBER.
H1.2 TREATED TO INTERNAL WET AREAS.
ALL LINTELS TO BE MINIMUM STRESS GRADE 8 TIMBER.

WINDOW CODES

AW12/20/1SL	— WINDOW TYPE AND SIZE
1216X2016 T	— TRIM SIZE FOR PRECUT
190X90 L	— LINTEL SIZE

AREAS

FLOOR AREA HOUSE	162.12 SQ. METRES
DOUBLE GARAGE	41.82 SQ. METRES
TOTAL AREA	203.94 SQ. METRES
PERIMETER FRAME	63.35 METRES
SOFFIT/GABLE LENGTH	66.12 METRES
ROOF AREA	233.77 SQ. METRES

LEGAL DESCRIPTION

LOT NO	2
DP	348721
AREA	10007 SQ. METRES
STREET NO	48

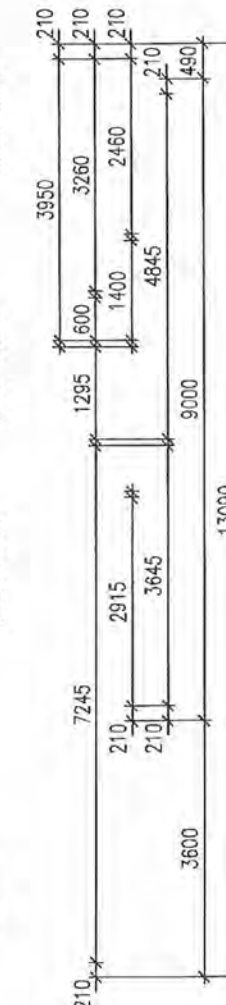
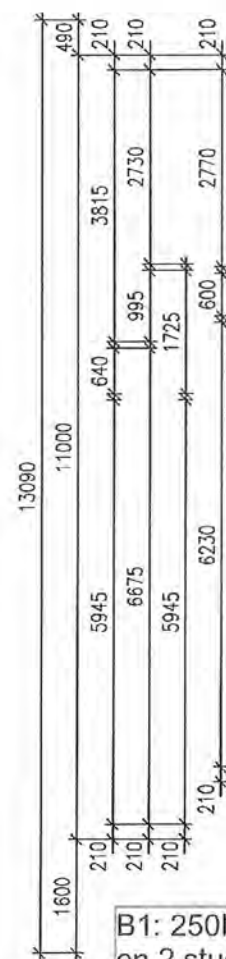
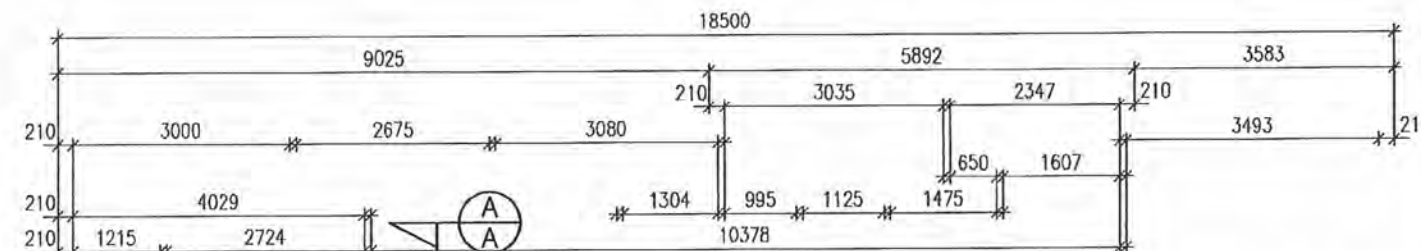
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION

SALES PAULO PELASIO	
DRAWN M.T	DATE 18/02/2013
REVISED	
REVISED	

WN100A FLOOR PLAN

PETER ALED ROBERTS
48 EUCALYPTUS WAY
NIKAU VLY, PARAPARAUMU

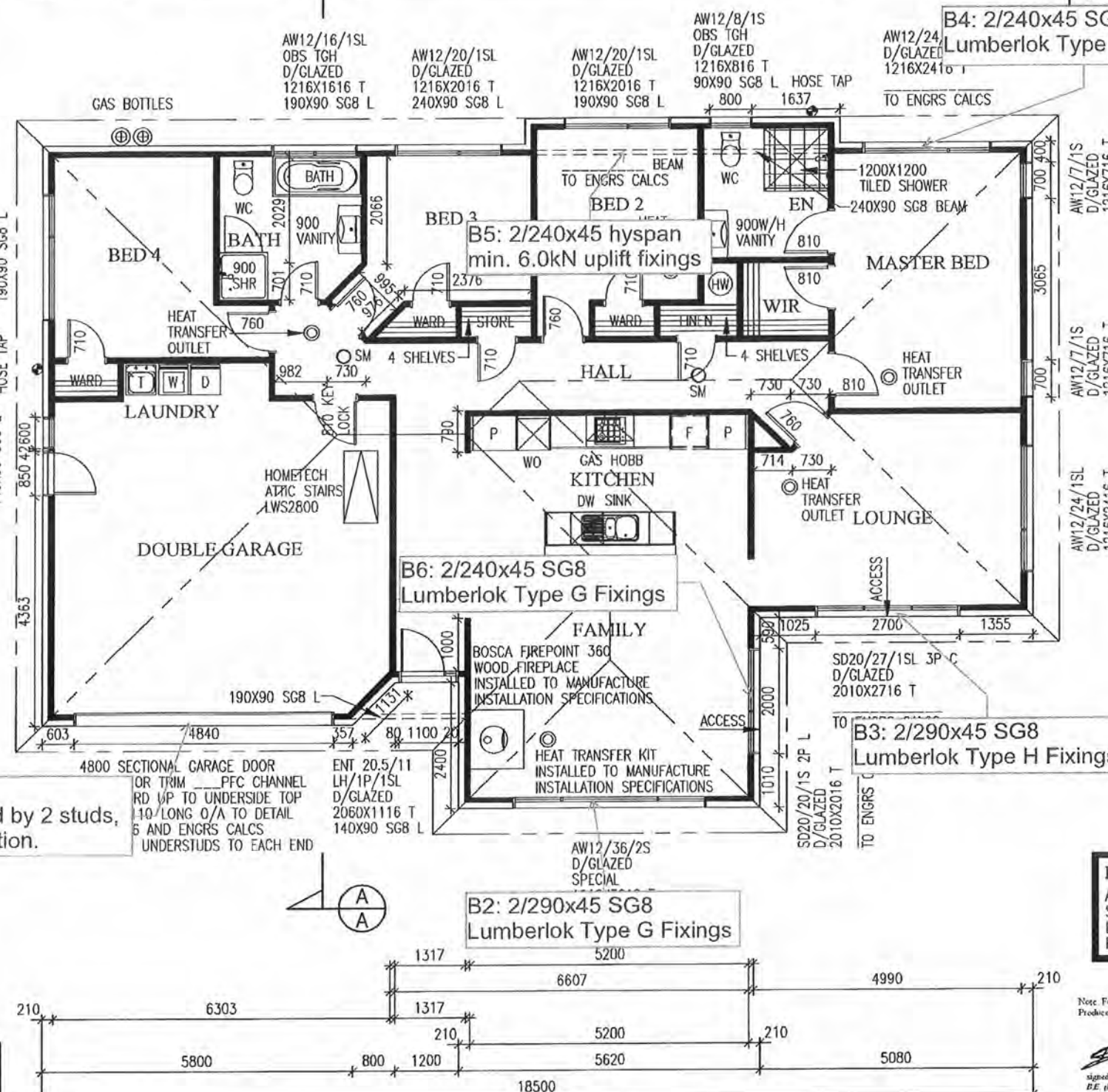
SCALE 1:100 ON A3 SHEET 4



B1: 250PFC
on 2 studs & trimmed by 2 studs,
12.0kN base connection.

REFER INSULATION
SCHEDULE SHEET 17

REFER DRAGON TIES AND
CNR BRACES TO SHEET 11



LINTEL NOTE:
ALL SG8 LINTELS MAY BE
SUBSTITUTED FOR GL8 GLULAM
LINTELS OF SAME SIZE.
REFER TO ENGRS CALCULATIONS

Note: For specific items as defined in
Producer Statement - Design

signed by David B.N. Lau
B.E. (Hons) Ph.D., L.B. (ENZ), C.P. Eng.

WILTON
JOUBERT
Consulting Engineers



NOTE:

1. Check the building consent documentation for any inspections that are required by the "Building Consent Authority".

2. It is increasingly common for building consent authorities to require a "PS4" for specifically designed structures. For Wilton Joubert Ltd, to issue this, we need to carry out inspections as per the building consent requirements. Ring Wilton Joubert Ltd, local office to arrange a booking.
NO INSPECTION EQUALS NO PS4 ISSUED.

3. Design based on soils report/assessment
By: Cutters Consultants Ltd
Ref: Saywell/18703
Dated: 09-06-2009

Specifically: Design based on all organic material removed and uniform soils across building platform with a minimum allowable bearing capacity of 100kPa and a stable site (batters no deeper than 1 in 2), subject to engineer's confirmation.

4. Building platform, where filled above CGL/FGL, shall be extended min. 1.0m beyond the building footprint.

5. Building foundation shall be outside of 45° influence line from the bottom of any water tanks / septic tanks.

6. To achieve recess for tiled shower, the polystyrene pods shall be reduced in thickness so as to maintain a consistent 85mm topping. Recess shall be trimmed with 1/HD12 all round.

7. Unless noted otherwise all concrete shall be:

Firth Raftmix with 20MPa minimum or 25MPa minimum within 'exposure zone D' (if in doubt, confirm with local BCA)

Quantities of Spacers

(Quantities are approximate and to be used as a guide only)

Item	Qty.
WJ100 Centre Spacer	203
WJ101 Clip-on Spacer	66

NOTES:

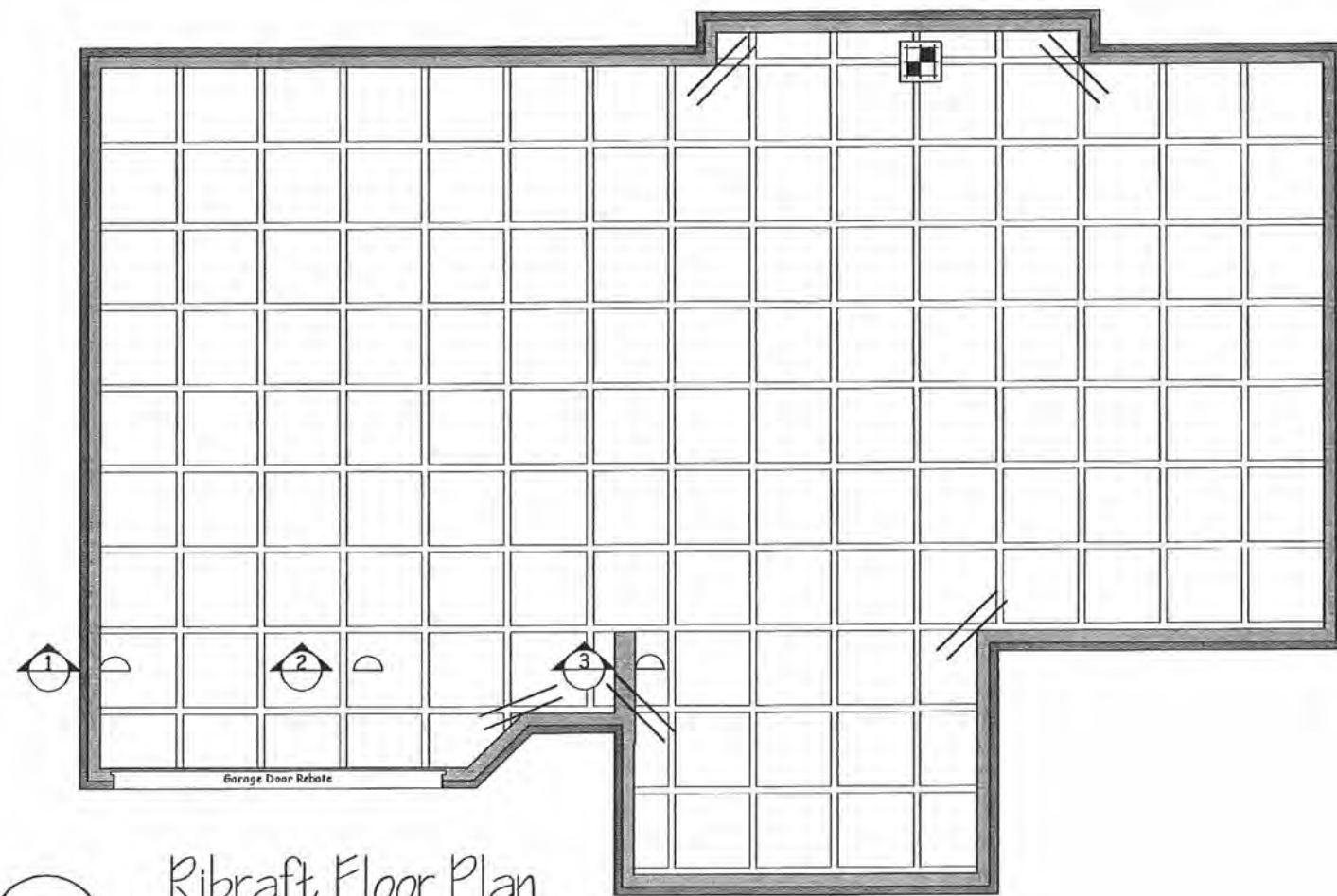
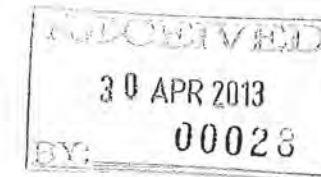
Do not scale from Drawings. Refer Architectural Drawings for overall dimensions. To be read in conjunction with all other related documents.

Under no circumstances shall polystyrene spacers be used.

Where underfloor heating is installed, floor topping shall be increased to 110mm.

Polystyrene pods shall be 1100mm x 1100mm x 220mm.

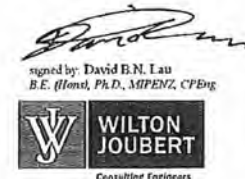
All HD12 steel is to be Ductility Class 'E', in accordance with NZS 4671



Ribraft Floor Plan

Scale 1:100

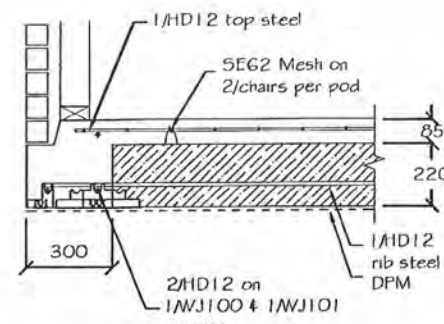
Note: For specific items as defined in
Producer Statement - Design



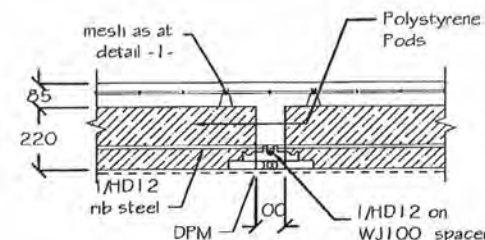
Legend:

Re Entrant corner steel
2/HD12 x 1200mm
at 200 crs

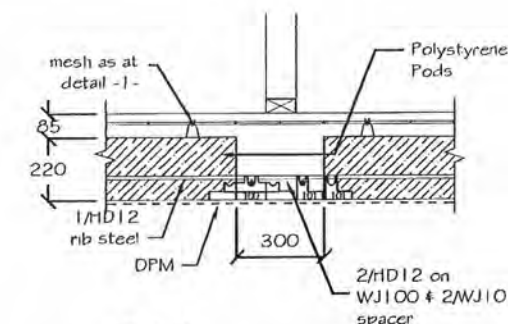
600x600x305
Pad with
3/HD12 each way



Detail
Raftfloor Edge Beam - 300
Scale 1:25



Detail
Raftfloor Internal Rib - 100
Scale 1:25



Detail
Raftfloor Internal Rib - 300
Scale 1:25

WILTON JOUBERT Ltd.

Northland: 021 401 388
Auckland-Waikato: 09 579 1114
Canterbury: 021 824 063
Southern Lakes: 021 494 586

new jobs & enquiries: jobs@wjl.co.nz
www.wiltonjoubert.co.nz

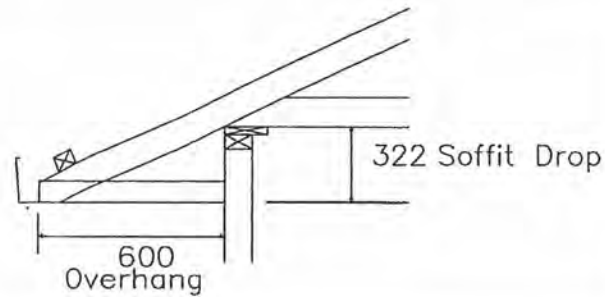
Job Title:

Proposed Residence
Lot 2 ; DP 348721
48 Eucalyptus Way
Paraparaumu

Sheet Title:

Ribraft Floor
Plan & Details

Drawn BB	Rev MH
Checked DL	Checked TE
Scale 1:100 & 1:25	Date 25-02-2013
Job #	Sheet S1



SB = Soffit bearer
 HSB = Hip soffit bearer
 OR = Outrigger
 BOR = Bottom cord outrigger
 FR = Flyrafters
 VN = Verg nog
 CN = Ceiling nog

Katikati Building Supplies Ltd
 will not accept any charges for on
 site remedial work to frames & trusses
 unless such work has first been
 authorised by Katikati Building Supplies.

All trusses to be fixed to building top
 plates with (minimum 1-pair) of
 wiredogs each end unless otherwise
 specified as per the truss fixings layout plan.

Truss Fixings

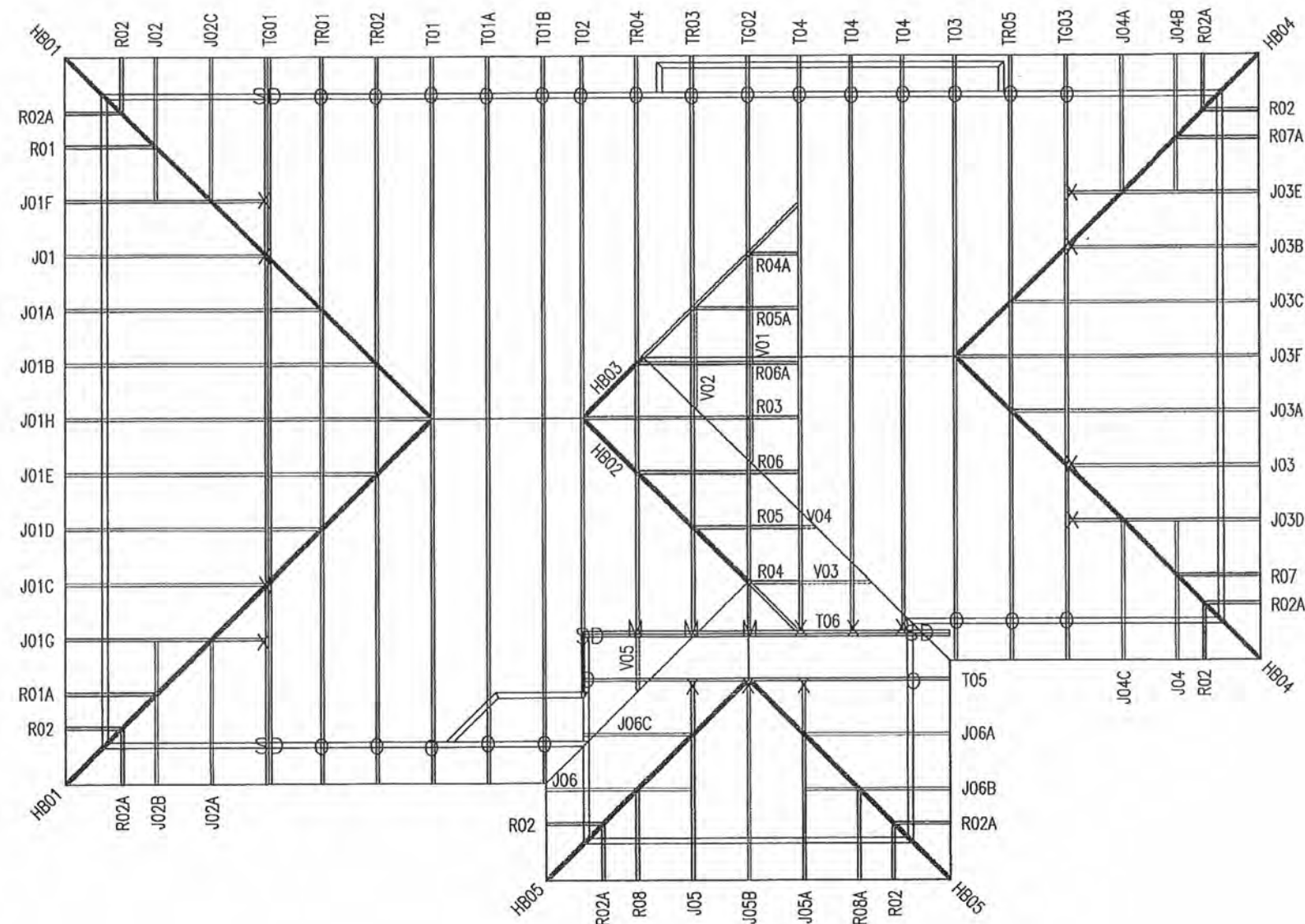
SD - SPECIFIC DESIGN

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



NOTE ALLOW FOR CLIP FIX CEILING BATTENS

Plan Approved

Date - 8 APR 2013

KATIKATI BUILDING
 SUPPLIES Ltd

12 Earl Drive KATIKATI P.O. Box 243
 Ph 07-549-0689 Fax 07-549-0702

Site Address :

PETER ALED ROBERTS
 48 EUCALYPTUS WAY
 PARAPARAUMU

Sheet Title :

FOR BUILDING CONSENT
 TRUSS FIXINGS & ROOF LAYOUT

Date : 18/02/2013

Scale : 1 : 100 on A3

Drawn : Dave

System : Mitek 20/20

Job Details:

Roof Pitch : 25 Deg
 Roof Material : Metal Tile
 Ceiling Material : Rondo on clips
 Wind Zone : High
 Roof Snow Load : 0kPa

Truss Centres : 900mm
 Roof Live Load : 0.250kPa
 Floor Live Load : kPa
 Wind Speed : 44m/s

Job Title :

WN100A

Sheet :

10

Revision Number :



PRODUCER STATEMENT – PS1 – DESIGN

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

ISSUED BY: Wilton Joubert Ltd.
(Design Firm)

TO: Platinum Homes (NZ Ltd) Mass Construction
(Owner/Developer)

TO BE SUPPLIED TO: Kapiti Coast District Council
(Building Consent Authority)

IN RESPECT OF: raft floor slab, beams, timber retaining wall
(Description of Building Work)

AT: Lot 2, 48 Eucalyptus Way, Paraparaumu, Wellington
(Address)

LOT 2 DP 348721 SO

We have been engaged by the owner/developer referred to above to provide engineering design & draughting services.
(Extent of Engagement) services in respect of the requirements of

Clause(s) B1, B2 (structural durability 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 B1/VM1
(verification method / acceptable solution)

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled
 Lot 2, 48 Eucalyptus Way and numbered S1, sheet 4
 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
 as per soils assessment by Cuttriss Consultants Ltd. ref: Saywell/18703, dated: 9 June 2009

(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.

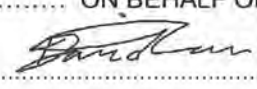
I, David Lau am: ☒ CPEng 221906 #
(Name of Design Professional)

☐ Reg Arch #

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BE, PhD, MIPENZ, CPEng

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.
 The Design Firm is a member of ACENZ ☐ YES ☒ NO

SIGNED BY David Lau ON BEHALF OF Wilton Joubert Ltd.
(Design Firm)

Date 27 Feb 2013 (signature) 

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements 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.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design	Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
PS2 Design Review	Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
PS3 Construction	Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 ¹ or Schedules E1/E2 of NZIA's SCC 2007 ²
PS4 Construction Review	Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

* Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-CM5)³ (OL1-OL4)². The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- ¹ Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003
- ² NZIA Standard Conditions of Contract SCC 2007 (1st edition)
- ³ Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz



PRODUCER STATEMENTS – Advisory Note

Producer Statements shall be submitted to territorial authorities or building consent authority in order for Code of Compliance Certificates to be issued. The requirement for consultants to issue the related Producer Statements may appear as a condition under the building consent documents or as a separate letter from the territorial authority or building certifier. **It is the owner's (or consent applicant) responsibility to check the building consent documentation and notify Wilton Joubert Ltd. in relation to the requirement for construction inspections required (and the subsequent PS4: Producer Statement for Construction Review) as stated on the consent documents. Please note, we cannot issue PS4 if we did not carry out the inspection.**

In order to secure our inspection services, it is strongly recommended that Wilton Joubert Ltd. be given at least 48 hours notice prior to time of inspection. Our inspections are limited to items that have been designed and detailed by us. We are also unable to inspect non-consented or unauthorised work. Building consented, stamped plans with consent numbers (or legible copy of the same) including amendments where applicable shall be made available on site during inspections.

In some cases due to the distance of the job from our offices, it may be more practical and cost effective to contact a local professional engineer to carry out the inspection, who may contact us with any questions that may arise. The engineer who carried out the inspection would subsequently be responsible for the issue of the producer statement for construction review.

The costs associated with site inspections and issuing of Producer Statements are separate from any previous work that we have been engaged for, such as engineering design of works. The costs for carrying out the inspections and related work are based on time spent travelling to site, time on site and other associated costs. Please contact us for an estimate of costs. Our assumptions are that the person(s) who arranged the inspection is responsible for payment of the fees, unless otherwise stated at time of engagement.

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30c, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: Lot 2, 48 Eucalyptus Way,	
Suburb: Paraparaumu,	
Town/City: Wellington	Postcode:

THE OWNER(S)	
Name(s):	
Mailing address:	
Suburb:	PO Box/Private Bag:
Town/City:	Postcode:
Phone number:	Email address:

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK

I David Lau of Wilton Joubert Ltd. carried out/supervised the following design work that is restricted building work

PRIMARY STRUCTURE

Design work that is restricted building work	Description of restricted building work	Carried out or supervised	Reference to plans and specifications
Tick ☒	If appropriate, provide details of the restricted building work	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Foundations and subfloor framing ☒	raftslab (B1)	☐ Carried out ☒ Supervised	S1
Walls ☐		☐ Carried out ☐ Supervised	
Roof ☐		☐ Carried out ☐ Supervised	
Columns and beams ☐	Lintels, beams (B1)	☐ Carried out ☒ Supervised	Sheet 4
Bracing ☐		☐ Carried out ☐ Supervised	
Other ☒	timber retaning wall (B1)	☐ Carried out ☒ Supervised	Sheet 2

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Design work that is restricted building work	Description of restricted building work	Carried out or supervised	Reference to plans and specifications
Tick ☒	If appropriate, provide details of the restricted building work	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Damp proofing ☐		☐ Carried out ☐ Supervised	
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised	
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised	
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised	
Waterproofing ☐		☐ Carried out ☐ Supervised	
Other ☐		☐ Carried out ☐ Supervised	

FIRE SAFETY SYSTEMS			
Design work that is restricted building work	Description of restricted building work	Carried out or supervised	Reference to plans and specifications
Tick ☒ if appropriate	If appropriate, provide details of the restricted building work	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Emergency warning systems ☐ Evacuation and fire-service operation systems Suppression or control systems Other		☐ Carried out ☐ Supervised	
Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

WAIVERS AND MODIFICATIONS

Waivers or modifications of the Building Code are required. ☐ Yes ☒ No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: David Lau of Wilton Joubert Ltd.

LBP or Registration number: 221906

The practitioner is a: ☐ Design LBP ☐ Registered architect ☒ Chartered professional engineer

Mailing address (if different from below): PO Box 11381, Ellerslie, Auckland 1542

Street address/Registered office: 124 Main Highway, Ellerslie

Suburb: Ellerslie

Town/City: Auckland

PO Box/Private Bag: 11381

Postcode: 1051

Phone number: 09 5791114

Mobile:

After hours:

Fax: 09 5797778

Email address: jobs@wjl.co.nz

Website: www.wiltonjoubert.co.nz

DECLARATION

I, David Lau of Wilton Joubert Ltd., LBP state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work described on this form and that based on this I also state that the RBW:

- a) complies with Building Code Clauses identified on this form,
- b) complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature:



Date:

27-2-2013

NZ BRICK & BLOCKLAYERS ASSOCIATION



Memorandum from licensed building practitioner:

Record of building work

Section 88, Building Act 2004 Form 6A



THINK
BRICK
NEW ZEALAND

JOB No. WN1004 INVOICE No. 11484

The Building

Street address of building: 48 Eucalyptus Way
PARAPARAUMU

The project

Building consent number: 130241

The owner

Name: Roberts Address: As Above
Telephone: As Above
Email: As Above

Record of work that is restricted building work

Work that is restricted building work	Description	Carried out/ supervised
Primary structure		
Foundations and subfloor framing ()		() Carried out () Supervised
Walls ()		() Carried out () Supervised
Columns and beams ()		() Carried out () Supervised
Other ()		() Carried out () Supervised

External moisture management systems

Damp proofing & Penetrations ()		() Carried out () Supervised
Wall cladding or wall system ☒	<u>Brick Veneer only</u>	() Carried out () ☒ Supervised
Other ()		() Carried out () Supervised

Issued by

Name: JASON BEAN
LBP number: 106 353 Class(es) licensed in B1 + B2
Mailing address: 218 Pukekahu RD TEHORO
Street address or registered office:

Telephone: Landline: 021 518071 Mobile: 021 518071
Daytime: After hours:

Facsimile: Email:

Declaration

I JASON BEAN (name of practitioner)

carried out or supervised the restricted building work recorded on this form.

Signature: [Signature] Date: 9/5/14

WHITE COPY - TA

BLUE COPY - HOMEOWNER

GREEN COPY - TRADESMAN

Validity authenticated

13 MAY 2014

Signature: [Signature]

Bradford Home Insulation LIFETIME WARRANTY*

This is to certify that Bradford™ Insulation product has been installed at:

Address **48 Eucalyptus Way, Nikau Valley** ("the Premises")

Date of Installation: Ceiling/Roof **12th March 2014**

Walls **12th March 2014**

Floor **N/A**

Product Installed:	Material R-Value		
	Ceiling/Roof	Wall	Floor
Bradford Gold Insulation	R3.2	R2.2	N/A
Bradford Gold HP Insulation			
Bradford SoundScreen™			
Bradford Optimo™ Sub-Floor Insulation			
Bradford EnviroSeal™** [Yes/No]			

CSR Building Products Limited ACN 008631356 ("Bradford") warrants that Bradford™ Gold, Bradford™ Gold HP, Bradford SoundScreen™ and Bradford Optimo™ Sub-Floor Insulation installed at the Premises will meet the following standards for the life of your home* provided they are not disturbed after installation:

1. Achieve optimum fire resistance performance of four zeros when tested in accordance with Australian Standard 1530 part 3 of 1999
2. Be electrically non-conductive, allergy free, will not pack down, rot, support mould or deteriorate.
3. Achieve the stated thermal resistances (R-Values) in accordance with AS/NZS4859.1.

**Bradford EnviroSeal™ is warranted by Bradford for 10 years from the date of installation.

Other than as set out above, the Lifetime Warranty is in substitution for and to the exclusion of all other rights and remedies (if any) including liability for personal injury, property damage, loss of profits, savings or opportunity or special or consequential loss, however caused or arising.

Certain legislation, including the Trade Practices Act 1974 (Cth), may imply warranties or conditions or impose obligations upon Bradford that cannot be excluded, restricted or modified or cannot be excluded, restricted or modified except to a limited extent. This warranty must be read subject to those statutory provisions.



Ray Thompson
Group Marketing Manager
Bradford Insulation Group
CSR Building Products Limited
ABN 55 008 631 356

If these statutory provisions apply, to the extent to which Bradford is able to do so, its liability under those provisions will be limited, at its option, to:

- (a) the replacement of the goods, resupply of the services, or supply of equivalent goods or services;
- (b) the payment of the cost of replacing the goods or supplying the services again, or acquiring equivalent good or services;
- (c) the repair of the goods; or
- (d) the payment of the cost of having the goods repaired.

HEALTH and SAFETY INFORMATION

Information on health risks and safe handling of our products is displayed on the packaging and/ or the documentation accompanying them. Additional information is listed in product Material Safety Data Sheets available from your regional Bradford Insulation office or on our website www.bradfordinsulation.com.au.

*The life of the home is taken by Bradford to be 70 years from the date of product installation, for the purpose of this warranty.

3/1/2007

48 Eucalyptus Way
Paraparaumu.



Date Supplied: 28-02-2014
Customer Name: mass construction NZ Ltd
Customer Address: 169 Rimu Rd
Paraparaumu.

ThermoTech™ Insulating Glass Units Warranty

Viridian Glass Limited Partnership 2556639 of New Zealand hereby provides the following Warranty in respect of ThermoTech™ Insulating Glass Units ("the Product").

1. Warranty Period and Details

Subject to the provisions of this Warranty, Viridian Glass warrants that the Product shall be, for a period of 10 years from the date of manufacture, free of material obscuration of vision resulting from moisture or film formation or dust collection on the interior glass surfaces of the air or argon space when viewed from a perpendicular position using daylight without direct sunlight from a distance of 3m.

Viridian Glass warrants that the Product shall be free of failure due to inadequacy of structural strength resulting from faulty materials up to the specified design wind pressure as determined in accordance with Australian and New Zealand Standards AS/NZS 1170.2, AS1288 and NZS 4233.

2. Warranty Coverage

This Warranty is to be read in conjunction with the Viridian Glass "Terms and Conditions of Sale" in force at time of sale.

The warranty period covers the structural integrity of the unit only. This warranty must be read in conjunction with the individual Viridian Glass glass product warranties.

This Warranty which only provides for free replacement of the Product or refund of the original invoice value, accepts no liability for personal injury, loss, claims, property damage, or labour, material or other costs (whether special or consequential or otherwise), howsoever caused or arising and whether direct or indirect.

3. Compliance to Standards

The Product conforms with the applicable Standard AS/NZS 2208 and Thermotech IGU Product Specification. Dimensions and tolerances are in accordance with Australian New Zealand Standard AS/NZS4666.

4. Conditions

The Warranty is further subject to the following conditions:

- (a) The Warranty only covers product made with Silicon / Polysulphide/ Hot Melt Butyl Secondary seal that comply with The Product's technical specification for glazing. (Located on the website.)

- (b) The Buyer acknowledges that the Product at the time of delivery was undamaged and free from any defects.
- (c) The glass used in the Product is manufactured by Viridian Glass or if sourced externally confirmed in writing or warranted by the supplier to comply with Viridian Glass product specifications.
- (d) The Product is protected from contact with wet cement, hard foreign objects, metals and materials likely to cause abrasive damage.
- (e) The installation, design, and maintenance of the Product is entirely in accordance with AS/NZS 4666 and Viridian Glass recommendations as published in the Viridian Glass literature and any specific correspondence pertaining to this installation, and the glass components are not damaged in any way before or during installation. The selection of product is in accordance with Australian standard AS 1288 and New Zealand standard NZS 4223.
- (f) The Product is installed in such a manner that prevents prolonged contact with moisture at the glass edge.
- (g) The Product is not exposed to chemical fumes or gases other than those present in normal clear atmospheric air nor is subject to prolonged exposure to water or moisture which may cause rainbow type staining, nor is exposed to radiation of any type other than normal sunlight.
- (h) The Product is not subject, or likely to be subject to any stresses from any cause in excess of the stresses advised as acceptable in the Viridian Glass literature or in specific correspondence.
- (i) The intended application has been brought to the attention of Viridian Glass prior to order acceptance and heat soak treatment specified where recommended by Viridian Glass and that a Thermal Safety Assessment has been carried.

5. Reporting and Verification of Product Failure.

Viridian Glass has the right to establish to its satisfaction that the Product deterioration or failure is in accordance with the above Warranty and that all of the above conditions have been met.

Any failure of the Product shall be reported immediately to Viridian Glass to enable the Product to be examined in situ by Viridian Glass to determine cause of failure and if failure of the Product is not notified to Viridian within seven days of failure, the Buyer shall be deemed to have waived all rights under the Warranty (subject always to the full terms and conditions of the agreement).

6. Exclusions

This Warranty specifically excludes any glass breakage from any cause other than faulty materials up to the specified design wind pressure as determined in accordance with Australian and New Zealand Standards AS/NZS1170.2 and AS1288 or NZS 4223 and specifically excludes any liability for consequential losses or damage following installation.

This warranty also excludes any glass breakage from thermal stress unless a Thermal Safety Assessment has been carried out by Viridian Glass, and the Product has been ordered in accordance with the recommendation of Viridian Glass.

Brewsters fringes are sometimes seen with units of equal thickness glass panes. This is caused by light reflection of glass that is flat and free of distortion. This is not a fault of the Product.

This warranty is applicable In New Zealand and is Subject to any limitations in the Commerce Act 1986, the Fair Trading Act 1986, the Consumer Guarantees Act 1993 and any other applicable legislation

This Warranty is in substitution for and to the exclusion of all other rights and remedies (if any)

7. Warranty of Replacement Product

Any replacement Product supplied pursuant to this Warranty shall be warranted only until the expiration of the Warranty period for the original Product.

8. Advice

Advice as to applications to which the Product can be put may be obtained from Viridian Glass representatives.

9. Governing Law

This Warranty shall be governed and interpreted according to the laws applying in New Zealand.

5 YEAR GUARANTEE

Warranty No. WA1004

Invoice number 8812

Date 28.01.2014

Max Construction NZ Ltd

169 Rimu Rd

Paraparumu

Site address 45 Eucalyptus Way Paraparumu

By (Client)

Date

By signing this guarantee certificate the Client certifies that the above information is correct and is in agreement with them.

FAIRVIEW MANUFACTURER (referred to as the Supplier in this Guarantee)



14 Bidwills Cutting Road, Greytown
Ph: 06 304 9441

The Supplier guarantees the quality of workmanship of the windows and doors supplied to all their customers for 5 years from the Date Of Supply, subject to the Terms and Conditions below.

By (Supplier)

Director of the Supplier

A handwritten signature in black ink, appearing to be 'M. J.', is written over a horizontal line.

Date 28.01.2014



FAIRVIEW
WINDOWS & DOORS

Metrotile

ROOFING SYSTEMS

Date: 14th FEBRUARY 2014

Warranty No: 106764.01

Distributor: JTG LTD

SATIN ACRYLIC COATED TILE WARRANTY FOR NEW ZEALAND USE ONLY

(Manufactured from Zinalume only)

To the Purchaser Named Hereunder: PLATINUM HOMES

Address: 48 EUCALYPTUS WAY, PARAPARAUMU

Tile warranty by Metrotile (NZ) Limited (hereinafter called the Company).

(a) Weather Security Warranty

The Company warrants that each Zinalume roofing tile comprised in the roof fitted to the purchaser's property described below; will carry a 50 year pro-rata weatherproof warranty. This warranty is a full 25-year weatherproof warranty plus a diminishing pro-rata weatherproof warranty for the subsequent 25 years. Should any tile not remain weatherproof over this period the Company may at its option repair or replace the tile. The Company's obligation under this section of the warranty shall be limited to the cost of the remedial work during the first 25 years following the date of this warranty, and thereafter shall be limited to sharing the costs with the purchaser based on the schedule on the reverse of this warranty.

(b) Surface Coating Warranty

If during a period of 15 years from the date of this warranty, the surface coatings of the tile deteriorates to the extent that in the Company's reasonable opinion the appearance of the roof is substantially affected, then the Company will at its option either repair the roof or apply the Company's surface coating to the roof. The Company's obligation under this surface warranty shall be limited to the cost of the remedial work during the first five years following the date of this warranty, and thereafter shall be limited to the sharing of costs with the purchaser based on the schedule on the reverse side of this warranty.

(c) Installation Warranty by the Installation Contractor

The installation contractor warrants that defects in the purchaser's roof arising within five years of the date of this warranty and caused by faulty workmanship in the fitting of the roof shall, within a reasonable time, be made good by the installation contractor and without cost to the purchaser.

(d) Terms and Conditions of the Tile and Installation Warranties:

- (i) The warranties shall only apply if the purchaser has made full payments for the supply and fitting of the roof and thereafter will extend to subsequent owners of the property.
- (ii) The warranties shall only apply where the defect is a direct result of a manufacturing defect or faulty workmanship in fitting of the roof. (For example, damage caused by walking on the roof by the owner or any other persons such as plumbers, TV repairmen, electricians, painters etc. following the correct fitting of the roof, or any defects in the structure on which the roof is fitted, is not covered by the warranty.)
- (iii) The Company by virtue of these warranties shall not be liable for any consequential, indirect or special damage or loss of any kind whatsoever beyond the period that the Company is liable to the consumer under the Consumer Guarantees Act 1993.
- (iv) As colour variations may exist in tiles manufactured at different times the Company and installation contractor reserve the right to repair or replace tiles in a colour similar to the original.
- (v) The warranties shall not apply if any work, except temporary emergency work, is done other than under the supervision of or subject to the inspection and approval of the Company.
- (vi) The Company gives no warranty if during installation of the roof skill saws, abrasive discs or hacksaws are used to cut tiles except as directed in fixing instructions issued by the manufacturer of the tiles.
- (vii) The surface coating warranty shall not apply where the growth of organic matter such as moss or lichen occurs on the roof. Organic matter, if left unchecked, may damage the surface of any roofing or cladding product.
- (viii) Any remedial work carried out under this warranty shall not extend the term of warranty.
- (ix) This warranty does not in any way limit the rights of the consumer or limit the obligations of the Company under the Consumer Guarantees Act 1993

(e) Special Note:

If rainwater is to be collected from this roof and intended for drinking, the system must be disconnected for three good rainfalls or thoroughly hosed down before reconnecting.

How to care for your roof:

1. You should not walk on your roof unless absolutely necessary. If you do need to walk on your roof, to avoid denting or causing other damage to your roof, you should, firstly wear soft-soled shoes and secondly place your feet on the lowest point of the tile at the front edge.
2. Metrotile roofs must be washed down regularly with fresh water especially those areas sheltered by the eaves overhang of a higher roof. In areas near the sea, where salt deposits are noticeable on windows and similar surfaces, or near areas of industrial pollution, washing down should be carried out every 2-3 months. In other areas, washing down every 6 months should suffice.
3. All organic growth such as moss, mould, algae, lichen or other organic growth can damage the surface coating of your Metrotile roof and must be removed with chemical cleaners as recommended by Metrotile in order for your warranty to be valid – refer to section (d) (vii). Metrotile recommends to chemically clean the roof within a 3 year time period of your roof being installed and thereafter once every 2-3 years to maintain a good appearance and prevent the growth of moss, mould, algae, lichen or other organic growth. Metrotile recommends the use of MossBoss to chemically clean your roof.

Clause (a) Weather Security Pro Rata Warranty Schedule				
Year	Company Contribution	%	Purchaser (Owner) Contribution	%
1 to 26	"	100%	"	0%
27	"	96%	"	4%
28	"	92%	"	8%
29	"	88%	"	12%
30	"	84%	"	16%
31	"	80%	"	20%
32	"	76%	"	24%
33	"	72%	"	28%
34	"	68%	"	32%
35	"	64%	"	36%
36	"	60%	"	40%
37	"	56%	"	44%
38	"	52%	"	48%
39	"	48%	"	52%
40	"	44%	"	56%
41	"	40%	"	60%
42	"	36%	"	64%
43	"	32%	"	68%
44	"	28%	"	72%
45	"	24%	"	76%
46	"	20%	"	80%
47	"	16%	"	84%
48	"	12%	"	88%
49	"	8%	"	92%
50	"	4%	"	96%
51 - thereafter	"	0%	"	100%

Clause (b) Satin Surface Coating Pro Rata Warranty Schedule				
Year	Company Contribution	%	Purchaser (Owner) Contribution	%
1 to 5	"	100%	"	0%
6	"	90.9%	"	9.1%
7	"	81.8%	"	18.2%
8	"	72.7%	"	27.3%
9	"	63.6%	"	36.4%
10	"	54.6%	"	45.5%
11	"	45.5%	"	54.6%
12	"	36.4%	"	63.6%
13	"	27.3%	"	72.7%
14	"	18.2%	"	81.8%
15	"	9.1%	"	90.9%
16 - thereafter	"	0%	"	100%

WATERPROOFING MEMBRANE APPLICATION STATEMENT

I **KIRK MASON** of **KIRK MASON TILING LTD** confirm I have applied the product stated below.

This product has been applied in accordance with the manufactures written application instructions, AS3740 -2004 and clause E2, E3 and B2 of the current New Zealand building code.

We are satisfied that the substrate over which this system has been applied has been suitably prepared, and the materials have been correctly installed, including 50mm wide bond breaking or Neutral cure silicone, reinforcing tape 140mm minimum and reinforcing matting 970mm as required.

Product Name: Construction Chemicals; Hydrothane

Date of Application: 22nd April 2014

Site address: **Roberts, 48 Eucalyptus Way, Paraparaum**



Kirk Mason



120014 Eucalyptus
Way, Paraparaum
120014 Eucalyptus
Way, Paraparaum

120014 Eucalyptus
Way, Paraparaum
120014 Eucalyptus
Way, Paraparaum

DATE 29th April 2014

GUARANTEE

JOB REFERENCE: WN100A

SITE DETAILS : Roberts, 48 Eucalyptus Way, Paraparaum

All works are warranted subject to the terms and conditions of the product guarantee.

All tiling work carrying out by Kirk Mason of Kirk Mason Tiling Limited was completed to the product manufactures specification, which gives a 12 year guarantee.

Product failure is not the responsibility of Kirk Mason Tiling Limited.

Damage to tiled areas due to structural alterations are not the responsibility of Kirk Mason Tiling Limited.

Kirk Mason

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

 ISSUED BY: **Hamish Wells**

 TO: **PLATINUM HOMES** (Construction Review Firm)

 TO BE SUPPLIED TO: **KDC** (Owner/Developer)

 IN RESPECT OF: **RIBRACK FOUNDATION SYSTEM** (Building Consent Authority)

 AT: **48 ENCLAYPTUS WAY NIKAN VALLEY** (Description of Building Work)
PARADARALUMU. (Address)

 LOT **-** DP **-** SO **-**
Hamish Wells Consulting Civil Engineer
(Construction Review Firm)

has been engaged by

PLATINUM HOMES

 to provide ☐ CM1 ☐ CM2 ☐ CM3 ☒ CM4 ☐ CM5 (Engineering Categories) or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 (Architectural Categories)

 observation ☐ or other ☐ (Extent of Engagement) services

 in respect of clause(s) **B1 & 2** of the Building Code for the building work described in

 documents relating to Building Consent No. **130241** and those relating to

 Building Consent Amendment(s) Nos. **NA** issued during the

course of the works. We have sighted these Building Consents and the conditions of attached to them.

 Authorised Instructions / variation(s) No. **NA** (copies attached)

 or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works, I believe on reasonable grounds that ☐ All ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) **B1 & 2** of the Building Regulations.

 I, **Hamish Wells** am: ☒ CPEng No. **186323**
(Name of Construction Review Professional)
☐ Reg Arch No.

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

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

 The Construction Review Firm is a member of ACENZ: ☐ YES ☒ NO

 SIGNED BY **Hamish Wells** ON BEHALF OF **Hamish Wells**

 Date: **10/1/14** Signature: **H. T. Wells**

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

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

Hamish Wells Consulting Civil Engineer CPEng # 186323 MIPENZ		SITE INSPECTION REPORT FORM		0274 459 757 & 06 36 46728 engnr@xtra.co.nz 202 Otaki Gorge Road RD 2 Otaki 5582	
Controlling Authority		KDOC		Date	9.1.2013
BC/RC reference #		130241		Other Ref #	
Site location details (add UTM co - ords for rural sites)		48 Eucalyptus Way Paraparaumu DP 348421			
Owner		Platinum Homes / Peter Roberts.			
phone # details					
email details					
Designer/Engineer		Wilson Joubert			
phone # details					
email details					
Contractor details		R.F.C. Kiriwai			
phone # details		0274 801111			
email details					
Description of construction work being inspected Rib Raft Slab inspection					
CONCRETE SLAB ON GROUND OR RIBRAFT					
Specified rebar used	☒ Y	☐ N	Correct rebar placement	☒ Y	☐ N
Rebar bends comply with DBH PA1	☒ Y	☐ N	Spec reinforcing mesh used	☒ Y	☐ N
Load bearing beams/ribs correctly placed and reinforced	☒ Y	☐ N	Perimeter steel correctly placed	☒ Y	☐ N
Internal corners correctly constructed and reinforced	☒ Y	☐ N	Chairs correctly placed	☒ Y	☐ N
Piles correctly placed and constructed	☐ Y	☒ N	Shear keys correctly placed and constructed	☒ Y	☐ N
Free joints	☒ Y	☐ N	Construction joints	☒ Y	☐ N
Remedial work required?					
☒ Y ☐ N					
More details					
STRUCTURAL STEEL					
As per plans	☐ Y	☐ N	Correct fittings	☐ Y	☐ N
Coatings as per design/spec	☐ Y	☐ N	Coatings damaged	☐ Y	☐ N
Remedial work required?					
☐ Y ☐ N					
More details					

BLOCK WORK

Series	Y	N	Bond Type	R	S	Correct reinforcing	Y	N
Correct steel placement	Y	N	Washouts	Y	N	Expansion Joints	Y	N
Free joints	Y	N						

More details

CONCRETE PANEL

Specified rebar used	Y	N	Correct rebar placement	Y	N	Correct rebar laps (300+)	Y	N
Correct mesh	Y	N	Chairs	Y	N	Cure time	Y	N

More details

CONCRETE PANEL ERECTION

Specified rebar used	Y	N	Correct rebar placement in slab or footing	Y	N	Correct rebar laps in slab or footing	Y	N
Correct mesh in slab or footing	Y	N	Correct propping	Y	N			

More details

CLEARANCE TO PROCEED

Work is all good	☒ Yes ☐ No	Preparation of the building system complies with the design and specification and work may proceed
------------------	---	--

More details

Signed:

Name:

[Signature]
James Winieta



Compliance and Electrical Safety Certificate

This form has been issued by the Electrical Workers Registration Board

Gareth
130241



Safety • Competency

Unique ID: KM0014

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of installation

Address: 48 Eucliptus Way

(2) Customer Information

Name: Platinum Homes

Postal Address: 48 Eucliptus Way

Phone and Email: _____

(3) Electrical Worker Information

Name: Kane Mansfield Registration/Practising Licence Number: E262709

Organisation: Lasev Electrical Telephone Number: 0274594885

Email: _____

Name of person(s) being supervised: _____

(4) Work Details

The work is (circle): ☐ additions ☐ alterations ☒ new work

The prescribed electrical work is: ☐ High Risk ☒ General ☐ Low Risk ☐ The homeowner has undertaken part of the electrical installation work.

Indicate the number of each item
installed or altered:

Number of lighting outlets: X Meterboard at gates,
Number of socket outlets: 2 mains cable and
Number of ranges: X Power points at
Number of water heaters: 7 house.

Other Work?

Tick (✓) if work includes:

- ☒ Mains
☒ MEN switchboard closest to point of supply
☒ Main Earthing System
☐ Electric Lines

(5) Certification of Work

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of the installation:

- ☐ has been installed in accordance with a certified design
☒ has an earthing system that is correctly rated
☒ contains fittings which are safe to connect to a power supply
☐ relies on supplier's Declaration of Conformity (attach or reference)
☐ relies on manufacturer's instructions (attach or reference)
☒ has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
☒ is safe to connect

Electronic reference: KM0014

Electrical Worker's Signature: [Signature] Date: 30/1/2014

1. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declarations of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

Test Results:		
	Electrical Worker	Inspector
Polarity (independent earth):		
Insulation resistance:	<u><50 MΩ</u>	
Earth continuity:	<u>0.03 Ω</u>	
Bonding:		
Other (specify):		

(6) Electrical Safety Certificate

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: Kane Mansfield Registration/Practising Licence Number: E262709

Signature: [Signature] Date: 30/1/2014
(if certifier is different from electrical worker)

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED



Customer Name:

Location of Installation:

004148

Reference / Job / ID

Description of work: (or see attached ☐)

ICP Number (if known)

Platinum Homes
48 Eucalyptus Way
Paraparaumu
ROI For new main sub at gate on
new main with new main earth

CoC KM0016 Kane Monfield E262709 30/1/14

This work has been carried out in accordance with a Certified Design ☐

Certified Design Attached

☐ Name of Issuer of Certified Design: _____

Supplier Declarations of Conformity Attached:

☐ (please attach or list Certificate serial numbers or web address below)

Manufacturers Instructions used or relied on in this work:

☐ (please attach or list web address below)All parts of the installation are safe to connect to a power supply ☐

If not, please detail which parts are safe to connect. _____

This work is:

Low Risk
(Certificate of Compliance not required)

This work has been done in accordance with:

Part 2 of AS/NZS 3000



Supply system this work is suitable for:

230/400V MEN system



General



High Risk

(Record of Inspection required)



Part 1 of AS/NZS 3000



Other (Please specify)



Other Standards this work complies with: _____

Record of Inspection (If Required)

Name of Inspector:

Andrew Carroll

The aspects of the work which make it high risk are:



Work on Mains



Mains Parallel Generation



Animal Stunning



Work on Main Earthing System



Mines



Work to Part 1 of AS/NZS 3000 *



Electromedical



Photovoltaic



High Voltage *



Hazardous Area



* Certified Design Required

Date on, or period in, which the work was done:

14/2/14

I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

This certificate is issued by:

Andrew Carroll

Registration No:

1258075

Signature:

A. Carroll

Date:

14/2/14Name and Registration Numbers of Workers Under Supervision Attached ☐**Validity authenticated****Electrical Safety Certificate**

To be completed once all work on the CoC above is completed.

Date the connection was done:

14 MAY 2014

I am satisfied that the work detailed in this Electrical Safety Certificate and the installation or part installation to which it relates is connected to a power supply and is safe to use.

The work described above was connected by:

Signature:

Registration No:

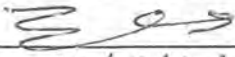
Signature:

Date:

GAS SAFETY & COMPLIANCE CERTIFICATE

Reference No: 000

Gas Safety Certificate and Certificate of Compliance made pursuant to Regulations 46 and 52B of the Gas (Safety and Measurement) Regulations 2010 (as amended), and Energy Work Certificate made pursuant to Regulation 19 of the Building Act 2004.

CLIENT NAME	PETER ROBERTS		INSTALLATION		
ADDRESS	48 EUCALYPTUS WAY		ADDRESS		
ADDRESS	PARAPARAUMU		ADDRESS		
ADDRESS			ADDRESS		
DESCRIPTION AND LOCATION OF THE GASFITTING:					
Run gas from home gas 9kg bottle to 1x gas hob in deck pipe					
APPLIANCES:					
TYPE	MAKE & MODEL	FLUE TYPE	LOCATION	WORKING PRESSURE	INPUT RATING MJ/H
HOB	FISHER AND PAYSEL	MD	KITCHEN	2.75	42.8
GAS TYPE	LPG		GAS SUPPLY PRESSURE	2.75 kPa	
DATE(S) GASFITTING PERFORMED	8/5/14		DATE OF GAS CONNECTION	8/5/14	
WORKING PRESSURE	2.75 kPa		PIPEWORK TEST PRESSURE & TYPE	7 kPa	
STANDARD RISK CLASSIFICATION (tick one)	☐ Low ☒ General ☐ High Database		LOSS OR GAIN	0	
COMMISSIONING TEST PRESSURE 2.75 kPa					
NAME, REGISTRATION NUMBER (IF ANY) OF PERSONS WHO CARRIED OUT GASFITTING UNDER SUPERVISION: Enter names and registration numbers / none: ☐ James Taylor 14434 ☐ Jonathan Osborne 19525 ☒ Andrew Simcox 19072					
CERTIFICATE ATTACHMENTS (tick as applicable) ☐ Manufacturers Instructions: Enter details of any attachments ☐ Certified Designs: Enter details of any designs					
"I believe on reasonable grounds that: (a) the gasfitting work described above has been done lawfully and safely; and (b) the work has been done in accordance with (tick one); ☒ sections 3 to 6 of AS/NZS 5601.1, or ☐ sections 3 to 9 of AS/NZS 5601.2; and (c) the work ☒ has ☐ has not (tick one) been done in accordance with a certified design; and (d) the work done ☒ has ☐ has not (tick one) relied on any manufacturers instructions; and (e) this certificate relates to the ☒ whole ☐ part (tick one) installation described above; and (f) the gas installation is connected to a gas supply and is safe to use; and ☒ (g) the information contained in this certificate is correct." ☒					
CERTIFIER NAME	James Taylor				
REGISTRATION TYPE & NUMBER	Certifying 14434				
SIGNATURE					
DATE	13 MAY 2014				



Signature:

PRODUCER STATEMENT

Construction Review

Date..... 12/5/14

Issued by..... MANA PLUMBING AND DRAINAGE

Registration Number..... 14434

In respect to the following INSTALLATION OF A BOSCA 350
WOOD BURNER, FLUE AND ROOF FLASHING
NOTE THE ROOF FLASHING IS INSTALLED IN
ACCORDANCE WITH (E2)

Installed at..... 48 EUCALYPTUS WAY

Building Consent Number.... 130 241

As a registered currently holding an annual practicing license, certify that
I, or personnel under my control, (registration number :... 14434...) 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..... JAMES PAYLOR..... Signed..... 

Producer Statement author authenticated and current registration verified

Qualification & Registration checked: www.pgdb.co.nz/PGDB/PublicRegister

Date..... 13/5/14

Name..... CAROLINE

Signed..... 

PRODUCER STATEMENT STORMWATER DRAINS



Construction Review

Send or deliver this form to: Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

TO BE COMPLETED BY THE INSTALLER	
Issued by:	MANA PLUMBING
Registration number:	14434
In respect of: Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan	
Installed at:	40 EUCALYPTUS WAY
Building Consent No:	130241
As a certified 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 JAMES TAYLOR	Signature [Signature]
Address 11 MARINA VIEW	Date 12/5/14
Phone 2338350	Fax 2338113
Mobile 027 4499881	Email james@mana-plumbing.co.nz

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

Kāpiti Coast District Council Office Use Only

Producer Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Date

13/5/14

Name

Carolee Mac

Signature:

[Signature]

PRODUCER STATEMENT PIPED SERVICES AND PLUMBING STACKS



Construction Review

Send or deliver this form to: Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

TO BE COMPLETED BY THE INSTALLER	
Issued by:	MANA PLUMBING
Registration number:	14434
In respect of 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: 48 EUCALYPTUS WAY	
Building Consent No: 130 241	
As a certified plumber, currently holding an annual practicing license, certify that I, or person 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	JAMES TAYLOR
Signature	[Signature]
Address	11 MARINA VIEW
Date	12/5/14
Phone	2338350
Fax	2338217
Mobile	027 44 99881
Email	james@mana-plumbing.co.nz

Kāpiti Coast District Council Office Use Only	
Producer Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz .	
Date	13/5/14
Name	[Signature]
Signature:	[Signature]

PRODUCER STATEMENT PRIVATE SEWER DRAINS



Construction Review

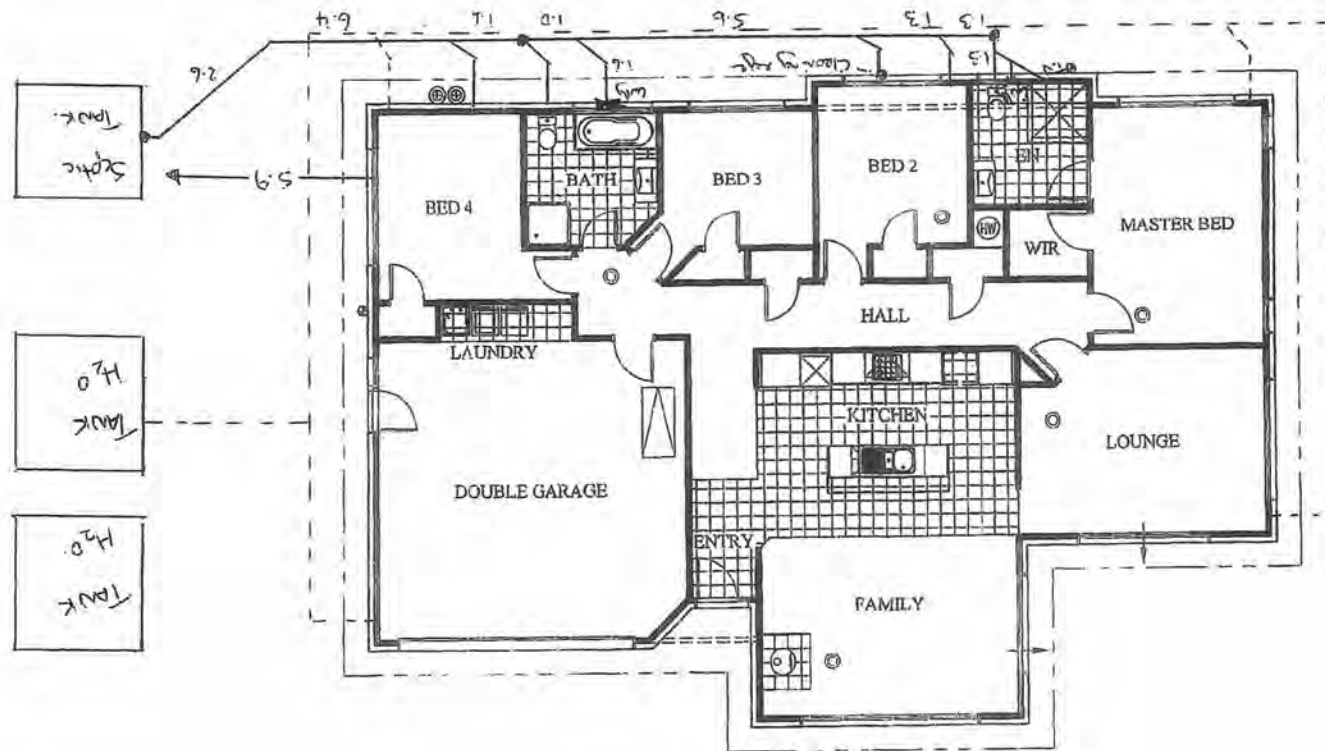
Send or deliver this form to: Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

TO BE COMPLETED BY THE INSTALLER	
Issued by:	MALCOLM PLUMMER
Registration number:	144 34
In respect of: 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:	48 EUCALYPTUS WAY
Building Consent No:	130 241
As a certified 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	JAMES TAYLOR
Signature	[Signature]
Address	11 MARINA VIEW
Date	12/5/14
Phone	233 8350
Fax	233 8717
Mobile	027 4499881
Email	james@marinaplumbing.co.nz

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.

Kāpiti Coast District Council Office Use Only	
Producer Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz .	
Date	13/5/14
Name	CAITLYN
Signature:	[Signature]

BC 130241



Plan Approved _____
Date - 8 APR 2013

	
KILLKENNY ALTERED FLOORING	
TILED AREA	
CARPET (EXCLUDING GARAGE)	
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION	
SALES PAULO PELASIO	
DRAWN M.T	DATE 18/02/2013
REVISED	
REVISED	
WN100A WET AREA DETAILS	
PETER ALED ROBERTS	
48 EUCALYPTUS WAY	
NIKAU VLY, PARAPARAUMU	
SCALE SHOWN ON A3	SHEET 5

BC130241











Hydrathane

Packaging



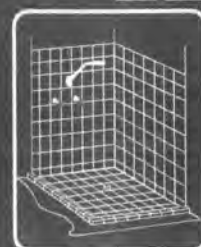
Mixing



Application



Uses



Substrates

Concrete,
Building boards,
Brick, Block,
Render,
Cement sheet,
Flooring

Description

A one-part water-based polyurethane waterproofing membrane which is flexible, tough and fast curing (capable of drying in 6-12 hours @ 23°C @ 50% relative humidity). The cured membrane will remain tough, elastic and can bridge and seal hairline cracks.

Uses

A waterproofing membrane for internal wet areas e.g. bathrooms, showers, laundries, tiled or screeded roof tops, balconies and below ground applications e.g. retaining walls and planter boxes (subject to protection from damage and adequately drained) on concrete, render, screeds and approved wet area floor and wall building boards. i.e. compressed cement sheet, fibre cement sheeting and wet area plasterboard.

Features

- A tough elastic membrane
- UV stable
- Suitable for maintenance foot traffic
- Compatible with **Construction Chemicals** ceramic tile adhesives
- Does not stain tile grout or marble
- Fast drying - trafficable after 6-12 hours

Coverage (Approximate)

Floors – Apply two wet coats 0.8mm (800µm) to the floor and 100mm up the surrounding walls to obtain a 1mm (1000µm) dry film thickness. A 15 litre pail covers 10m².

Walls – Apply two wet coats 0.5mm (500µm) to obtain a 0.6mm (600µm) dry film thickness. A 15 litre pail covers 15m².

Performance Data

Conforms to AS/NZS 4858 Class 3 membrane

Tensile Strength (AS/NZS 4858) 2.20MPa

Elongation 468%

Modified CSIRO Moving Joint Test pass

Specification

The waterproofing membrane shall be a one-part water-based polyurethane compound with a tensile strength of 2.2MPa and 468% elongation such as **Hydrathane**, manufactured by **Construction Chemicals** and shall be applied in accordance with AS3740 and AS4654.2, local building codes, the manufacturer's instruction and good trade practice.

Surface Preparation

The surface to be waterproofed must be structurally sound and free from dirt, dust, grease, paint, wax, laitance and all other contaminants. Protrusions that can puncture the membrane must be ground flat. Holes and voids shall be filled with **Patch & Anchor**. Building boards must be installed in accordance with the manufacturer's instructions and local building codes. Cracks and junctions in building surfaces shall have a bond breaker tape or silicone applied evenly over the junction or crack prior to the membrane application (to accommodate extremes of movement). New concrete should be wood float finished and allowed to cure for 28 days. Steel float finished concrete, renders and screeds, must be mechanically abraded to remove laitance. Old concrete must be cleaned with a strong detergent/degreaser to remove contaminants then thoroughly washed and allowed to dry. All porous substrates, cement sheet and gypsum board must be primed with **Primebond** to prevent excessive moisture draw from the membrane. Metal surfaces, nail and screw heads, must be free of rust and primed with a rust inhibiting primer. All waterproofed floors, roofs and balconies shall be sloped to a drain outlet in conformity with AS3740 revised 2004 edition and external AS4654.2 - 2009 and relevant local building codes. As a guide a 1:60 fall for wet areas and 1:100 fall for roofs and balconies.

Bond Breaker and Reomat

At the junction/joints in building surfaces i.e. floors/walls/walls, wastes etc, apply 50mm bond breaker tape or a 13mm bead of neutral cure silicone centrally over the junction, then apply a thick coat of **Hydrathane** and bed in the 140mm wide Reomat into the wet membrane.

Membrane Application

Apply the membrane in accordance with AS3740 and AS4654.2 and local building codes and good trade practice. Prime concrete and building boards with **Primebond**. Apply two coats of **Hydrathane** with a brush or roller. Apply thickly allowing it to flow rather than brush to achieved required thickness. Apply the second coat at 90° to the first (recoat time is approximately 2 hours @ 23°C @ 50% relative humidity) on floors and 100mm up surrounding walls apply two wet coats 0.8mm thick and on walls two wet coats 0.6mm thick. Apply the membrane down the front edge of balconies to the drip mould and down into drains and outlets and remove excess material. Apply a third coat if necessary to obtain the required thickness in critical areas i.e. over the bond breaking tape, cracks and building junctions.

Curing

7 days @ 23°C @ 50% relative humidity.
Colder temperatures will increase cure time.

Pond Test

If a ponding test is required, ensure the membrane is allowed to cure for a minimum of 7 days before pond testing.

Tiling

Apply tiling directly to the cured membrane with **Monoflex**, **Gripflex** or **Kemflex 2:1**. Tiling can commence after 24 hours @ 23°C @ 50% relative humidity, longer in cooler conditions.

Precautions

- **Hydrathane** is UV resistant and will withstand maintenance foot traffic. It is advisable to screed, tile or protect with **Deckgrip** when traffic is more regular
- Do not apply if temperature exceeds 35°C or less than 5°C
- At above 30°C temperatures the membrane exhibits thermoplastic characteristics
- Do not apply if rain is expected within 3 days
- Do not thin liquid
- Do not use in permanently immersed applications (swimming pools etc)
- Do not use on surfaces subject to rising damp or negative hydrostatic pressure
- Seal damp substrates with one coat of **Epecrete**
- Waterproofed areas must be sloped to a drain and water must not pond

Shelf Life

12 months in an unopened can, stored in a dry place at 22°C.

**CONSTRUCTION
CHEMICALS**

Adelaide Phone (08) 8243 7888

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Perth Phone (08) 9356 9999

Auckland Phone (09) 273 5444

Brisbane Phone (07) 3271 2944

Melbourne Phone (03) 9761 4711

Sydney Phone (02) 9756 3533

Kuala Lumpur Phone (603) 5122 2522

www.constructionchemicals.com.au

The information contained in this technical publication is based on our current knowledge and experience and is provided as a guide only. In view of the many factors that may affect application it is the user's sole responsibility to ensure suitability for a specific purpose.

11/07/2013

119m msl

By 3604:2011

Region	W
lee zone	no
ground roughness	open
site exposure	sheltered
Topo class	T1

Vr	39	V50 region A7
Md	1	Any direction region A7
Mzcat	1.16	terrain cat 3
Ms	0.9	
Mt	1	
Mh	1	

VsitB	40.716 m/s
-------	------------

Wind zone	H	<44m/s
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For detailed information consult FLS 2604.2011

Many Building Consent Authorities have wind zone maps prepared by their designers. Contact your local authority for further information. This information is a guide only. The wind zone can be determined more accurately by following the procedure outlined in table 5.4 from NZS 3804:2011.

Steps	Action	Reference	Values available
1	Determine wind region	Figure 5.1	A-W
2	Determine if in a lee zone	Figure 5.1	See table 5.4
3	Determine ground sloowness	5.7.3 (NZS 3604:2011) see page 6	Urban terrain Open terrain
4	Determine site exposure	5.7.4 (NZS 3604:2011) see page 7	sheltered – exposed
5	Determine topographic slope	From tables 5.2, 5.3 and figure 5.2	Gentle to steep
6	Determine wind zone	Table 5.4	J, M, H, V, EH

Determine the site exposure for a building by assessing the shielding effects of obstructions around the site, for wind from any direction.

Exposed: Steep sites as defined in table 5.2 or sites adjacent to open spaces such as playing fields, beach fronts, large rivers, motorways, or roads adjacent to wind channels, greater than 100m in width.

Follow tables 5.2 and 5.3 to determine the topographic class for the site. The "smoothed gradient" is measured over a horizontal distance from the crest for the lesser of 3 times the height of the hill, or 500 m. It is the change in elevation divided by the relevant distance (h/L).

Steps	Action	Reference	Values available
1	Determine hill height and formation	Figure 5.2	Hill Escarpment
2	Determine smoothed gradient value and class	Figure 5.2	Low to Steep
3	Determine topography	Figure 5.2	Direct / Outer
4	Determine site exposure	As above or 5.2.4 (NZ 3504 2011)	Sheltered/exposed
5	Determine topographic class	As above and table 5.3 or 5.2.5 (NZ 3504 2011)	-
in this table	Gentle = Low = Mid = Moderate = Steep =	Gradient: Gradient: Gradient: Gradient: Gradient: < 0.05 $0.05 - 0.1$ $0.1 - 0.15$ $0.15 - 0.2$ > 0.2	1 slope max: 1 slope max: 1 slope max: 1 slope max: 1 slope max: 1.00 1.20 1.67 1.5 > 1.5

Topography	Gentle	Low	Mild	Moderate	Steep
Creep	T1	T2	T3	T4	T4
Outer	T1	T1	T2	T2	T3

(1) Sites within valleys which are known to have accelerated wind flows within them because of their shape and exposed mouth shall be classed as T4.

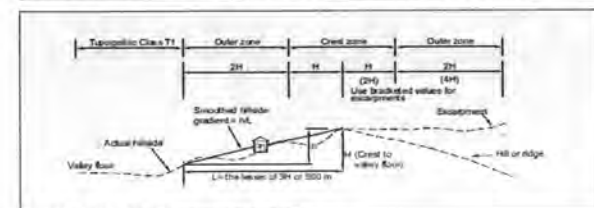


Figure 6.2 – Topography (including escarpment conditions)

Figure 5.1 from NZC 5804:2011 gives the wind region. Lee zones are shaded and attract higher wind speeds resulting in a higher design wind zone as given in Table 5.4.

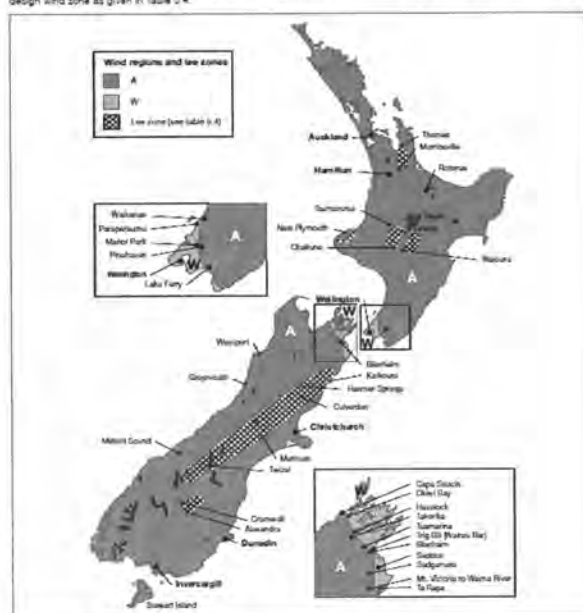


Figure 5.1 – Wind regions and lee zones

The ground roughness is determined by considering the number, type and height of obstructions over which the wind must pass as it approaches the site. Use the most severe direction to establish the ground roughness for the site.

Open terrain: grazed pastures, cropping, or areas adjacent to beaches and the sea or airfields and other areas with isolated trees or shelter.

The wind zone can be determined from Table 5.4 once steps 1 to 5 have been completed. Note that the Qib EzyBrace® software determines the wind zone automatically once these parameters have been entered.

Region	Ground roughness	Topographic class and site exposure							
		T1		T2		T3		T4	
		Sheltered	Exposed	Sheltered	Exposed	Sheltered	Exposed	Sheltered	Exposed
A	Urban	L	M	M	H	H	H	H	VH
	Open	M	M	H	VH	H	VH	VH	EH
	Urban	M	M	H	VH	H	VH	EH	EH
W	Open	H	VH	VH	EH	VH	EH	EH	EH
	Urban	H	VH	VH	EH	VH	EH	EH	EH

NOTE -
Wind speeds below are the maximum ultimate limit state wind speed for each wind zone.
L = Low wind speed of 32 m/s M = Medium wind speed of 37 m/s
H = High wind speed of 44 m/s VH = Very high wind speed of 50 m/s
EH = Extra high wind speed of 55 m/s
CED = Specific engineering design (not covered by this Standard)

Winds in lee zones shall be increased at follows:
Low wind becomes High
Medium wind becomes Very High
High wind, and above become CED

Hamish Wells
CPEng # 186323
MIPENZ

Digitally signed by Hamish Wells
DN: cn=Hamish Wells, o=Hamish Wells
Consulting Civil Engineer, ou,
email=engenr@xtra.co.nz, c=NZ
Date: 2013.07.11 14:29:38 +12'00'

Hamish Wells



Timber Retaining Wall Design

Project: Lot 2, 48 Eucalyptus Way
 Job #: 33104
 Description: timber retaining wall

Date: 5/03/2013
 Designer: BB
 Checker: DL

Summary of Retaining Wall

Max height, H (m)	Pole spacing (mm)	SED, Pole diameter (mm)	Auger depth, D (mm)	Auger diameter (mm)	Rails
0.8	1500	125 ND	1250	300	150x50
1.0	1400	150 ND	1400	300	150x50
1.2	1200	175 ND	1800	400	150x50
1.4	1100	200 ND	2000	400	150x50
1.6	1000	200 ND	2250	400	150x50
1.8	1000	225 ND	2450	400	150x50

Notes: Quality of poles shall conform to the requirement of NZS 3605.

'ND' Poles are normal density with min. outer zone density of 350kg/m³.

'HD' Poles are high density with min. outer zone density of 450kg/m³.

Confirm site conditions matches design details prior to construction.

Note: Retaining wall designed to backslope/surcharge shown by details. No other loads have been allowed for (eg. existing retaining wall, structure etc). If conditions are contrary to specifications, Wilton Joubert Ltd. shall be contacted prior to any excavation/work.

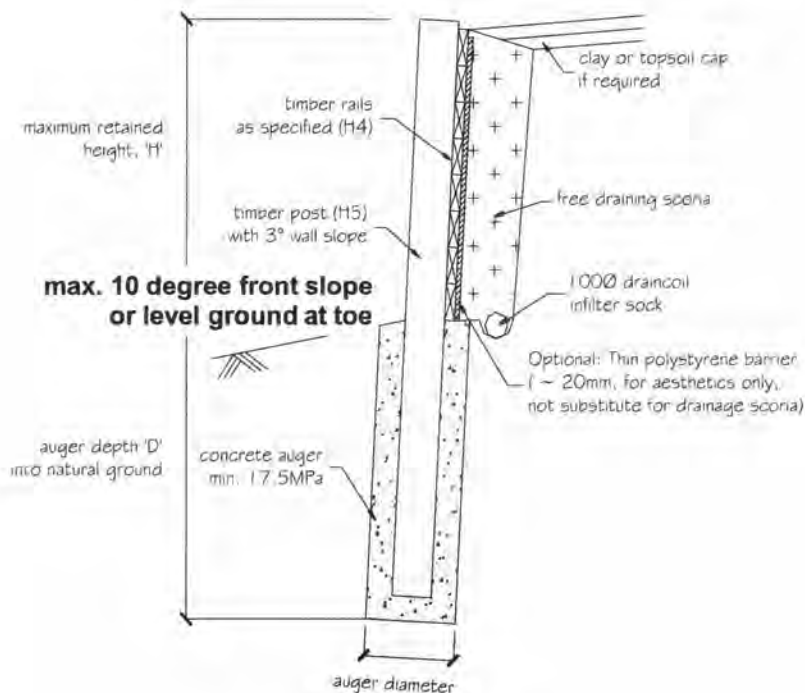


Project: Lot 2, 48 Eucalyptus Way
Job #: 33104
Description: timber retaining wall

Date: 5/03/2013
Designer: BB
Checker: DL

Note: Retaining wall designed to backslope/surcharge specified below. No other loads have been allowed for (eg. existing retaining wall, structure etc). If conditions are contrary to specifications, Wilton Joubert Ltd. shall be contacted prior to any excavation/work.

**max. 0 degree backslope
& max. 0kPa surcharge**



Typical Retaining Wall

LATERAL LOADING ON PILES IN COHESIVE SOILS

Project: Lot 2, 48 Eucalyptus Way
Job #: 33104
Description: 0.8m timber retaining wall

Date: 5/03/2013
Designer: BB
Checker: DL

Retained height = 0.8 m
front slope = 10 degrees
Effective Retained height, H = 0.96 m
surcharge = 0 kPa
 $\phi = 30$ degrees
backslope = 0 degrees
 $K_a = 0.30$

undrained soil strength, $c_u = 50$ kPa
soil density, $\gamma = 18$ kN/m³
safety factor, SF = 2
reduced $S_u = r \cdot c_u / SF = 25.0$ kPa
load factor = 1.6
reduction factor for
closely spaced piles, $r = 1$
strength reduction factor = 0.50

Pile parameters

auger diameter, d = 300 mm
pile spacing = 1.5 m

Use Brom's method for analysis of loadings on piles.

'Long pile' analysis

lateral load, $H_u = 9 S_u d f = 5.94$ kN
 $f = 0.09$ m
 $e = 0.32$ m

Taking moments about point of maximum moment and simplifying gives:

$$\begin{aligned} M_{\text{ground}}^* &= H_u (e + 1.5d + H_u / 18 S_u d) \\ &= 4.8 \text{ kNm} \\ M_{\text{toe}}^* &= 1.90 \text{ kNm} \end{aligned}$$

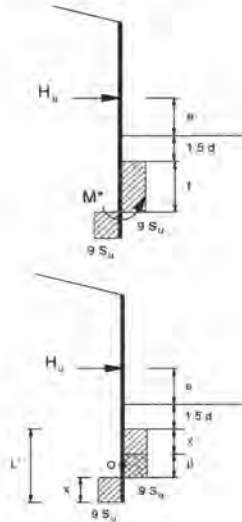
'Short pile' analysis

$e' = e + 1.5d = 0.77$ m
 $\beta = H_u / 9 S_u d = 0.09$ m

Taking moments about point O and simplifying gives:

$$\begin{aligned} L' &= \beta [1 + \sqrt{2(1 + (2e' / \beta))}] \\ &= 0.62 \text{ m} \end{aligned}$$

pile depth = $L' + 1.5d + \text{front slope} = 1.23$ m



Pile strength

design strength = $\phi k_1 k_4 k_8 k_{20} k_{21} f_b Z_s$

$k_1 = 0.6$
 $k_4 = 1$
 $I_{ay}/b = 0$
 $k_8 = 1$
 $k_{20} \times k_{21} = 0.8$

small end diameter = 125 mm
 $f_b = 38$ MPa
diameter (pole thickening), toe = 133 mm
 $Z_s = 229252.3$ mm³
diameter (pole thickening), ground = 137 mm
 $Z_s = 252294.5$ mm³

$\phi M_{\text{toe}} = 3.20$ kNm OK Use 125 SED pole
shear stress = 0.92 MPa OK
 $\phi M_{\text{ground}} = 3.52$ kNm OK Use 125 SED pole

Rail design:

Line load at base of wall: 8.3 kN/m2
distributed load along rail: 1.1 kN/m
bending moment: 0.32 kNm

design strength = $0.8 k_1 k_4 k_8 f_b Z_s$

$k_1 = 0.6$
 $k_4 = 1$
 $I_{ay}/b = 4.2$
therefore $k_8 = 1$

design strength = 0.35 kNm OK
shear stress = 0.163 MPa OK

at top of rail: 7.0 kN/m2

$f_b = 11.7$ MPa
 $d = 50$ mm
 $b = 150$ mm
double rails (y/n) n
 $Z_s = 62500$ mm³



LATERAL LOADING ON PILES IN COHESIVE SOILS

Project: Lot 2, 48 Eucalyptus Way
Job #: 33104
Description: 1,0m timber retaining wall

Date: 5/03/2013
Designer: BB
Checker: DL

Retained height = 1 m
front slope = 10 degrees
Effective Retained height, H = 1.16 m
surcharge = 0 kPa
 $\phi = 30$ degrees
backslope = 0 degrees
 $K_a = 0.30$

Pile parameters

auger diameter, d = 300 mm
pile spacing = 1.4 m

undrained soil strength, $c_u = 50$ kPa
soil density, $\gamma = 18$ kN/m³
safety factor, SF = 2
reduced $S_u = r \cdot c_u / SF = 25.0$ kPa
load factor = 1.6
reduction factor for
closely spaced piles, r = 1
strength reduction factor = 0.50

Use Brom's method for analysis of loadings on piles.

'Long pile' analysis

lateral load, $H_u = 9 S_u d f = 8.10$ kN
 $f = 0.12$ m
 $e = 0.39$ m

Taking moments about point of maximum moment and simplifying gives:

$$\begin{aligned} M_{\text{ground}}^* &= H_u (e + 1.5d + H_u / 18 S_u d) \\ &= 7.3 \text{ kNm} \\ M_{\text{top}}^* &= 3.13 \text{ kNm} \end{aligned}$$

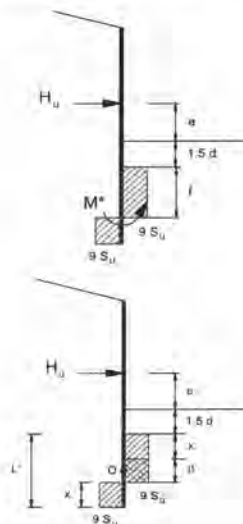
'Short pile' analysis

$e' = e + 1.5d = 0.84$ m
 $\beta = H_u / 9 S_u d = 0.12$ m

Taking moments about point O and simplifying gives:

$$\begin{aligned} L' &= \beta [1 + \sqrt{2(1 + (2e' / \beta))}] \\ &= 0.78 \text{ m} \end{aligned}$$

pile depth $= L' + 1.5d + \text{front slope} = 1.38$ m



Pile strength

design strength $= \phi k_1 k_4 k_8 k_{20} k_{21} f_b Z_e$

$k_1 = 0.6$
 $k_4 = 1$
 $I_{ay}/b = 0$
 $k_8 = 1$
 $k_{20} \times k_{21} = 0.8$

$\phi M, \text{ toe} = 5.53$ kNm
shear stress = 0.87 MPa
 $\phi M, \text{ ground} = 6.02$ kNm

small end diameter = 150 mm
 $f_b = 38$ MPa
diameter (pole thickening), toe = 159 mm
 $Z_e = 396641.5$ mm³
diameter (pole thickening), ground = 164 mm
 $Z_e = 431690.6$ mm³

OK Use 150 SED pole
OK Use 150 SED pole
OK Use 150 SED pole

Rail design:

Line load at base of wall: 10.0 kN/m²
distributed load along rail: 1.4 kN/m
bending moment: 0.34 kNm

design strength $= 0.8 k_1 k_4 k_8 f_b Z_e$

$k_1 = 0.6$
 $k_4 = 1$
 $I_{ay}/b = 4.2$
therefore $k_8 = 1$

design strength = 0.35 kNm
shear stress = 0.187 MPa

at top of rail: 8.7 kN/m²

$f_b = 11.7$ MPa
 $d = 50$ mm
 $b = 150$ mm
double rails (y/n) n
 $Z_e = 62500$ mm³

OK
OK

LATERAL LOADING ON PILES IN COHESIVE SOILS

Project: Lot 2, 48 Eucalyptus Way
Job #: 33104
Description: 1.2m timber retaining wall

Date: 5/03/2013
Designer: BB
Checker: DL

Retained height = 1.2 m
front slope = 10 degrees
Effective Retained height, H = 1.41 m
surcharge = 0 kPa
 $\phi = 30$ degrees
backslope = 0 degrees
 $K_a = 0.30$

undrained soil strength, $c_u = 50$ kPa
soil density, $\gamma = 18$ kN/m³
safety factor, SF = 2
reduced $S_u = r^* c_u / SF = 18.8$ kPa
load factor = 1.6
reduction factor for
closely spaced piles, $r = 0.75$
strength reduction factor = 0.50

Pile parameters

auger diameter, d = 400 mm
pile spacing = 1.2 m

Use Brom's method for analysis of loadings on piles.

'Long pile' analysis

lateral load, $H_u = 9 S_u d f = 10.30$ kN
 $f = 0.15$ m
 $e = 0.47$ m

Taking moments about point of maximum moment and simplifying gives:

$$M_{\text{ground}}^* = H_u (e + 1.5d + H_u / 18 S_u d) \\ = 11.8 \text{ kNm} \\ M_{\text{toe}}^* = 4.85 \text{ kNm}$$

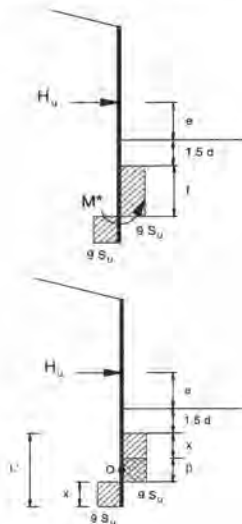
'Short pile' analysis

$e' = e + 1.5d = 1.07$ m
 $\beta = H_u / 9 S_u d = 0.15$ m

Taking moments about point O and simplifying gives:

$$L' = \beta [1 + \sqrt{2(1 + (2e' / \beta))}] \\ = 0.99 \text{ m}$$

pile depth = $L' + 1.5d + \text{front slope} = 1.80$ m



Pile strength

design strength = $\phi k_1 k_4 k_8 k_{20} k_{21} f_b Z_x$

$k_1 = 0.6$
 $k_4 = 1$
 $I_{ay}/b = 0$
 $k_8 = 1$
 $k_{20} \times k_{21} = 0.8$

$\phi M_{\text{toe}} = 8.86$ kNm
shear stress = 0.81 MPa
 $\phi M_{\text{ground}} = 9.74$ kNm

small end diameter = 175 mm
 $f_b = 38$ MPa
diameter (pole thickening), toe = 186 mm
 $Z_{\text{toe}} = 634728$ mm³
diameter (pole thickening), ground = 192 mm
 $Z_g = 698277.6$ mm³

OK Use 175 SED pole
OK Use 175 SED pole
OK Use 175 SED pole

Rail design:

Line load at base of wall: 12.2 kN/m²
distributed load along rail: 1.7 kN/m
bending moment: 0.31 kNm

design strength = $0.8 k_1 k_4 k_8 f_b Z_x$

$k_1 = 0.6$
 $k_4 = 1$
 $I_{ay}/b = 4.2$
therefore $k_8 = 1$

design strength = 0.35 kNm
shear stress = 0.197 MPa

at top of rail: 10.9 kN/m²

$f_b = 11.7$ MPa
 $d = 50$ mm
 $b = 150$ mm
double rails (y/n) n
 $Z_x = 62500$ mm³

OK
OK

LATERAL LOADING ON PILES IN COHESIVE SOILS

Project: Lot 2, 48 Eucalyptus Way
Job #: 33104
Description: 1.4m timber retaining wall

Date: 5/03/2013
Designer: BB
Checker: DL

Retained height = 1.4 m
front slope = 10 degrees
Effective Retained height, H = 1.61 m
surcharge = 0 kPa
 $\phi = 30$ degrees
backslope = 0 degrees
 $K_a = 0.30$

Pile parameters

auger diameter, d = 400 mm
pile spacing = 1.1 m

undrained soil strength, $c_u = 50$ kPa
soil density, $\gamma = 18$ kN/m³
safety factor, SF = 2
reduced $S_u = c_u / SF = 17.2$ kPa
load factor = 1.6
reduction factor for
closely spaced piles, r = 0.6875
strength reduction factor = 0.50

Use Brom's method for analysis of loadings on piles.

'Long pile' analysis

lateral load, $H_u = 9 S_u d f = 12.31$ kN
 $f = 0.20$ m
 $e = 0.54$ m

Taking moments about point of maximum moment and simplifying gives:

$$M_{ground}^* = H_u (e + 1.5d + H_u / 18 S_u d)$$

$$= 15.2 \text{ kNm}$$

$$M_{toe}^* = 6.61 \text{ kNm}$$

'Short pile' analysis

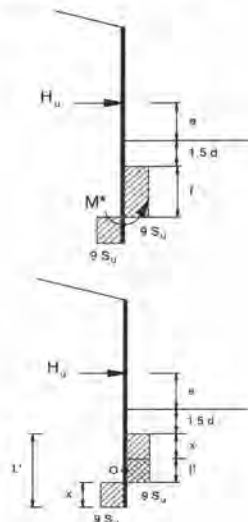
$e' = e + 1.5d = 1.14$ m
 $\beta = H_u / 9 S_u d = 0.20$ m

Taking moments about point O and simplifying gives:

$$L' = \beta [1 + \sqrt{1 + 2(e' / \beta)}]$$

$$= 1.19 \text{ m}$$

pile depth = $L' + 1.5d + \text{front slope} = 2.00$ m



Pile strength

design strength = $\phi k_1 k_4 k_8 k_{20} k_{21} f_b Z_x$

$k_1 = 0.6$

$k_4 = 1$

$I_{ay}/b = 0$

$k_8 = 1$

$k_{20} \times k_{21} = 0.8$

$\phi M_{toe} = 13.22$ kNm

shear stress = 0.74 MPa

$\phi M_{ground} = 14.44$ kNm

small end diameter = 200 mm

$f_b = 38$ MPa

diameter (pole thickening), toe = 213 mm

$Z_{toe} = 947288.9$ mm³

diameter (pole thickening), ground = 219 mm

$Z_{gr} = 1035188$ mm³

OK Use 200 SED pole

OK OK

OK Use 200 SED pole

Rail design:

Line load at base of wall: 13.9 kN/m²

distributed load along rail: 2.0 kN/m

bending moment: 0.30 kNm

design strength = $0.8 k_1 k_4 k_8 f_b Z_x$

$k_1 = 0.6$

$k_4 = 1$

$I_{ay}/b = 4.2$

therefore $k_8 = 1$

design strength = 0.35 kNm

shear stress = 0.208 MPa

OK

OK

at top of rail: 12.6 kN/m²

$f_b = 11.7$ MPa

d = 50 mm

b = 150 mm

double rails (y/n) n

$Z_x = 62500$ mm³

LATERAL LOADING ON PILES IN COHESIVE SOILS

Project: Lot 2, 48 Eucalyptus Way
Job #: 33104
Description: 1.6m timber retaining wall

Date: 5/03/2013
Designer: BB
Checker: DL

Retained height = 1.6 m
front slope = 10 degrees
Effective Retained height, H = 1.81 m
surcharge = 0 kPa
 $\phi = 30$ degrees
backslope = 0 degrees
 $K_a = 0.30$

Pile parameters

auger diameter, d = 400 mm
pile spacing = 1 m

undrained soil strength, $c_u = 50$ kPa
soil density, $\gamma = 18$ kN/m³
safety factor, SF = 2
reduced $S_u = r \cdot c_u / SF = 15.6$ kPa
load factor = 1.6
reduction factor for
closely spaced piles, r = 0.625
strength reduction factor = 0.50

Use Brom's method for analysis of loadings on piles.

'Long pile' analysis

lateral load, $H_u = 9 S_u d f = 14.14$ kN
 $f = 0.25$ m
 $e = 0.60$ m

Taking moments about point of maximum moment and simplifying gives:

$$\begin{aligned} M_{\text{ground}}^* &= H_u (e + 1.5d + H_u / 18 S_u d) \\ &= 18.8 \text{ kNm} \\ M_{\text{top}}^* &= 8.54 \text{ kNm} \end{aligned}$$

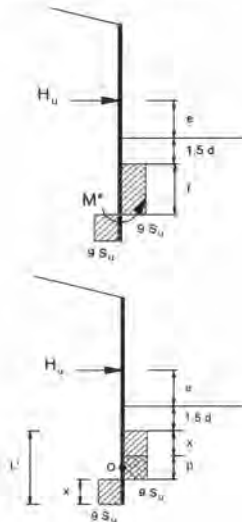
'Short pile' analysis

$e' = e + 1.5d = 1.20$ m
 $\beta = H_u / 9 S_u d = 0.25$ m

Taking moments about point O and simplifying gives:

$$\begin{aligned} L' &= \beta [1 + \sqrt{2(1 + (2e' / \beta))}] \\ &= 1.41 \text{ m} \end{aligned}$$

pile depth = $L' + 1.5d + \text{front slope} = 2.22$ m



Pile strength

design strength = $\phi k_1 k_4 k_8 k_{20} k_{21} f_b Z_x$
 $k_1 = 0.6$
 $k_4 = 1$
 $I_{yy}/b = 0$
 $k_8 = 1$
 $k_{20} \times k_{21} = 0.8$
 $\phi M, \text{ toe} = 13.52 \text{ kNm}$
shear stress = 0.84 MPa
 $\phi M, \text{ ground} = 14.85 \text{ kNm}$

small end diameter = 200 mm
 $f_b = 38$ MPa
diameter (pole thickening), toe = 214 mm
 $Z_{xx} = 968807.9 \text{ mm}^3$
diameter (pole thickening), ground = 221 mm
 $Z_{xx} = 1064051 \text{ mm}^3$

OK Use 200 SED pole
OK Use 200 SED pole

Rail design:

Line load at base of wall: 15.6 kN/m2
distributed load along rail: 2.2 kN/m
bending moment: 0.28 kNm
design strength = $0.8 k_1 k_4 k_8 f_b Z_x$

$k_1 = 0.6$
 $k_4 = 1$
 $I_{yy}/b = 4.2$
therefore $k_8 = 1$

design strength = 0.35 kNm OK
shear stress = 0.214 MPa OK

at top of rail: 14.3 kN/m2

$f_b = 11.7$ MPa
 $d = 50$ mm
 $b = 150$ mm
double rails (y/n) n
 $Z_{xx} = 62500 \text{ mm}^3$

LATERAL LOADING ON PILES IN COHESIVE SOILS

Project: Lot 2, 48 Eucalyptus Way
Job #: 33104
Description: 1.8m timber retaining wall

Date: 5/03/2013
Designer: BB
Checker: DL

Retained height = 1.8 m
front slope = 10 degrees
Effective Retained height, H = 2.01 m
surcharge = 0 kPa
 $\phi = 30$ degrees
backslope = 0 degrees
 $K_a = 0.30$

undrained soil strength, $c_u = 50$ kPa
soil density, $\gamma = 18$ kN/m³
safety factor, SF = 2
reduced $S_u = r^4 c_u / SF = 15.6$ kPa
load factor = 1.6
reduction factor for
closely spaced piles, $r = 0.625$
strength reduction factor = 0.50

Pile parameters

auger diameter, d = 400 mm
pile spacing = 1 m

Use Brom's method for analysis of loadings on piles.

'Long pile' analysis

lateral load, $H_u = 9 S_u d f = 17.43$ kN
 $f = 0.31$ m
 $e = 0.67$ m

Taking moments about point of maximum moment and simplifying gives:

$$\begin{aligned} M_{\text{ground}}^* &= H_u (e + 1.5d + H_u / 18 S_u d) \\ &= 24.8 \text{ kNm} \\ M_{\text{top}}^* &= 11.69 \text{ kNm} \end{aligned}$$

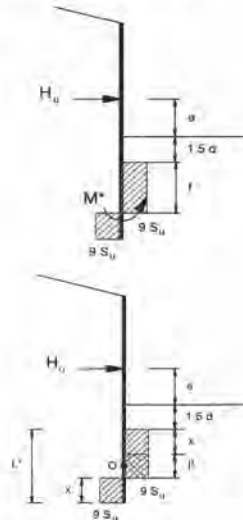
'Short pile' analysis

$e' = e + 1.5d = 1.27$ m
 $\beta = H_u / 9 S_u d = 0.31$ m

Taking moments about point O and simplifying gives:

$$\begin{aligned} L' &= \beta [1 + \sqrt{2(1 + (2e' / \beta))}] \\ &= 1.64 \text{ m} \end{aligned}$$

pile depth = $L' + 1.5d + \text{front slope} = 2.45$ m



Pile strength

design strength = $\phi k_1 k_4 k_8 k_{20} k_{21} f_b Z_x$

$k_1 = 0.6$
 $k_4 = 1$
 $I_{ay}/b = 0$
 $k_8 = 1$
 $k_{20} \times k_{21} = 0.8$

small end diameter = 225 mm
 $f_b = 38$ MPa
diameter (pole thickening), toe = 241 mm
 $Z_x = 1375790$ mm³
diameter (pole thickening), ground = 248 mm
 $Z_x = 1504199$ mm³

$\phi M_{\text{toe}} = 19.20$ kNm OK Use 225 SED pole
shear stress = 0.82 MPa OK
 $\phi M_{\text{ground}} = 20.99$ kNm OK Use 225 SED pole

Rail design:

Line load at base of wall: 17.3 kN/m2
distributed load along rail: 2.5 kN/m
bending moment: 0.31 kNm

design strength = $0.8 k_1 k_4 k_8 f_b Z_x$

$k_1 = 0.6$
 $k_4 = 1$
 $I_{ay}/b = 4.2$
therefore $k_8 = 1$

design strength = 0.35 kNm OK
shear stress = 0.238 MPa OK

at top of rail: 16.0 kN/m2

$f_b = 11.7$ MPa
 $d = 50$ mm
 $b = 150$ mm
double rails (y/n) n
 $Z_x = 62500$ mm³

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Demand Calculation Sheet

single storey

V06/11

Job Details

Name	WN100A ROBERTS
Street and Number	48 EUCALYPTUS WAY
Lot and DP Number	LOT 02 DP 348721
City/Town/District	NIKAU VALLEY, PARAPARAUMU
Designer	KEN INGLIS
Company Name	PLATINUM DESIGN NZ
Date	18/02/2013



Select Lining Option 10 or 13 mm GIB® Plasterboard

Building Specification

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

	Single Floor
Cladding Weight	heavy ▼
Roof Weight	light ▼
Room in Roof Space	no ▼
Roof Pitch (degrees)	25
Roof height above eaves (m)	3.1
Building height to apex (m)	5.6
Ground to lower floor level (m)	0.3

Stud Height (m)	2.4
Building Length (m)	18.5
Building Width (m)	13.1
Building Plan Area (m ²)	204

**Complete Single Floor
Column only**

[illegible]

Building Location

Wind Zone

Select by Building Consent Authority Map or Preference	High
--	------

Wind Region	Preference selected	▼
Lee Zone	Preference selected	▼
Ground Roughness	Preference selected	▼
Site Exposure	Preference selected	▼
Topographic Class	Preference selected	▼

High

Earthquake Zone

3 ▼

Soil Type

D&E (deep to very soft) ▼

Annual exceedance probability

1/500 (NZS3604:2011 default) ▼

Bracing Units required for Wind

Demand W (BU)

		Walls single
along	slab	774
across	slab	1248

Bracing Units required for Earthquake

Demand along / across E (BU)

	Walls
	single
slab	1698

[illegible][illegible]

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SINGLE OR UPPER STOREY WALLS ALONG

V06/11

[illegible]

					Wind	Earthq.
Totals Achieved	W	251%	EQ	109%	1942	1852
<i>Concrete Slab</i>					OK	OK
Totals Required (from Demand)					774	1698

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SINGLE OR UPPER STOREY WALLS ACROSS

V06/11

[illegible]

					Wind	Earthq.
Totals Achieved	W	167%	EQ	114%	2087	1942
<i>Concrete Slab</i>					OK	OK
Totals Required (from Demand)					1248	1698