

Sharalyn Fraser *Agency*

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CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 100637



The Building			
Street address of building:	104 Raukawa Road, Peka Peka	Building name:	
Current, Lawfully established, use:	Vacant land	Location of building within site/block number:	
Level/unit number:		Intended life of the building if 50 years or less:	Indefinite, but not less than 50 years
Legal description of land where building is located:	LOT 6 DP 362593 C/T 255394	Year first constructed:	2010
The Owner			
Name of owner:	Cargill Lorraine Joy & CMS Trustees Limited	Street address /registered office:	
Contact person:		Phone numbers:	
Mailing address:	104 Raukawa Road RD 1 Waikanae 5391	Landline:	2937323
Email address:	billcargill@xtra.co.nz	Mobile:	027 2412097
Website:		Daytime:	
		After hours:	
		Facsimile number:	293 7323
First point of contact for communications with the Kāpiti Coast District Council:			
Full Name: Bill Cargill Mailing Address: 23 Paetawa Road, Peka Peka Phones: 027 2412097; 293 7323 Email: billcargill@xtra.co.nz			
Building Work			
Building Consent No:	100637	Issued by:	Kāpiti Coast District Council
Project Description:	Stage 1 of 2; build implement shed with bedroom/ensuite, and a separate studio/kitchen with living accommodation including bedroom, bathroom.		

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

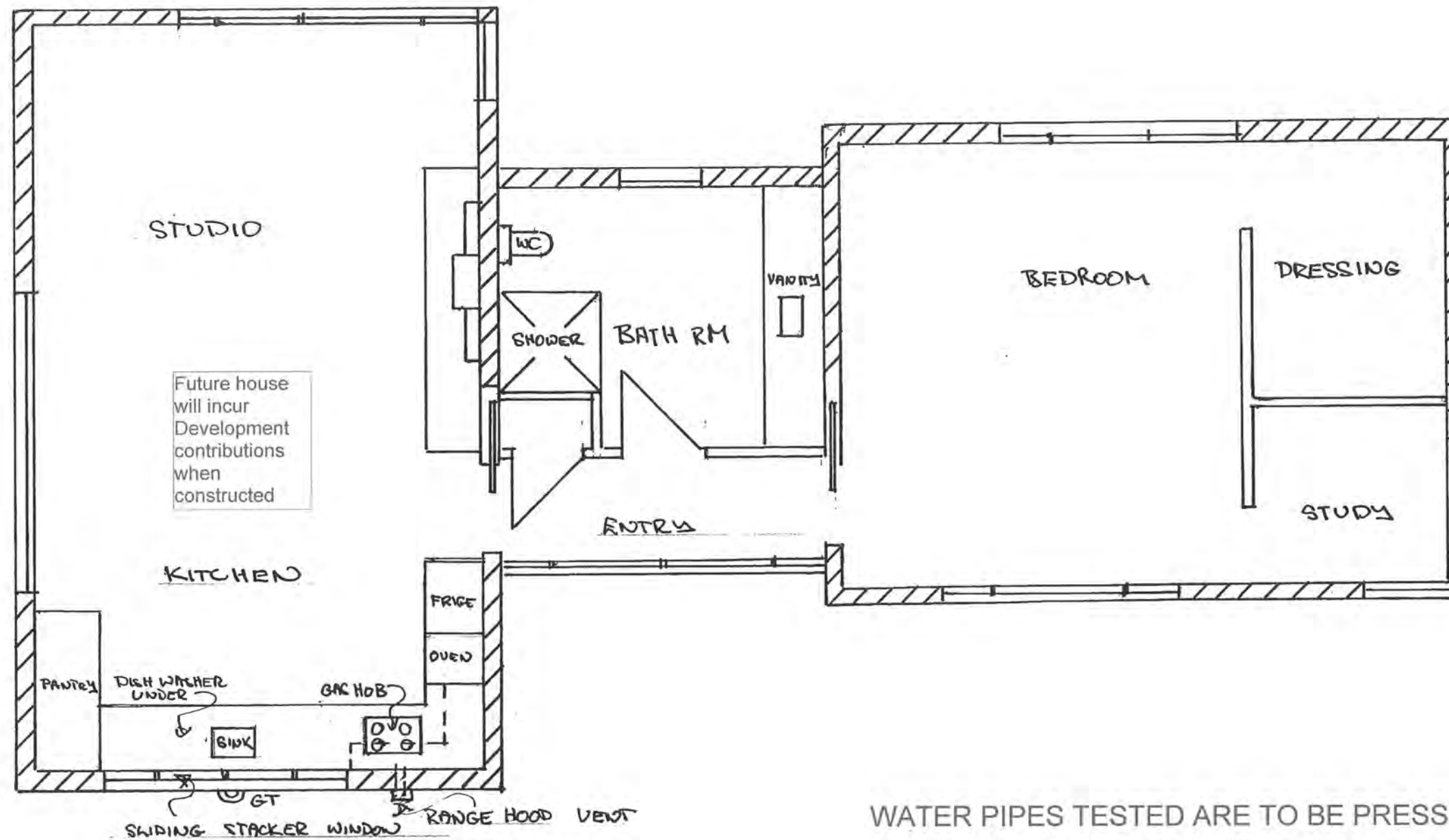
Date: 12 December 2013

APPROVED BY
BUILDING
jaimes
OFFICER
21/10/2013

BC 100637 A

certifying gas fitter to provide a
compliance certificate to council

APPROVED
BY
PLUMBING
AND
DRAINAGE
15 OCT 2013
000001



Planning
Approved by
Jill Burke
12/11/2013

NOTE: NO STRUCTURAL CHANGES
ALL DOORS AND WINDOW UNITS UNCHANGED
GULLY TRAP INSTALLED AT TIME OF CONSTRUCTION
AND SHOWN ON AS Laid DRAINAGE PLAN

PLAN: 1:50 SHOWING ADDED KITCHEN

Producer Statement
Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by CRAIG HEWITT Registration Number 04645

To Kapiti Coast District Council

In respect to the following

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

Installed at 23 RAUKAWA ROAD PEKA PEKA

Building Consent No.....

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

Name CRAIG HEWITT Signed [Signature] Date 28/3/12

KCDC Office use only

Producer Statement author authenticated and current registration verified

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

Date..... Validity authenticated

Name.....

21 OCT 2013

Signature.....

Signature: [Signature]

Producer Statement

Stormwater Drains

Construction Review

Issued by THOMAS TUHOU Registration Number 13451

To Kapiti Coast District Council

In respect to the following

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

Installed at 23 RAUWANA RD PEKA PEKA

Building Consent No. 100 637

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

Name THOMAS TUHOU Signed [Signature] Date 28/3/12

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

KCDC Office use only

Producer Statement author authenticated and current registration verified

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

Date.....

Validity authenticated

Name.....

Signature.....

21 OCT 2013

Signature: [Signature]

Producer Statement

Private Sewer Drains

Construction Review

Issued by THOMAS TUHOU Registration Number 13451

To Kapiti Coast District Council

In respect to the following

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

Installed at 23 RAUKAWA RD PEKA PEKA

Building Consent No. 100637

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

Name THOMAS TUHOU Signature..... Date 28/3/12

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

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

KCDC Office use only

Producer Statement author authenticated and current registration verified

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

Date.....

Validity authenticated

Name.....

Signature.....

21 OCT 2013

Signature: [Signature]

SCOPE OF INSPECTION SHEET

Date 21/10/13 SR or BCA 100637 Inspection No. 10
Time 2.15 Documents on site YES / NO
Owner Name Cargill Project Description Shed / Workshop
Site Address 104 RAUKAWA RD

☒ 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 * Exterior block work all sealed & painted Diagram (if necessary)

- * Windows, Doors Recessed into blockwork
- * Roof fixed & flashed correctly
- * Storm water to tank
- * Shower & Vanity sealed
- * HW 48°C
- * Vents on outside 50mm post gutter
- * Electric & Gas certs supplied
- * Smoke detectors fitted & tested

Reviewed under
Supervision
M. B. B.

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

Site instruction issued

* Roofing Warranty & butynol Producer statement needed.

Confirmation of person on site

Name

LBP No.

Result: Pass

Part pass

Fail

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

Agreed, B. Cargill Sign W. Cargill

Officer Name Prag Wathor Sign cw

Information entered into data base ☐

Initial

Date 21/10/13

SCOPE OF INSPECTION

Inspections are made in conjunction with, and with the cooperation of, the owner/owner's agent to ensure that the building work complies with the provisions of the Building Act and NZ Building Code. The inspection is general in nature and involves an audit of the following aspects:

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A Certificate of Expert Opinion is required to be supplied to Council.

Site: A surveyor's report, or visible boundary markers provided, so that the set out of the project can be clearly identified.

Foundation: When all formwork has been completed, footings have been excavated and reinforcement is in place.

Piles: When all holes are excavated prior to installation.

Pre-slab plumbing (concrete slab): When all plumbing and drainage pipes have been installed, prior to backfilling.

Pre-slab building (concrete slab): When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.

Sub-floor (timber suspended floor): When all sub-floor connections, joists and required blocking, and any suspended plumbing pipe work have been completed, but before any flooring or base boards have been fitted. Relocated dwellings require a sub-floor inspection prior to the base boards being fitted.

Drainage: When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.

Pre-wrap: When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.

Pre-clad: When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity systems), cavity closers and all flashing systems are in place, but before joinery has been installed.

Weathertightness: When exterior cladding has been installed, flashings in place, air seals fitted to openings, but before any coating system have been applied.

Pre-line (plumbing): When all internal plumbing is complete and plumbing pipe work is under test pressure.

Pre-line (building): When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.

Wet area membranes, decks, roofs and shower area: Pre application of wet area membrane, when all outlets and flashings have been installed, ready for membrane installation.

Post application of wet area membrane.

Post-line: When all interior linings have been installed, but before skirting, Scotia or plastering stopping. Installation details of screws check of wall bracing element.

Block: When all masonry block work including block foundations for slab floors, is completed, reinforcing in place and washout openings in place.

Brick Veneer: When veneer is at half height and all flashings are in place.

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

Protection installed for membrane system and installation of perforated drainage system before back filling.

Final: Final inspections are carried out at the completion of the project and may include entire project, plumbing, drainage and storm water. The Code Compliance Certificate is issued if the building work complies with the approved building consent.

Free Standing Fireplace: Final inspection required only.

In Built Fireplace: Inspection required before installation and after installation.

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is Private Bag 601, Paraparaumu.
2. The information is available for public inspection as part of the Building Record of the property concerned.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 296 4700

FINAL INSPECTION

Date 21/10/13 SR or BCA 100637 Inspection No. 10
Time 2:15 Documents on site YES / NO
Owner Name Cargill Project Description Shed / Workshop
Site Address 104 Paukwa Rd

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
FINAL – Exterior											
Sub-floor ventilation	P	F	<u>NA</u>	Roof fixings	<u>P</u>	F	NA	Spouting + Down-pipes	<u>P</u>	F	NA
Deck Structure	P	F	<u>NA</u>	Flashings – Roof	<u>P</u>	F	NA	Penetrations – Flashings	<u>P</u>	F	NA
Barriers	P	F	<u>NA</u>	Gully Dishes	<u>P</u>	F	NA	Storm-water + site drainage	<u>P</u>	F	NA
Handrails	P	F	<u>NA</u>	Wastes to gully	<u>P</u>	F	NA	Fixings – Durability	<u>P</u>	F	NA
Steps/Stairs	P	F	<u>NA</u>	Terminal vents/AAV's	P	F	<u>NA</u>	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 <u>48</u>	<u>P</u>	F	NA
Stair design	P	F	<u>NA</u>	Ventilation	<u>P</u>	F	NA	Solid fuel heater	P	F	<u>NA</u>
Handrails	P	F	<u>NA</u>	Insulation + clearance	<u>P</u>	F	NA	Water supply tank	P	F	<u>NA</u>
Balustrades	P	F	<u>NA</u>	HWC flues	P	F	<u>NA</u>	Trap seals + AAV's	<u>P</u>	F	NA
Lightings	<u>P</u>	F	NA	HWC valves	P	F	<u>NA</u>	Cistern flushing	<u>P</u>	F	NA
Laundrying	<u>P</u>	F	NA	HWC restraint	P	F	<u>NA</u>	WC pan connection	<u>P</u>	F	NA
Cooking facilities	<u>P</u>	F	NA	Tempering valve	P	F	<u>NA</u>	Septic tank	<u>P</u>	F	NA
Smoke detectors	<u>P</u>	F	NA	Glazing – Human Impact	<u>P</u>	F	NA	Window labels	<u>P</u>	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	<u>NA</u>	Energy Certificates supplied	<u>P</u>	F	NA	Final Check Complete	<u>Y</u>	N	
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Name: Craig Watson Officer Sign: CW Date: 21/10/13

SCOPE OF INSPECTION SHEET

Date 7-12-2010 SR or BCA 100637 Inspection No. 9
 Time 2:30 Documents on site YES / NO
 Owner Name CARGILL Project Description
 Site Address 104 RAUKAWA RD

☒ 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)

G.B fixing ok.

ok to continue.

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

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

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

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

Agreed B. H. Cargill Sign W. Hall Date 7, 12, 2010
(Print Name)

Officer Name R. J. O'Brien Sign R. J. O'Brien Date 7, 12, 2010

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/10

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 7.12.2010 SR or BCA 100637 Inspection No. 9

Time 2:30 Documents on site YES / NO

Owner Name CARVILLE Project Description

Site Address 104 KAWKAI RD

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: R. OZIER Officer Sign: R. OZIER Date: 7.12.2010

SCOPE OF INSPECTION SHEET

Date 30/11/2010 SR or BCA 100637 Inspection No. 5
 Time 1.45 Documents on site YES / NO
 Owner Name CARGILL Project Description
 Site Address 104 RANKANA RD

☒ 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)

FRAMING O/K TO LINE.
STYROFOAM INSULATION TO BLOCK WALLS
BATTIS TO CEILINGS
M/C 12%.
O/K TO LINE.
Bedroom in GARAGE AREA O/K TO LINE.

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

Site instruction issued

Result: ☒ Pass

☐ Part pass

☐ Fail

Confirmation of inspection by person on site

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

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

Agreed, Bill Cull
(Print Name)

Sign W. Cull

Date 30.11.2010

Officer Name R. J. O'Leary

Sign R. J. O'Leary

Date 30.11.2010

Additional Insp. Sheet No.

Information entered into data base ☐

Initial

Date

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 30/11/2010 SR or BCA 100637 Inspection No. 8

Time 1.45 Documents on site YES / NO

Owner Name CHRYSLER Project Description

Site Address 104 Rukunui RD

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 <u>12%</u>	<u>P</u>	F	NA	Insulation R Value <u>3.2</u>	<u>P</u>	F	NA	Bracing connections	P	F	<u>NA</u>
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	P	F	<u>NA</u>	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: R J Oliver Officer Sign: [Signature] Date: 30/11/2010

SCOPE OF INSPECTION SHEET

Date 1/11/10 SR or BCA 100637 Inspection No. 7
 Time 11:15 Documents on site YES / NO YES
 Owner Name CARGILL Project Description SHED / STUDIO
 Site Address 104 RANGAHUA RD

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 Provide Plumbing for
GARAGE + STUDIO

Diagram (if necessary)

MAN WITH FROM TANK 20mm
+ 15mm PATTERNS PIPES IN
PLACE FOR AN EXISTING CORNER
+ SINK UNDER TEST + HANDING
WITH EXTRA FITTINGS FOR KITCHEN
IN STUDIO
AN ADD PIPES IN PLACE

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

Site instruction issued IF KITCHEN IN STUDIO PROVIDES MAN
FLOOR PLAN.

STILL REQUIRES APPROVAL P/L FOR GARAGE
SERVICES AS PER PREVIOUS INSPECTION

Result: Pass Part pass Fail

Confirmation of inspection by person on site

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

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

Agreed CRISTIAN KERR (Print Name) Sign [Signature] Date 1/11/10

Officer Name CAROLYN Sign [Signature] Date 1/11/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/11/10

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 10 SR or BCA 100637 Inspection No. 7

Time 5 Documents on site YES / NO

Owner Name Masile Project Description 100637

Site Address 100637

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: Officer Sign: Date: 1/11/10

SCOPE OF INSPECTION SHEET

Date 26/10/10 SR or BCA 100637 Inspection No. 6.

Time 10.30 Documents on site YES ☒ NO ☐

Owner Name CARGILL Project Description Bedroom - Studio

Site Address 104 AUKANA RD

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)

#3.2 Roof Presumed
#3. R4.

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

Site instruction issued

* PHOTO OF FIXING OF R4.

* BUTYROL WARRANT

Result: Pass ☐ Part pass ☒ Fail ☐

Confirmation of inspection by person on site

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

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

Agreed, (Print Name) Sign Date 1/1/11

Officer Name AKR Sign Date 26/10/10

Additional Insp. Sheet No.

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

PRE WRAP / PRE CLAD

Date 26/10/10 SR or BCA 100637 Inspection No. 6

Time 10:30 Documents on site YES / NO

Owner Name CARGILL Project Description Bedroom - 5400

Site Address 104 KAKARA RD

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

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

PRE CLAD

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

CAVITY SYSTEM

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

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

SCOPE OF INSPECTION SHEET

Date 19.10.2010 SR or BCA 100637 Inspection No. 5

Time 9:15 Documents on site YES / NO

Owner Name Project Description Shed / Workshop

Site Address 104 Raukawa Rd.

☒ 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 Peter Bolton

Notes * Inspection covers studio Diagram (if necessary)

only:
* all steel placed as design
* engineer has been up
site and passed for
concrete pour.
* Mortar joints and bedding
correct.

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

Site instruction issued

* PS4 by engineer

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

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

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

Agreed, B. G. G. G. Sign W. G. G. Date 19.10.2010

Officer sign Andrew Name Andrew Date 19.10.2010

Additional Insp. Sheet No.

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

BLOCK / BRICK / RETAINING WALL / OTHER

Date 19-10-2010 SR or BCA 100637 Inspection No. 5

Time 9:15 Documents on site YES / NO

Owner Name Project Description Shed / Workshop

Site Address 104 Raurkawa Rd.

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

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

RETAINING WALL

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

OTHER

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

Officer Sign: [Signature] Name: Andrew Date: 19/10/2010

SCOPE OF INSPECTION SHEET

Date 30/9/10 SR or BCA 100637 Inspection No. 4

Time 8:40 Documents on site ☒ YES / NO

Owner Name CASILL Project Description STUDIO + GARAGE

Site Address 104 RAUKAWA RD

☒ 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 BASE CONSULTING LTD

Diagram (if necessary)

Notes Done AS PER ENGINEERS DESIGN
ON INSPECTION ENGINEER PRESENT +
SIGNATURE

AN WASHOUTS IN PLACE
ON RETAINING SIDE DIG VERTICAL
WITH 0.12 HATCH EVERY 2ND COURSE
AN STEEL TIES
FOR GARAGE - SHU OUT

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

Site instruction issued ENGINEERS ASK TO FOLLOW

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

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

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

Agreed, C Brooks Sign C Brooks Date 30/9/10
(Print Name)

Officer sign [Signature] Name C Brooks Date 30/9/10

Additional Insp. Sheet No.

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

BLOCK / BRICK / RETAINING WALL / OTHER

Date 2/9/10 SR or BCA 100537 Inspection No. 4

Time 1:40 Documents on site YES / NO

Owner Name CASILL Project Description STANDARD CASILL

Site Address 104 RAUKAWA RD

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:	BAK		

BRICK VENEER

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

RETAINING WALL

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

OTHER

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

Officer Sign: C Brook Name: C Brook Date: 30/9/10

SCOPE OF INSPECTION SHEET

Date 17/9/10 SR or BCA 100637 Inspection No. 3
 Time 8.40 Documents on site YES / NO
 Owner Name CARGILL Project Description STUDIO + SHED
 Site Address 104 RAUKAWA RD

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 100mm PVC WASTE + SOIL Diagram (if necessary)

PIPE IN RACE FOR AN FUTURE
CONNECTED TO SEPTIC HOLDING TANK
TREATMENT SYSTEM TO FOLLOW
ON STUDIO KITCHEN, SINK + VANITY
INTO GULLY TRAP INTO GROUND
FOR GARDENING AS PER ENGINEER DESIGN
SEE PILES TESTS + HOLDING
GULLY TRAP IN RACE
INSPECTION POINTS
2 x 100mm BRANCH SOON + 100mm 80mm

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

Site instruction issued Engineers PS4 FOR DRAINAGE DESIGN

Result Pass Part pass Fail

Confirmation of inspection by person on site

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

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

Agreed, [Signature] Sign [Signature] Date 17, 9, 10
(Print Name)

Officer Name CARGILL Sign [Signature] Date 17, 9, 10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/10

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

Date 17/9/10 SR or BCA 100637 Inspection No. 5
Time 1.40 Documents on site YES / NO YES
Owner Name C. McGill Project Description STUDIOS 3-1/2
Site Address 124 PAULMAN RD

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:	04645-		

Officer Name: _____ Sign: _____ Date: 17/9/10

SCOPE OF INSPECTION SHEET

Date 13/9/10 SR or BCA 100637 Inspection No. 2
Time 0840 Documents on site YES / NO
Owner Name L CARGILL Project Description STUDIO / STORE
Site Address 104 PAUKAWA RD

☒ 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 Peter Bolton

Notes Diagram (if necessary)

- 1/ SITE ALL CORRECT
- 2/ ALL IN ONE PAUL FOUNDATION & SLAB
- MINOR P.I.L.G DESIGN
 - REINFORCING IN PLACE
 - MESH IN PLACE
 - VIBRATOR BUSHES INSTALLED
 - BAR CHAINS INSTALLED
 - BLOCK WITH STARTERS IN PLACE
 - ENGINEER HAS INSPECTED / APPROVED
 - OK TO PROCEED SUBJECT TO PROVISION OF AMENDED PLANS BEING PROVIDED

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

Site instruction issued

- MINOR CHANGE TO SITE DRIVEN P.I.L.G PLAN - NOW E04 NOW RETURNED FOR SOUTH FACING END - SUPPLY AMENDMENT TO COVER
- SUPPLY G.C. BAR AT FRAME

Result: **Pass**

Part pass

Fail

Confirmation of inspection by person on site

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

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

Agreed, Brian CARGILL Sign [Signature] Date 13/9/10

Officer Name J. [Signature] Sign [Signature] Date 13/9/10

Additional Insp. Sheet No.

Information entered into data base ☐

Initial

Date 1/1/10

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

Date: 13/9/10 SR or BCA: 100637 Inspection No.: 2
 Time: 0840 Documents on site YES / NO
 Owner Name: L. CARGILL Project Description: Studio / shed
 Site Address: 104 KAWAKAWA RD

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	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Checked driveway	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Engineer supervision required	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA
Scope of Resource consent granted?	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Checked position off relevant boundaries and datum height	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA		<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> NA
Expert Opinion (Producer statement) required	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Name of Surveyor				Name of Engineer	<u>Pete Kella</u>		
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

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

Officer Name: [Signature] Sign: [Signature] Date: 13/9/10

SCOPE OF INSPECTION SHEET

Date 9/9/10 SR or BCA 100637 Inspection No. 1
 Time 3-40 Documents on site YES / NO
 Owner Name C-CARGILL Project Description new Studio
 Site Address 104 RAKAU ROAD

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 1 Name

Notes STAGE 1 FOR STUDIO ONLY
100mm PVC in for TOILET + TESTS
40mm WASTE FOR SHOWER + VANITY
Also in RACE
PIPES HAVE GOOD PROTECTION
OK TO CONTINUE

Diagram (if necessary)

Also on inspection GARAGE ALSO
HAD WASTE + SOIL PIPE IN SLAB
NOT ON APPROVED PLANS

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

Site instruction issued WASTE PIPES REQUIRE VENTING
ALSO REQUIRES FLOOR PLAN + ASBUILT FOR
GARAGE SERVICES
PRODUCTION STATEMENT TO FOUNDER

Result: Pass Part pass Fail

Confirmation of inspection by person on site

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

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

Agreed, BILL CARGILL Sign [Signature] Date 9/19/10
(Print Name)

Officer Name CARGILL Sign [Signature] Date 9/19/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1

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

Date 9/9/10 SR or BCA 100637 Inspection No. 1

Time 3:40 Documents on site YES / NO

Owner Name L. Ensign Project Description new Studio

Site Address 104 Rankine Road

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

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

Officer Name: _____ Sign: [Signature] Date: 9/9/10



Site Inspection Report - New BC Applications

BC Application number: 100637 Lot DP

Site Address: 104 Rankawa Rd

Building Project: Studio and workshop

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	Rural site	
Check ground conditions?	Yes/No	PSI by engineer for foundations	
Check f/path, kerb & channel, grass berm, note existence/damage.	Yes/No	Nil	
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: Adrian Signature: A. [Signature] Date: 10/8/2010

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

KCDC Building Consent Authority
Building Consent Documentation Filed

BC No.	BC 100 637.
Street Address.	104 Raulkawa Road Pelca Pelca

Tick indicates document(s) included in this Building Consent

Building Consent Application,	<input checked="" type="checkbox"/>								
Application checksheet,	<input checked="" type="checkbox"/>								
Costing schedule,	<input checked="" type="checkbox"/>								
Plans and specifications,	<input checked="" type="checkbox"/>								
Invoice and receipt,	<input checked="" type="checkbox"/>								
Processing records/checksheets,	<input checked="" type="checkbox"/>								
Inspection page printouts	<input checked="" type="checkbox"/>								
<table border="1" style="display: inline-table;"> <tr> <td>1-4</td> <td>6-7</td> <td>9-24</td> <td>31</td> <td>35</td> <td>40</td> <td>67-69</td> <td></td> </tr> </table>	1-4	6-7	9-24	31	35	40	67-69		<input checked="" type="checkbox"/>
1-4	6-7	9-24	31	35	40	67-69			
Building consent and memorandum,	<input checked="" type="checkbox"/>								
Inspection reports,	<input checked="" type="checkbox"/>								
Application for CCC,	<input checked="" type="checkbox"/>								
Code of Compliance Certificate,	<input checked="" type="checkbox"/>								
Producer statements and supporting documentation,	<input checked="" type="checkbox"/>								
Peer review documents,	NA								
Fire design documents,	NA								
Requests for further information and other correspondence,	NA								
Amendments,	<input checked="" type="checkbox"/>								
Supplementary information,	NA								
Energy work certificates,	<input checked="" type="checkbox"/>								
Notices to Fix.	NA								

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

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

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

Address: 104 Raukawa Rd Peka Peka	Date: 11/12/13
	BC No: 100637

application for code compliance certificate (Form 278) completed	<input checked="" type="radio"/> Y	<input type="radio"/> N
--	------------------------------------	-------------------------

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

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

Failed inspection NO 2 Covered by a reasonably comprehensive PS4 from engineer.

Part pass inspection NO 6 consider supply of warranty suitable to help make informed decision that thing is ok.

Work in accordance with approved consent and approved amendments		<input checked="" type="radio"/> Yes	<input type="radio"/> No
If no, has NTF been issued:	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Have items of non compliance been resolved and NTF uplifted.	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> 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	NA		
a Construction Review (PS4) statement for Geo-technical engineering	1		
Roof cladding warranty	✓	✓	✓
Solar water heating technical specifications	NA		
wall cladding/texture coating installation applicator warranty	1		
a copy of the lift certificate	1		
a certificate from the fire alarm installer	1		
a certificate from the sprinkler installer	1		
a copy of wet-area membrane installers warranty	1		
A copy of deck membrane manufacturer's installers warranty/guarantee	X		
FPIS (verifier) Fire Systems Certification	1		

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:		
<hr/>		
<hr/>		
<hr/>		

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

Building consent requirements.

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

Outline:

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

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

Building officer:

Signature:

Date:

Name:

Co-reviewer:

Signature:

Date:

Name:

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Site Inspection	✓	Refer to Form 241 for completion of site inspection & sign off this form when completed. <i>Refer to LM100123</i>	<i>27.08</i>
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓		<i>11/8/2010</i>
Building	✓		<i>26/8/10</i>
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
NOTES:			



Building Consent No.	BC 100637
Building Project	Habitable Studio and Workshop
Location (Site Address)	104 Rankama Road, Petka Petka
Building Category	Circle appropriate category 0 (1) 2 3

Application workflow checklist		
	Name & Signature	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		
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008	<i>Paula</i>	<i>29/7/10</i>
Data entered and invoiced by CSO CS-WI-008	<i>Paula</i>	<i>29/7/10</i>
Pages numbered by CSO CS-WI-008	<i>Sharon Ngira</i>	<i>29-07-2010</i>
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	<i>Angie</i>	<i>2/8/10</i>
BC Application signed over to BC CS-WI-009	<i>Angie</i>	<i>2/8/10</i>
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	<i>Simon Copp</i>	<i>11/8/2010</i>
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009	<i>James Stuck</i>	<i>19/8/10</i>
CSO checks data entry input, including required inspections CS-WI-012		
BC, plans and other appropriate paperwork produced by CSO CS-WI-012	<i>Angie</i>	<i>27/8/10</i>
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		

CONSENT DATA INPUT REQUIREMENTS

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

STANDARD CONSENT CONDITIONS	
37	
72	
80	

NON-STANDARD ADDENDA

FOR OFFICE USE ONLY

FEES		APPLICATION FEE \$.....	
Building Fee	\$2870-	\$3442-60	
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....	347951	29/7/10
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$.....	7142	29/7/10
Code Compliance Administration	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$180-		
Development Levy	\$.....	FEES PAID BY:	
DBH Levy	\$354-60	Paetawa Trust No 1	
Compliance Schedule	\$.....		
Digital Storage Fee	\$38-	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	\$.....	BC 100637	29/7/10
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$3442-00	Deposit held =	\$.....
Less Fee Paid	\$3442-00	Cost to Repair Damage Caused During Construction =	\$.....
TOTAL	\$.....	Total Balance to be Refunded	
GST INCLUDED	\$362-51	Authority Number:	
		Authorised:	DATE:

OGST 51-860-608

Received with thanks by 6/01
KAPITI COAST DISTRICT COUNCIL

29-07-10 14:33 Receipt no.347951

COPY *COPY* *COPY*
DR BC100637 BILL CARGIL 3,442.60-
Bill Cargill::23 Paetawa Road:Peka Peka
CQ AS
Paetawa Trust No 1 3,442.60



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

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

Building consent 100637

Section 51, Building Act 2004

The building

Street address of building: 104 Raukawa Road, Peka Peka

Legal description of land where building is located: LOT 6 DP 362593 C/T 255394

Valuation number: 1489005014

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: L Cargill - Paetawa Trust

Contact person:

Mailing address: 23 Paetawa Road, Peka Peka

Street address/registered office:

Phone number: Landline: 2937323

Mobile: 027 2412097

Daytime:

After hours:

Facsimile number: 293 7323

Email address: billcargill@xtra.co.nz

Website:

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

Full Name: Bill Cargill

Mailing Address: 23 Paetawa Road, Peka Peka

Phones: 027 2412097: 293 7323

Email: billcargill@xtra.co.nz

Building work

The following building work is authorised by this building consent:

Stage 1 of 2; build implement shed/workshop, with separate bedroom, bathroom & studio living accommodation.

Rural dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Angela Smith
Signature

CSO
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 26/08/10

27 August 2010

L Cargill - Paetawa Trust
23 Paetawa Road
Peka Peka

Dear Sir/Madam

Approval of Building Consent: 100637

Description: Stage 1 of 2; build implement shed/workshop, with seperate bedroom, bathroom & studio living accomodation.

Location: 104 Raukawa Road, Peka Peka

Legal Description: LOT 6 DP 362593 C/T 255394

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

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

As the owner you are also responsible for the following:

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

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

Addenda to Application

Application

Bill Cargill 23 Paetawa Road Peka Peka	No.	100637
--	-----	--------

Project

Description	New Other Buildings Being Stage 1 of an intended 1 Stages Stage 1 of 2; build implement shed/workshop, with seperate bedroom, bathroom & studio living accomodation.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Rural dwelling
Estimated Value	\$180,000
Location	104 Raukawa Road, Peka Peka
Legal Description	LOT 6 DP 362593 C/T 255394
Valuation No.	1489005014

Builder:	Bill Cargill 23 Paetawa Road, Peka Peka : 027 2412097
Designer:	W Cargill 23 Paetawa Road, Peka Peka
Drainlayer:	Craig Kerr : 021 475617
Plumber:	As above
Electrician:	Kron Electrical Argo Place, Paraparaumu : 298 7891 / 027 4838861
Contractor:	Base Consulting - Peter Bolton Kapiti Road, Paraparaumu

General Requirements

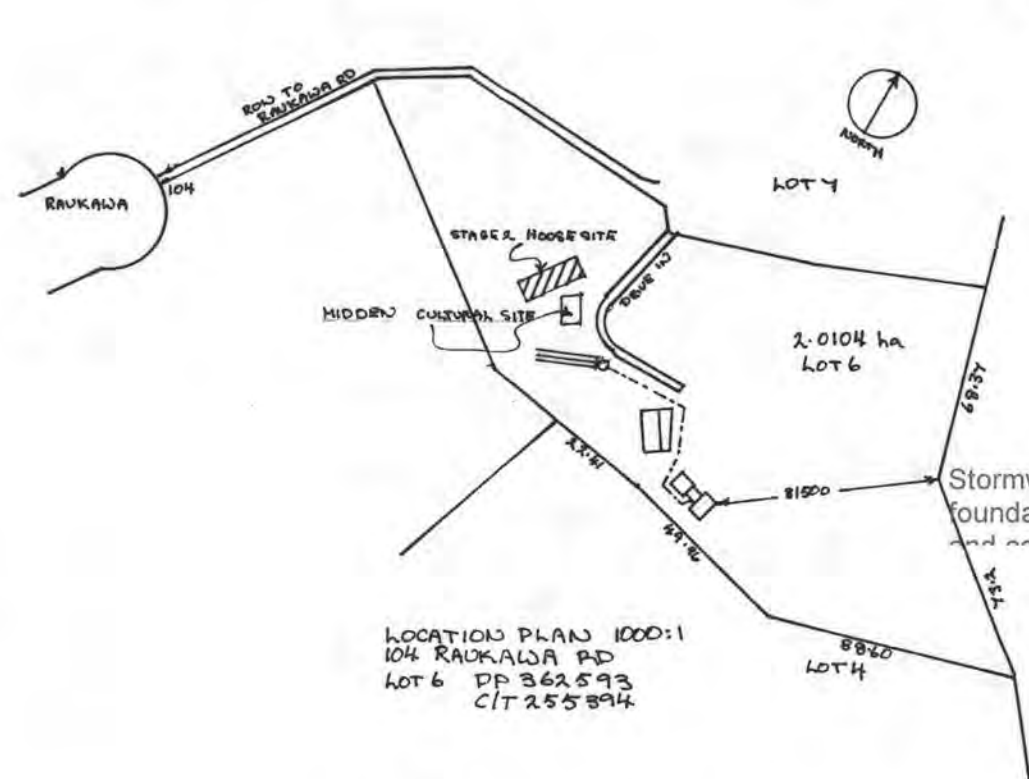
- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Block
 3. Pre-slab
 4. Pre-slab
 5. Drainage
 6. Preline
 7. Preline
 8. Postline
 9. Retaining Wall
 10. Final Inspection
- b) To arrange for any of the above required inspections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

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. Note and comply with endorsements on approved plans.
4. Names and registration numbers of plumber and drainlayer are required before work commences.
5. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
6. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
7. Contractor to leave site clear of all demolition materials and in a tidy state.

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

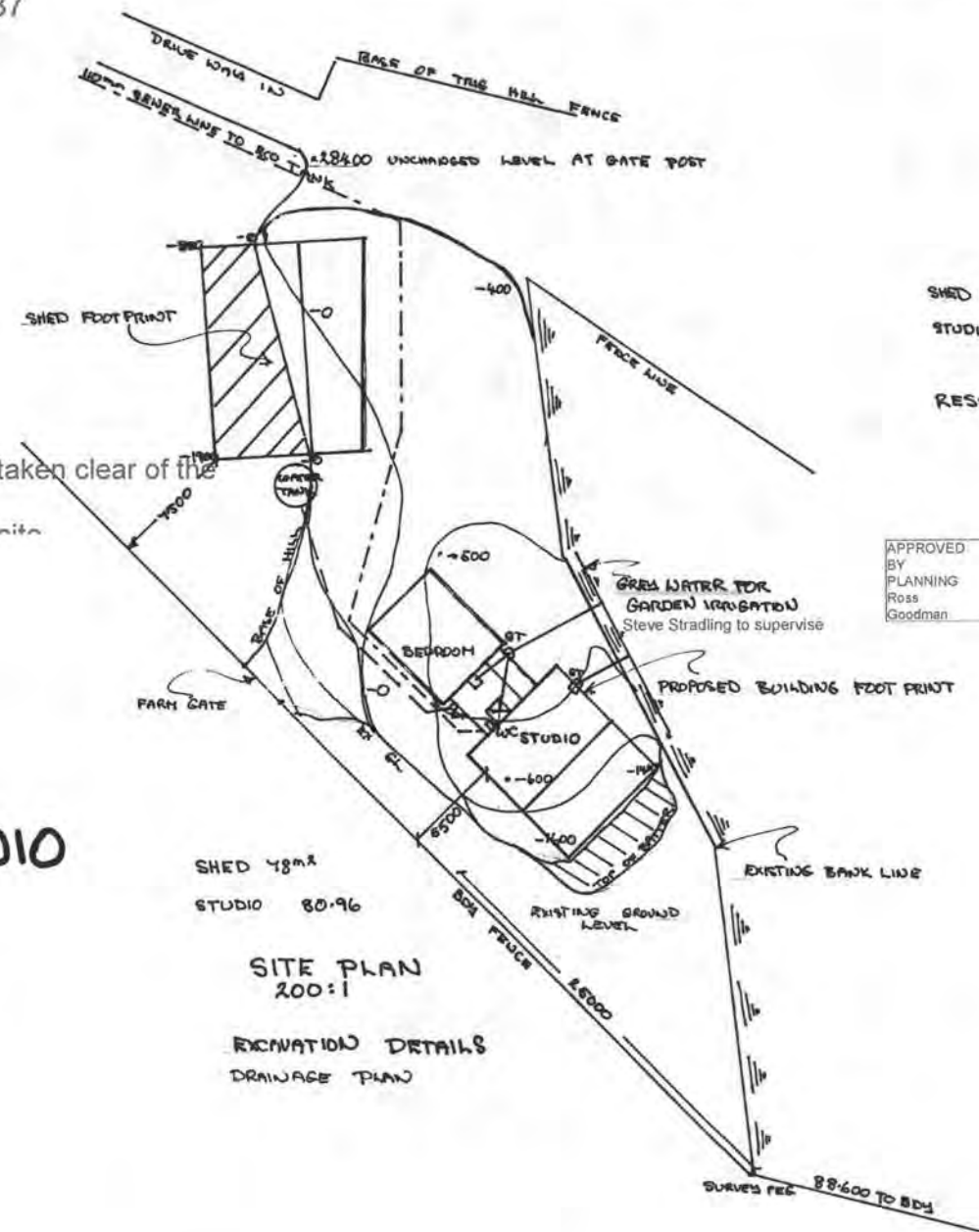
**OWNER/BUILDER/
AUTHORISED PERSON**

Date: _____



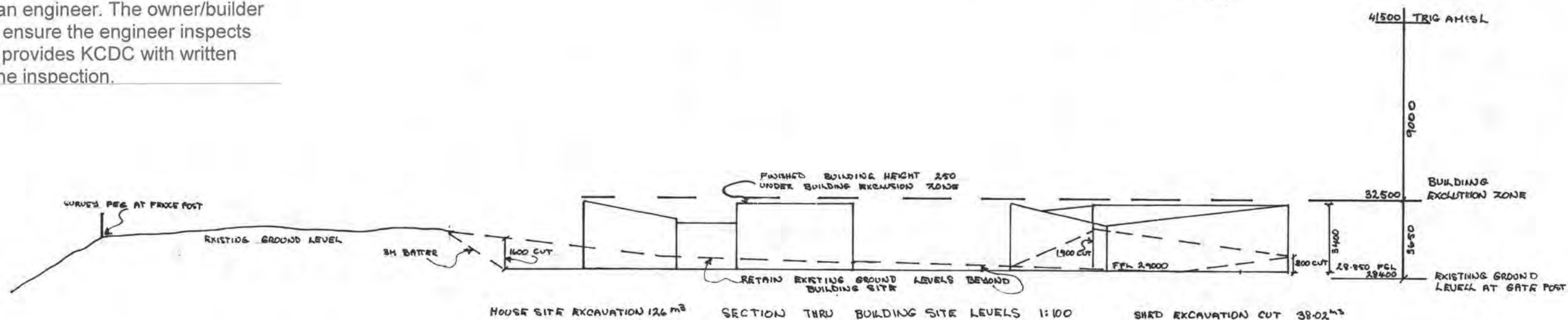
STAGE ONE: BEDROOM-STUDIO IMPLEMENT SHED- WORKSHOP FOR PAETAUA TRUST

DRAWN: W CARGILL 23 PAETAUA RD PEKA PEKA
23rd JUNE 2010

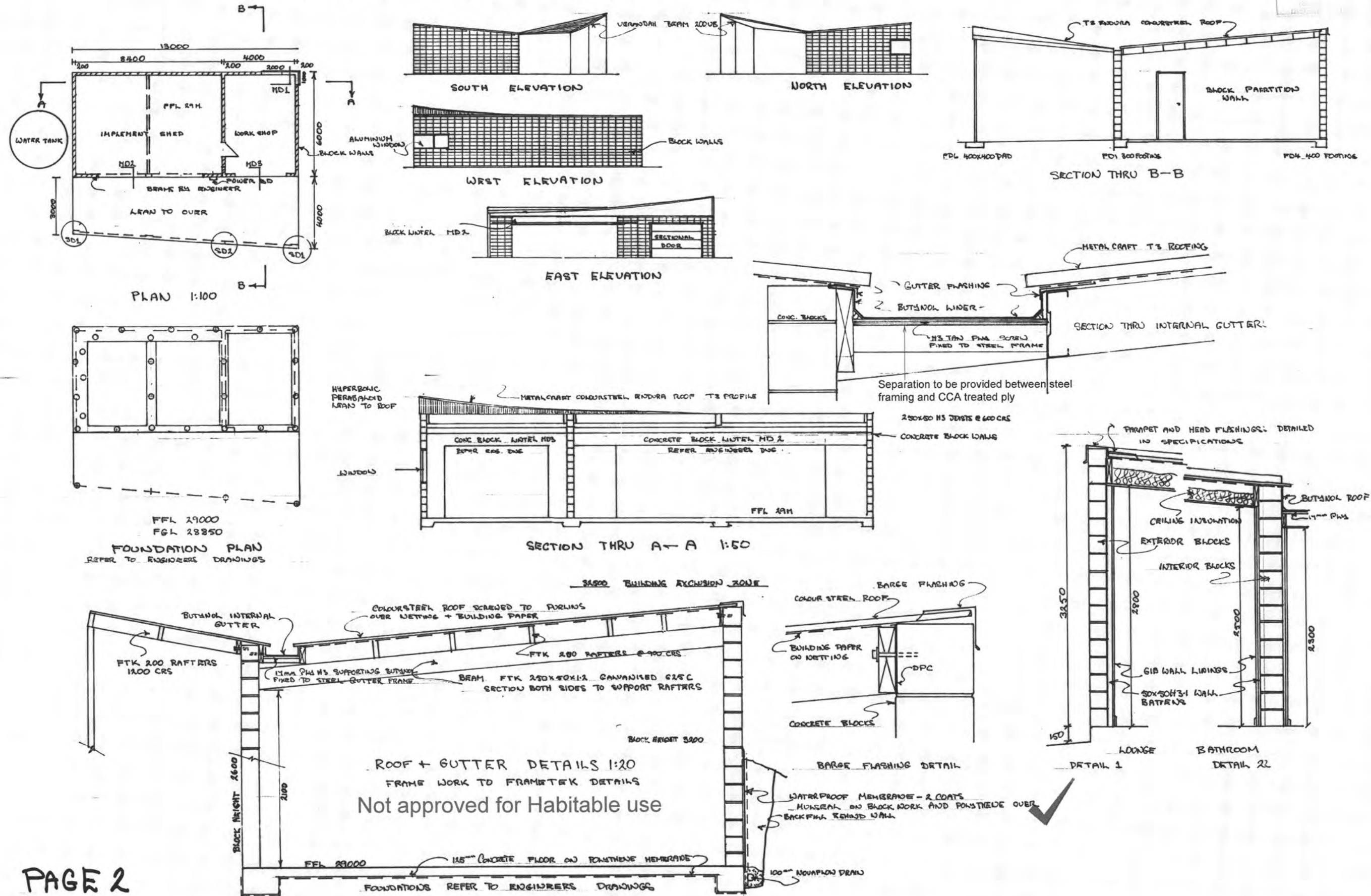


ENGINEERS DESIGN

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.



IMPLEMENT SHED — WORKSHOP



preline plumbing inspection required.

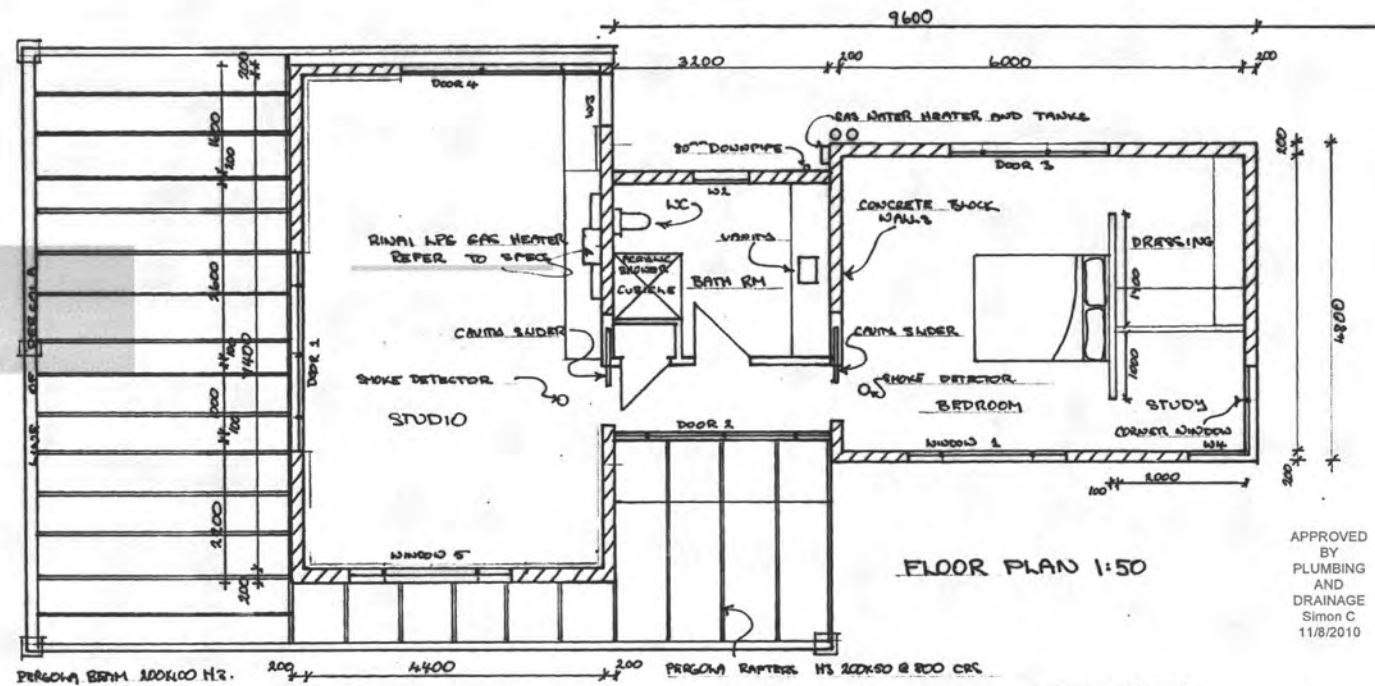
frost prone water pipes are to be lagged with a suitable type of insulation.

gas fitter to provide a compliance certificate to council

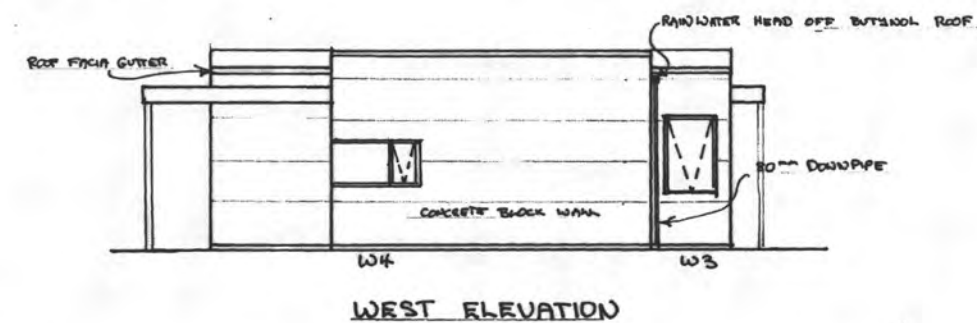
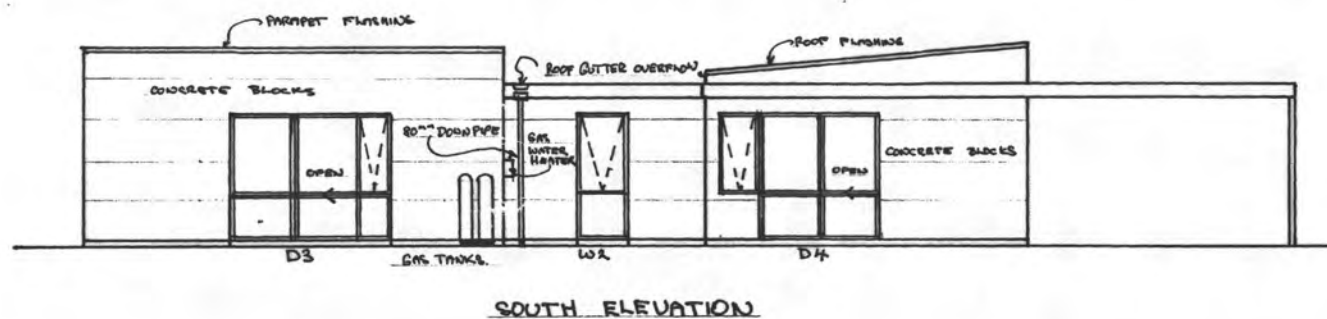
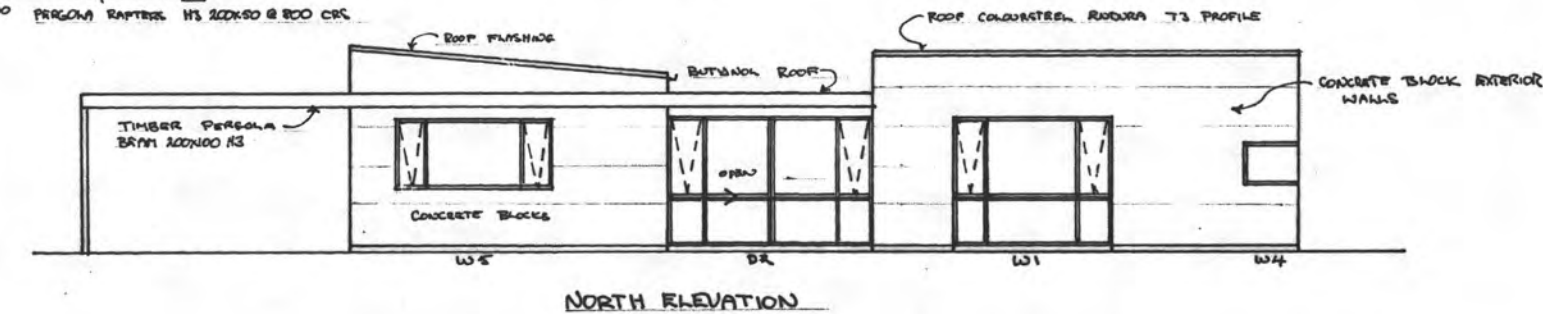
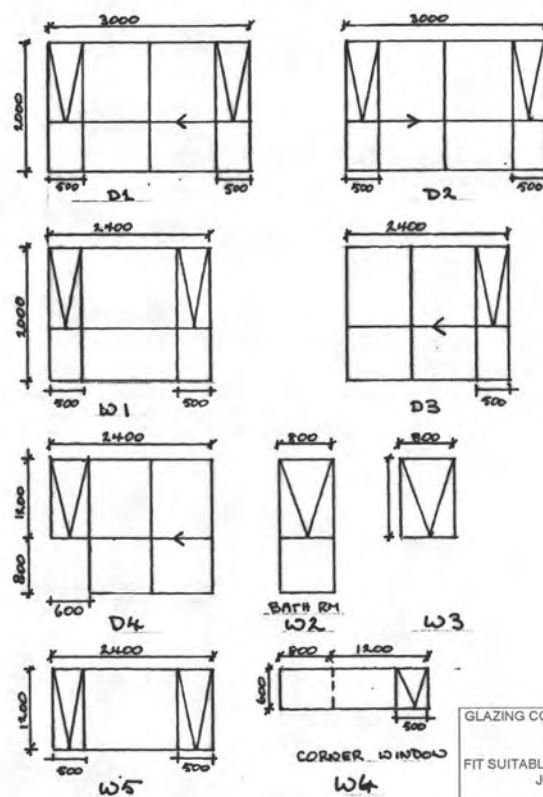
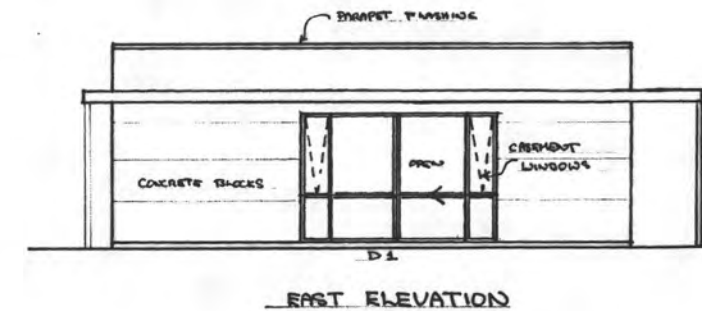
BC 100637

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

Pergola not part of consent at applicant's request.

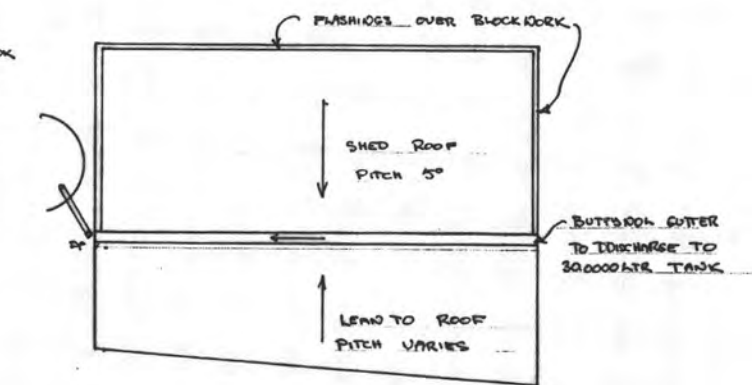
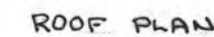
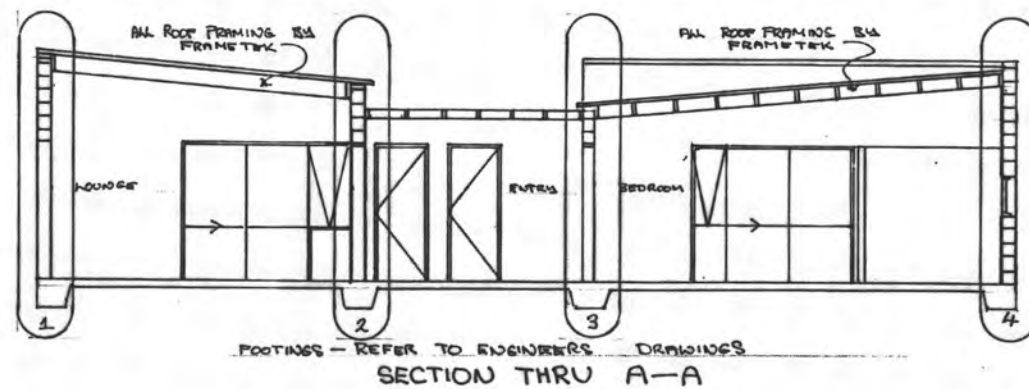
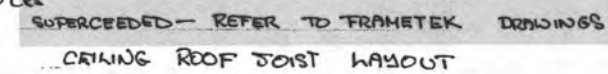
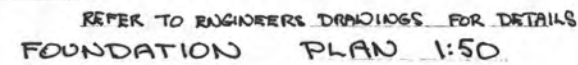


APPROVED BY PLUMBING AND DRAINAGE Simon C 11/8/2010

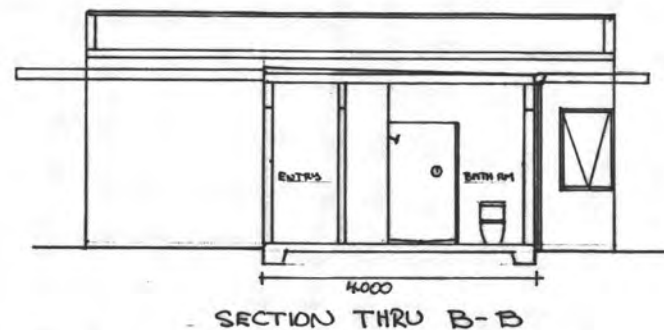


WINDOW SCHEDULE
 ALL WINDOWS DOUBLE GLAZED - ALUMINIUM
 COLOUR - SILVER PEARL W2-TOUGHENED GLASS
 HEAD - JAMB & SILL FINISHES DETAILS IN SPECIFICATIONS
 Safety glass to NZS 4223 P13 (1999 revision)

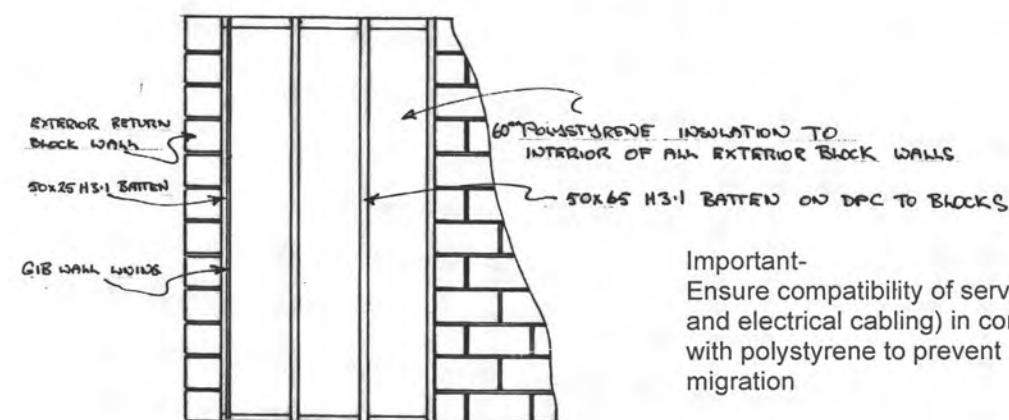
GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.
 FIT SUITABLE FLASHINGS ETC JOINERY
 High Wind - 1100pa DWP
 Very High Wind - 1550pa DWP



SHED ROOF PLAN

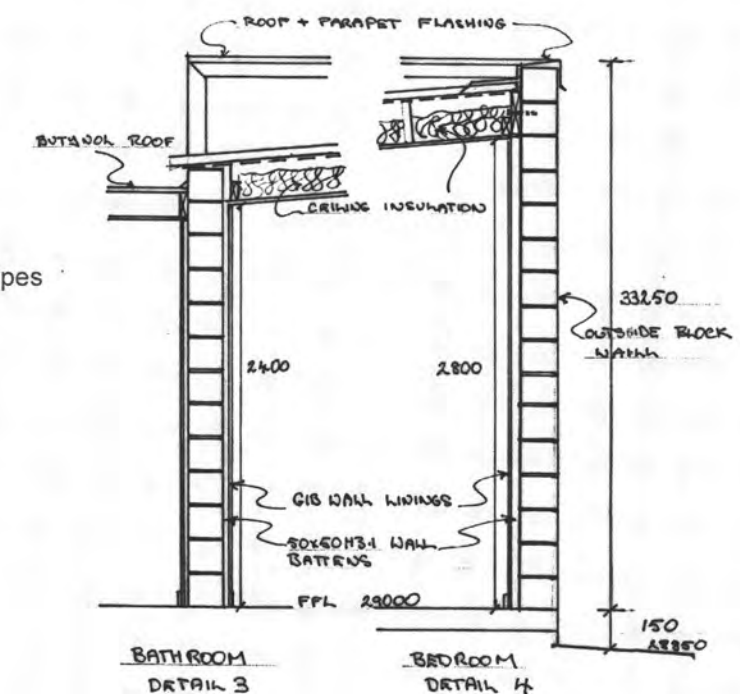


Some secondary water treatment may be required



Important-
Ensure compatibility of services (pipes
and electrical cabling) in contact
with polystyrene to prevent PVC
migration

TYPICAL EXTERIOR WALL DETAIL
SHOWING STRAPPING TO BLOCKWORK
AND POLYSTYRENE INSULATION



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

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

Technical drawing illustrating a roof-to-wall connection detail. The drawing shows a cross-section of the roof structure and its attachment to a block wall.

Labels and components shown in the drawing:

- Coloursteel flashings
- Coloursteel roofing on netting on HD Roof paper
- 10mm XPS thermal break on rafter
- 250mm FTK Rafter
- 2 10 x 16 wafer tek screws top and bottom
- 12mm Dynabolts @ 900mm max Cnts (Into concrete block solid fill)
- 250mm x 0.75mm x 80mm Galvinised G250 C Section
- Block Wall

Handwritten note: Metalcraft Flashing details take precedence. 23/08/10.

NOTE All flashings that are shown are diagrammatic only

Technical drawing illustrating the connection detail between a roof structure and a wall. The components and fasteners shown are:

- Coloursteel roofing on netting on HD Roof paper
- 40RB50 batten with 10mm XPS thermal break
- Timber packer
- 250mm FTK Rafter
- 12mm Dynabolts @ 900mm max Cnts (Into concrete block solid fill)
- 250mm x 0.75mm x 80mm Galvanised G250 C Section
- 2 10 x 16 wafer tek screws top and bottom
- Block Wall

NOTE All flashings that are shown are diagrammatic only

Butynol Roofing on 18mm Ply
on HD roofing paper over H3.2
Ex100x50mm timber purlins
@400crs max.

DPC between timber
purlin and FTK rafter

150mm FTK Rafter

2 10 x 16 wafer tek screws
top and bottom

Timber packer

12mm Dynabolts @ 900mm max Cnts
(Into concrete block solid fill)

250mm x 0.75mm x 80mm
Galvalised G150 C Section

Block Wall

NOTE All flashings that are shown are diagrammatic only

FRAMETEK

Proposed Roof Plan For: B Cargill
104 Raukawa Road
Peka Peka.

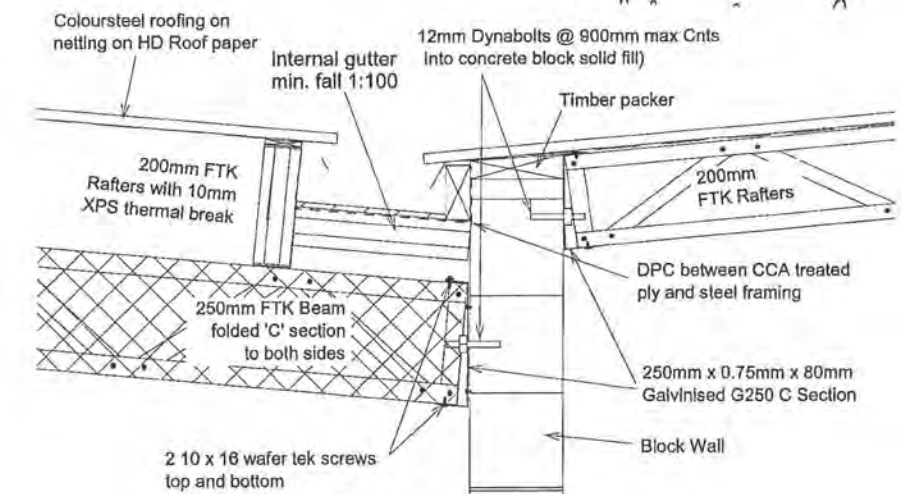
Date
16 July 2010

Job No	Drawing No
2467	1

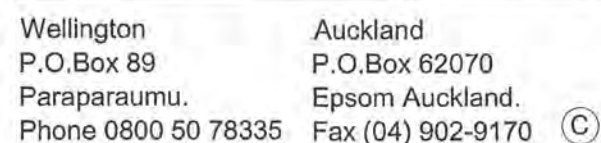
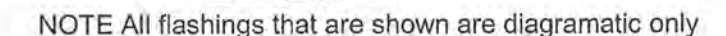
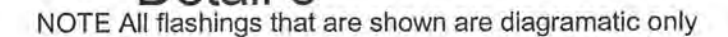
Last reviewed
20/08/2010
11:30:37 a.m.

Scale (A3)
1:75

FTK 250 Beam with 250mm x 50mm x 1.2mm
Galvinised G250 C Section both sides to
support rafters at mid-span



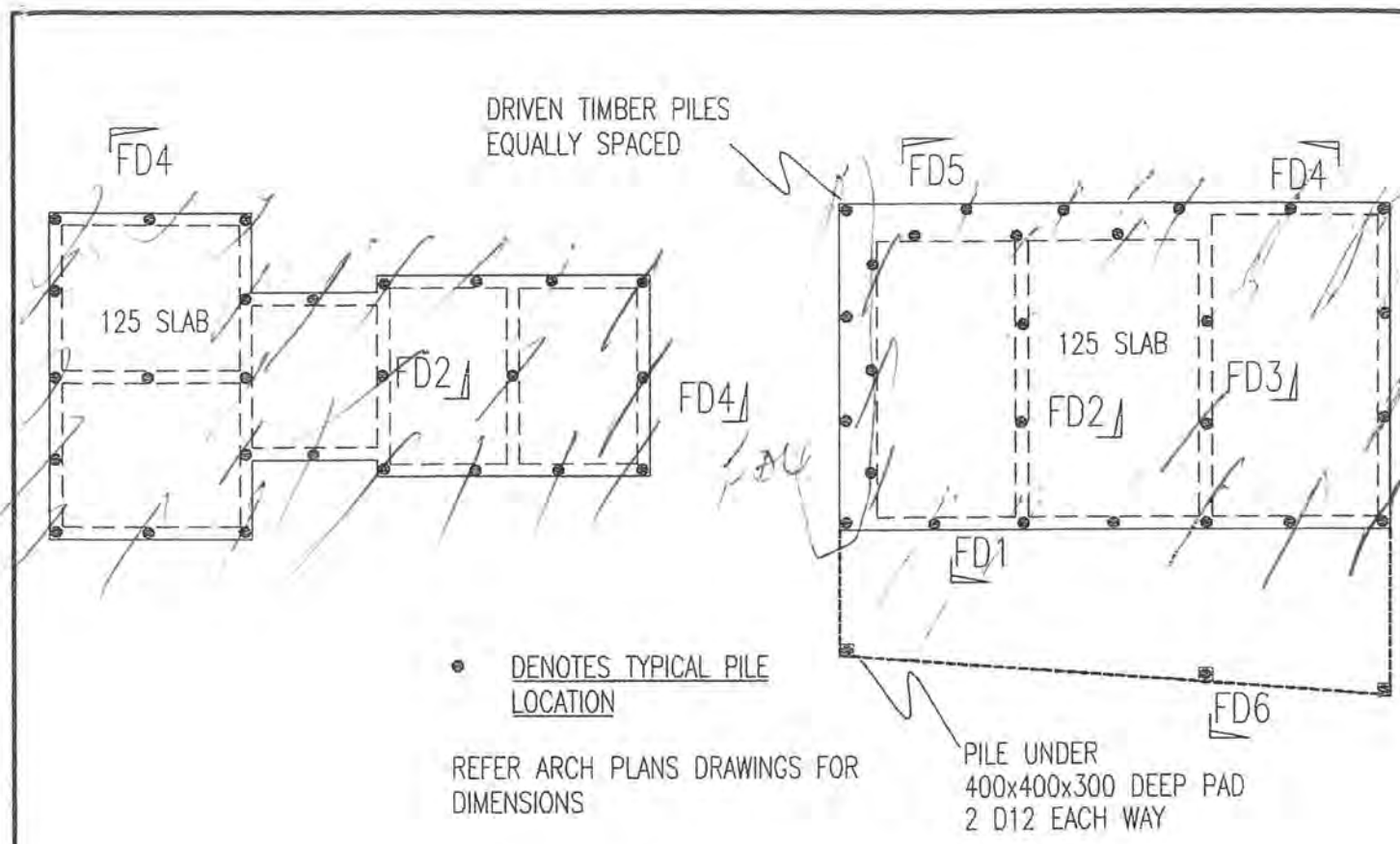
NOTE All flashings that are shown are diagrammatic only



Last reviewed
20/08/2010
11:43:29 a.m.

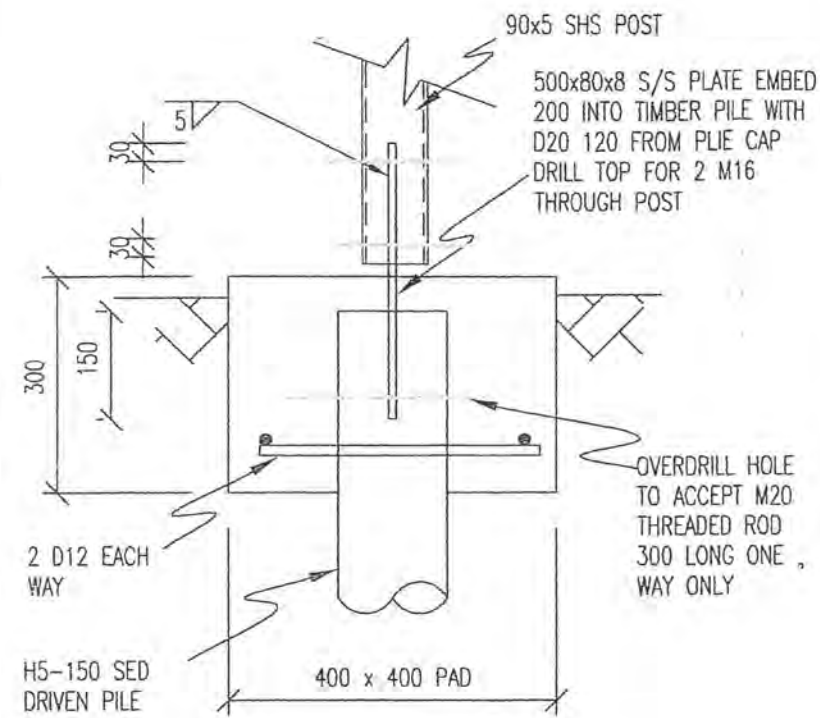
Job No	Drawing No
2467	2

Scale (A3)
1:75

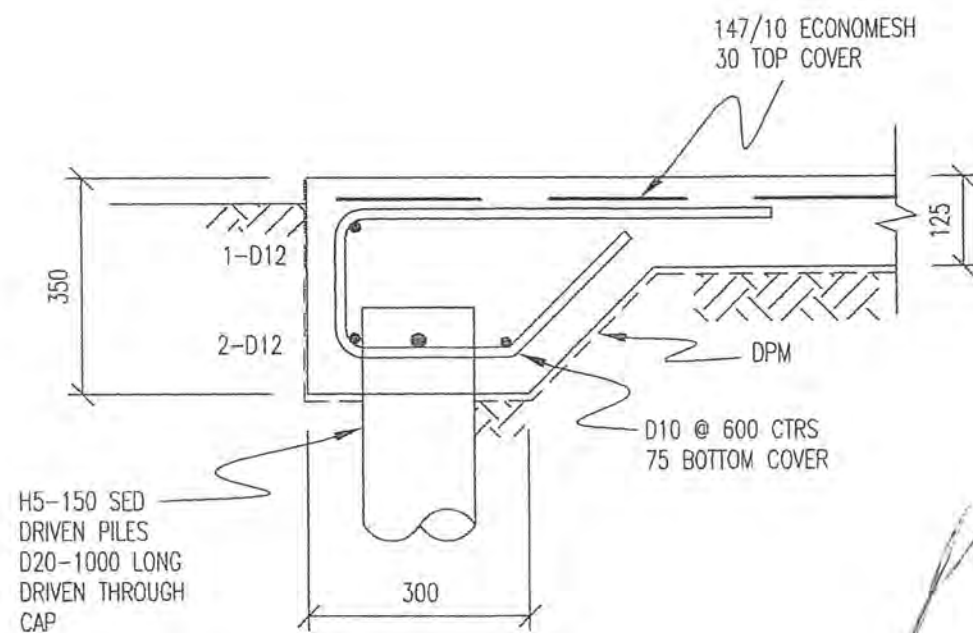


FOUNDATION PLAN

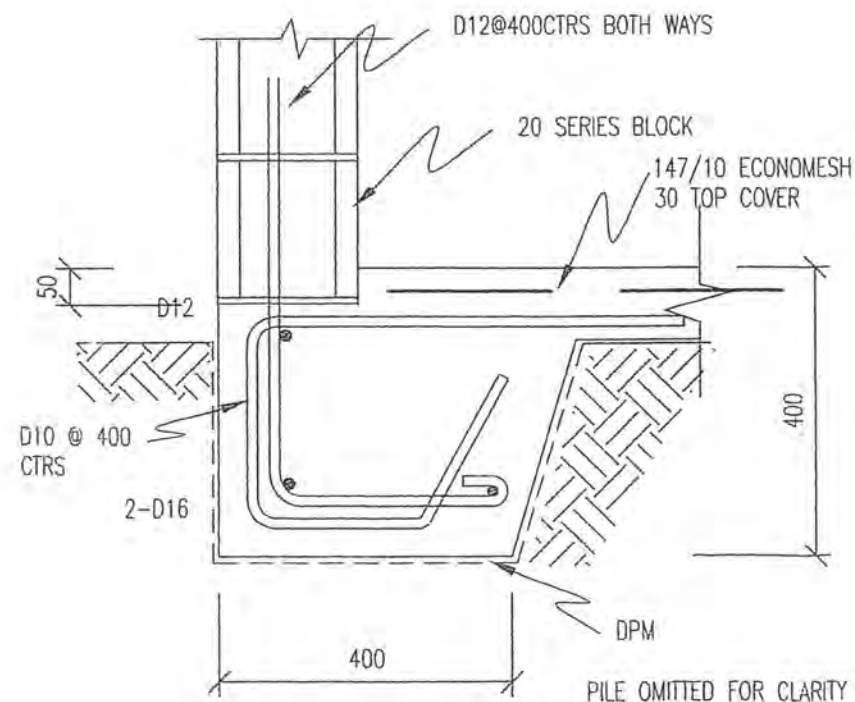
NOT TO SCALE



FD6



FD1



FD4

RETAINING NOT GREATER THAN 600mm

No.	AMENDMENT	NAME	DATE

NOTES GENERAL

PROVIDE MINIMUM 24 HOURS NOTICE FOR ALL INSPECTIONS BY ENGINEER

A PS4 WILL NOT BE ISSUED IF INSPECTIONS HAVE NOT BEEN UNDERTAKEN BY BASE CONSULTING ENGINEERS

MASONRY NOTES

ALL BLOCKWORK TO BE GRADE B MASONRY
ALL CELLS FILLED WITH 20 MPA GROUT WITH CAVEY
PROVIDE CONSTRUCTION JOINTS AT 6 METRES MAX TO DETAIL AS PER NZSS 4229 FIG 13.2

MINIMUM LAP TOP BE
H12 800
H16 1000

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P O Box 434
Levin 5540

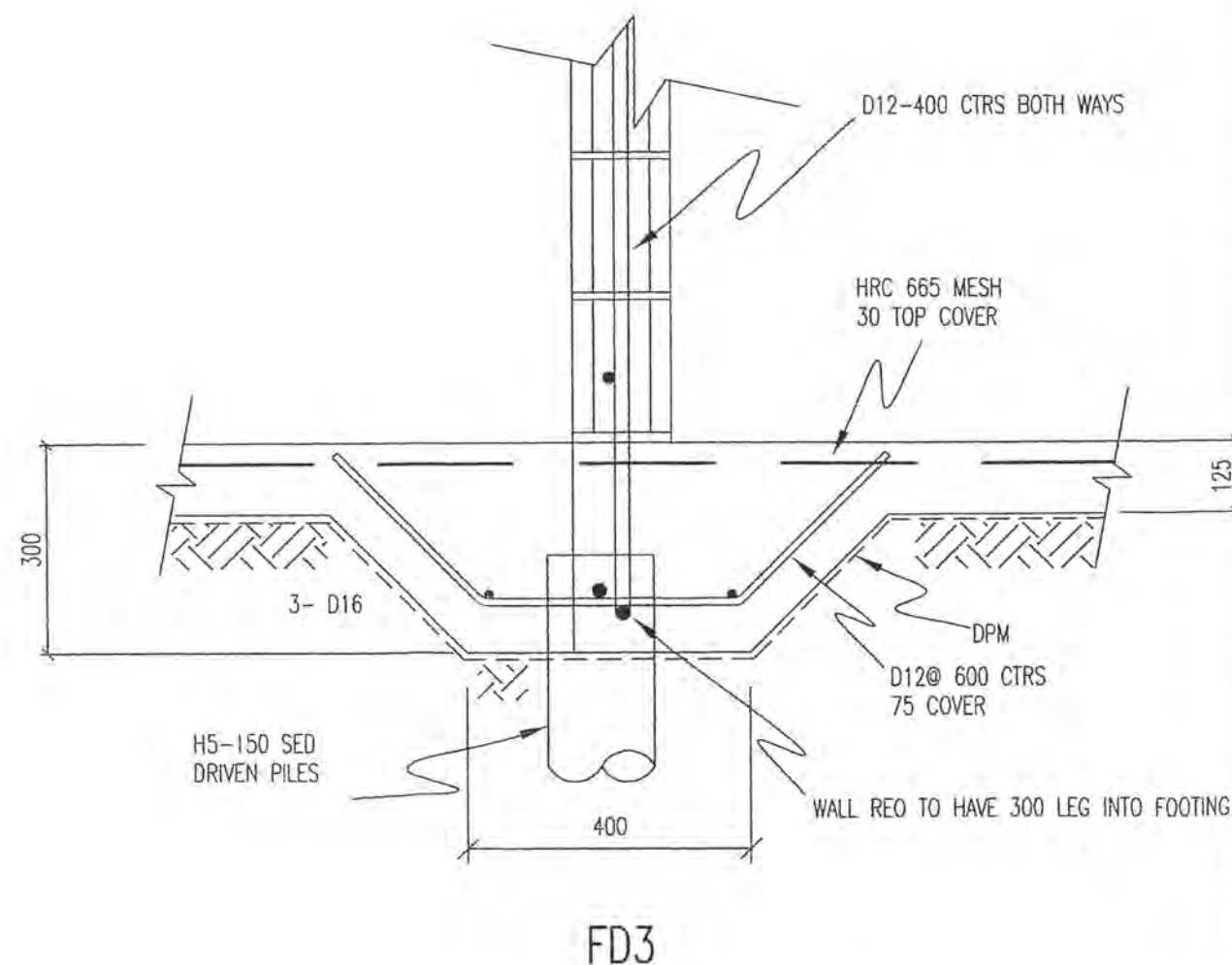
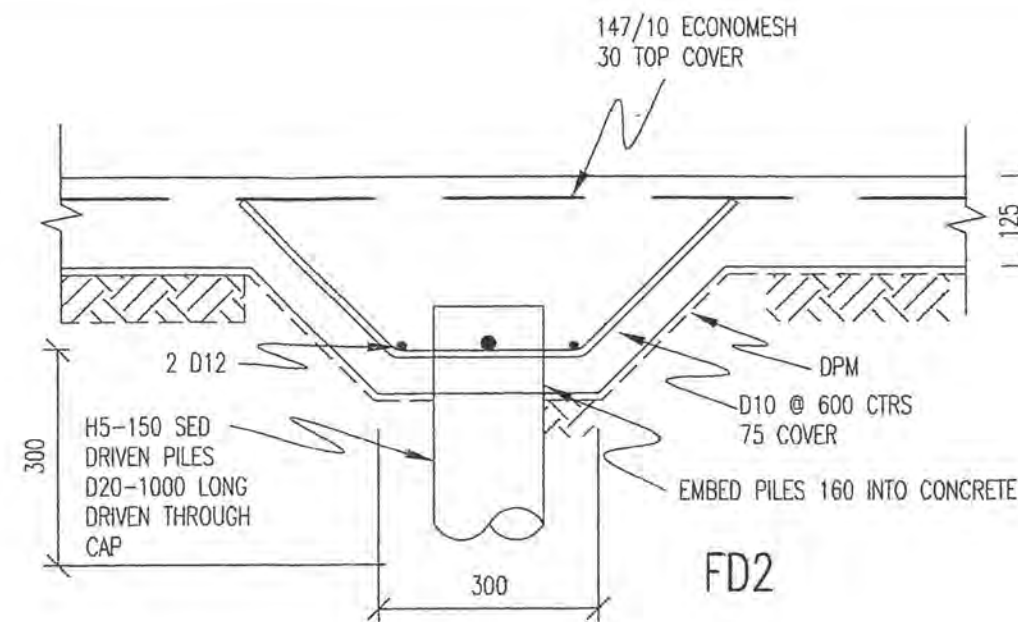
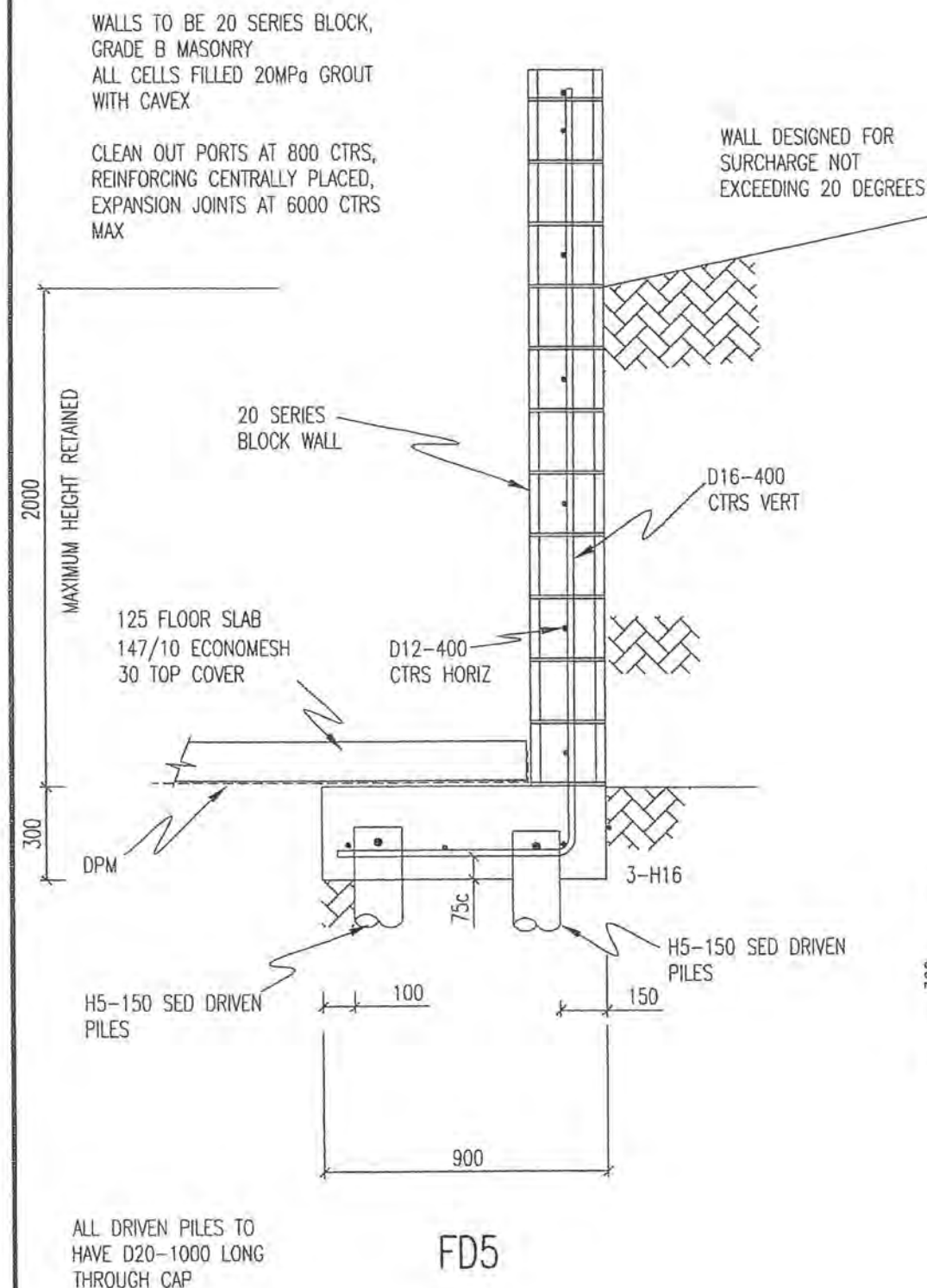
Telephone Levin 06-367 0088
Paraparaumu 04-297 0088
Fax 06-367 0058
Mobile 027 44 44 080

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CARGILL DWELLING
AND IMPLEMENT SHED
104 RAUKAWA ROAD
PEKAPEKA

SCALE
AS SHOWN

NAME	DATE	DRAWING NUMBER
FIELDWORK PB	06/07/10	10 091 SS1
DESIGNED PB	16/07/10	
DRAWN PB	21/07/10	
CHECKED PB	26/07/10	
SHEET 1 OF 3 SHEETS		



No.	AMENDMENT	NAME	DATE
A			

NOTES: CONCRETE-DRIVEN PILES

PILES TO BE H5 150 SED DRIVEN WITH A 480kg HAMMER FALLING 1000mm FOR THE FOLLOWING SETS
7mm UNDER BLOCK WALLS
10mm ELSEWHERE

RECORD ALL PILE SETS AND LENGTHS AND SUBMIT COPY TO KDC

PLACE D20-1000 LONG THROUGH PILE CAP

DO NOT TRIM PILES TO LESS THAN 120mm WIDTH

REINFORCING:
D DENOTES GRADE 300 DEFORMED
H DENOTES GRADE 500 DEFORMED

MINIMUM COVER 50mm EXCEPT WHERE SHOWN OTHERWISE, ENSURE 50mm SIDE COVER TO REQ. WIDEN FOOTING OR CRANK H12 AS REQUIRED

CONCRETE STRENGTH TO BE 25MPa AT 28 DAYS. VIBRATE ALL CONCRETE WHEN IN PLACE. ADD NO WATER ON SITE. CURE SLAB BY PONDING FOR 7 DAYS MINIMUM. SAWCUT TO ARCHITECTURAL DRAWINGS

FOR CORNER PILES, D20 1000 LOG TO EXTEND IN ONE DIRECTION ONLY LOCATIONS AS SHOWN ON BRACING PLAN

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P O Box 434
Levin 5540

Telephone Levin 06-367 0088
Paraparaumu 04-297 0088
Fax: 06-367 0058
Mobile 027 44 44 080

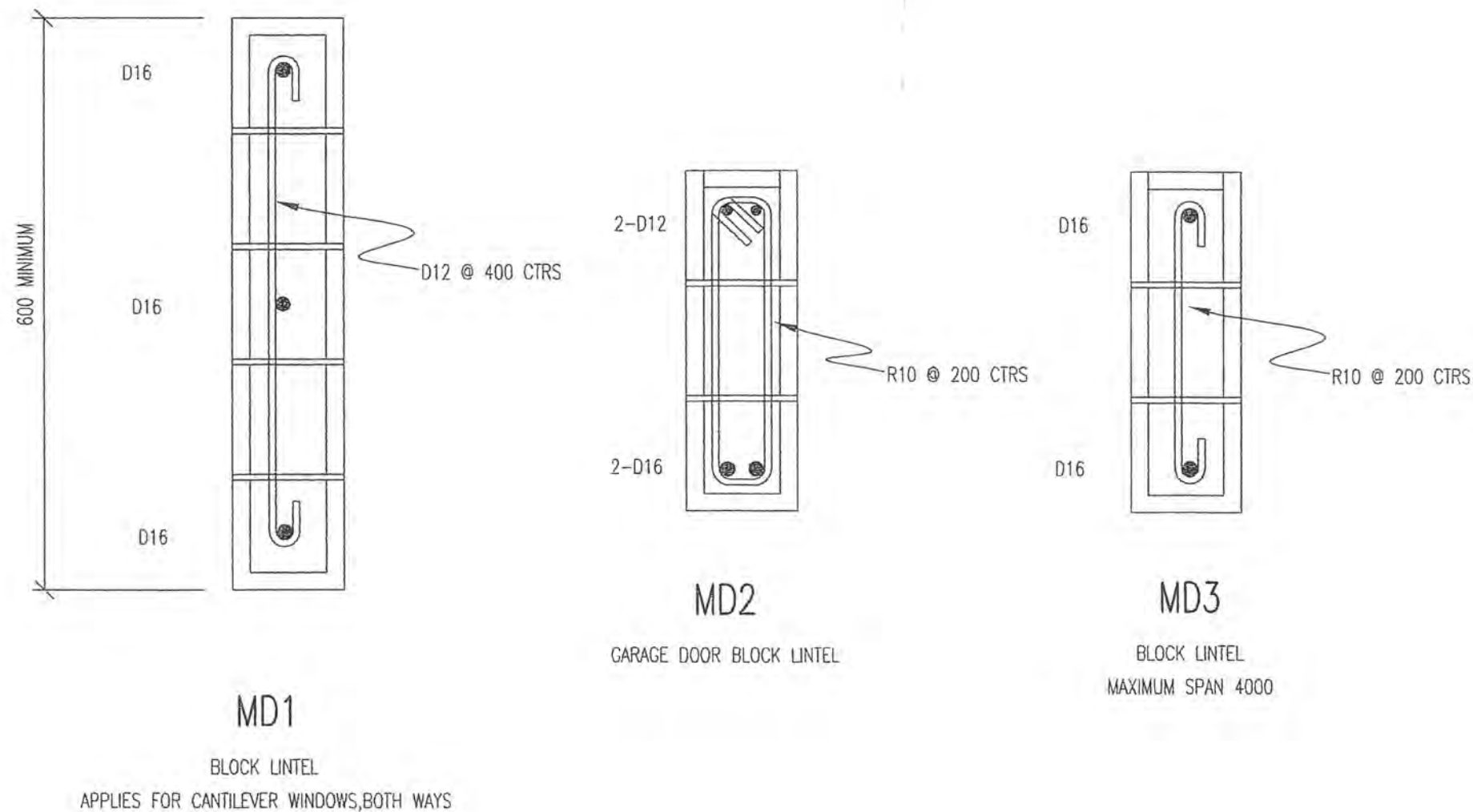
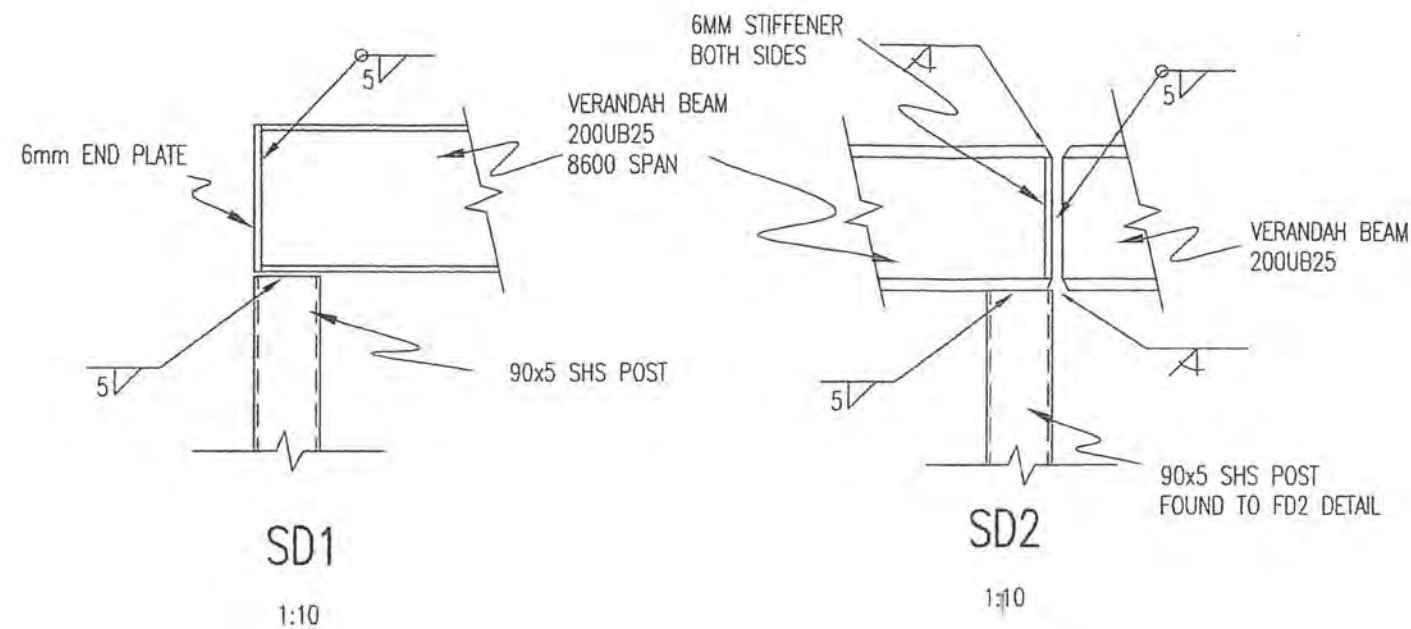
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STRUCTURAL DETAILS

CARGILL DWELLING
AND IMPLEMENT SHED
104 RAUKAWA ROAD
PEKAPEKA

SCALE
AS SHOWN

	NAME	DATE	DRAWING NUMBER
FIELDWORK	PB	06/07/10	10 091 SS2
DESIGNED	PB	16/07/10	
DRAWN	PB	21/07/10	
CHECKED	PB	26/07/10	
			SHEET 2 OF 3 SHEETS



No.	AMENDMENT	NAME	DATE

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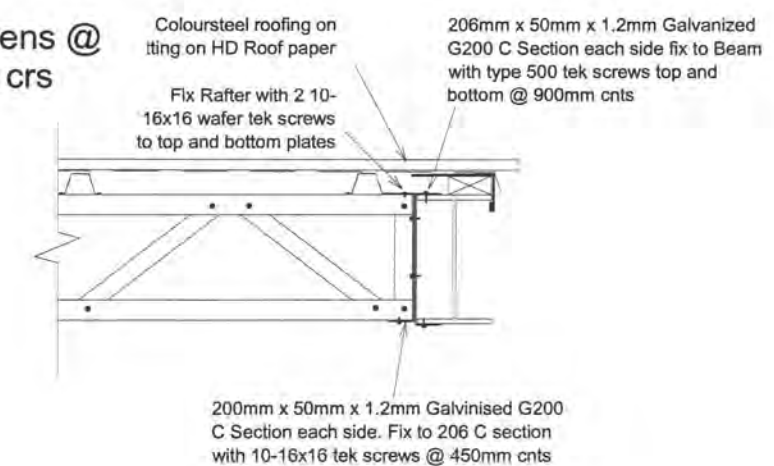
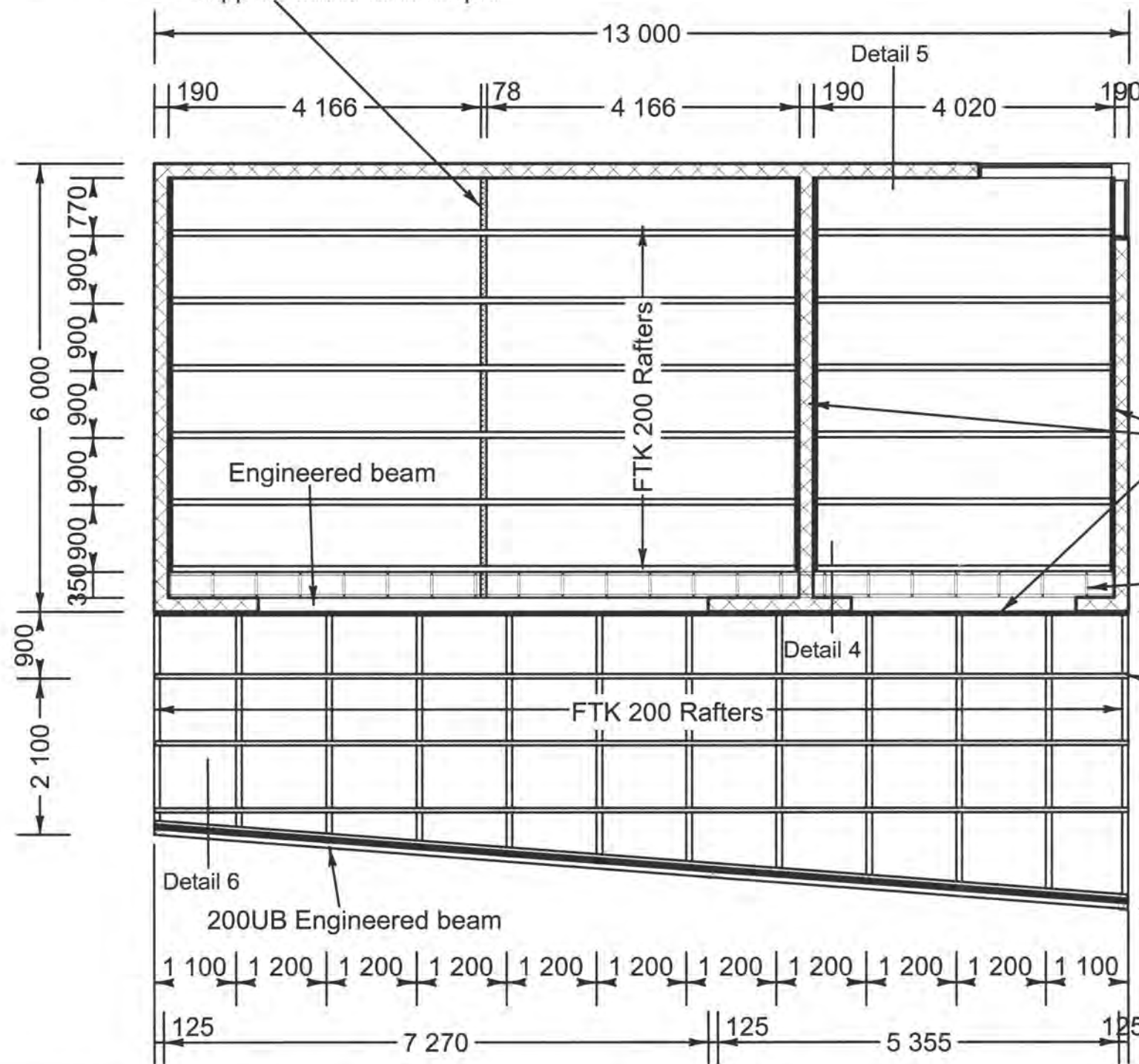
Telephone Levin 06-367 0088
Paraparaumu 04-297 0088
Fax 06-367 0058
Mobile 027 44 44 080

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CARGILL DWELLING
AND IMPLEMENT SHED
104 RAUKAWA ROAD
PEKAPEKA

SCALE
AS SHOWN

	NAME	DATE	DRAWING NUMBER
FIELDWORK	PB	06/07/10	10 091 SS3
DESIGNED	PB	16/07/10	
DRAWN	PB	21/07/10	
CHECKED	PB	26/07/10	
			SHEET 3 OF 3 SHEETS



Detail 6





Safety • Competency

Electrical Certificate of Compliance

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

No. 3257622

No. of attachments

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Bic Cheng CJ - Portman Trust Phone: 0272412097Address of installation 104 RAKAWA RD, PERA PERA, NAIKANA

Postal address of customer (if not as above)

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

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

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

WORK DETAILS

No. of lighting outlets

No. of ranges

Please tick (✓) as appropriate where work includes:

No. of socket outlets

No. of water heaters

☒ Mains☒ Main earthing system

Was any installation work carried out by the homeowner?

Yes ☒ No☒ MEN Switchboard☐ Electric lines

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

Instal EP106 Pylon MEN Point Main Switch 3P, Sub Circuit and Fuses
 Entry, Normal Buzz Bars, 16mm 3P Neutral Section, Sub Main - 35mm
 Pylon to Pylon, Panel Cables & Mechanical Protection.

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

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

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

Validity authenticated

21 OCT 2013

Signature: W. Watson

ELECTRICAL WORKER DETAILS

Name H.P. ColemanRegistration No. E3318Company Know Electrical LtdContact Ph No. 0429 87891Signature [Signature]Date 08/09/2010

INSPECTION DETAILS

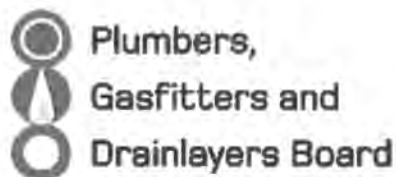
Electrical work requiring inspection by a registered electrical inspector

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

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

Name AD STELLINGWERFRegistration No. I 2866Signature [Signature]Date 13/7/10

Contact Ph No.



GASFITTING CERTIFICATE OF COMPLIANCE

Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

Certifier Copy. This certificate is not transferable

Level 9, 70 The Terrace

PO Box 10655, Wellington 6143

Tel 04 494 2970, Fax 04 494 2975

www.pgdb.co.nz

Consumer: BILL CARGILL
Installation Address: 23 RAUKAWA RD

PEKA PEKA

Vehicle Registration:

Vessel Registration:

Certificate Number: **723937**

Gas Supplier: ON GAS

Category: Domestic

Type (Regulation 44(1)): NEW

Gas Type: LPG

Certification Date: 03 Apr 2013

Test Results: 10 min Duration
3.00kPa test pressure
0.00kPa Loss / Gain
2.60kPa Working pressure

Other Testing:

Test Date: 29 Mar 2013

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Hob	KITCHEN	WHIRLPOOL	32.8	Unflued		Natural	
1	Space heater inbuilt	STUDIO	RINNIA TIMBERLIN E	29	Natural Draught Flue (Open)	THROUGH ROOF	Natural	
1	Water heater continuous flow	SOUTH WALL	RINNIA XR24	188	Forced Draught Flue (Power)		Natural	

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Signed:

Certifier

Installer(s) supervised by certifier

Authorisation No:

Name:

Authorisation No:

Name:

Certificate Owner

Authorisation No: 04645

Name:

Company:

Authorisation No: 04645

Name: Kerr, Craig H

Validity authenticated

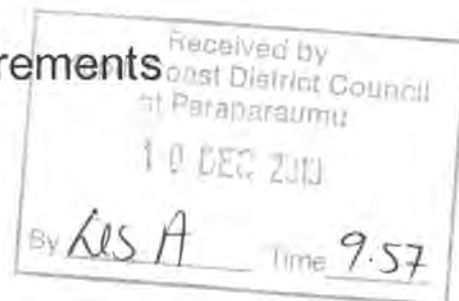
21 OCT 2013

Signature:

Residential Warranty and Maintenance Requirements

SUPPLY DATE: OCTOBER 2012

PROPERTY OWNER Bill Cargill
 SITE ADDRESS 104 Raukawa Road, Peka Peka 5391, New Zealand
 SITE ENVIRONMENT Severe
 BUILDING TYPE Residential
 ROLLFORMER Metalcraft Palmerston North



WARRANTY THAT PRODUCT:	ROOFING	WALL CLADDING	GUTTERS/DOWNPipes	FASCIA
Will not flake, peel or excessively fade	15 Years	-	-	-
Will not perforate through corrosion	20 Years	-	-	-

The product manufactured from **COLORSTEEL® Maxx®** is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of **COLORSTEEL® Maxx®** and does not constitute a failure of the coating system. Testing to determine coating performance will be in accordance with the methods described in Australian Standard AS1580.

This warranty is subject to the following terms and conditions:

(Note: all New Zealand Steel literature referred to in this warranty is that which is current at the time of installation and is available from the rollformer or www.nzsteel.co.nz)

- The maintenance programme specified on the reverse **BEING STRICTLY ADHERED TO and documented.**
- The warranty periods stated above start from the date the material is supplied to site.
- The installed pitch of the roof is equal to or greater than 3°, or the minimum recommended for the profile, whichever is greater.
- The product is only used in the environments and applications as recommended in the *Environmental Categories and Product Maintenance Recommendations* brochure (or on-line *Guidelines for Use*).
- The product is designed, formed, stored, handled and installed in accordance with recommendations given in *Specifiers and Builders Guide* (on-line *Guidelines for Use*), *Information Bulletins* and *NZ Metal Roof and Wall Cladding Code of Practice*.
- This warranty covers the **COLORSTEEL® Maxx®** material only and no accessories supplied which include, without limitation, fasteners, soft edge and building wrap.
- All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed in law. In particular, where the product is supplied for the purpose of business, the guarantees contained in the Consumer Guarantees Act 1993 do not apply.
- Failure of the material or the coating partially or wholly due to one or more of the following causes is not covered by this warranty:
 - Use of the product within 50m of breaking surf on the East Coast or 100m of breaking surf on the West Coast.
 - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as air-conditioning units, PV/Solar energy systems, and failure to remove swarf.
 - Contact with soil, ash, fertilizer, moisture retaining substances, or sunscreen.

- Contact with or runoff from lead or copper and other dissimilar metals, chemical agents, green or wet timber or treated timber.
- Water entrapment or ponding for any reason.
- Mechanical damage, chemical attack, corrosion or other damage sustained during transport, handling, storage, installation or subsequent to installation.
- Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
- Application of post paint treatments or systems.
- Failure to install, use and maintain the product in accordance with NZ Steel's guidelines and applicable industry standards.
- Underside corrosion as a result of high humidity, condensation or pollution generated within a building.
- Failure to replace corroded fasteners, or use of incorrect fasteners.
- Corrosion arising from lapped areas of end-lapped sheets.
- The product having been inappropriately stored prior to installation.
- Causes beyond the control of New Zealand Steel or the roofing manufacturer, including earthquakes, fires, cyclones, tornadoes, storms, hurricanes, lightning, hail, volcanic activity and other similar extreme "Acts of God".
- Actions by other persons.

If **COLORSTEEL® Maxx®** pre-painted steel has failed to perform as warranted, then a claim, in writing, specifying in what respect the **COLORSTEEL® Maxx®** has failed to perform, must be made within the applicable warranty period, to New Zealand Steel who will at its sole option repair or replace (including labour) the affected material or provide a refund equal to the cash value based on the cost of the then current New Zealand Steel equivalent product. All claims must be accompanied by this original warranty document. A new warranty will be issued to cover the balance of the original warranty offer for both the paint coating and perforation protection where repair or replacement is made, this period is not extended in case of replacement. Neither the roofing manufacturer named below nor New Zealand Steel will be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. Nothing in this warranty is intended to exclude or limit any rights consumers may have under the Consumer Guarantees Act 1993.

New Zealand Steel and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.



For more information call 0800 100 523, visit www.nzsteel.co.nz, mail us at Private Bag 92121, Auckland 1142, or email us at info@colorsteel.co.nz



PRODUCT USAGES

Roofing with a TRib profile and a pitch of 8 degrees:

- Will not flake, peel or excessively fade for **15 years**
- Will not perforate through corrosion for **20 years**

Coil References: P460102: Sandstone Grey, 0.4mm

SIGNATURES

Installed by Horowhenua Tile Co.

This Warranty is issued by (the manufacturer): Metalcraft Palmerston North

Signed: E. Blomner Position: Admin Date: 25/11/2013

MAINTENANCE PROGRAMME

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	MODERATE ISO CATEGORY 3	SEVERE ISO CATEGORY 4	VERY SEVERE ISO CATEGORY 5
Roof	Rain washing	Rain washing	Rain washing
Wall Cladding	Manual washing every year	Manual washing every 6 months	Manual washing every 6 months
Gutters, fascias and unwashed or high risk areas	Manual washing every 6 months	Manual washing every 3 months	Manual washing every 3 months

Environment zones are described in detail in the *Environmental Categories and Product Maintenance Recommendations* brochure. If your building is within 1000 metres of the sea or in an area with a corrosive environment you should check these Categories.

Regular washing of **COLORSTEEL® Maxx®** products increases the durability by reducing attack from airborne salts and pollutants. **COLORSTEEL® Maxx®** surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa. Regular inspection for, and removal of lichen should be carried out as per Information Bulletin 3 - *Removal of Lichen*.

Note: **High Risk** areas include around flues, chimneys and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris.

COLORSTEEL® and **COLORSTEEL® Maxx®** are registered trademarks of New Zealand Steel Limited.



For more information call 0800 100 523, visit www.nzsteel.co.nz,
mail us at Private Bag 92121, Auckland 1142, or email us at info@colorsteel.co.nz





ENGINEERED SOLUTIONS FOR
TILING, FLOORING & WATERPROOFING

Butynol Materials Warranty

Warranty Number: NZCBM-0058095

Date of Installation: 24-Oct-2012

Building Owner:

Name: Bill Cargill

Address: 104 Raukawa Road, Peka Peka, Wellington

Roofing Contractor: Nick Nolan

Company: Horowhenua Kapiti Roofing

Address: 7 Kahu Road, Otaihanga, Wellington

Phone: 04 298 9995

Reference: WHT 362

Product Type and Use: 1mm Black Butynol, Roof Area - Flat and Gutter

Area Laid: 25.0 Square Metre(s)

Subject to the conditions appearing below, **ARDEX NEW ZEALAND LIMITED ("Ardex")** warrants to Bill Cargill (the Owner) that the Butynol Membrane (the Membrane) will retain its waterproofing properties for the following period from the date of installation of the membrane:

(20) twenty years for Butynol Membrane together with Tapes and Adhesives

This Warranty shall be subject to the conditions, which follow:

Extent of Liability

1. This Warranty shall only apply to any defect in the Membrane, which permits the entry of water due solely to the natural deterioration of the Membrane or ridges or splits not caused by structural failure of movement of or cracks in substrate or roof base or insulation over which the Membrane is applied. This Warranty does not cover workmanship which is and shall be the sole responsibility of the approved applicator who is not an agent, servant, or employee of Ardex.
2. Ardex obligations under this Warranty shall be limited to the timely repair or replacement by Ardex of any defective Membrane which permits the entry of water. Ardex liability to meet the costs of repair or replacement under this warranty shall reduce annually on a proportionate basis over the term of this Warranty. For example, for a claim in the first year of this Warranty, Ardex will be liable to meet all of the replacement and repair costs, whereas for a claim in year 11, Ardex will be liable to meet half of the costs and the owner will be liable to meet half of the costs.
3. Ardex shall have no further liability or responsibility other than set out in this Warranty. In particular, Ardex shall not be liable for any direct, indirect or consequential injury, loss or damage to the Owner whatsoever and howsoever arising.
4. Without limiting the generality of the preceding clause, this Warranty shall not cover and Ardex shall have no liability of the following acts, conditions, or circumstances or any damage or defects which may arise there from:
 - a. Wars, strikes, lock-outs, delays, acts of God, fire, earthquake, flood, hail, lightning, hurricane, tornado or windstorm or any other cause (whether similar or dissimilar) beyond the reasonable control of Ardex; or
 - b. The act, omission, default or representation of any party other than Ardex or its servants; or
 - c. Exposure to a chemical or solution, fire or radiation, or contamination by radioactivity from any nuclear fuel or waste; or
 - d. Settlement, distortion, failure of the walls or foundations of the building, ponding or cracking of the roof or the deck; or
 - e. Infiltration or condensation of moisture in, through, or around the walls, copings, building structure, or underlying or surrounding materials; or
 - f. Defects in design; or
 - g. Materials other than the membrane, including, but not limited to, metal work expansion or control joints, fasteners, drains, vents, vapour retarders, walkways, pitch pockets, flashing materials and rooftop units and equipment; or

- h. Expansion or contraction of any flashing or metal work, any adjacent or abutting building, structure or improved or unimproved property, or any component thereof, including but not limited to, structural failure or damage, leakage, or drainage; or
- i. Any new installations, repairs, or other maintenance or construction on, to or through the Membrane; or
- j. Damages caused directly or indirectly by falling objects or traffic of any nature on the roof; or
- k. Improper installation of insulation or defects or failure of any material used in any roof base or insulation over which the Membrane is applied; or
- l. The failure of material or structures to conform to manufacturers specifications as to roof slopes or other requirements; or
- m. Negligence, misuse, improper treatment or improper site preparations; or
- n. Storage, handling or installation of the Membrane otherwise than in accordance with Ardex's published use and handling procedures and installation specifications.

Claim

5. This Warranty shall be invalid unless Ardex receives the Owners written claim within the warranty period and within fourteen (14) days after the date of discovery of any alleged defect.

Access to Material and Site

6. In the event that it is necessary for Ardex to repair or replace any defective Membrane, the Owner shall provide Ardex with clear and unrestricted access to the Membrane. Nothing in this Warranty shall require Ardex to remove and/or replace plant, equipment or any other object or substance in order to gain access to the defective Membrane. The Owner shall co-operate in all respects with Ardex to accomplish the said repair or replacement. The cost of any site visit requested under a Warranty claim which does not reveal any problem relating to the Warranty shall be paid for, at Ardex's sole discretion, by the party requesting the inspection at the then current trade consultancy rates.

Consumer Guarantees Act

7. This warranty shall apply in addition to, and not in substitution for any rights which a consumer may have in terms of the Consumer Guarantees Act 1993.

No Other Warranty

8. Except as expressly set out in this Warranty, and with the exception of the relevant statutory warranties contained in the Consumer Guarantees Act 1993, no other warranty or condition shall be implied against Ardex by any statute, at common law or otherwise, and no representation, express condition, warranty or variation of this warranty shall be binding on Ardex unless it is in writing and signed for or on behalf of Ardex. This Warranty shall prevail despite any indication to the contrary by any person acting or purporting to act on Ardex's behalf and shall replace all or any other alleged rights or remedies contained in any other document or representation whether issued or made prior to or subsequent upon the granting of this Warranty by Ardex.

Validity of Warranty

9. This Warranty is valid and enforceable on the condition that Ardex have been paid in full for the materials supplied.

By: 

Date: 18-Nov-2013

Steel Frame and Truss System

SYSTEM PRODUCER STATEMENT.

I believe on reasonable grounds, based upon the following verification methods, analysis and product testing, that the Frametek 2007 Ltd (FTK) steel frame and truss system, when designed and specified in compliance with this design manual and constructed in compliance with the details and requirements of the Design Manual, FTK M1: 2008 V5 will comply with the following relevant provisions of the building code:-

NZBC Clause A1: Classified user

The Frametek 2007 Ltd steel frame and truss system is suitable for use with all seven categories of type in accordance with the NZBC clause A1.2, A1.3, A1.4, A1.5, A1.6, A1.7 and A1.8.

NZBC Clause B1: Structure

The Frametek 2007 Ltd steel frame and truss system, when used in accordance with the provisions of this manual will meet the performance requirements of NZBC clause B1.3.1, B1.3.2, B1.3.3(a), (b), (c), (f), (g), (h), (i).

The system has been designed in conformance with Section B1/VM1 paragraph 2.0 and 5.0

NZBC Clause B2: Durability

The Frametek 2007 Ltd steel frame and truss system will meet the performance requirements of NZBC clause B2.3.1(a) in a non condensation environment.

The system will be durable for 50 years as shown in the New Zealand Steel DURABILITY STATEMENT: Rev 4- Sept. 2006, Above – Floor, Steel Frame Construction and DURABILITY STATEMENT: Galvanised Steel Floor Joists

NZBC Clause C4: Structural Stability during Fire

The Frametek 2007 Ltd steel frame and truss system will meet the performance requirements of NZBC clause C4.3.1 & C4.3.2 when protected by Fire Resistance Rated systems.

NZBC Clause F2: Hazardous Building Material

The Frametek 2007 Ltd steel frame and truss system, when used and installed in accordance with the provisions of this manual will meet the performance requirements of NZBC clause F2.3.1.

Signed by:

Warren Peter Lane on behalf of Frametek 2007 Limited.
Name

Director - Lane Consulting Group Ltd.
Position and Qualifications

Date: 7/4/2009

Sign: _____

ME (Fire)

BE (hans) CIV. & Structural

CP Eng, IntPE, No. 51126

8.5 Membrane Roofs and Decks

8.5.1 Limitations

This Acceptable Solution is limited to *membranes* composed of butyl or EPDM installed over plywood substrates for:

- a) Roofs with a minimum fall of 1.5° (1:40),
- b) *Decks* with:
 - i) a minimum fall of 1° (1:60),
 - ii) a maximum area of 40 m²,
 - iii) no steps in level within *deck* area except into gutters,
 - iv) no integral roof gardens, and
 - v) no downpipe direct discharge to *deck*,

Amend 2
Jul 2005

COMMENT:

Discharging gutters directly onto *decks* increases the chances of water entry into sensitive areas.

Direct discharge may be allowed into gutters calculated to have sufficient water-carrying capacity, but this is outside the scope of this Acceptable Solution.

- c) Internal gutters with a minimum fall of 1 in 100, with no seams in the gutters closer than 1 m to an outlet, and

COMMENT:

Seams should be avoided in gutters where possible. Where they cannot be avoided they should be positioned at a high point or a change in plane to reduce the risks of ponding on the seam. Seams in gutters are particularly difficult to form at outlets through *enclosed balustrade* walls, and the risk of failure is high. Failure of a seam can result in damage to underlying walls.

- d) *Decks* with removable raised surfaces to give level access as shown in Figure 17A.

The application of directly-applied wearing or decorative surfaces to *membranes* is not covered in this Acceptable Solution.

COMMENT:

EPDM and butyl rubber *membranes* are subject to damage when on trafficable roof-decks. A suitable wearing surface will help reduce such damage.

8.5.2 General

Amend 2
Jul 2005

COMMENT:

It is recommended that installation of membrane *cladding* be by trained installers, approved by the manufacturer or the NZ agent (in the case of imported membrane).

Amend 2
Jul 2005

8.5.3 Plywood substrates

Plywood shall be:

- a) A minimum of 17 mm complying with AS/NZS 2269,
- b) At least CD Grade Structural plywood with the sanded C face upwards, and
- c) H3 with treatment type compatible with *membrane* and adhesives used, and kiln dried after treatment.

Amend 2
Jul 2005

COMMENT:

The compatibility of LOSP-treated plywood must be checked with *membrane* suppliers.

If using plywood containing copper-based preservatives, check the compatibility of adhesives and *membranes* with copper with the product manufacturers.

8.5.4 Butyl and EPDM

Butyl rubber and EPDM rubber used for *membrane* roofing or *decks* shall:

- a) Be a minimum thickness of:
 - i) 1 mm for roofing, or
 - ii) 1.5 mm for decks, and
- b) Comply with the following parts of Table 1 in ASTM D6134:
 - i) tensile strength,
 - ii) elongation,
 - iii) water absorption,
 - iv) water vapour permeance, and
 - v) heat aging followed by:
 - a. tensile strength
 - b. elongation, and
- c) Have adhesives, primers and seam tapes that:
 - i) comply with BRANZ EM 5, and
 - ii) are part of a complete system approved by the manufacturer or supplier of the *membrane*.

Amend 2
Jul 2005

8.5.5 Installation

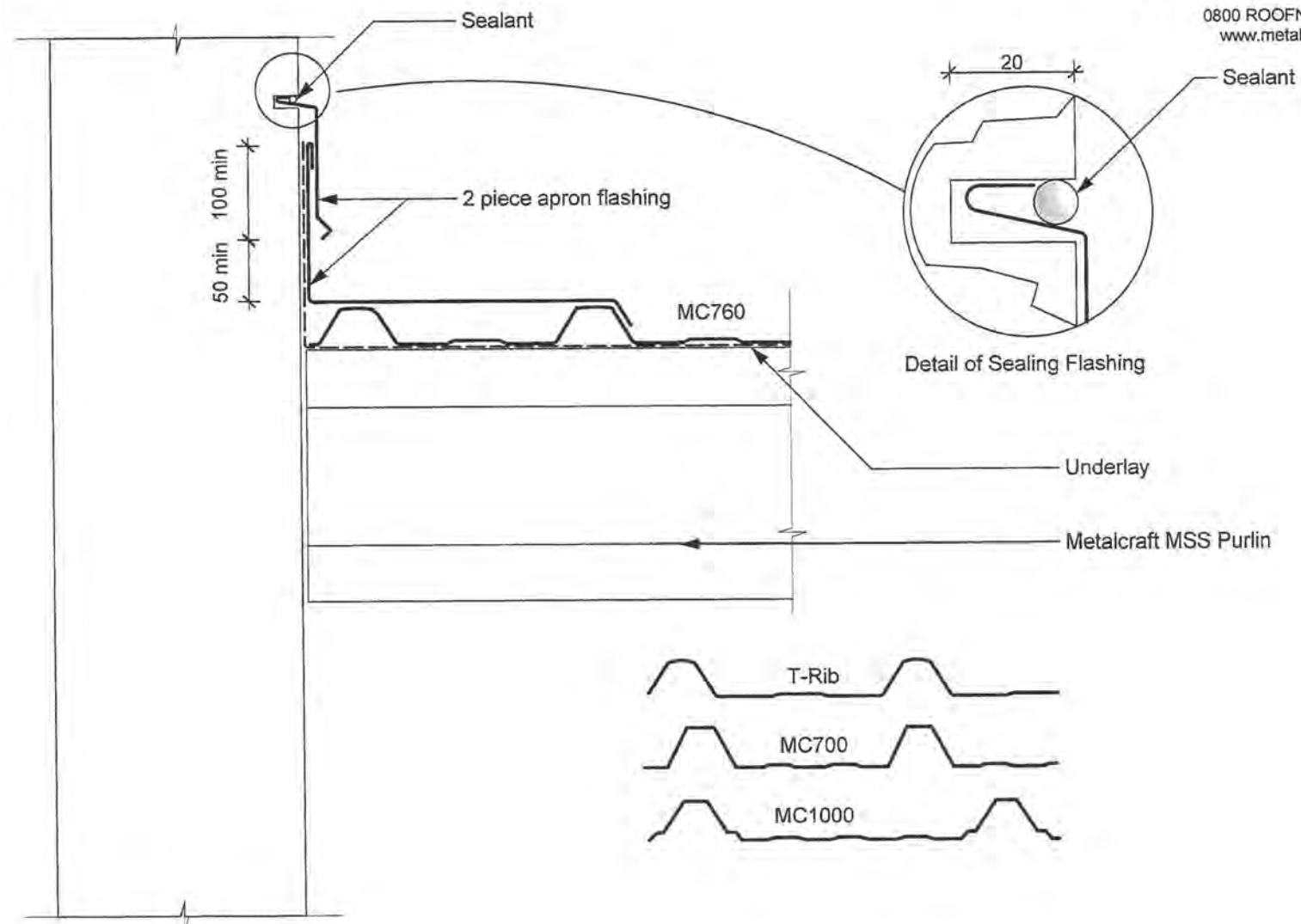
8.5.5.1 Plywood

Substrates must be dry when *membranes* are applied. The plywood and the timber substructure shall have a maximum moisture content of 20% when a *membrane* is adhered.

Attention same BC 100637.

Received by
Kapiti Coast District Council
at Paraparaumu
23 AUG 2010
By Anne, Time 1:30

© copyright Metalcraft Roofing 2008



This detail is used for:
MC700, T-Rib, MC760, MC1000
Side Apron Detail
With Chase Flashing to Parapet

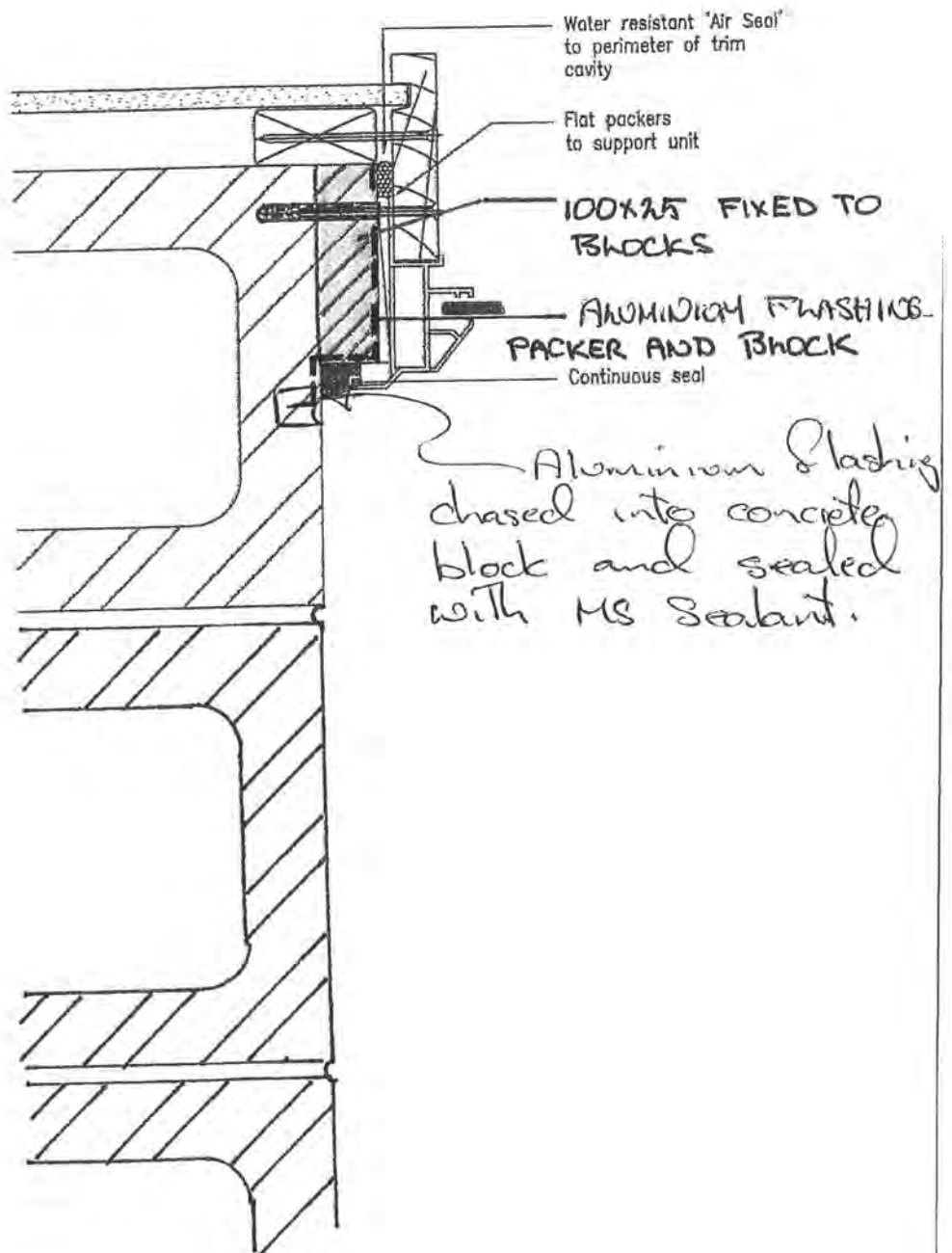
Website Flashing Disclaimer

Details of the supporting mechanisms are indicative only. Compliance of the supporting mechanisms is the responsibility of the designer. Construction detail can vary with roof pitch. The underlay and netting are detailed as a single line for simplicity and is indicative only. For pitches below 10 degrees netting is required. Building paper type and method of installation should comply with underlay manufacturers recommendations and NZBC regulations.

Commercial Details

scale:	1:5	reference:	C306A
date:	Aug 08		

DOOR 2 JAMB DETAIL



X-200 Acrylic Waterproofing Membrane

Surface preparation

Cracked surfaces

Due to its high film build, Resene X-200 will completely fill cracks up to 1mm. For cracks larger than this, apply one coat of Resene Sureseal (see Data Sheet D42) before filling the crack with a suitable elastomeric paintable sealant.

New cementitious surfaces

Clean down thoroughly to remove all dirt, dust and loose material. Ensure surface is free from oil, grease, form release and curing agents. Glossy surfaces require an additional treatment of Resene Concrete Primer (see Data Sheet D405). Use Resene Limelock (see Data Sheet D809) on fresh cementitious surfaces to trap any free lime and prevent the appearance of lime staining.

Old cementitious surfaces

If moss and mould are present, treat with Resene Moss & Mould Killer (see Data Sheet D80). Waterblasting at 21,000 kps (3000 psi) is the best surface preparation method prior to painting weathered cementitious surfaces. If waterblasting is not possible, remove all loose powdery material by thorough wire brushing. Allow to dry and apply one coat of Resene Sureseal (see Data Sheet D42).

Sanding dust from old lead or chromate based paints or old building materials containing asbestos may be injurious to the health if inhaled or ingested. Seek expert advice if the presence of these materials is suspected.

Application

Airless spray

Use a LTX 523 tip or similar. Use a coarse filter in the system as the fibre reinforcement of Resene X-200 may clog finer filters. Apply two coats.

Brush

Apply two coats at specified rate.

Roller

Use a 12-20mm synthetic fibre roller or texturing roller depending on surface. Apply two coats.

Standard spray

Use a De Vilbiss JGA Gun with a D Tip DEX Needle and 107J Air Cap or equivalent.

Concrete blocks

Due to regional variations in concrete block standards, two coats may be insufficient to waterproof. Waterproofing can only be assured when all voids are filled, therefore three coats over block is a safer specification. Brush or roller application is preferred over block and essential for at least the first coat.

Precautions

1. Do not thin – thinning destroys build properties.
2. Ensure correct pre-treatment is used and correct surface preparation is undertaken.

Information contained in this Data Sheet is re-validated every two years following issue date.

Please ensure current Data Sheet is consulted prior to specification or application of Resene products.

If the surface you propose to coat is not referred to by this Data Sheet, please contact Resene for clarification.

Resene

the paint the professionals use

*In New Zealand, PO Box 38242, Wellington Mail Centre,
call 0800 RESENE, visit www.resene.co.nz or email advice@resene.co.nz*

*In Australia, PO Box 785, Ashmore City, Queensland,
call 1800 738 383, visit www.resene.com.au or email advice@resene.com.au*

Resene X-200

Acrylic Waterproofing Membrane

Resene X-200 is an acrylic waterproofing membrane incorporating the most recent advances in polymer and paint technology. Shows significant advances in the areas of film build, adhesion, penetration, application and durability.

Exterior/Interior

Typical uses

- Concrete blocks
- Concrete surfaces
- Fibre reinforced cement

Information contained in this Data Sheet is re-validated every two years following issue date. Please ensure the current Data Sheet and Material Safety Data Sheet are consulted prior to specification or application of product. If in doubt contact Resene.

Physical properties

Vehicle type	Pure acrylic
Pigmentation	Titanium dioxide/mineral and fibre reinforcement
Solvent	Water
Finish	Eggshell, very fine texture
Colour	Selected Total Colour System, including BS5252, Multi-Finish, Whites & Neutrals and The Range.
Dry time	1 hour at 18°C
Recoat	3 hours
Primer required	Yes, dependent on surface
Theoretical coverage	First coat: 5 sq. metres per litre Second coat: 7.5 sq. metres per litre
Dry film thickness	2 coats 180 microns
Usual no. of coats	2; blockwork – 3
Abrasion resistance	Very good
Chemical resistance	Very good
Heat resistance	Thermoplastic
Solvent resistance	Good
Durability	Excellent
Thinning and clean up	Do not thin, clean up with water
VOC	62 grams per litre (see Resene VOC Summary)

Performance and limitations

Performance	<ol style="list-style-type: none">1. Remarkable ease of application.2. Superior void and crack filling properties.3. Excellent durability. Requires no further 'weathering' coats.4. An Environmental Choice approved product.
Limitations	<ol style="list-style-type: none">1. Old, weathered concrete requires surface conditioning with Resene Sureseal (see Data Sheet D42).2. Do not apply at temperatures below 10°C, or when it is liable to drop below 10°C during the drying period.3. Not designed to be used under ponded water.

Resene Paints Limited

32-50 Vogel Street
Naenae
Wellington
P O Box 38242
Wellington Mail Centre
NEW ZEALAND

Telephone: (64) (4) 577 0500

Fax: (64) (4) 577 0600

e-mail: advice@resene.co.nz

Emergency Phone: NZ 0800 737363

Emergency Phone: Aust. 1800 738383

MATERIAL SAFETY DATA SHEET

Version Number: 6

Date Issued: 28/10/2004

IDENTIFICATION

Product Name: X-200

Other Names:

Description: Waterbased paint

Uses: Water borne acrylic waterproofing membrane

U N Number: Not Specified

Dangerous Goods Class: Not Restricted

Hazchem Code: Not Specified

Toxic Substances Schedule: Not Restricted

Packing Code: N.O.S.

Classification of Hazardous Nature:

Non Hazardous according to NZ Dangerous Goods and Toxic
Substance Regulations.

Physical Description/Properties

Appearance-Viscosity-Odour-pH: Viscous liquid, white/coloured. Mild ammoniacal odour. pH 7-10.

Melting or Freezing Point: 0°C (Variable)

Boiling Point: 100°C (Variable)

Vapour Pressure (mm Hg @ 25 C): Greater than 17 at 20°C

Vapour Density (Air=1): Greater than 1

Solubility in Water (g/L @20 C): Dilutable

Percent Volatile (by weight): 33

Specific Gravity (Water=1): 1.4

Evaporation Rate (Butyl Acetate=1): Less than 1

INGREDIENTS

	CAS Reg. No.	Approx. Proportion	WES - TWA
Polymer	Not Classified	Med 10-60%	None Established +
Titanium Dioxide*	13463-67-7	Med 10-60%	10 mg/m ³ +
Inorganic/Organic Pigments*	Mixture	Med 10-60%	None Established +
Water	7732-18-5	Med 10-60%	None Established +
Alcohol Solvents	Mixture	Low 0-10%	None Established +
Ammonia	7664-41-7	Trace	25 ppm +

* Proportions/Type vary with colour

+ NZ OSH (WES) 2002

HEALTH HAZARD INFORMATION

Health Effects:-

Skin: Irritating to skin upon repeated or prolonged contact.

Eyes: Moderately irritating to eyes.

Inhaled: Vapour or mist is irritating to mucous membranes and respiratory system. Excessive inhalation can cause headache, nausea, dizziness, or asphyxiation.

Swallowed: Can be harmful if swallowed.

Long Term Hazard: None anticipated with this product.

First Aid:-

Skin: Wash affected area thoroughly with soap and water.

Eyes: Flush eyes immediately with plenty of water for at least 15 minutes and get medical attention.

Product Name: X-200

Inhaled: Provide fresh air; give oxygen or artificial respiration if breathing laboured.

Swallowed: If swallowed dilute by giving two glasses of water to drink. Consult Physician or New Zealand National Poisons Centre (Ph 0800 764 766) Australian National Poisons Centre (Ph 1800 131 126) IMMEDIATELY. Never give anything by mouth to an unconscious person.

Advice to Doctor: Treat symptomatically.

PRECAUTIONS FOR USE

Personal Protection:-

Skin: Protective clothing. Gloves of neoprene, nitrile rubber or PVC -Industrial weight lined gauntlet recommended

Eyes: Safety eyewear with splash guards or side shields to prevent eye contact

Breathing: SPRAY: Half facepiece, class P1 particulate filter.

Other:

Ventilation: Sufficient ventilation, in volume and pattern, should be provided to keep air contaminant concentrations below WES - TWA limits.

SAFE HANDLING INFORMATION

Storage and Transport:-

Storage Maximum: 40°C. Store cool at constant temperature.

Temperature: Minimum: 1°C

Container Type and Material: Lacquer lined steel tins or polypropylene pails.

Incompatible Substances: Strong oxidizers, acids, alkalis.

Conditions to Avoid: Freezing, excessive heat and changes in temperature.

Hazardous Polymerisation: Will not occur.

Usual Decomposition Products Oxides of Carbon and Nitrogen.

Spills: Keep spectators away and avoid breathing vapours or dust. Floor may be slippery: use care to avoid falling. Dike and contain spill with inert materials (eg sand). Transfer liquid to containers for recovery or disposal and solid diking material to separate containers for disposal. Keep spills (and as much as possible cleaning runoffs) out of municipal sewers and open bodies of water.

Disposal: Incinerate the liquid and contaminated diking material at a permitted facility, or otherwise dispose of in accordance with all applicable regulations.

Fire/Explosion Hazard: Flash Point: >100°C

Auto Ignition Temperature: Not known

Upper Explosion Limit %: Not known

Lower Explosion Limit %: Not known

Extinguishing Media: Foam, Carbon Dioxide, Dry Chemical, Water.

Special Fire Fighting Procedures:

NOTE: Material can splatter above 100°C. Polymer film can burn.

Other Information:

Note: Titanium Dioxide, pigments and fillers when formulated as above, do not pose dust hazards unless sanding or grinding of the dry coating takes place. The WES (TWA) values are those for nuisance dusts. N.O.S. NOT OTHERWISE SPECIFIED

Contact Point: New Zealand Telephone 0800 737363 Australia Telephone 1800 738383 (24 hour)

It is Company Policy to maintain the most accurate and up to date information possible, and Resene Paints Limited aims to review these Data regularly. The information contained herein is based on data considered accurate and reliable to the best of our knowledge as of the date issued and subsequently made available from Resene Paints Limited. However, no warranty is expressed or implied regarding the accuracy of these Data or the results to be obtained from the use thereof. Persons using these Data are urged by Resene Paints Limited to satisfy themselves that these Data are the latest available from Resene Paints Limited and remain current and suitable for particular applications after intervening periods of time. Resene Paints Limited assumes no responsibility for personal injury or property damage to vendees, users, or third parties caused by the material. Such users or vendees assume all risks associated with the use of the material.

Resene ArmourZinc 120

zinc epoxy primer

Resene ArmourZinc 120 is a tough, abrasion resistant film that bonds strongly to steel, inorganic zinc and existing epoxy surfaces. Zinc content of the coating gives steel cathodic protection if the film is damaged. Rapid drying permits early handling of steel when Resene Armourcote 220 (see Data Sheet RA34) is used as a shop primer for new construction projects.

Typical uses

- Fertiliser plants
- Gas plants
- Hydro-electric installations
- Marine
- Oil refineries
- Petro-chemical plants
- Power plants
- Preconstruction or touch-up primer for inorganic zinc
- Pulp and paper mills
- Tanklining (when suitably topcoated) for mineral oils, aromatic/aliphatic solvents, vegetable oils

Physical properties

Vehicle type	Two component epoxy
Hardener	Polyamide
Pigmentation	Metallic zinc
Solvent	Aromatic/ketone/ether
Pot life	12 hours at 21°C; 18 hours at 10°C
Mix ratio	4:1 (by volume)
Finish	Matt
Colour	Grey/green
Dry time (minimum)	Touch: 30 minutes at 21°C; 30 minutes at 10°C Through: 30 minutes at 21°C; 1 hour at 10°C
Recoat time (minimum)	3 hours at 21°C; 5 hours at 10°C Overcoat with chlorinated rubbers, epoxies, urethanes, vinyls
Primer required	No
Theoretical coverage	6.75 sq. metres per litre
Volume solids	51%
Recommended DFT	75 microns per coat
Usual no. of coats	1 (wet on wet)
Abrasion resistance	Excellent
Chemical resistance	Satisfactory within pH range 6.0-10.5
Solvent resistance	Excellent
Durability	Excellent
Toxicity	Non toxic (dry film)
Thinning and clean up	Resene Thinner No.12
Pack size	4 litre composite

Performance and limitations

- | | |
|--------------------|---|
| Performance | <ol style="list-style-type: none"> 1. More tolerant of imperfect surface preparation than inorganic zinc silicates. 2. Will cure satisfactorily at low humidities and in windy conditions. 3. Suitable for repair of welded joints on zinc coated surfaces where abrasive blasting is precluded. 4. Fast topcoat potential. |
|--------------------|---|

- | | |
|--------------------|--|
| Limitations | <ol style="list-style-type: none"> 1. If air or surface temperatures exceed 35°C at application consult manufacturer for thinning recommendations. 2. Full curing, air and surface temperatures must be above 10°C. 3. Must not be allowed to come into contact with acid or alkaline solutions outside pH range indicated above. 4. Overcoating systems must be non-saponifiable. |
|--------------------|--|

Steel Fab chromate free fast dry shop primer

Surface preparation

Coating performance is, in general, proportional to the degree of surface preparation. Prior to painting, surface must be clean, dry and free from oil contaminants including salt deposits.

For the best results the following is recommended:

Steel

Degrease according to SSPC SP1 solvent cleaning. Remove all weld spatter and grind sharp edges and weld seams. Power or hand tool clean to SSPC SP2 or SSPC SP3 can be used where abrasive blast cleaning is not possible. Higher standards of surface preparation will significantly improve performance.

Residues and dust from old paint systems containing lead or chromate may be dangerous to the health of the operator and the environment. Ensure approved procedures are put in place to safeguard against this.

Application

Brush

Brush application suitable for small areas or touch-up.

Conventional spray

Use a JGA 502 gun with an 'E' fluid tip and needle, and 704, 765 or 78 air cap or equivalent.

Thinning

Resene Thinner No.5 - spray application.

Resene Thinner No.11 - brush application.

Safety precautions

Consult Safety Data Sheet for this product prior to use. Users should ensure that they are familiar with all aspects concerning safe application of this product. IF IN DOUBT, DO NOT USE THIS PRODUCT.

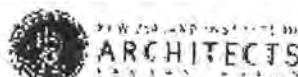
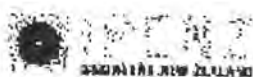
*Please ensure the current Data Sheet is consulted prior to specification or application of Resene products.
If the surface you propose to coat is not referred to by this Data Sheet, please contact Resene for clarification.*

In Australia
PO Box 785, Ashmore City, Queensland 4214
Call 1800 738 383, visit www.resene.com.au
or email advice@resene.com.au

Resene
the paint the professionals use

In New Zealand
PO Box 38242, Wellington Mail Centre, Lower Hutt 5046
Call 0800 RESENE (737 363), visit www.resene.co.nz
or email advice@resene.co.nz

Printed on environmentally responsible paper, which complies with the requirements of environmental management systems EMAS and ISO14001. Please recycle.



Building Code Clause(s)

PRODUCER STATEMENT – PS1 – DESIGN

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

ISSUED BY: BASE CONSULTING ENGINEERS LTD
(Design Firm)
TO: MR. B. CARGILL
(Building Owner)
TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL
(Building Consent Authority)
IN RESPECT OF: CARGILL DWELLING & IMPLEMENTED SHED
(Description of Building Work)
AT: 104 BAUKAWA ROAD, PEKAREKA
(Address)

LOT DP SO

We have been engaged by the owner/developer referred to above to provide STRUCTURAL DESIGN FOR DEEPIE FOUNDATIONS, BLOCK RETAINING WALL, BEAMS & BRACING services in respect of the required Clause(s) B1, VM1 of the Building

☐ 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; AS/NZS: 1172; NZS: 3101; NZS: 4230
(Reference to relevant standards)

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled CARGILL DWELLING and numbered 10001

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 BUE REPORT DATED 16/07/10
- (ii) All proprietary products meeting their performance specification requirements;

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

I, PETER BOLTON am: ☒ CPeng 56178
(Name of Design Firm) (Professional Registration)

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BE CIVIL
(Professional Registration) (Reg Arch)

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than The Design Firm is a member of ACENZ ☐ YES ☒ NO

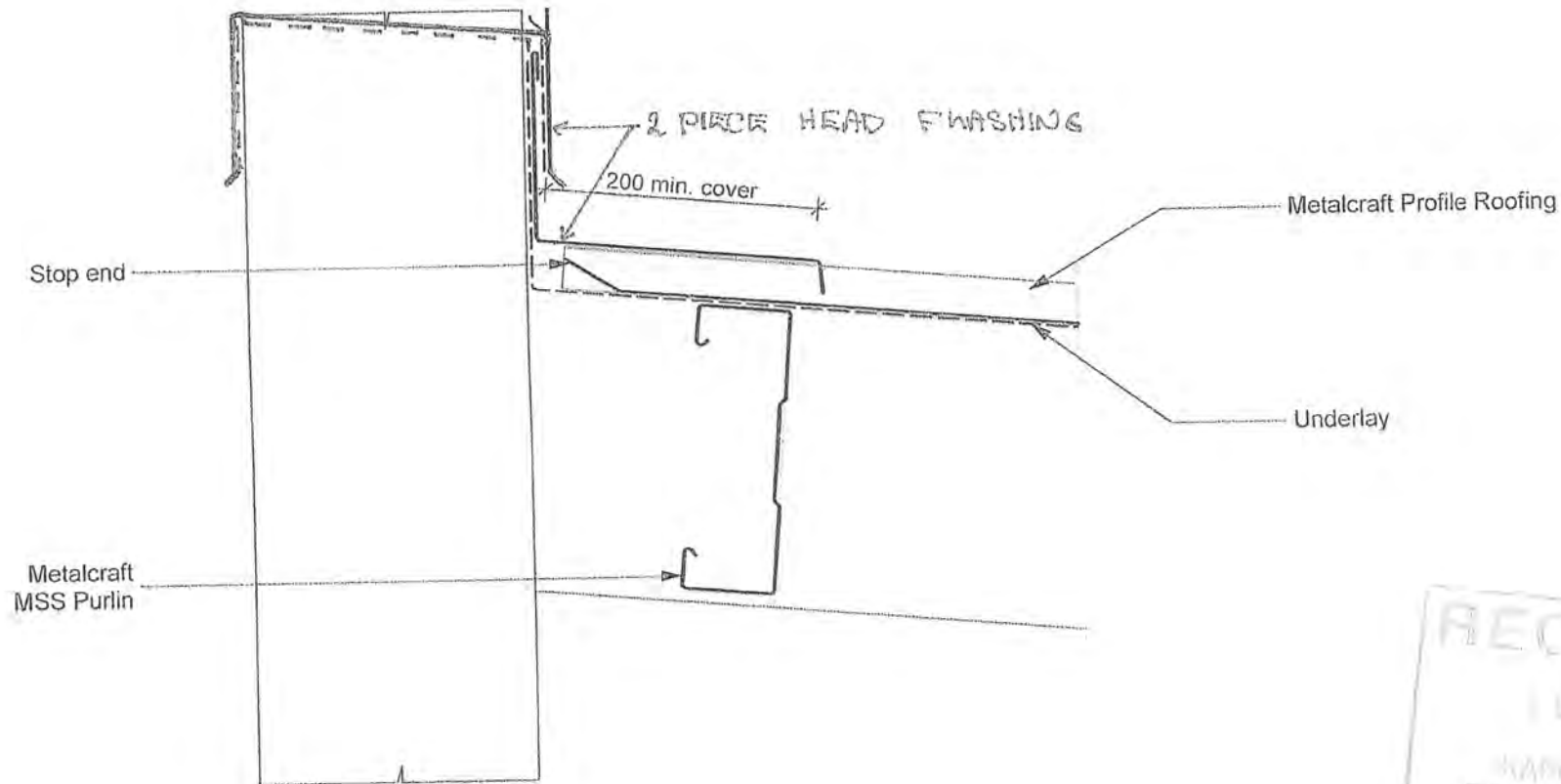
SIGNED BY PETER BOLTON ON BEHALF OF BASE CONSULTING ENGINEERS LTD
(Signature) (Design Firm)

Date: 20/08/10 (signature)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement is 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 includes:

BC 100637

Min. pitch 3°



This detail is used for:
MC700, T-Rib, MC760, MC1000
Head Apron Detail

Website Flashing Disclaimer

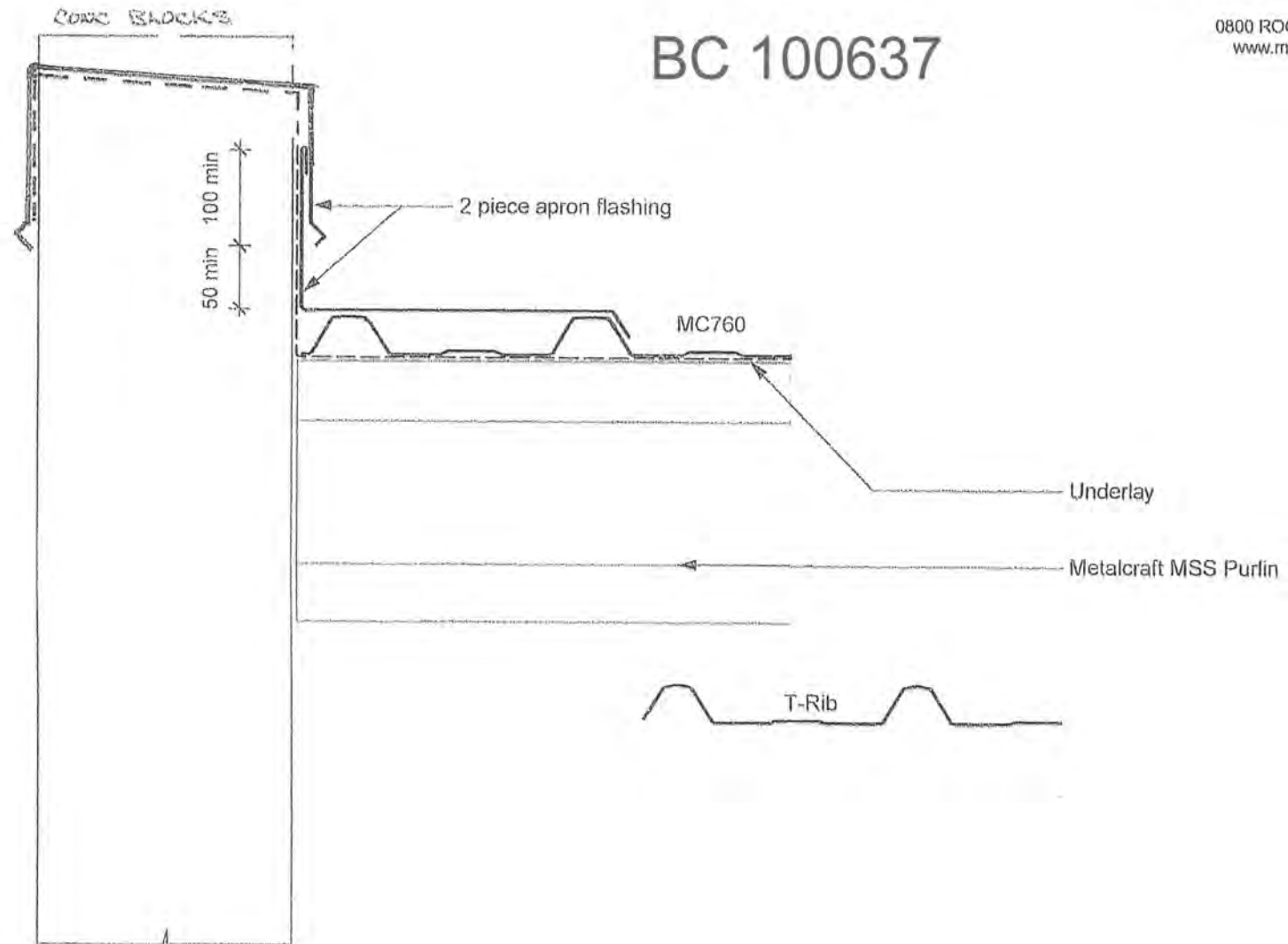
Details of the supporting mechanisms are indicative only. Compliance of the supporting mechanisms is the responsibility of the designer. Construction detail can vary with roof pitch. The underlay and netting are detailed as a single line for simplicity and is indicative only. For pitches below 10 degrees netting is required. Building paper type and



Commercial Details



BC 100637



This detail is used for:
MC700, T-Rib, MC760, MC1000
Side Apron Detail

Website Flashing Disclaimer

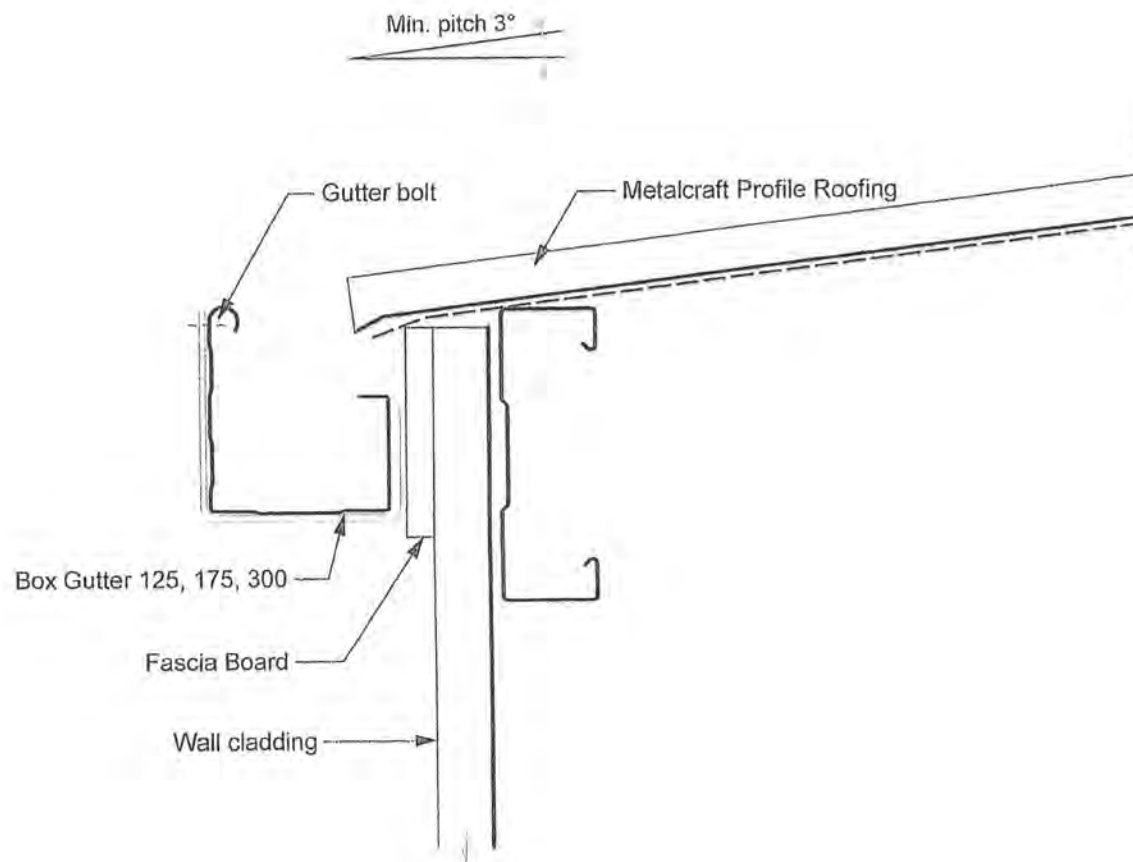
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Commercial Details

1:5

Aug 08

C306A



This detail is used for:
MC700, T-Rib, MC760, MC1000
Gutter Detail

Profiled Cladding and Fascia Board
with External Bracket

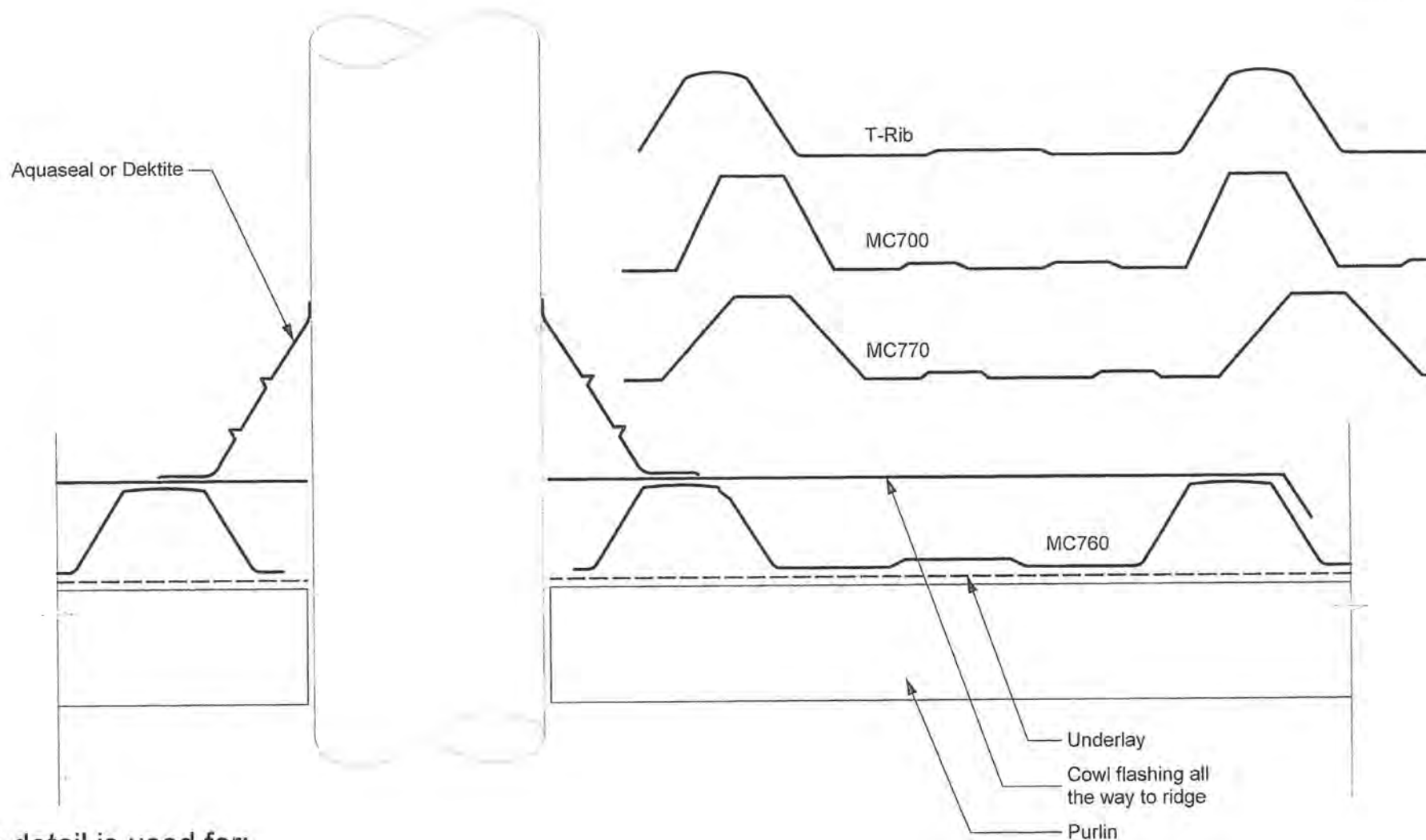
Website Flashing Disclaimer

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Commercial Details

scale	1:5	reference	C302B
date	Aug 08		

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This detail is used for:
MC700, T-Rib, MC760, MC770

Pipe penetration Detail

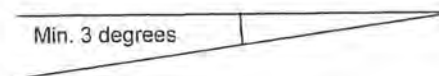
Cross - sectional View

Website Flashing Disclaimer

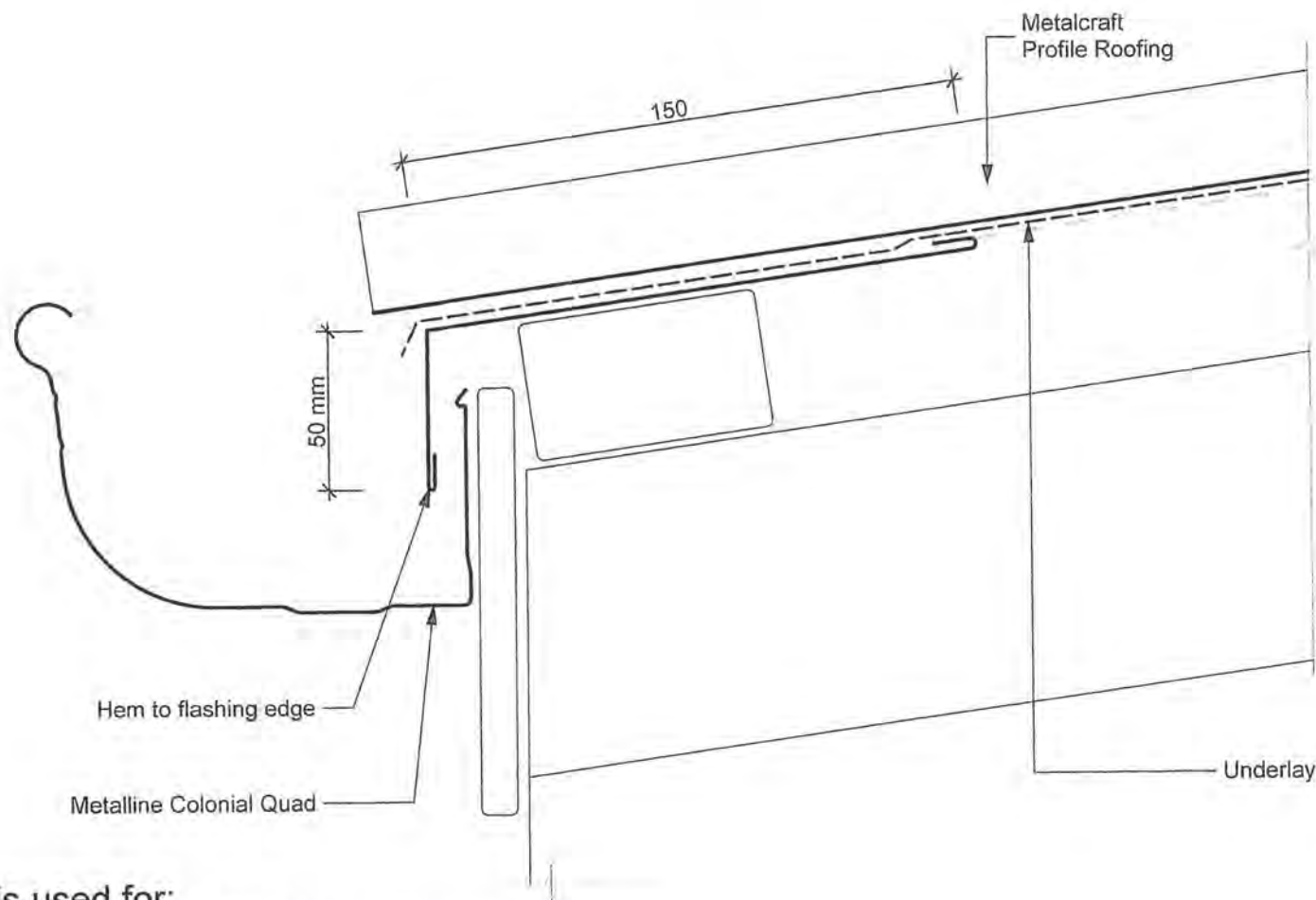
Details of the supporting mechanisms are indicative only. Compliance of the supporting mechanisms is the responsibility of the designer. Construction detail can vary with roof pitch. The underlay is detailed as a single line for simplicity and is indicative only. For pitches below 10 degrees netting is required. Building paper type and method of installation should comply with underlay manufacturers recommendations and NZBC regulations.

Residential Details

scale:	1:2	reference
date:	Aug 08	R309B



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This detail is used for:
MC700, T-Rib, MC760, MC770

Gutter Flashing Detail

Timber Fascia with External Bracket

Website Flashing Disclaimer

Details of the supporting mechanisms are indicative only. Compliance of the supporting mechanisms is the responsibility of the designer. Construction detail can vary with roof pitch. The underlay is detailed as a single line for simplicity and is indicative only. For pitches below 10 degrees netting is required. Building paper type and method of installation should comply with underlay manufacturers recommendations and NZBC regulations.

Residential Details

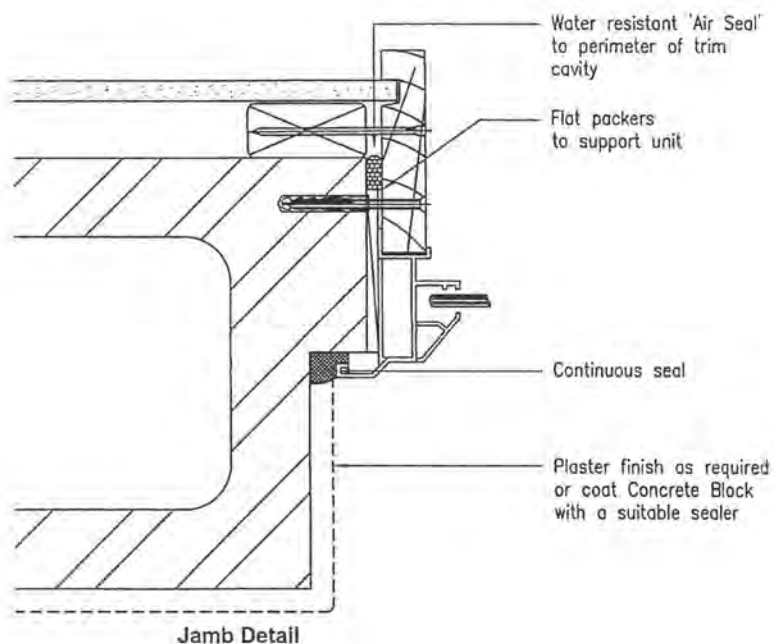
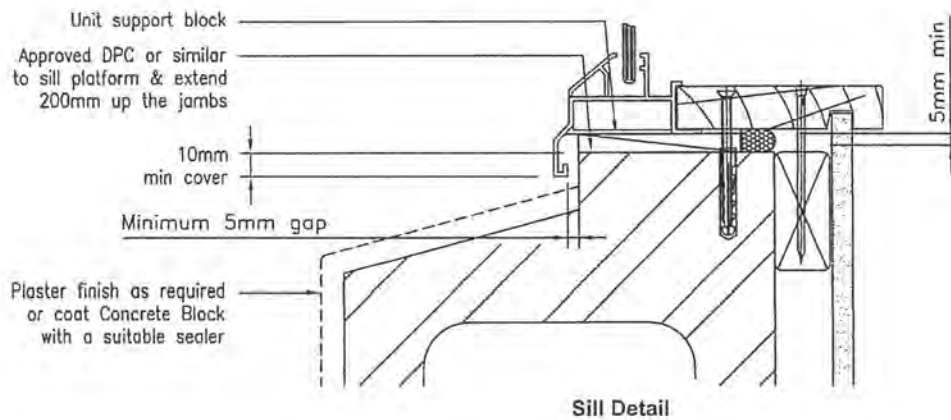
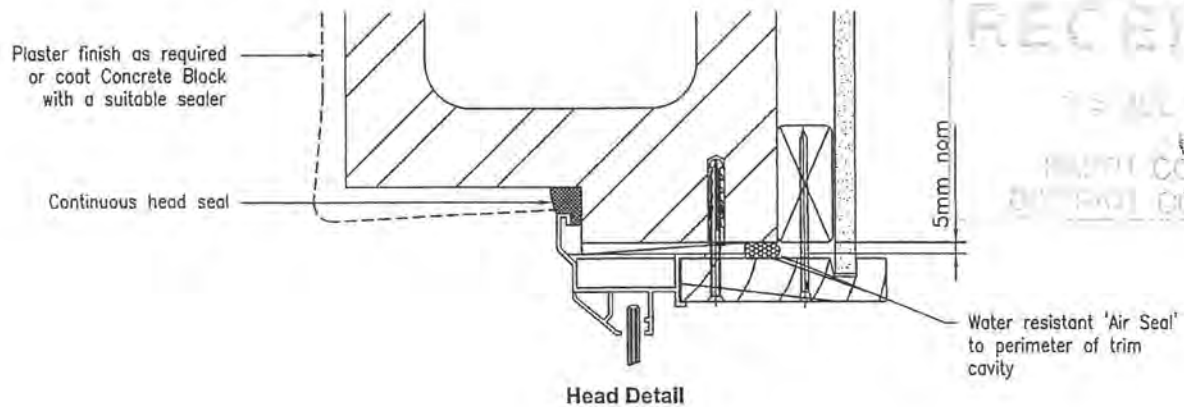
scale:	1:2	reference:	R308A
date:	Aug 08		



WANZ WIS
WANZ WINDOW INSTALLATION SYSTEM
Direct Fix – Concrete Block

Date
1 July 2005

Scale
NTS



--- THIS REPORT SHALL NOT BE REPRODUCED EXCEPT IN FULL AND ONLY WITH PRIOR WRITTEN PERMISSION ---

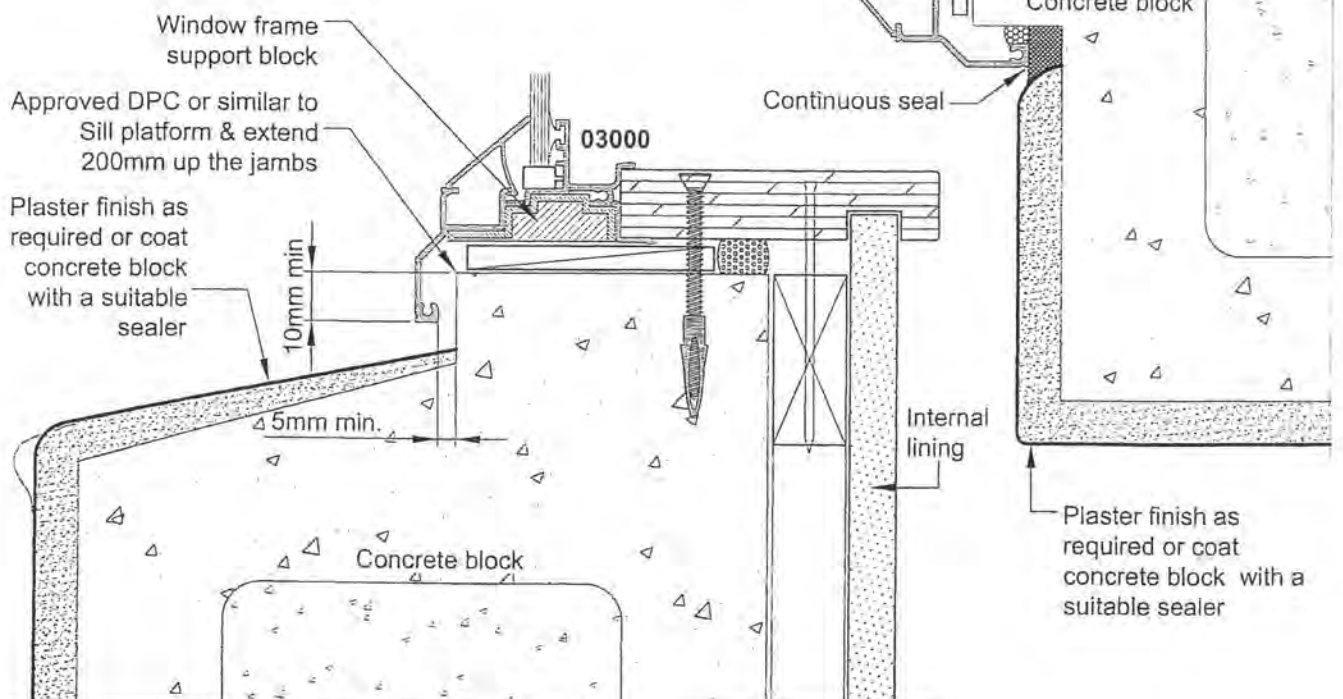
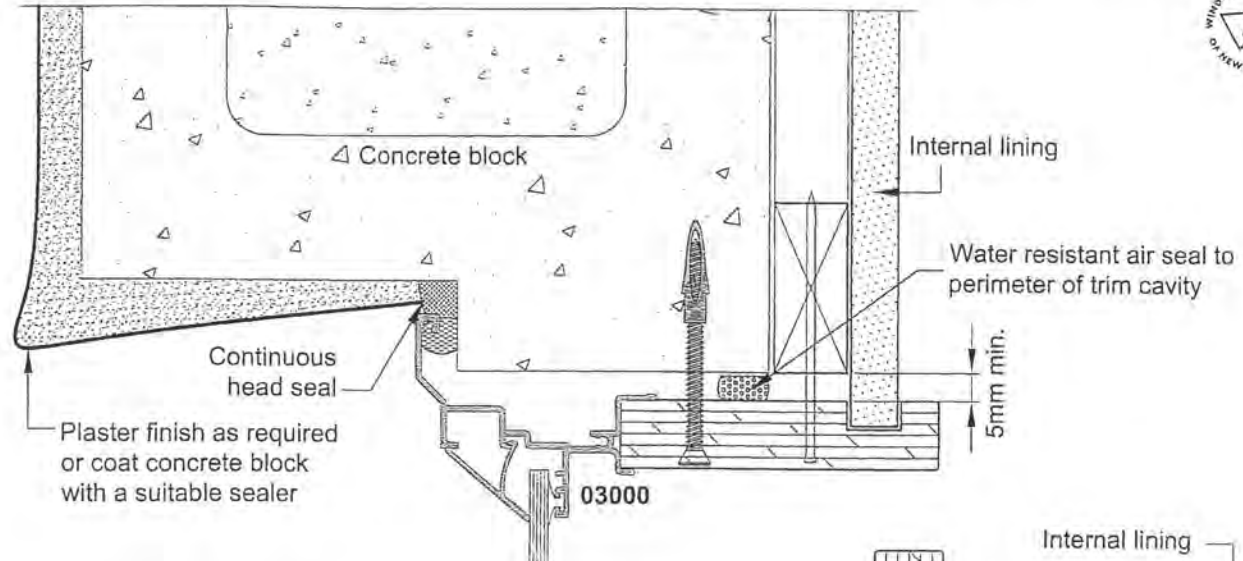


WANZ WINDOW INSTALLATION SYSTEM CONCRETE BLOCK WITH PLASTER FINISH

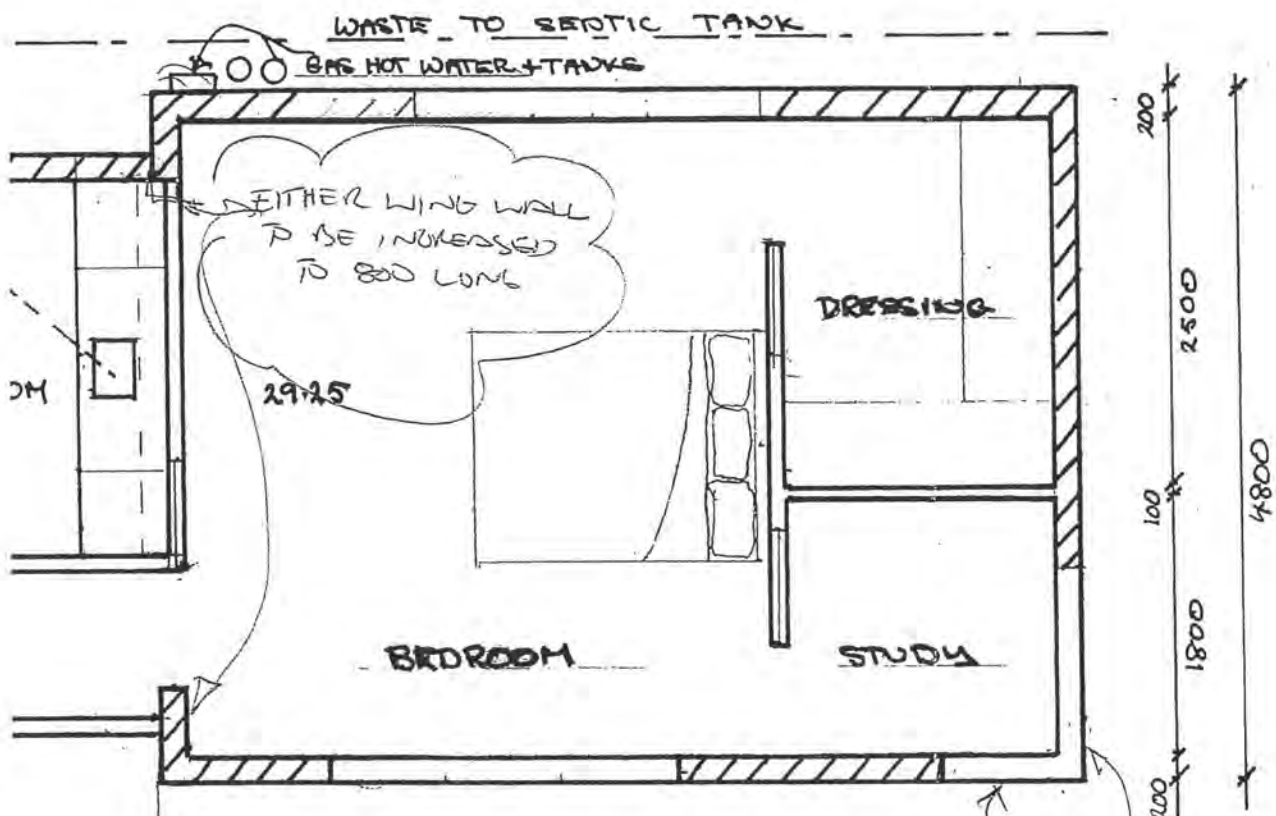
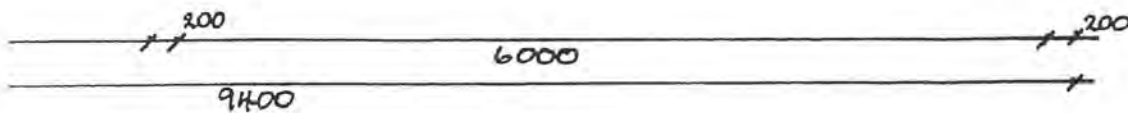
CAD REF. VWID25-0

DATE
01.08.05

SCALE
1:2



CARROLL Dwellings
 10 091
 DRAWING NOTES
 23/07/10
 BASE CONSULTING
 ENGINEERS

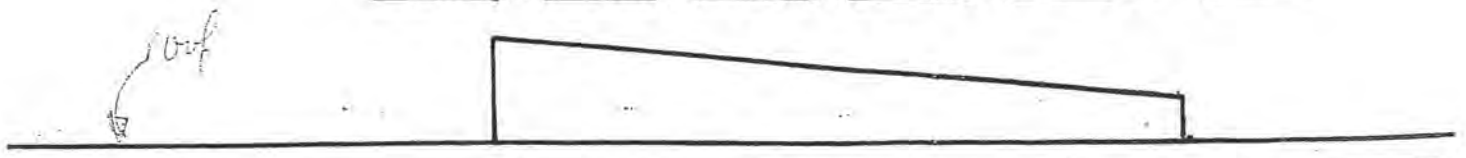


FLOOR PLAN 1:50

all D 500 100 H.

CANTILEVER WINDOWS
 LINTELS TO DETAIL
 MD 1 BOTH WAYS
 LAP HORIZONTAL 1200
 300 RAILING COMPLETE

BUILDING HEIGHT EXCLUSION ZONE 32.5





ENGINEERS NEW ZEALAND

NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED

Building Code Clause(s)

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW*(Guidance notes on the use of this form are printed on the reverse side)*ISSUED BY: BASE CONSULTING ENGINEERS LTD
*(Construction Review Firm)*TO: MR. W. CARGILL
*(Owner/Developer)*TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL
*(Building Consent Authority)*IN RESPECT OF: CARGILL DWELLING
*(Description of Building Work)*AT: 104 RAUKAWA ROAD, WAIKANAE
(Address)

(BCE JOB NO: 10091) LOT DP SO

BASE CONSULTING ENGINEERS LTD has been engaged by MR. W. CARGILL
*(Construction Review Firm)*to provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 *(Engineering Categories)* or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 *(Architectural Categories)*observation ☐ or other services
(Extent of Engagement)

in respect of clause(s) B1 VM1 of the Building Code for the building work described in documents relating to Building Consent No. and those relating to Building Consent Amendment(s) Nos. 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. SITE REPORT 6 DATED 17/10/10 (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 of the Building Regulations.I, PETER BOLTON am: ☒ CPEng No. 56179
(Name of Construction Review Professional)☐ Reg Arch No.I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BE CIVIL

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: PETER BOLTON ON BEHALF OF BASE CONSULTING ENGINEERS LTD

Date: 18/10/10 Signature:

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*This form to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

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 as 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 the 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
PS 4 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 (CM1-5)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)*

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www.nzia.co.nz



INSTITUTION OF PROFESSIONAL ENGINEERS
NEW ZEALAND



NEW ZEALAND INSTITUTE OF
ARCHITECTS
A R E P O R T E D





Base Consulting Engineers Limited

Job No: 10 091

Report No: 6

SITE REPORT / INSTRUCTION

Date: 17/10/10

Project: CAROL Dwellings

Location: 104 Kauriana Road
PEKAPĒKA

Site visit to check block wall reinforcing
prior to grouting.

Main wall reinforcing D12-400 V.
D16-400 hor.

Lintels. - detail MD3 D10-200 c/s stps
D16 top & btm

cantilever detail.
D12-400 stps
D16 top & btm @ 400 c/s ok

OK to grout.

Owner advised 18/10

Distribution:

Client
KCDC / HDC


Site Engineer



ENGINEERS NEW ZEALAND



NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED



Building Code Clause(s)

COPY

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

ISSUED BY: BASE CONSULTING ENGINEERS LTD
(Construction Review Firm)
TO: MR. W. CARGILL
(Owner/Developer)
TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL
(Building Consent Authority)
IN RESPECT OF: CARGILL WORKSHOP
(Description of Building Work)
AT: 104 RAUKAWA ROAD, PEKAPEKA
(Address)
(BCE JOB NO: 10091) LOT DP SO

BASE CONSULTING ENGINEERS LTD has been engaged by MR. W. CARGILL
(Construction Review Firm)
to provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 (Architectural Categories)
observation ☐ or other services
(Extent of Engagement)
in respect of clause(s) B1 VM1 of the Building Code for the building work described in
documents relating to Building Consent No. and those relating to
Building Consent Amendment(s) Nos. 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. SITE REPORTS 1-5 (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 of the Building Regulations.

I, PETER BOLTON am: ☒ CPEng No. 56179
(Name of Construction Review Professional)

☐ Reg Arch No.

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

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 PETER BOLTON ON BEHALF OF BASE CONSULTING ENGINEERS LTD

Date: 07/10/10 Signature:

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www.nzia.co.nz



SITE VISIT RECORD # 1

Sheet No. 1 of 1

Site:

104 Raukawa Road, Peka Peka

Pile Driver:

Piling and Drilling

Day & Date of Visit: Thursday 26 August 2010

Arrival Time: 14:40

Departure Time: 15:00

Weather and Site Conditions: Fine sunny conditions

Builder on Site: Yes (Bill)

No. People On Site: 3

Builders Activities & Plant On Site (Employees, Subcontractors, idle and working plant etc)

- Builders ute
- Piling & Drilling Truck
- Piling & Drilling rig

Site Records/Observations

- Photos taken:
100826-01
- Phone call from Bill Cargill (25 August 2010) advising have started piling at Raukawa Road – pile sets not being achieved
- Inspected site – a 4.8m pile had been driven (25 August 2010) but set not reached
- Using a 1000kg weight dropping 0.5m – different to what has been specified
- Phoned Thomas Bolton in Aurecon office to see if he knew off the top of his head what the difference would be – didn't know off top of his head but got back to me later saying there would be a difference
- 6.1m pile driven set not reached – piles on southern end of building
- Phone call from Bill Cargill later in day to say sets being reached in south west corner

Signature:

SITE VISIT RECORD # 2

Sheet No. 1 of 1

Site:

104 Raukawa Road, Peka Peka

Pile Driver:

Piling and Drilling

Day & Date of Visit: Monday 30 August 2010

Arrival Time: 14:30

Departure Time: 15:00

Weather and Site Conditions: Fine sunny conditions

Builder on Site: Yes (Bill)

No. People On Site: 3

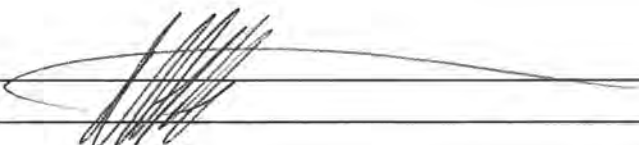
Builders Activities & Plant On Site (Employees, Subcontractors, idle and working plant etc)

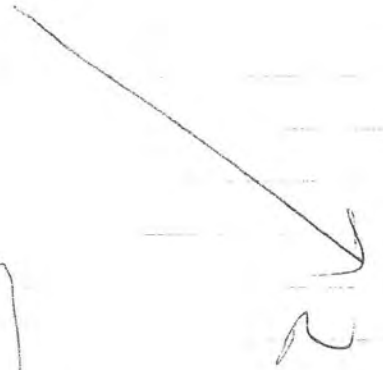
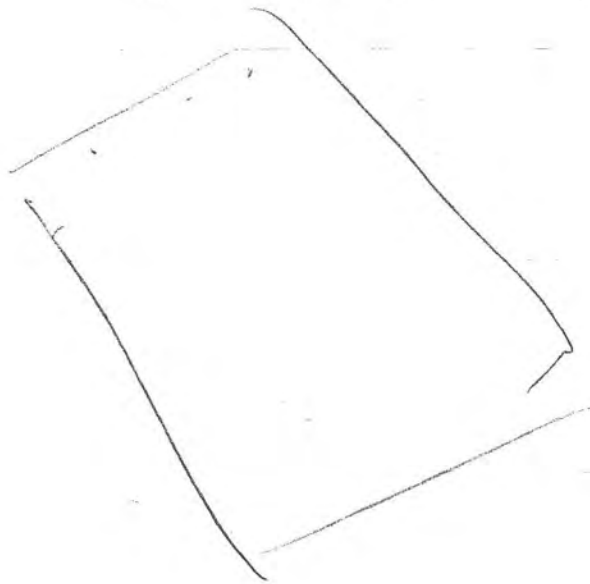
- Builders ute
- Piling & Drilling Truck
- Piling & Drilling rig

Site Records/Observations

- Photos taken:
100830-01 100830-03
100830-02 100830-04
- Phone call from Bill Cargill (13:45hrs) advising piling going okay – nearing completion
- Inspected site – a 4.9m pile had been driven - set recorded as 78mm per 10 blows – set not reached
- Second pile observed being driven closer to the bank – 4.9m pile length – set reached
- Suggest Peter look at pile sets recorded by Piling and Drilling on his return

Signature:



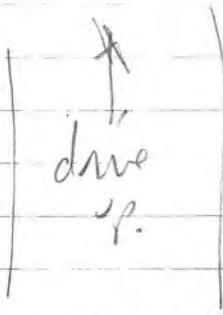


4.9m
pile
above
7.9m
10.5m



pile above
4.9m

4.



SITE VISIT RECORD # 4

Sheet No. 1 of 1

Site:

104 Raukawa Road, Peka Peka

Builder:

Bill Cargill (027 241 2097)

Day & Date of Visit: Monday 13 September 2010

Arrival Time: 08:30

Departure Time: 08:40

Weather and Site Conditions: Overcast conditions, drizzling

Builder on Site: Yes (Bill)

No. People On Site: 1

Builders Activities & Plant On Site (Employees, Subcontractors, idle and working plant etc)

- Builders ute

Site Records/Observations

- Photos taken:
100913-01 100913-03 100913-05 100913-07
100913-02 100913-04 100913-06
- Phone call from Bill Cargill (08:00hrs) requesting an inspection of foundations – may look to pour today and has finished off the foundations during the weekend
- Drawings witnessed on site
- Steel appeared to have been placed in accordance with the design
- Spacings checked and are in agreement with the plans witnessed
- D16 through pile cap
- Tidy job has been made of the reinforcing

Signature:





Base Consulting Engineers Limited

Job No: 10091

Report No: 65

Date: 30/9/10

SITE REPORT / INSTRUCTION

Project: B. Cargill Workshop

Location: 104 Raukawa Rd
Peka Peka

Site visit as requested to check block rev
prior to grouting.

2 b/layers on site

block being completed

rear wall joint - sealant to 1 rod (grease)

- requested sealant in joint *

Lintels - 3 block high,

D10 not R10 e 2w cts ok

D16 top & bottom ok

OK to pour.

Distribution:

Client
KCDC / HDC

Site Engineer

KCDc

- 2011

SITE VISIT RECORD # 1

Sheet No. 1 of 1

Site:

104 Raukawa Road, Peka Peka

Pile Driver:

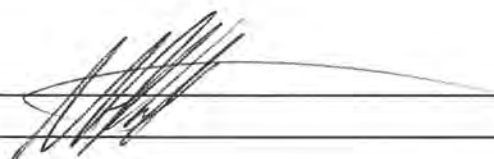
Piling and Drilling

Day & Date of Visit: Thursday 26 August 2010**Arrival Time:** 14:40**Departure Time:** 15:00**Weather and Site Conditions:** Fine sunny conditions**Builder on Site:** Yes (Bill)**No. People On Site:** 3**Builders Activities & Plant On Site (Employees, Subcontractors, idle and working plant etc)**

- Builders ute
- Piling & Drilling Truck
- Piling & Drilling rig

Site Records/Observations

- Photos taken:
100826-01
- Phone call from Bill Cargill (25 August 2010) advising have started piling at Raukawa Road – pile sets not being achieved
- Inspected site – a 4.8m pile had been driven (25 August 2010) but set not reached
- Using a 1000kg weight dropping 0.5m – different to what has been specified
- Phoned Thomas Bolton in Aurecon office to see if he knew off the top of his head what the difference would be – didn't know off top of his head but got back to me later saying there would be a difference
- 6.1m pile driven set not reached – piles on southern end of building
- Phone call from Bill Cargill later in day to say sets being reached in south west corner

Signature:

SITE VISIT RECORD # 2

Sheet No. 1 of 1

Site:

104 Raukawa Road, Peka Peka

Pile Driver:

Piling and Drilling

Day & Date of Visit: Monday 30 August 2010

Arrival Time: 14:30

Departure Time: 15:00

Weather and Site Conditions: Fine sunny conditions

Builder on Site: Yes (Bill)

No. People On Site: 3

Builders Activities & Plant On Site (Employees, Subcontractors, idle and working plant etc)

- Builders ute
- Piling & Drilling Truck
- Piling & Drilling rig

Site Records/Observations

- Photos taken:
100830-01 100830-03
100830-02 100830-04
- Phone call from Bill Cargill (13:45hrs) advising piling going okay – nearing completion
- Inspected site – a 4.9m pile had been driven - set recorded as 78mm per 10 blows – set not reached
- Second pile observed being driven closer to the bank – 4.9m pile length – set reached
- Suggest Peter look at pile sets recorded by Piling and Drilling on his return

Signature:

SITE VISIT RECORD # 4

Sheet No. 1 of 1

Site:

104 Raukawa Road, Peka Peka

Builder:

Bill Cargill (027 241 2097)

Day & Date of Visit: Monday 13 September 2010

Arrival Time: 08:30

Departure Time: 08:40

Weather and Site Conditions: Overcast conditions, drizzling

Builder on Site: Yes (Bill)

No. People On Site: 1

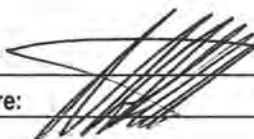
Builders Activities & Plant On Site (Employees, Subcontractors, idle and working plant etc)

- Builders ute

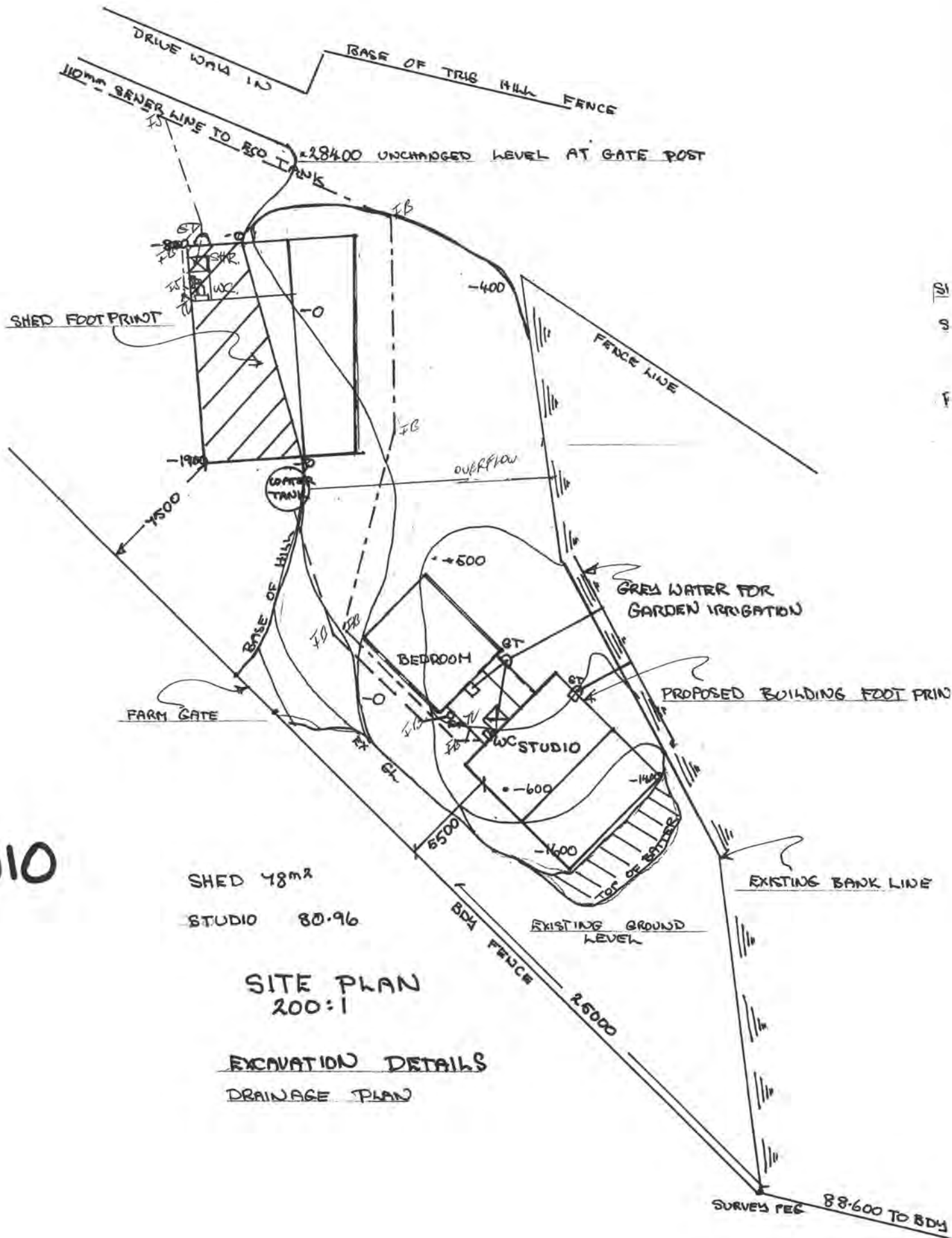
Site Records/Observations

- Photos taken:
100913-01 100913-03 100913-05 100913-07
100913-02 100913-04 100913-06
- Phone call from Bill Cargill (08:00hrs) requesting an inspection of foundations – may look to pour today and has finished off the foundations during the weekend
- Drawings witnessed on site
- Steel appeared to have been placed in accordance with the design
- Spacings checked and are in agreement with the plans witnessed
- D16 through pile cap
- Tidy job has been made of the reinforcing

Signature:

 13/09/2010

DIO



SHED 48m²

STUDIO 80.96

SITE PLAN
200:1

EXCAVATION DETAILS
DRAINAGE PLAN



PRODUCER STATEMENT - PS4 - CONSTRUCTION REVIEW

ISSUED BY : QUANTUM WASTE WATER SYSTEMS LIMITED

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

TO : **PAETAWA TRUST** (Owner/Underpin)

IN RESPECT OF : Installation of Domestic Septic Tank with Leechate Drain

AT : **104 Raukawa Rd Pekapeka**

This certificate covers work described in documents relating to the building consent issued at the commencement of work.

On the basis of this and information provided by the owners, I believe on reasonable grounds that

☐ all of

☒ part only of the building works have been completed in accordance with the requirements of the building consent.

Specifically the installation of septic tank and disposal field.

Signed by **Steve Stradling**
.....
S P Stradling

Date : 12/10/2011

Steel Frame and Truss System

SYSTEM PRODUCER STATEMENT.

I believe on reasonable grounds, based upon the following verification methods, analysis and product testing, that the Frametek 2007 Ltd (FTK) steel frame and truss system, when designed and specified in compliance with this design manual and constructed in compliance with the details and requirements of the Design Manual, FTK M1: 2008 V5 will comply with the following relevant provisions of the building code:-

NZBC Clause A1: Classified user

The Frametek 2007 Ltd steel frame and truss system is suitable for use with all seven categories of type in accordance with the NZBC clause A1.2, A1.3, A1.4, A1.5, A1.6, A1.7 and A1.8.

NZBC Clause B1: Structure

The Frametek 2007 Ltd steel frame and truss system, when used in accordance with the provisions of this manual will meet the performance requirements of NZBC clause B1.3.1, B1.3.2, B1.3.3(a), (b), (c), (f), (g), (h), (i).

The system has been designed in conformance with Section B1/VM1 paragraph 2.0 and 5.0

NZBC Clause B2: Durability

The Frametek 2007 Ltd steel frame and truss system will meet the performance requirements of NZBC clause B2.3.1(a) in a non condensation environment.

The system will be durable for 50 years as shown in the New Zealand Steel DURABILITY STATEMENT: Rev 4- Sept. 2006. Above - Floor, Steel Frame Construction and DURABILITY STATEMENT: Galvanised Steel Floor Joists

NZBC Clause C4: Structural Stability during Fire

The Frametek 2007 Ltd steel frame and truss system will meet the performance requirements of NZBC clause C4.3.1 & C4.3.2 when protected by Fire Resistance Rated systems.

NZBC Clause F2: Hazardous Building Material

The Frametek 2007 Ltd steel frame and truss system, when used and installed in accordance with the provisions of this manual will meet the performance requirements of NZBC clause F2.3.1.

Signed by:

Warren Peter Laine on behalf of Frametek 2007 Limited.
Name

Director Laine Consulting Group Ltd.
Position and Qualifications

Date: 7/4/2009

Sign: _____

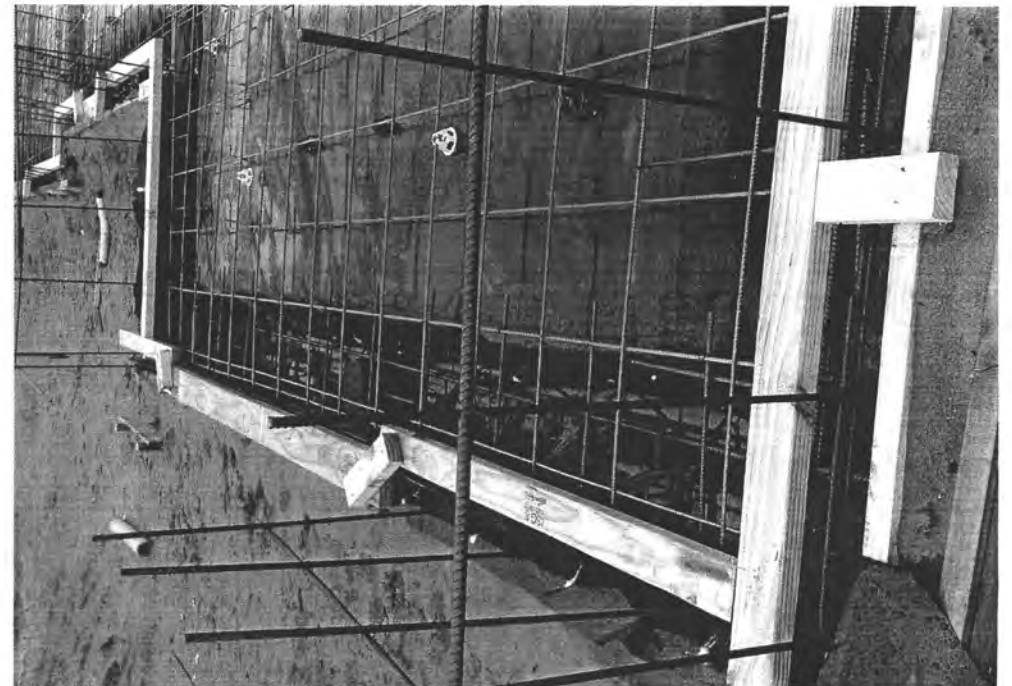
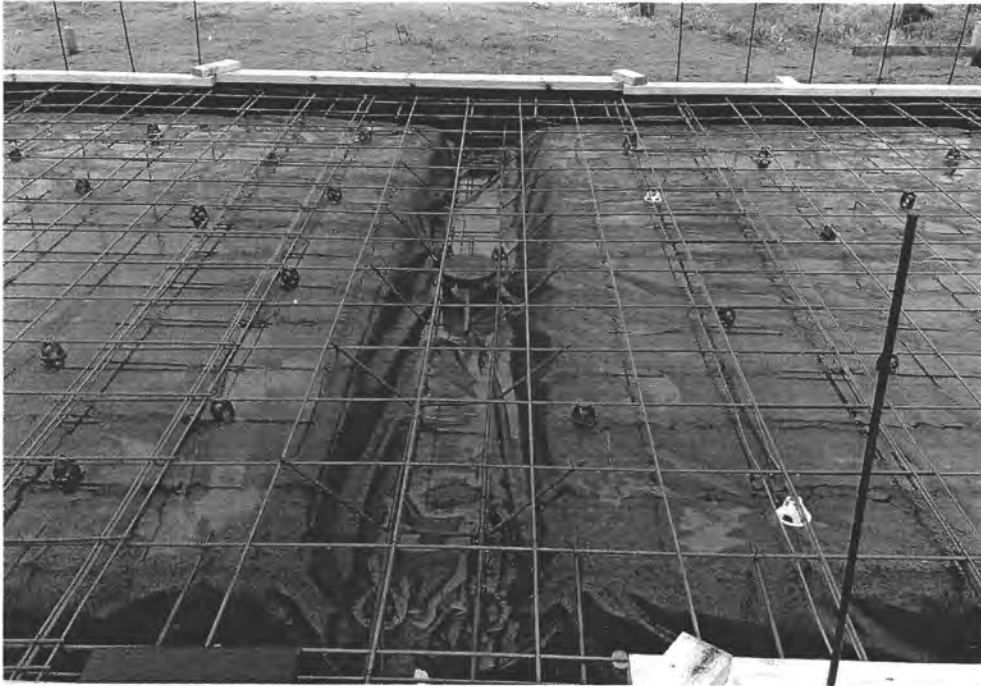
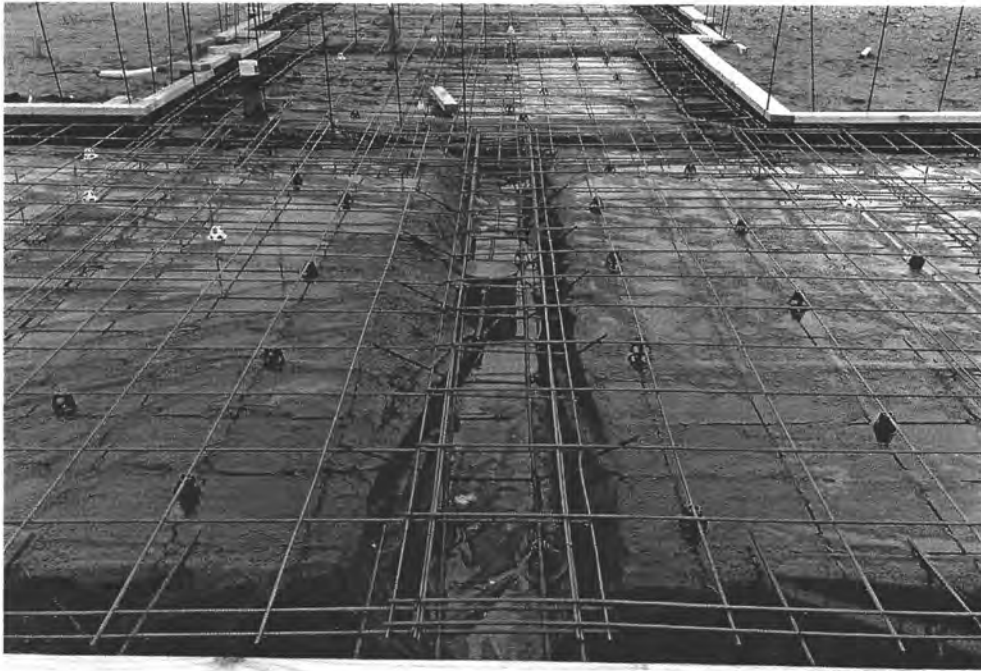
ME (Fire)

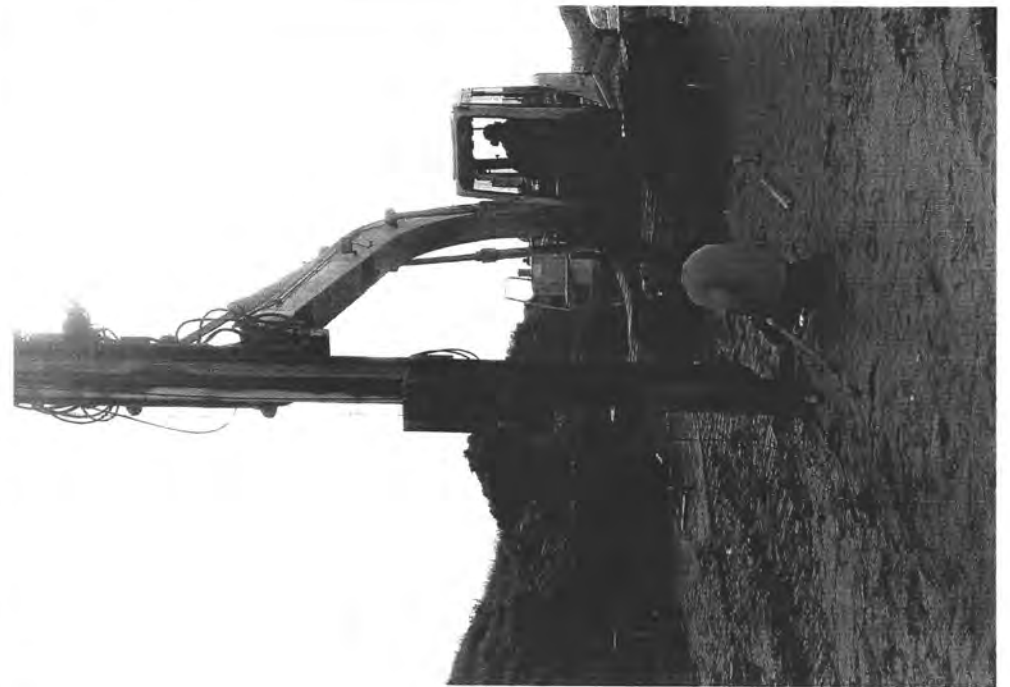
BE (hans) Civil & Structural

CPEng, JPE, No 51126

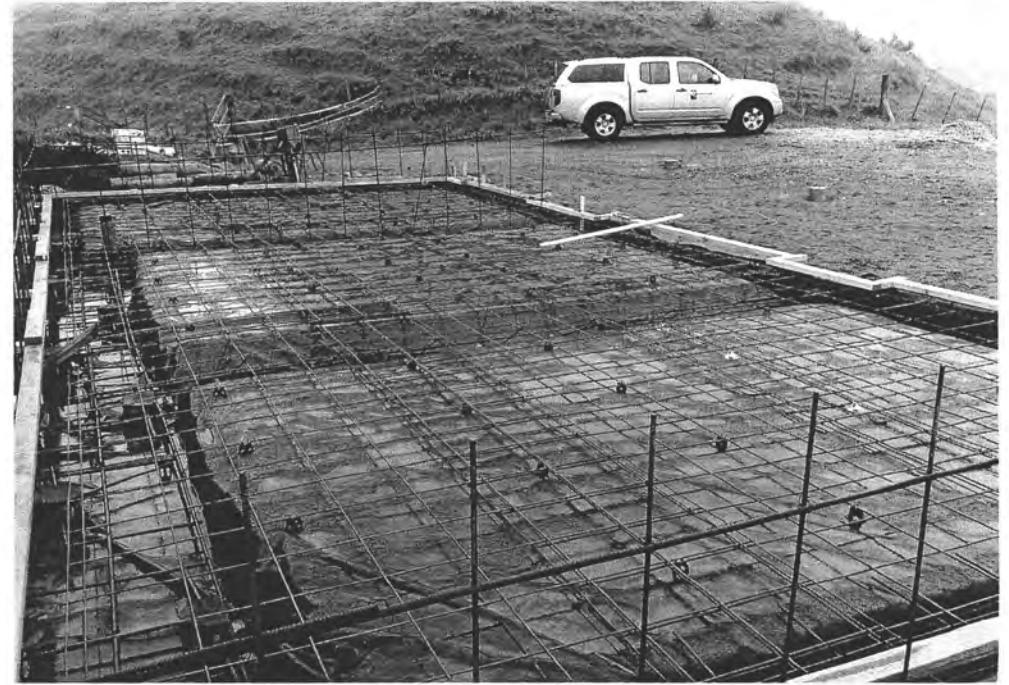
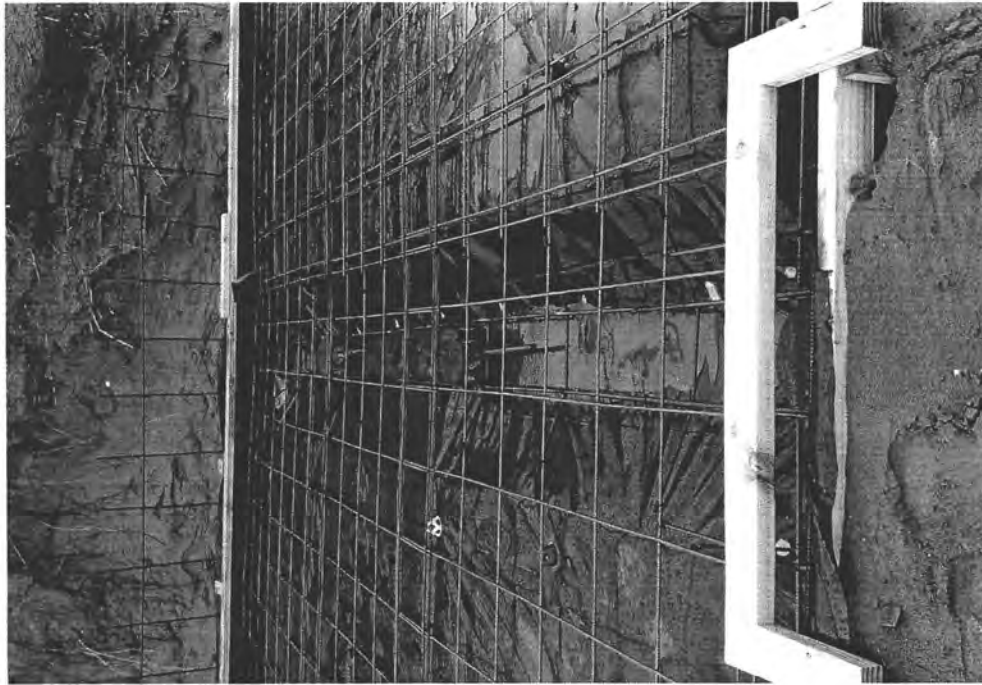
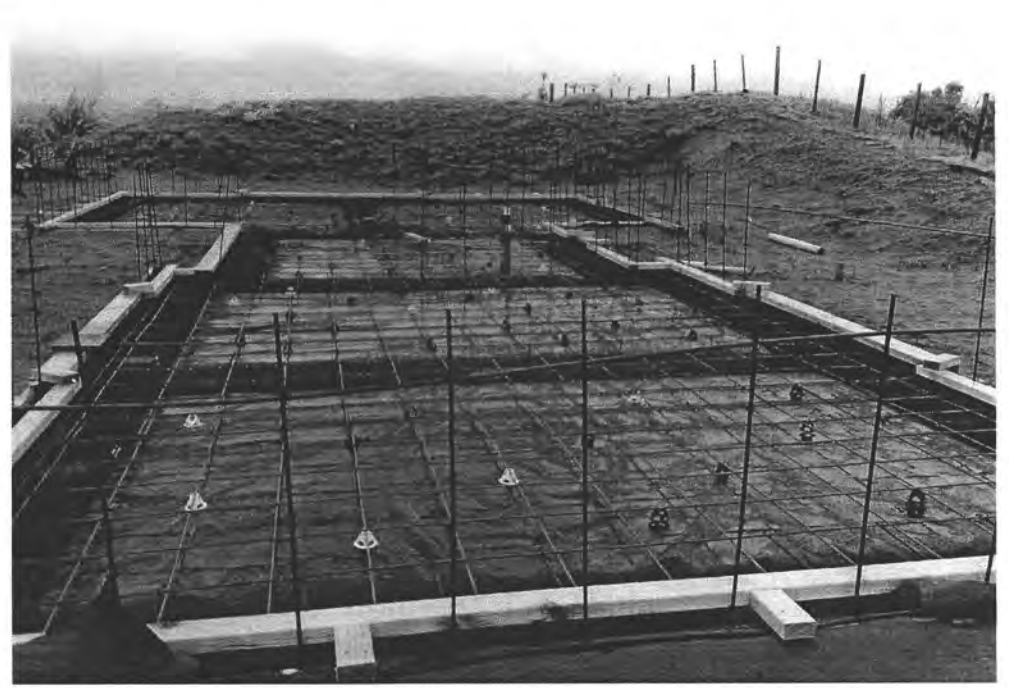


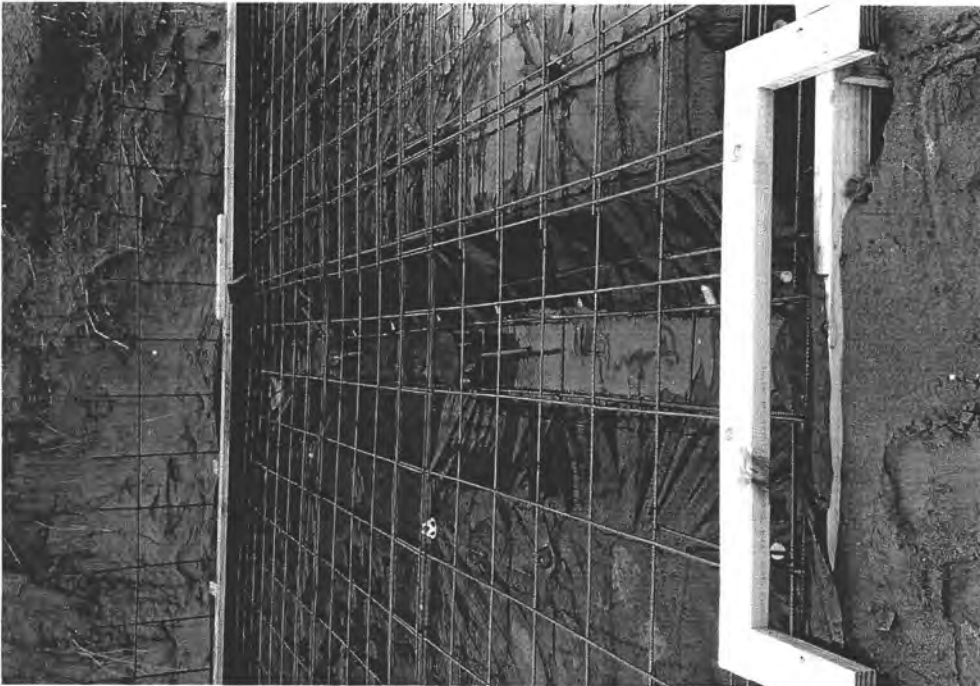


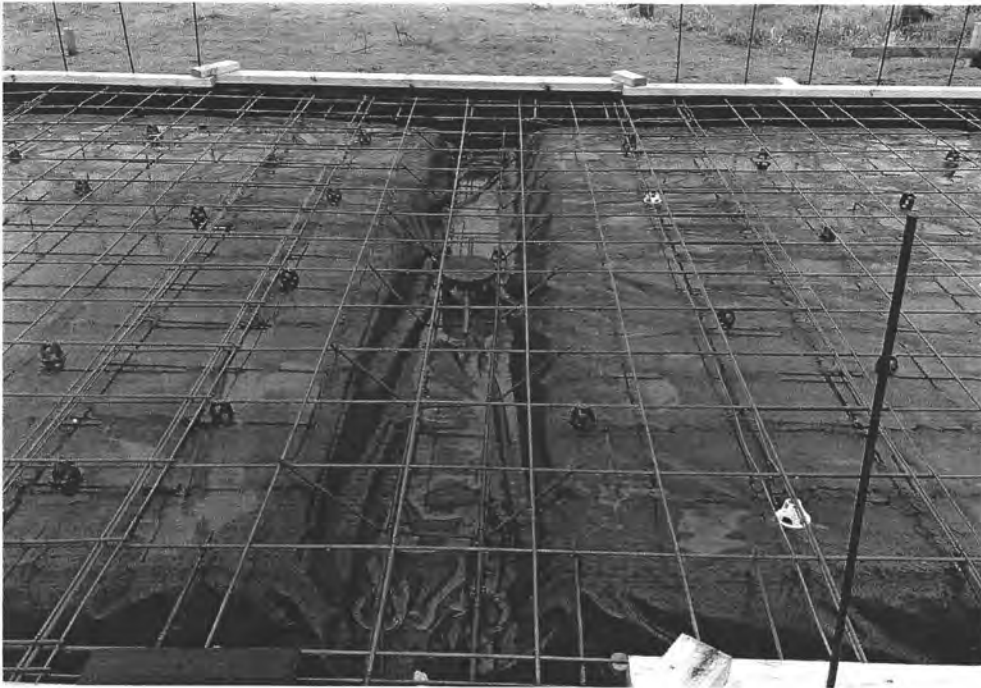
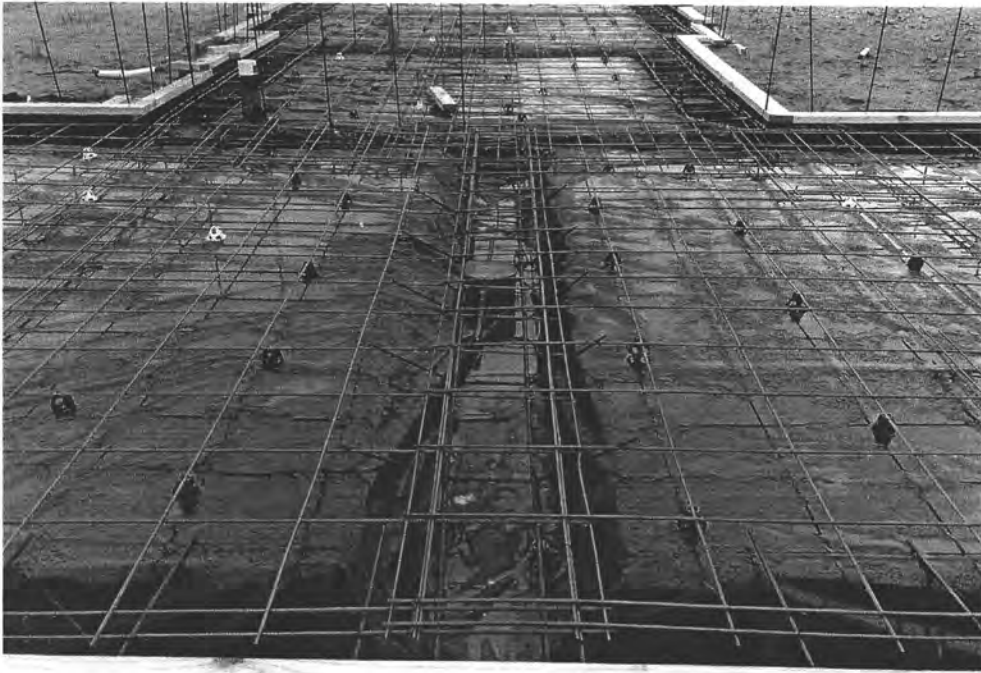












BL 100637



BL 100637





Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

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

19 August 2010

Bill Cargill
23 Paetawa Road
Peka Peka

Building Consent: 100637

Dear Sir/Madam

Request for further information

Description: Stage 1 of 2; build implement shed/workshop, with separate bedroom, bathroom & studio living accommodation.

Location: 104 Raukawa Road, Peka Peka

Legal Description: LOT 6 DP 362593 C/T 255394

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

Information Needed:

1. Engineers PS1; please include all specific designed elements on the producer statement

2. Provide the design certificate from Frametek for the roof framing

3. Frametek has shown some flashings that appear insufficient, please clarify what flashing details take precedence and confirm there will be separation between the green concrete and all colour steel.

4. Pg2 provide separation between the CCA treated ply substrate and the steel framing

5. Clarify gutter fall and butynol roof fall.

6. Parallel apron flashing; please clarify if the up stand is to be full height on the flashing or chased into the block wall- please provide the construction details

7. Clarify how the block walls will be sealed and provide the manufactures specification for the product that is to be used.

8. Provide the jamb detail for door 2

9. Bracing; a) wall bracing-Pg B2 of the engineers calculations states "add wall 800 long between bed/bath" please clarify. b) Frametek to confirm the requirements for roof bracing

10. Clarify how the durability of all exposed structural steel is going to achieve a 50 year life span

Author/generator ID data

delivering on the community's plan

Compare pg3 of plans to engineer pg after PS1 - pg40.

to remove from plans

11. Pergola, although the pergola appears to fall under schedule 1 of the building act all work must comply and the current design indicates certain structural elements appearing insufficient. Please either remove the pergola from the consent and ensure any onsite work does comply or provide full details.

We have suspended your application and will not proceed any further with its processing until the above information is received. Please send it to us by 9/09/13. If we do not receive it by this date, we may not be able to issue your building consent.

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

Yours faithfully

Jaime Sherlock

Direct line tel. no. (04) 296 4730



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand



*Copy also sent to
rates address
104 Raukawa Rd*

Building Consent: 100637

28 May 2012

Bill Cargill
23 Paetawa Road
Peka Peka

Dear Sir/Madam

Progress of work on Building Consent 100637

Location: 104 Raukawa Road, Peka Peka
Legal Description: LOT 6 DP 362593 C/T 255394
Description: Stage 1 of 2; build implement shed/workshop, with seperate bedroom, bathroom & studio living accomodation.

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

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

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

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

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

delivering on the community's plan

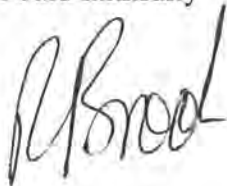
KAPITI COAST
DISTRICT COUNCIL
me huri whakamuri, ka titiro whakamua
(04) 296 4700 or 0800 486 486
kapiti.council@kapiticoast.govt.nz
www.kapiticoast.govt.nz

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

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

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

Yours faithfully

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

Russell Brook
Building Consents and Licensing Services
Kāpiti Coast District Council

Cc: Owner Name if different from Applicant

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.

Category... ①

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

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

✓ = info received & SORG

Comments

- ☐ ☒ Wind zone High V/ High Specific..... GIS.....
- ☒ ☐ Flooding / ponding hazards GIS
- ☒ ☐ Slippage/ fault line hazards GIS
- ☒ ☐ Erosion, river & coastal hazards GIS
- ☐ ☒ Subsidence/ soft soil hazards Site inspection notes Foundations by CPENG
- ☐ ☒ Corrosion zone Sea spray or Zone 1 GIS.....
- ☒ ☐ Soil contamination GIS
- ☐ ☒ Distances to boundaries / siting..... District plan Check planning for 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 VMI)

Comments

- ☐ ☒ PSI Design Certificate B1 B2 VMI Peter Bolton
- ☒ ☐ PS2 Peer Review..... B1 B2 VMI.....
- ☐ ☒ Calculations VMI.....
- ☐ ☒ CPeng Verified Online

Peter Bolton covering the structural design for foundations for the dwelling and implement shed. - B1 only

✓ - All engineered items now included.

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

Engineer designed: Comments

Layout

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

Section

- ☐ ☒ Depth & width..... NZS 3604.....
- ☐ ☒ Reinforcement..... NZS 3604; B2.....
- ☒ ☐ Plate fixings..... NZS 3604; B2 cl 7.5 concrete block
- ☐ ☒ DPM NZS 3604; B2.....
- ☐ ☒ Engineer design and Calcs..... B1; B2.....
- ☐ ☒ Concrete strength..... B1; B2 cl 4.8.2 20MPa
- ☐ ☒ Alternative..... specify reason E/D

Due to the non habitable nature of the implement shed I'm SORG with the use of mulseal & BPC in addition to nova flow drain

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..... *Lintels engineer designed - refer engineers sheet 3 of 3*
☒ ☐ ☐ 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, B3

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

Block wall construction details - specified by engineer which appear to be based on NZS 4229 - non specific design foundations specific design

Trussed / by purlin or Framed roof NZS 3604

Comments

N/A NO YES

- ☐ ☒ ☐ Fixing layout & details.....B1 B2 *Design certificate required. ②✓*
- ☐ ☐ ☒ 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 *5° parapet*
- ☐ ☒ Underlay.....E2 ** Clarify what underlay is being used*
- ☐ ☒ Flashings.....E3/E2 B1 B2 *③✓ - Metal Craft details are to be used*
- ☐ ☐ ☒ Parapets.....B1 E2 B2
- ☐ ☐ ☒ Membrane Roofs and substrate Code E2/AS1 B2 *Notynol - ccd substrate per specs - ⑤✓*
- ☐ ☐ ☐ 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'.

* Provide design certificate for truss ②✓ ④

* Green concrete & colorsteel flashing - on frame tek details - provide protection / separation ③✓ separation provided

Flashings to check: Parapet, apron, parapet apron, canal flashing, gutter, Also refer to worksheet

Claddings Code B1 & B2 E2/AS1, Branz good practice Guides & Weather tightness Vol 12&3 *⑥✓*

- ☒ ☐ ☐ Risk matrix Cavity or direct.....E2 *outside of E2/AS1*
- ☒ ☐ ☐ 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 *⑧✓*
- ☐ ☐ ☒ Alternative.....specify reason

Wall Cladding - Concrete block items to check: W88 - wall finish ⑦✓ paint finish

Bracing NZS 3604 B1, B2, B3

Comments

N/A NO YES

- ☒ ☐ ☐ Subfloor bracing.....B1 & NZS 3604
- ☐ ☐ ☒ Wall bracing..... B1 & NZS 3604 *⑨✓ Solid filled concrete masonry house*
- ☐ ☐ ☒ Roof bracing..... B1 & NZS 3604 *Refer pg B2 engineers calculations - solid wall - 800 long - clarify*
- ☒ ☐ ☐ Bracing calculations..... B1 & NZS 3604
- ☒ ☐ ☐ Provide bracing plan layout..... B1 & NZS 3604
- ☒ ☐ ☐ Double top plate (if > 5m)..... B1 & NZS 3604 *⑨a✓ wall added*
- ☒ ☐ ☐ 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

Engineers calculations - pg B4 implement stud bracing ok both ways.

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

S.N. confirmed via BRANZ calculation sheets Ref 269 - Pro 262.3 - 04.

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

Pergola - although the pergola falls under Schedule 1 of the Building Code some structural members would appear under sized in particular the windward beam.

- Please confirm that this structure will not be requiring roof cladding (to H&S) if not provide full structural details including loadings.

11V - removed from consent.

N/A NO YES

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

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

Comments

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

Ambiguity / Contradictions

Comments

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

⑩ Structural Steel to be galvanized and epoxy painted.

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:

PS1 for specific design of foundations, block retaining walls,
Beams and bracing - by CPENG.

Steel framing by Framtek - design certificate provided

General

Comments

N/A NO YES

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

Plumber's Reg no. Craig Kerr 04645 Drainlayers Reg no. ? T.B.A

Effluent Disposal Systems

Comments

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

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

~~Engineer~~ Steve Stradling designed Quantum system
2 stage treatment system requires upgrade at
the time the main dwy is built.

Water Supplies

Comments

- ☐ ☐ ☒ G12
☐ ☒ ☐ Town supply.....
☐ ☐ ☒ Private scheme.....
☐ ☐ ☒ Type & location.....Roof catchment
☒ ☐ ☐ Alternative.....specify reason.....

secondary treatment recommended.

Sanitary Drainage

Comments

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

Stormwater Drainage

Comments

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

s/w to 30,000lt water storage overflow to be confined on site

Sanitary Plumbing

Comments

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

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

Dialogue Record

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

Date /time	State the content of discussion !!!	Initials
1:20	Met with Bill Cargill at counter	
25/08	Bill changed his aluband flashing detail to a mechanical alluminium flashing housed in chase in block face and sealed with MS Sealant. see detail for door 2 Jamb Stuart Naper	
23/8/10 9:30am	Met Bill at the counter, he provided all required info except point 8 & 4. We also discussed PVC migration in relation to services.	
23/8/10	Info left at the counter	
25/8/10	Bill called to see whether I had received any info I said not yet and I would check. I found the info in the inray of 2B* checked and called Bill to say I would like the detail for 2 D2 Revised. - See above.	

Change Of Use – Sec 114: (record decisions and basis for decisions – confirm whether sec 115 applies)	
Date		
Alteration to Existing Building – Sec 112: (record decisions and basis for decisions – confirm whether sec 118 applies and if so, has it been complied with?). List conditions / communications / actions:	
Date		
Hazards – Sec 71-74 : (record decisions and basis for decisions – see under "site plan above already done")	
Date:		
Compliance Schedule – Sec 100 - 107: (record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).		
Date		

Note :- Refer to the associate code clause along side each prompt above for compliance or reason of decision

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

Signature, name & date

Bldg..... MLL 19/8/10

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

Bldg..... MLL 26/8/10

(for all pages except those listed below)

Plumbing..... Simon Copp 11/8/2010

(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.

- * Detail 4 of Frametech layout
Frametech has indicated flashings in their details which don't appear to satisfy B2 & E2 - clarify what weather tight details are to be assessed - metal craft details appear sufficient. (2) ✓
- * Pg 2 - provide separation between ply gutter substrate & steel framing. (4) ✓
- * Clarify fall of external roof & gutter
the upstand is (5) ✓
- * Parallel apron flashing - clarify if framing will high to the parapet cap or to be inset into the block - provide full details. (6) ✓
- * Clarify finish to block walls i.e. how are they being sealed - provide specs (7) ✓
- * Clarify roof bracing requirements - Frametech - engineer? (9b) ✓
- * Wall Bracing house - pg B2 by engineer states "add wall 800 long" - please clarify. (9a) ✓
- * Provide jamb flashing detail for W2. (8) ✓
- * Clarify protection to exposed structural steel. (10) ✓
- Pergola removed - (11) ✓
Engineer completed a revised PSI - (11) ✓

Exposed structural steel

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

BC

VEHICLE CROSSING
INSPECTION FORM

Date:

To: Building Inspectors

Owner:

Address:

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:





**CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER
NUMBER 362593
AND RESOURCE CONSENT N^o. RM050063**

**(BEING THE SUBDIVISION OF LOT 3 DP 359656),
AT RAUKAWA ROAD, PEKA PEKA
FOR TASMAN LAKES ESTATE LIMITED**

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991, the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that with respect to Lots 1 to 7 only (unless otherwise nominated below) the following conditions are to be complied with on a continuing basis:

1. The following works shall take into account the findings and recommendations contained within the Engineering report prepared by Hamish Wells entitled "Tasman Lakes Rural Residential – Ruakawa Road, Peka Peka Beach" dated 7 November 2005 and submitted to Council in relation to application no. RM0050063:

- Foundation design and construction for any new building or additions and alterations to any building;
- The provision, maintenance and monitoring of any on site water supply system that provides a minimum storage capacity of 30,000 litres or other minimum storage approved by the Subdivision Engineer in a manner that ensures that any adverse effects on the environment from the operation of the system are minor; and
- The installation and ongoing management of any on site wastewater system in a manner that ensures that any adverse effects on the environment from the operation of the system are minor

Note: It shall be the responsibility of the owner of the land to maintain and monitor the wastewater disposal system and to ensure that any adverse effects on the environment are minor. The On-site waste water treatment and disposal systems shall be designed, constructed and operated to meet the following criteria:

- a) It shall be designed with sufficient wastewater retention time to enable adequate treatment in relation to any constraints identified in the site investigation;

Kapiti Coast District Council

Addenda to Application – BC100637A

Application

Paetawa Trust - CMS Nominees 104 Raukawa Rd Peka Peka	No.	100637A
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Project

Description	Amended Plans Being Stage 1 of an intended 1 Stages Installation of kitchen to studio. Change of use: workshop replaced with bedroom and ensuite
Intended Life	Indefinite, but not less than 50 years
Intended Use	Rural dwelling
Estimated Value	\$1
Location	104 Raukawa Road, Peka Peka
Legal Description	LOT 6 DP 362593 C/T 255394
Valuation No.	1489005014

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections: (See list of inspections for BC100637)
- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

1. All work to be in accordance with RM050063 and Section 221 Consent Notice.

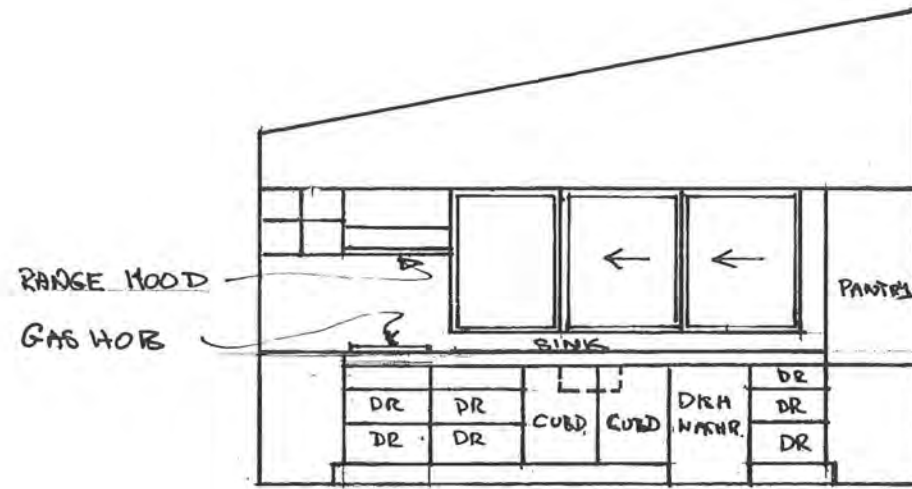
I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/
AUTHORISED PERSON

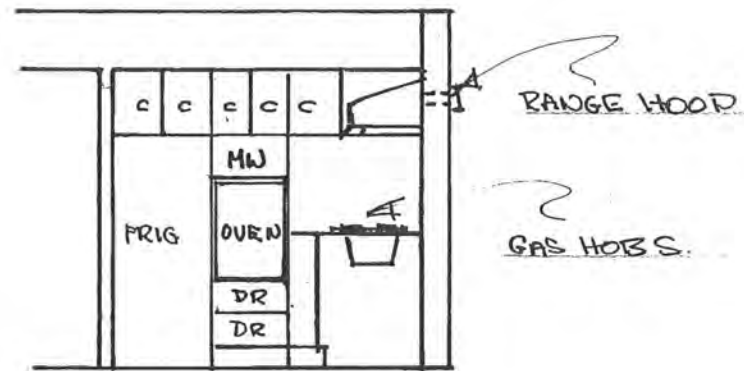
Date: _____

Ammended

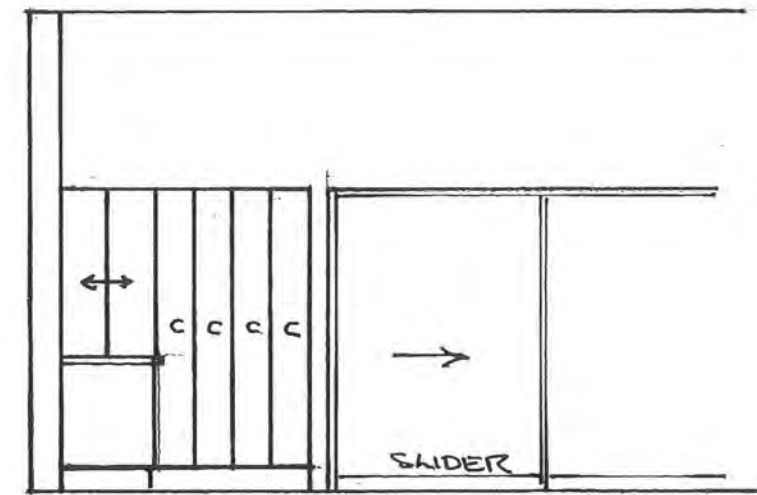
RECEIVED
15 OCT 2013
000002



NORTH ELEVATION



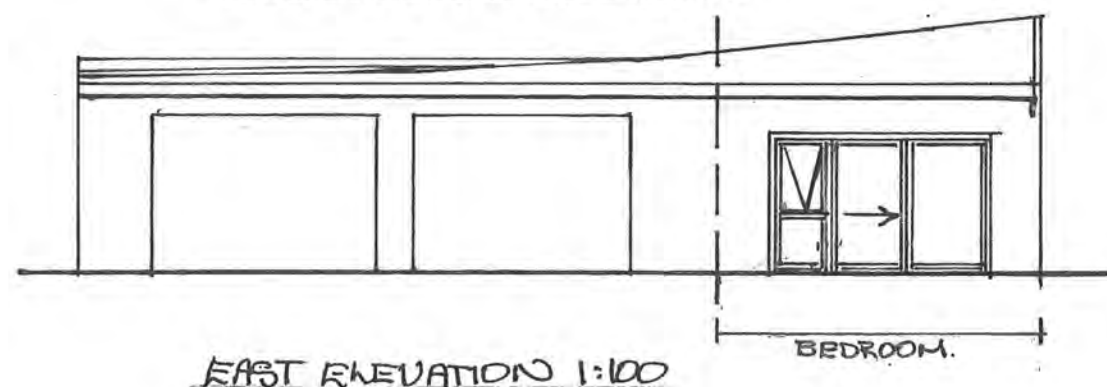
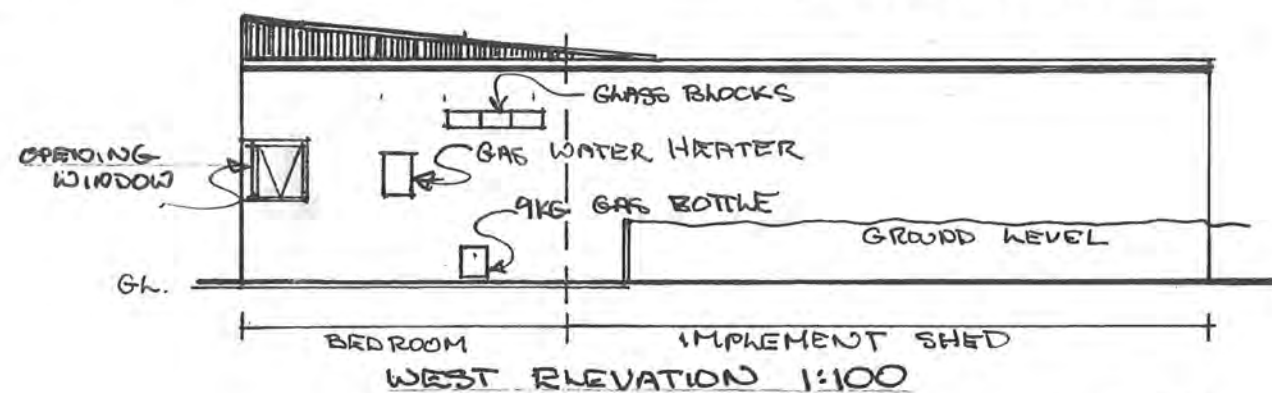
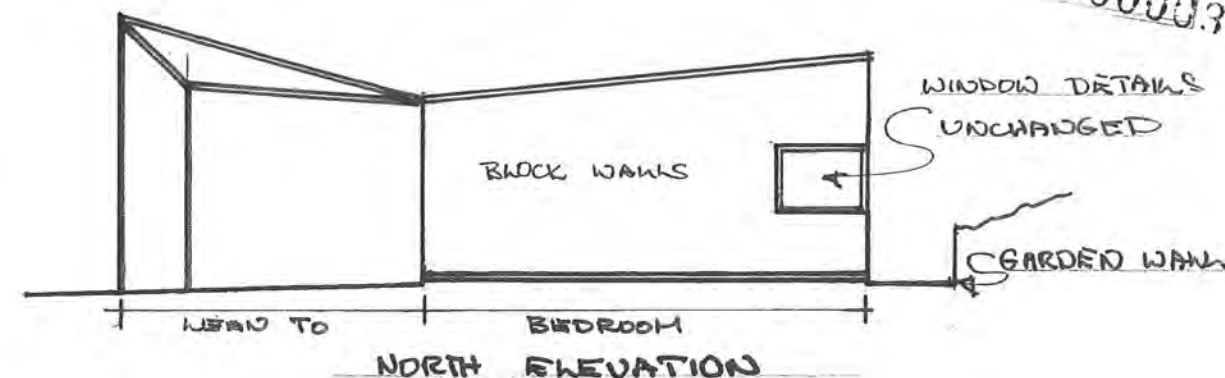
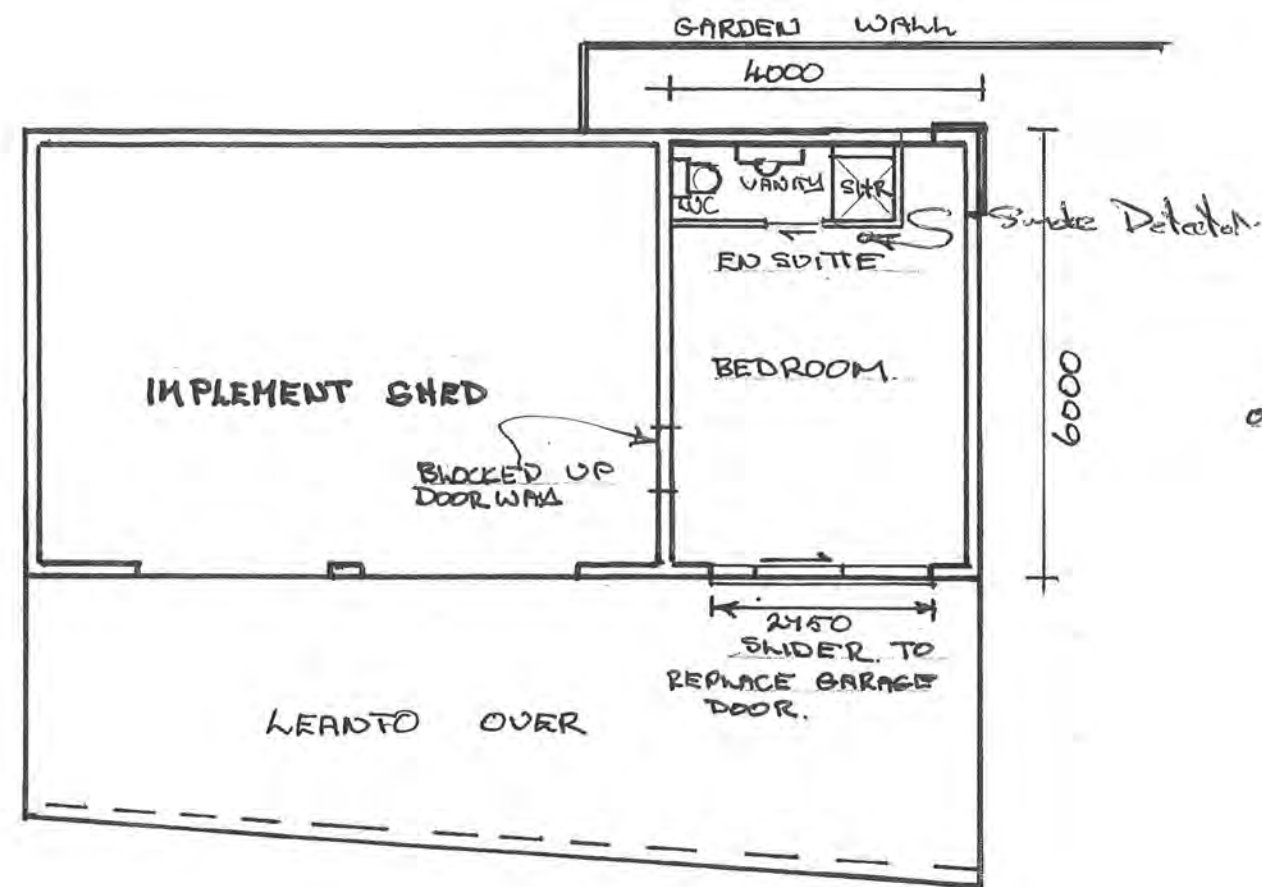
WEST ELEVATION



EAST PANTRY UNIT

KITCHEN ELEVATIONS 1:50

RECEIVED
15 OCT 2013
000003



PLAN 1:100

VARIATION TO PLAN:

CHANGE WORKSHOP TO BEDROOM ENSUITE

ALL WORK CARRIED OUT AT TIME OF CONSTRUCTION AND WAS INSPECTED IN CONJUNCTION WITH ALL INSPECTIONS ON THE MAIN DRAWING

ALL WINDOW - WALL + CEILING CLADDINGS + BATHROOM DETAILS AS IN MAIN DRAWING.

BUILDING CONSENT AMENDMENT DOCUMENTATION FILED



Building Consent Number:	100637 A
Street Address:	104 Rawhanga Rd,

Tick indicates documents (s) included in this Building Consent								✓
Amendment Consent Application								✓
Costing schedule								✓
Amended Plans and specifications								✓
Invoice and receipt								
Processing records/checksheets								✓
Inspection page printouts								
1-3								
Amended Building consent and memorandum								
Producer statements and supporting documentation								
Peer review documents								
Fire design documents								
Requests for further information and other correspondence								
Supplementary information								

This form comprises part of the Building Consent documentation and indicates the contents of the Building Consent File.



**CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER
NUMBER 362593
AND RESOURCE CONSENT N^o. RM050063**

**(BEING THE SUBDIVISION OF LOT 3 DP 359656),
AT RAUKAWA ROAD, PEKA PEKA
FOR TASMAN LAKES ESTATE LIMITED**

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that with respect to Lots 1 to 7 only (unless otherwise nominated below) the following conditions are to be complied with on a continuing basis:

1. The following works shall take into account the findings and recommendations contained within the Engineering report prepared by Hamish Wells entitled "Tasman Lakes Rural Residential – Ruakawa Road, Peka Peka Beach" dated 7 November 2005 and submitted to Council in relation to application no. RM0050063:

- Foundation design and construction for any new building or additions and alterations to any building;
- The provision, maintenance and monitoring of any on site water supply system that provides a minimum storage capacity of 30,000 litres or other minimum storage approved by the Subdivision Engineer in a manner that ensures that any adverse effects on the environment from the operation of the system are minor; and
- The installation and ongoing management of any on site wastewater system in a manner that ensures that any adverse effects on the environment from the operation of the system are minor

Note: It shall be the responsibility of the owner of the land to maintain and monitor the wastewater disposal system and to ensure that any adverse effects on the environment are minor. The On-site waste water treatment and disposal systems shall be designed, constructed and operated to meet the following criteria:

- a) It shall be designed with sufficient wastewater retention time to enable adequate treatment in relation to any constraints identified in the site investigation;

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website www.kapiticoast.govt.nz



Site Inspection Report - New BC Applications

BC Application number: 100637 Lot DP

Site Address: 104 Kankawa Rd

Building Project: Studio and workshop

Check NCS status is currently "To Site Inspection"

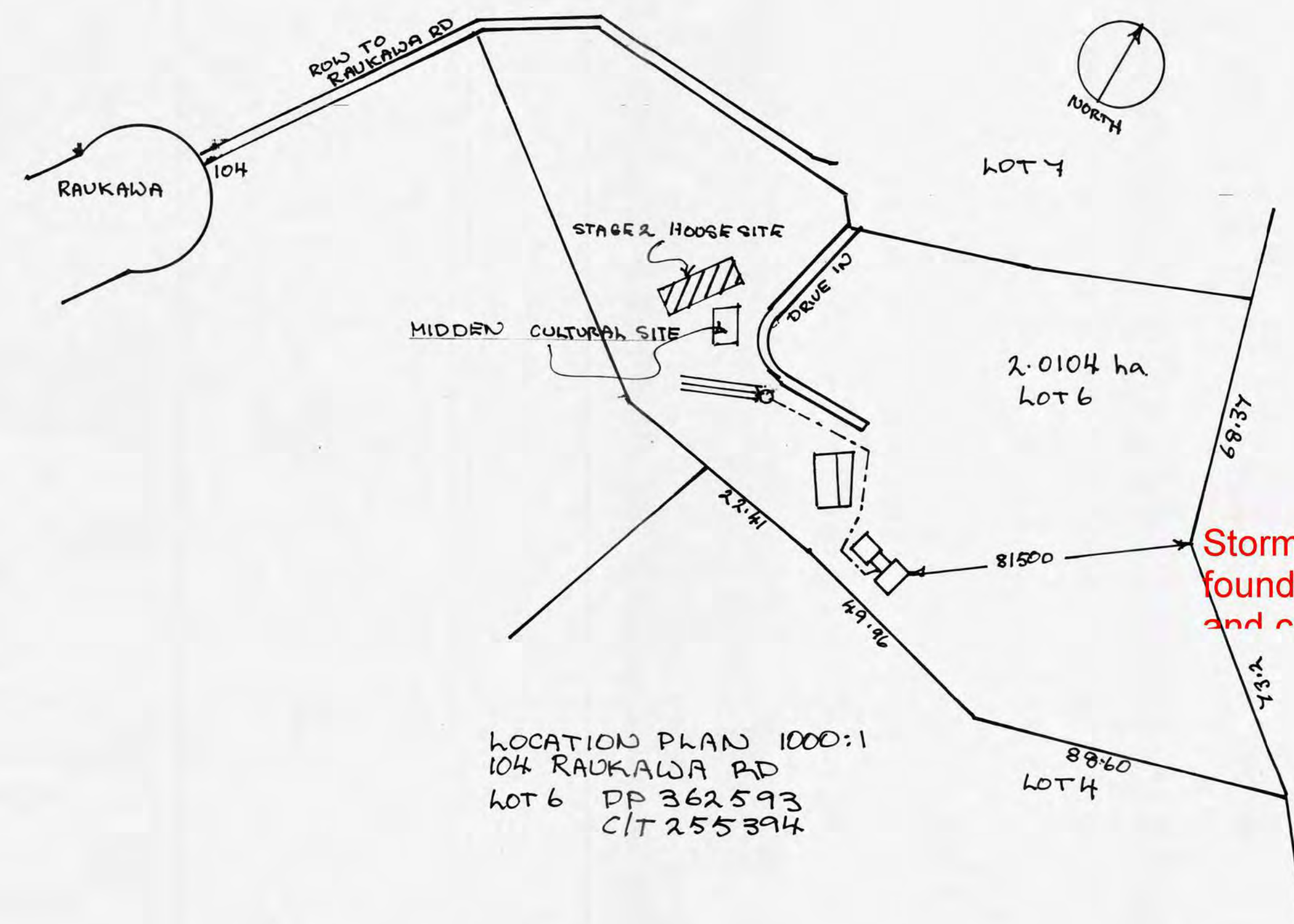
Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	Yes / No		
Datum point identified?	Yes / No		
Boundaries identified?	Yes / No	Rural site	
Check ground conditions?	Yes / No	PSI by engineer for foundations	
Check f/path, kerb & channel, grass berm, note existence/damage.	Yes / No	N/A	
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: Andrew Signature: A. [Signature] Date: 10/8/2010

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.

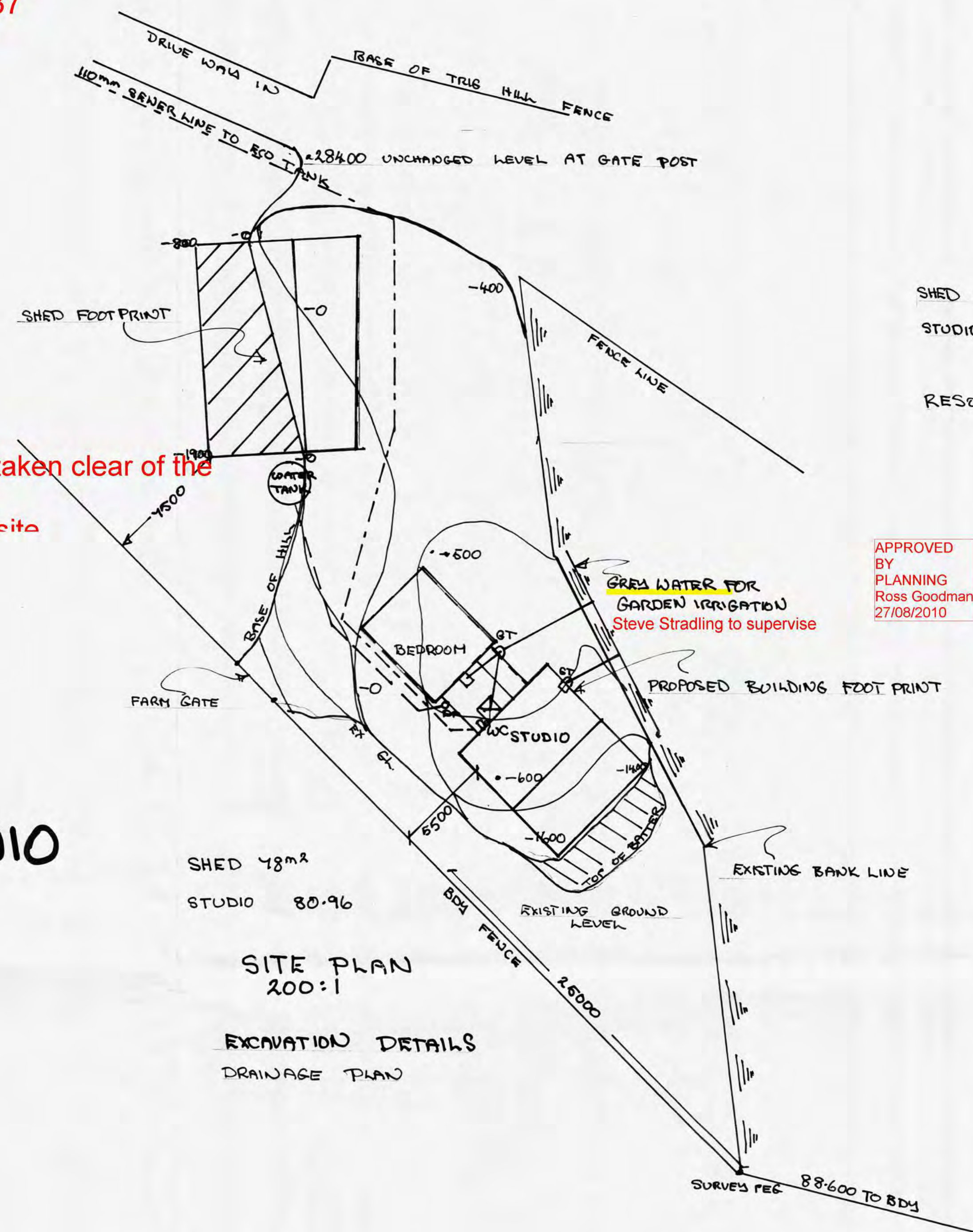


STAGE ONE: BEDROOM-STUDIO IMPLEMENT SHED-WORKSHOP FOR PAETAWA TRUST

DRAWN: W CARGILL 23 PAETAWA RD PEKA PEKA
23rd JUNE 2010

ENGINEERS DESIGN

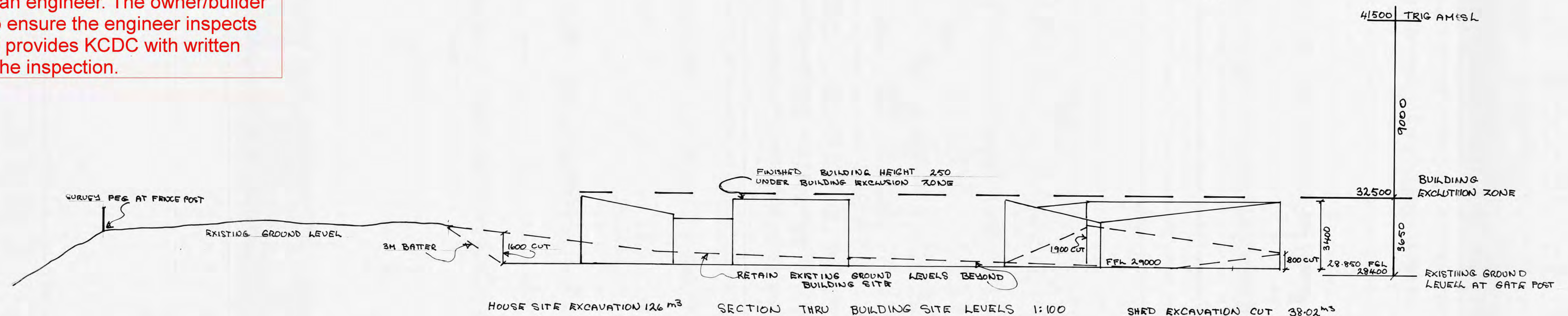
This project contains elements specifically designed by an engineer. The owner/builder is required to ensure the engineer inspects the work and provides KCDC with written evidence of the inspection.



SHED EXCAVATION 38.02 m³
STUDIO PAD EXCAVATION 126 m³
TOTAL = 164.02 m³
RESOURCE CONSENT REQUIRED 64.02 m³

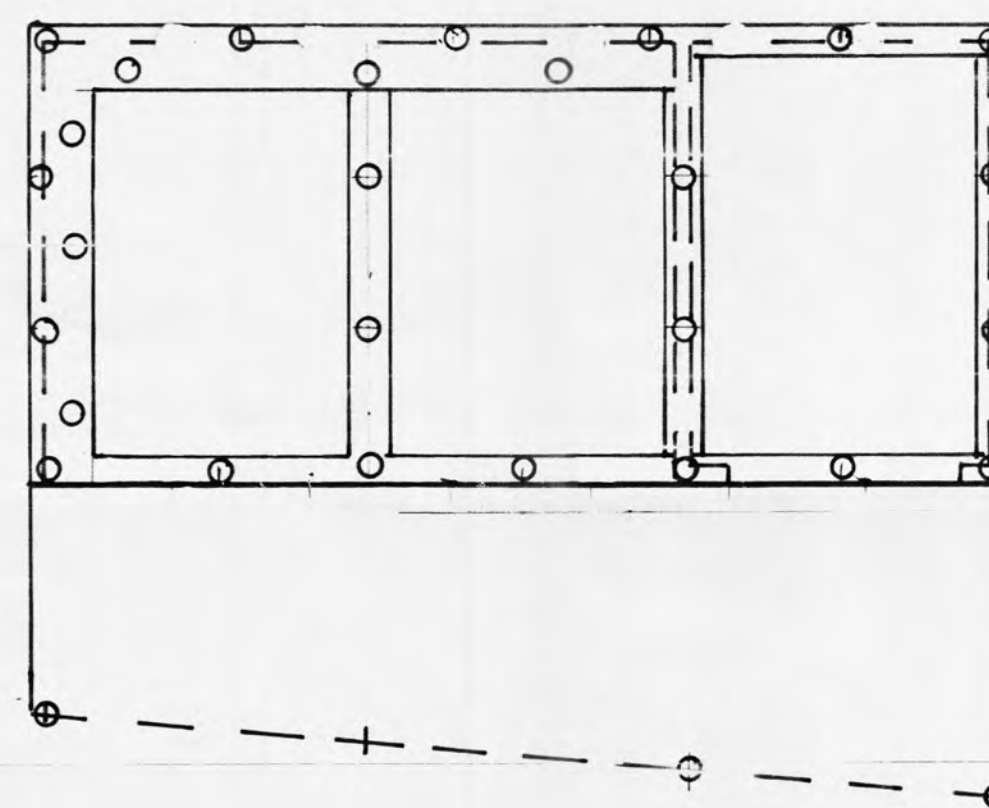
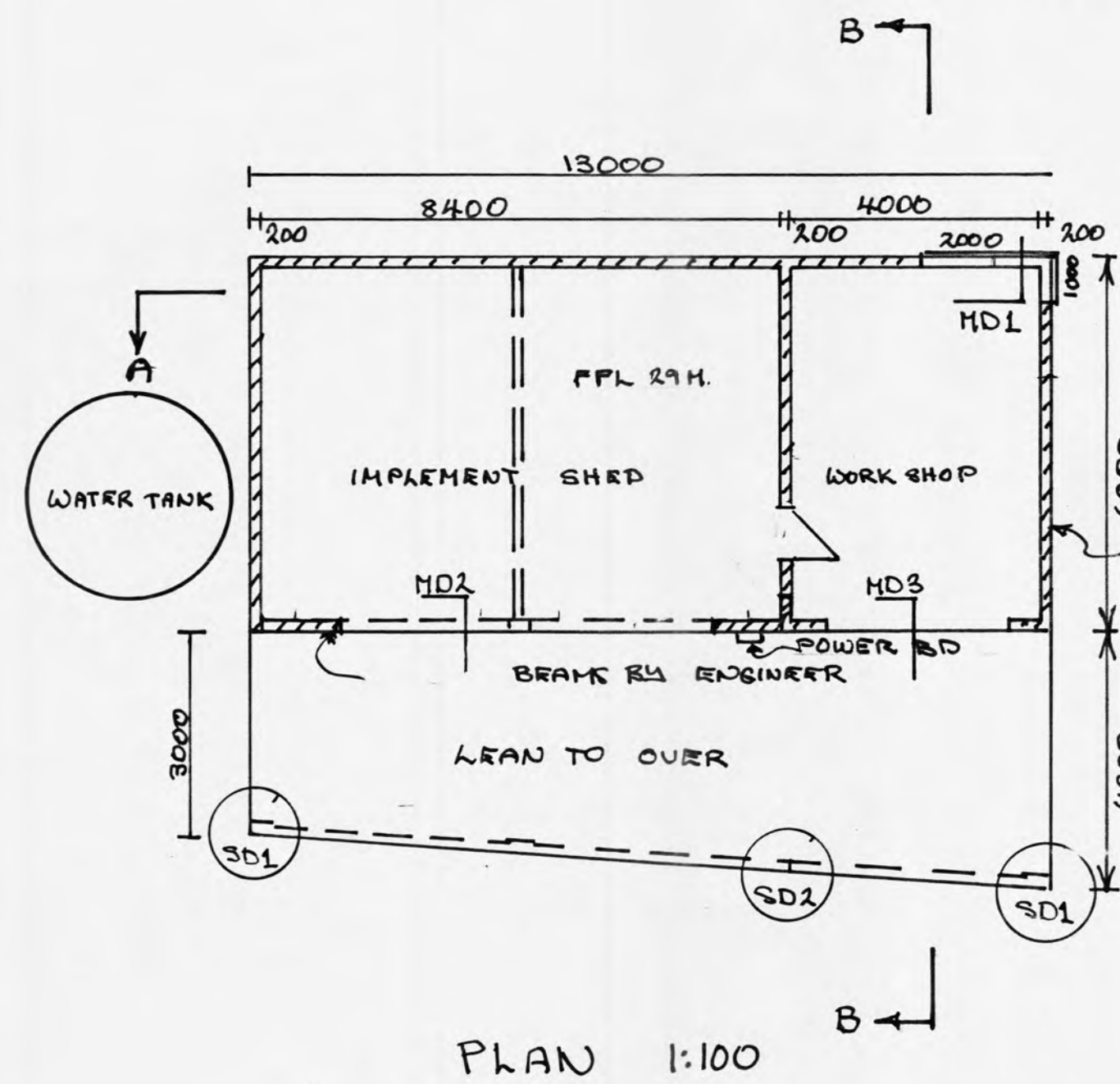
APPROVED
BY
PLANNING
Ross Goodman
27/08/2010

APPROVED BY
BUILDING
james
OFFICER
26/08/2010

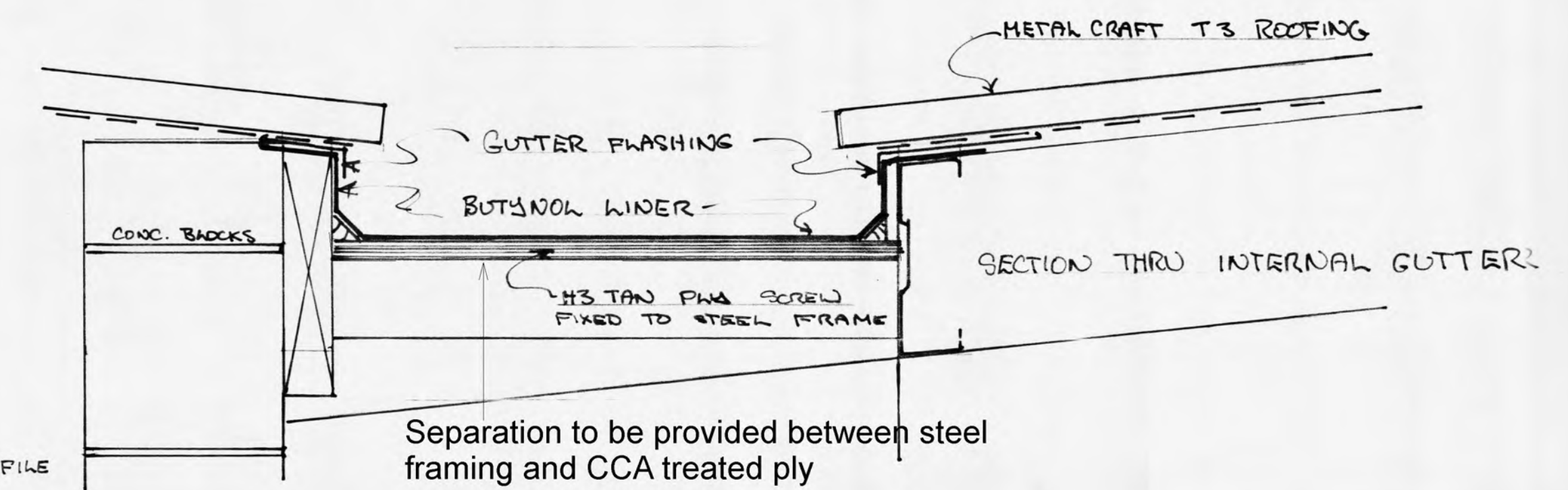
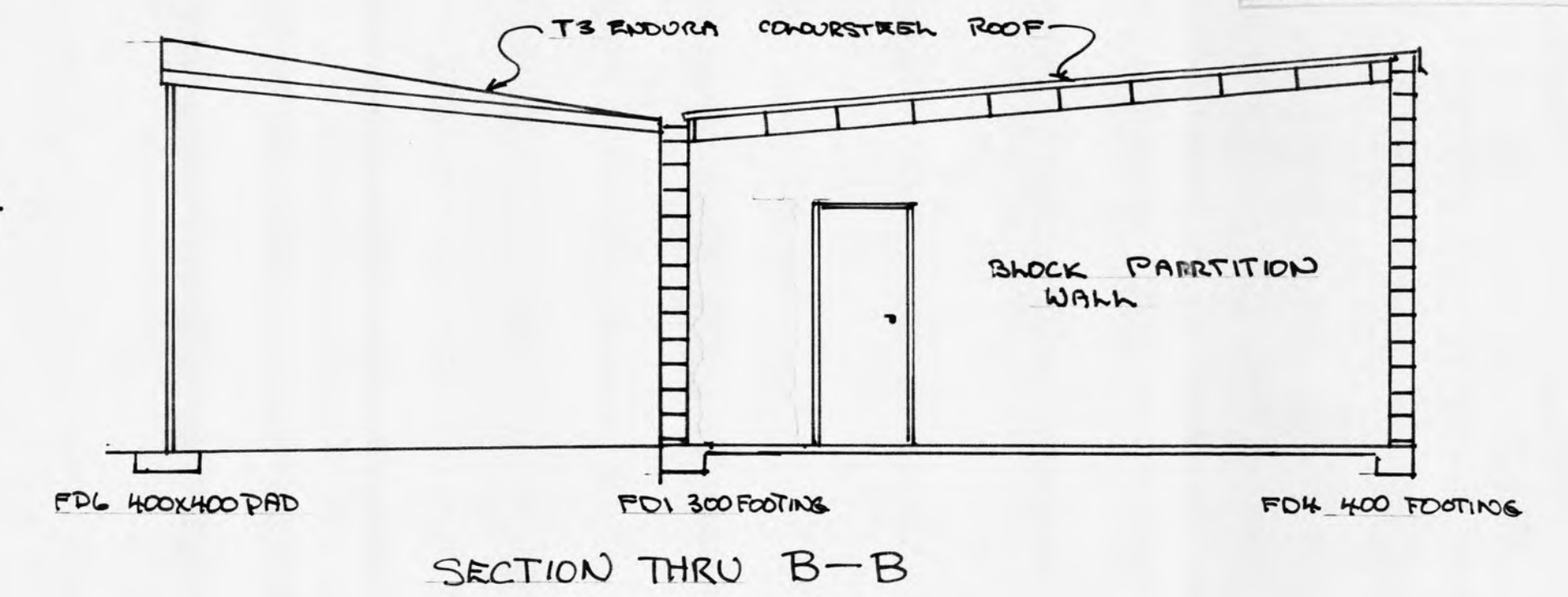
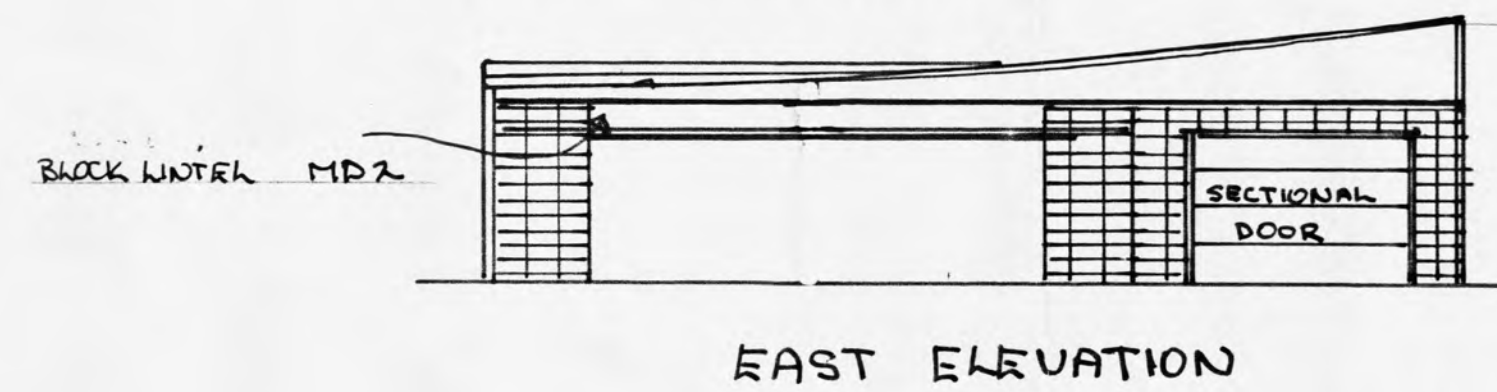
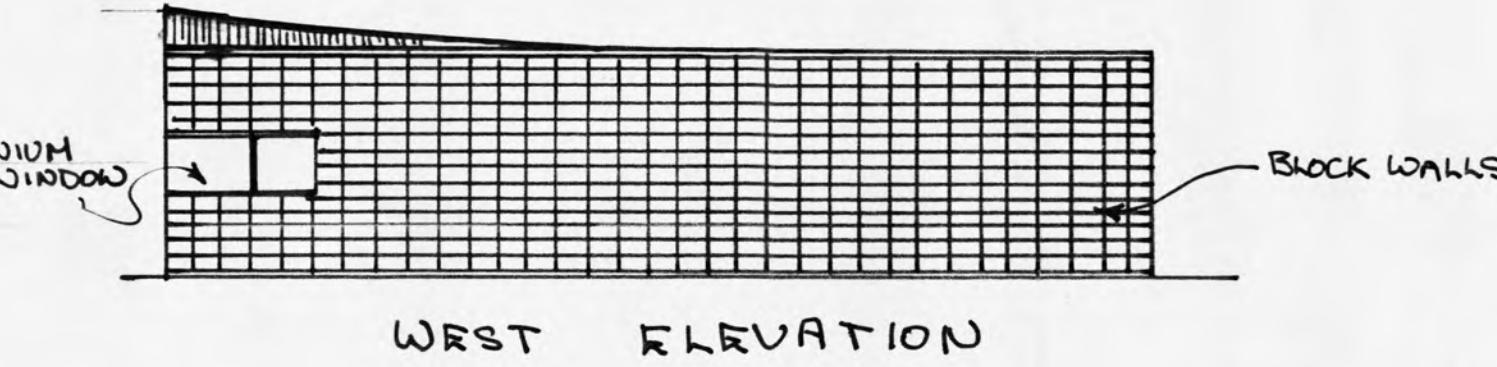
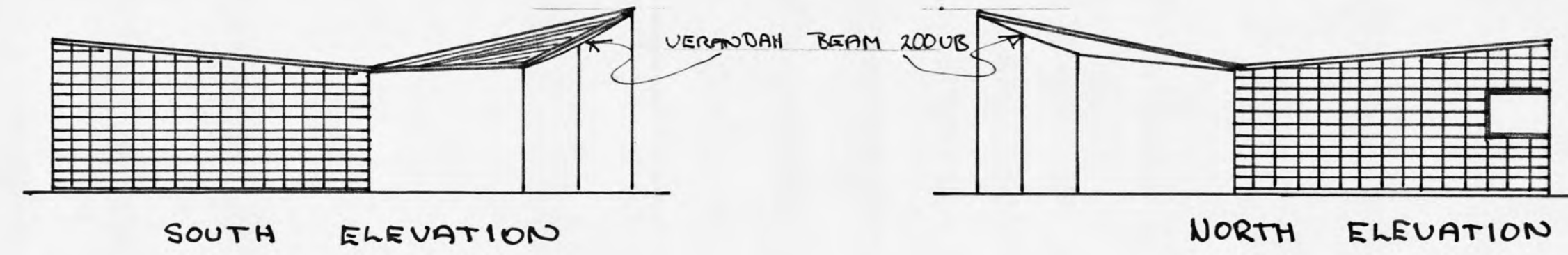


IMPLEMENT SHED — WORKSHOP

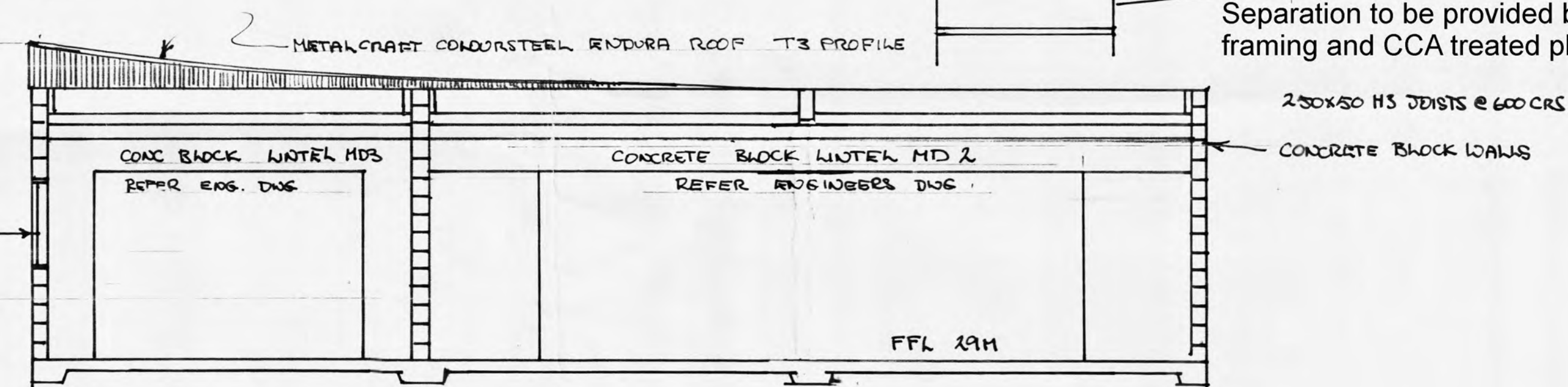
RECEIVED
29 JUL 2015
KAPITI COAST
DISTRICT COUNCIL



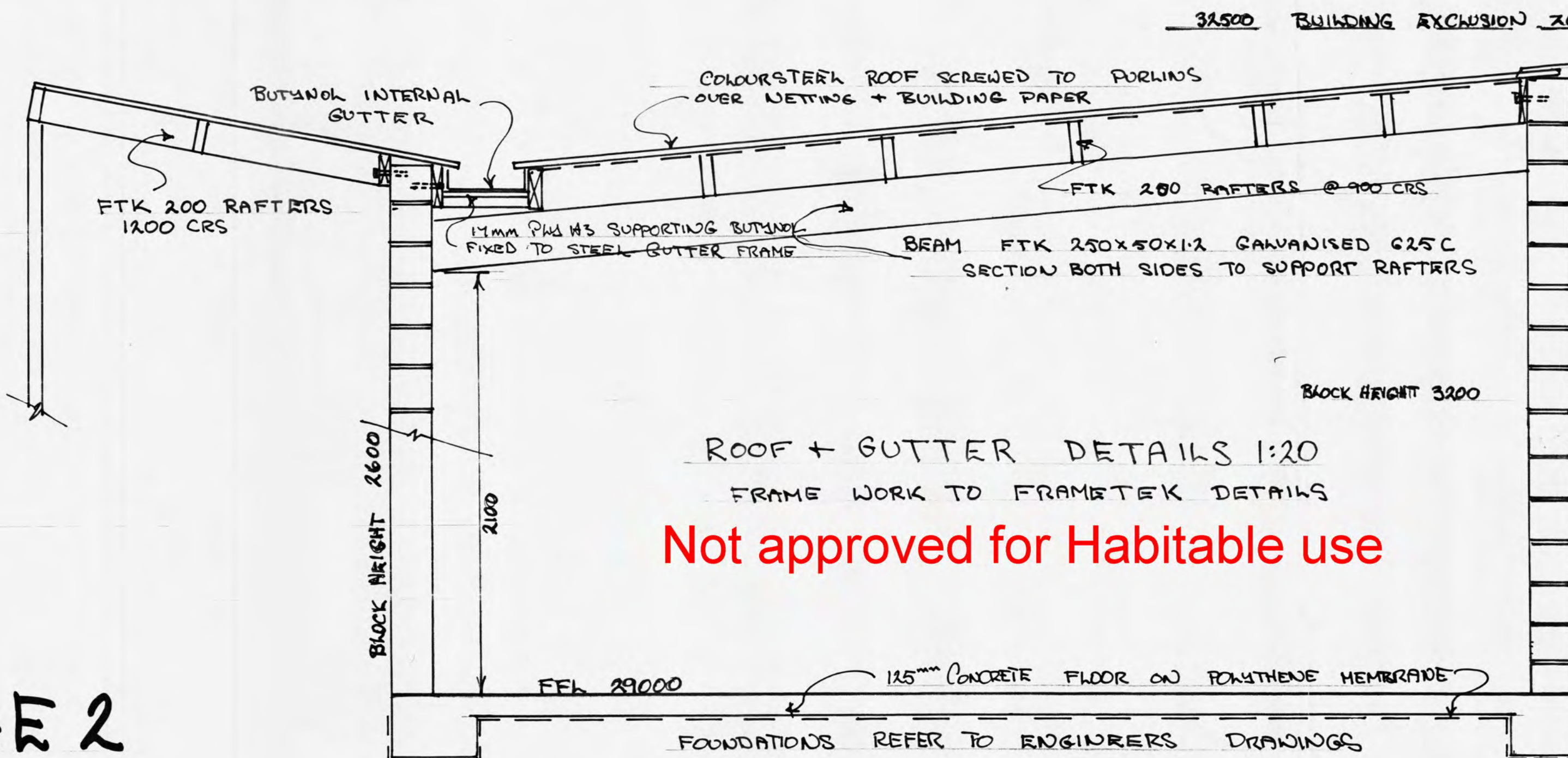
FOUNDATION PLAN
REFER TO ENGINEERS DRAWINGS



HYPERBOLIC
PERABAND
LEAN TO ROOF

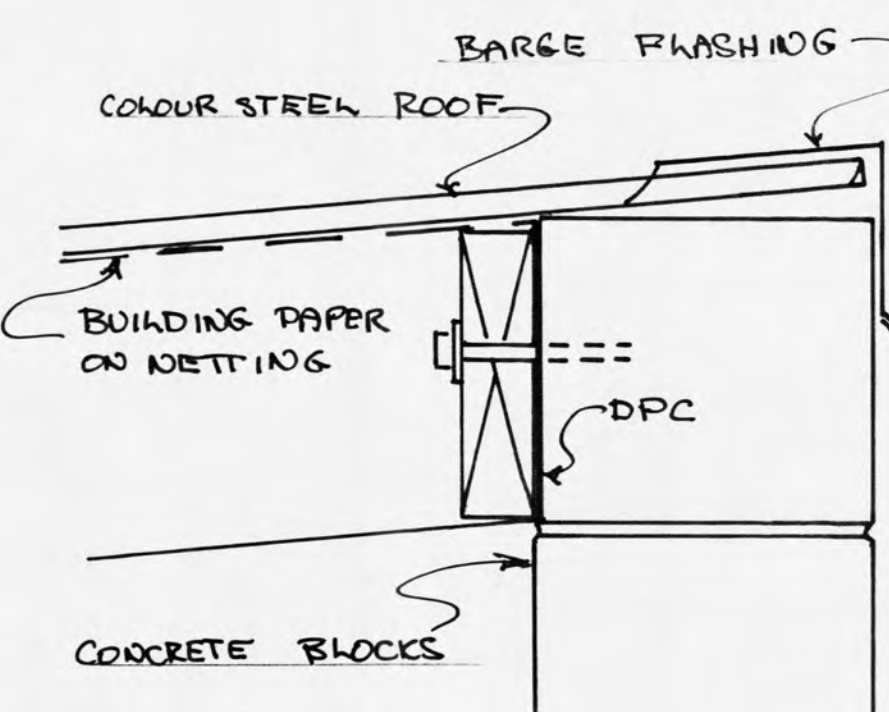


SECTION THRU A-A 1:50

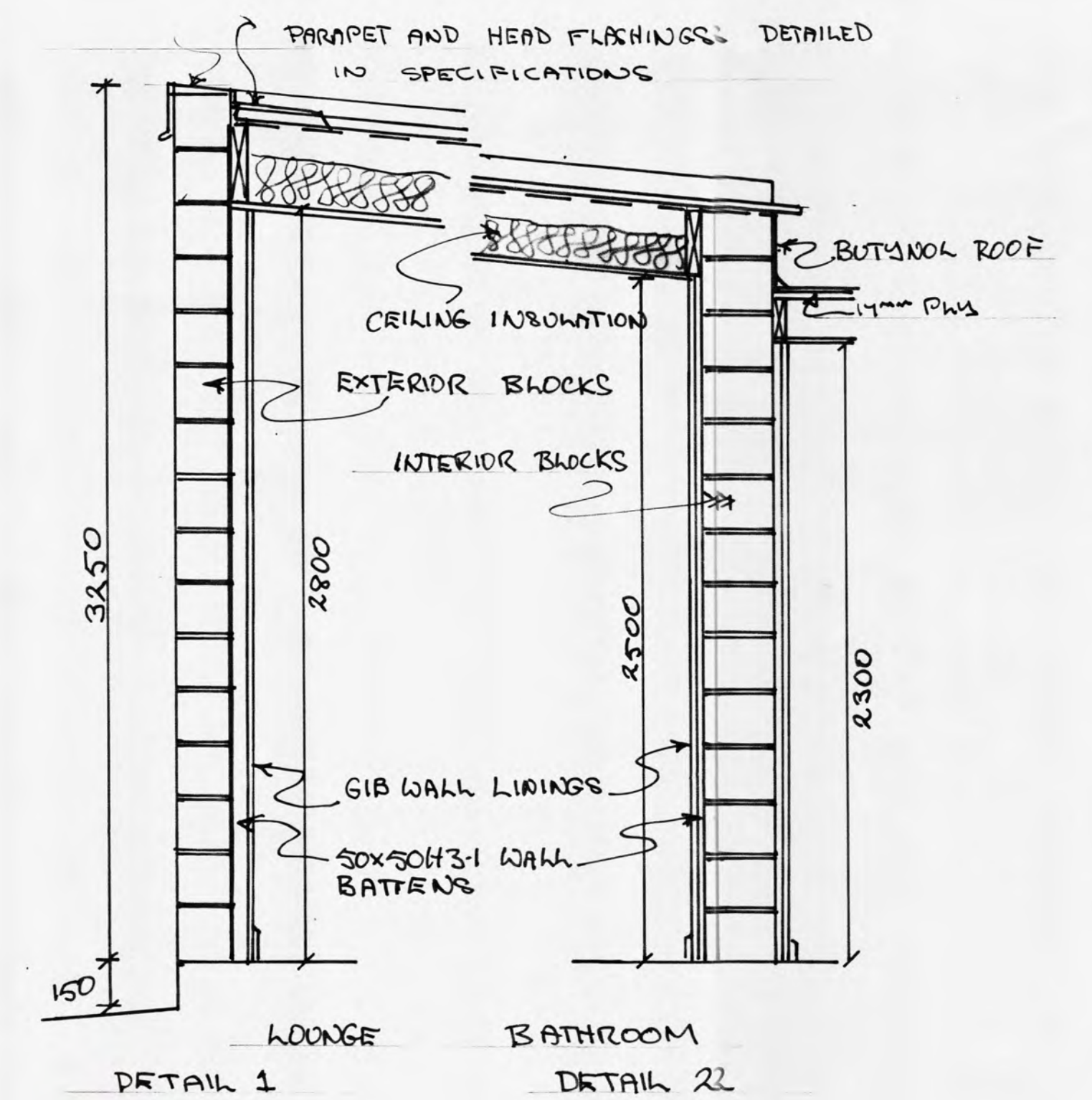


ROOF + GUTTER DETAILS 1:20
FRAME WORK TO FRAMETEK DETAILS

Not approved for Habitable use



BARGE FLASHING DETAIL



preline plumbing inspection required.

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

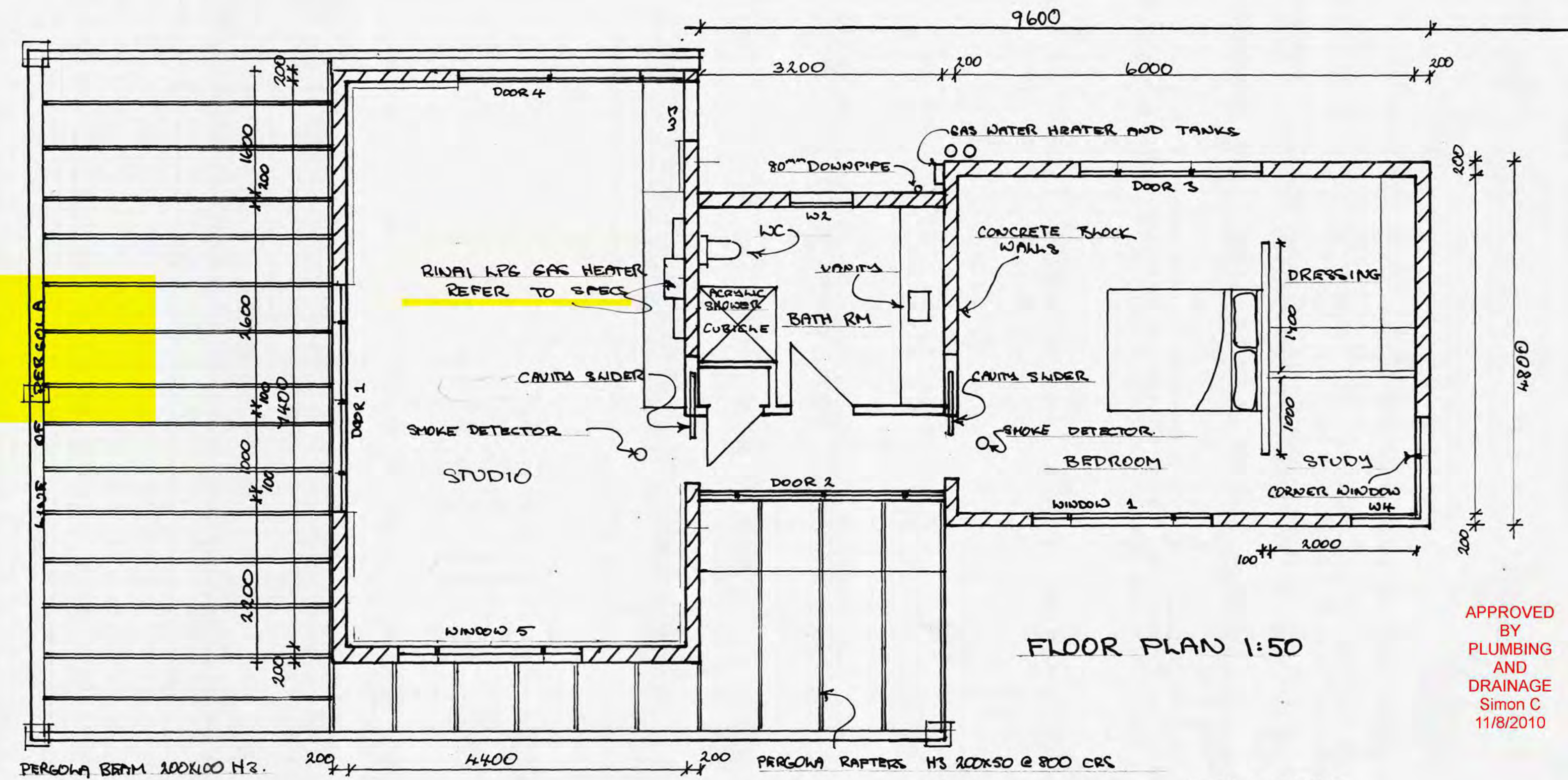
gas fitter to provide a compliance certificate to council

BC 100637

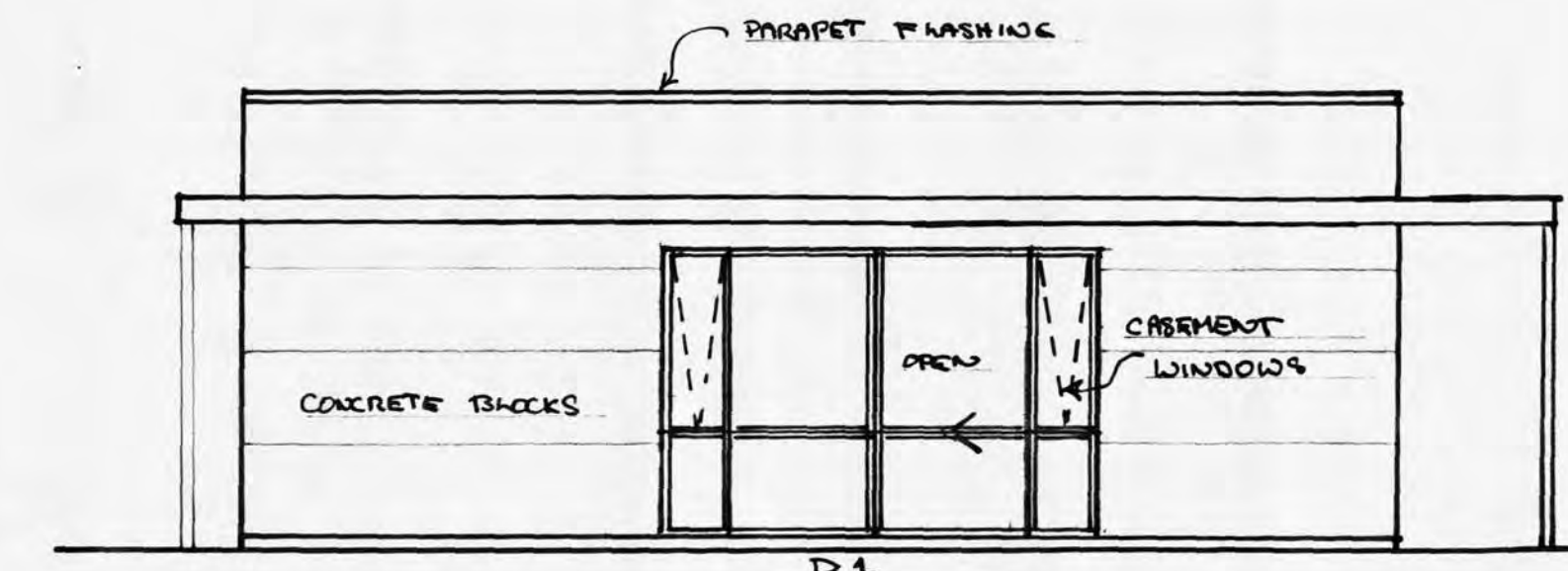
Provide electrical certification after completion and prior to Code Compliance Certificate being issued



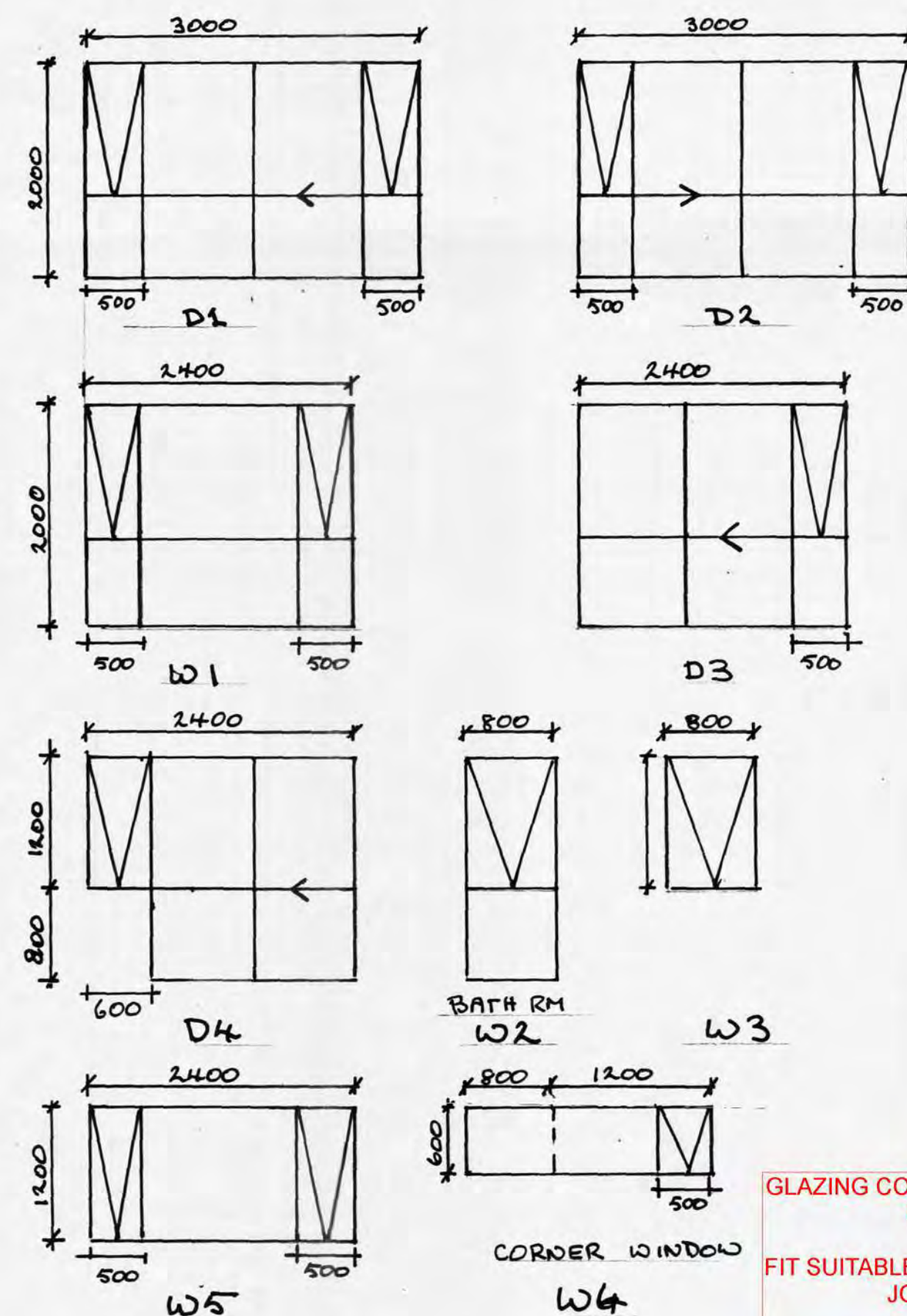
Pergola not part of consent at applicant's request.



APPROVED BY PLUMBING AND DRAINAGE Simon C 11/8/2010

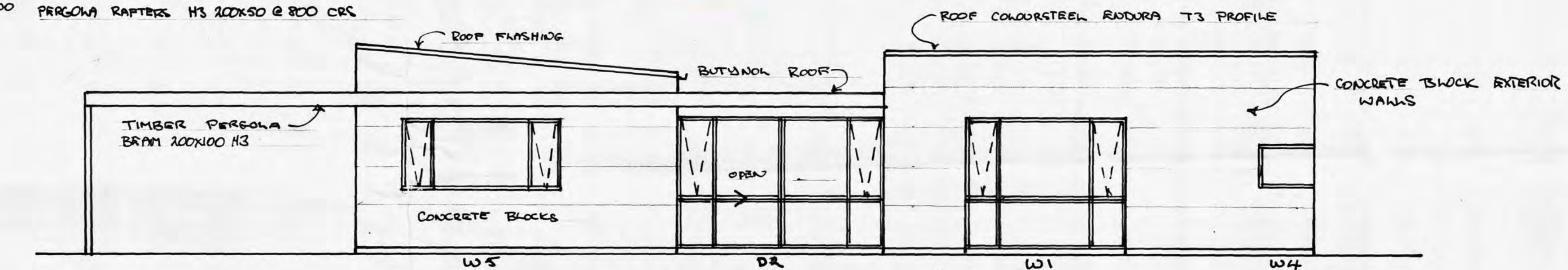


EAST ELEVATION

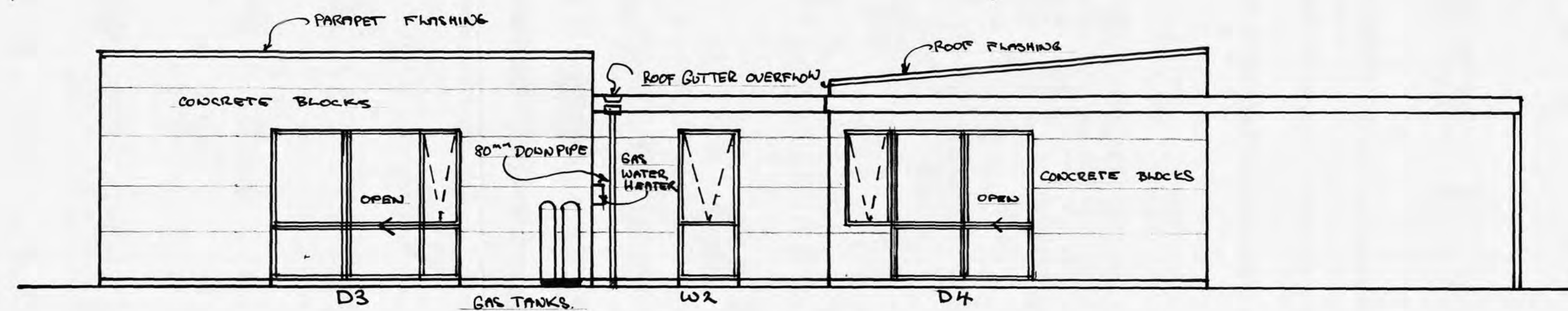


WINDOW SCHEDULE
ALL WINDOWS DOUBLE GLAZED - ALUMINIUM
COLOUR - SILVER PEARL W2 - TIGHTENED GLASS
HEAD - JAMB & SILL FLASHING DETAILS IN SPECIFICATIONS

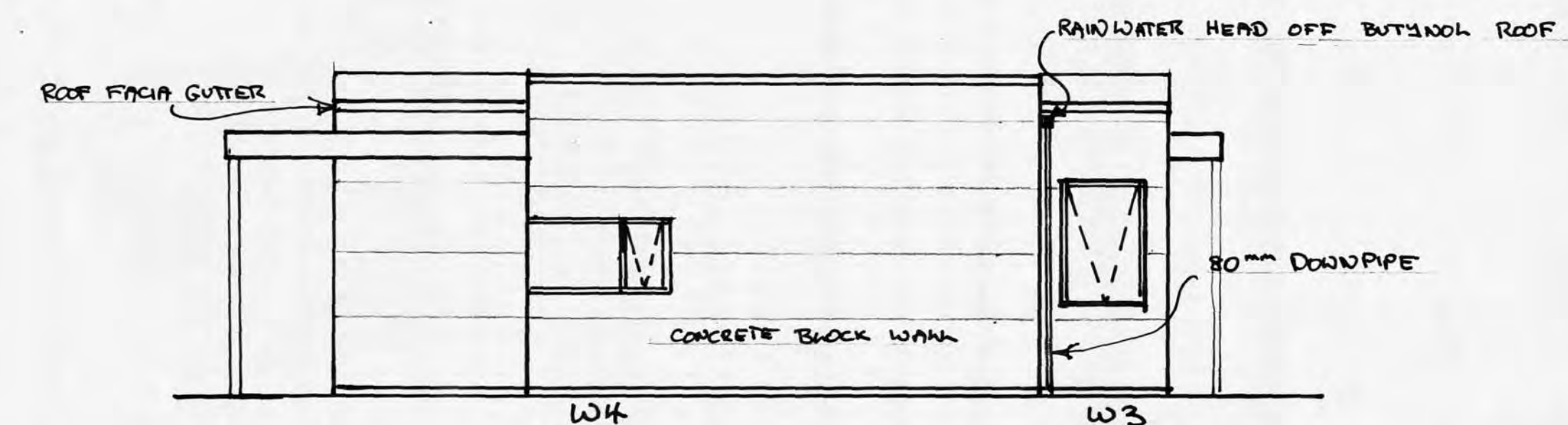
Safety glass to NZS 4223 P13 (1999 revision)



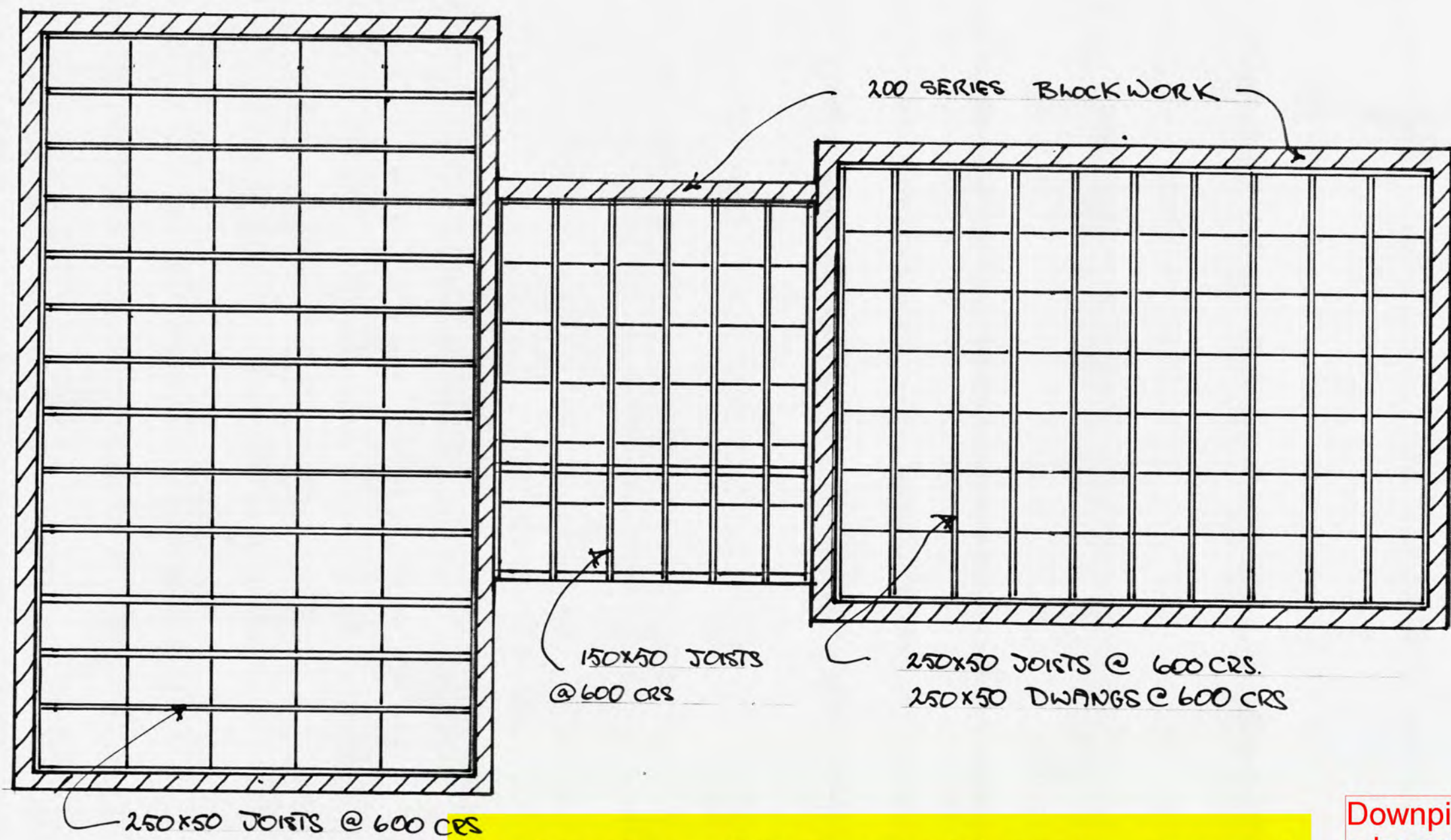
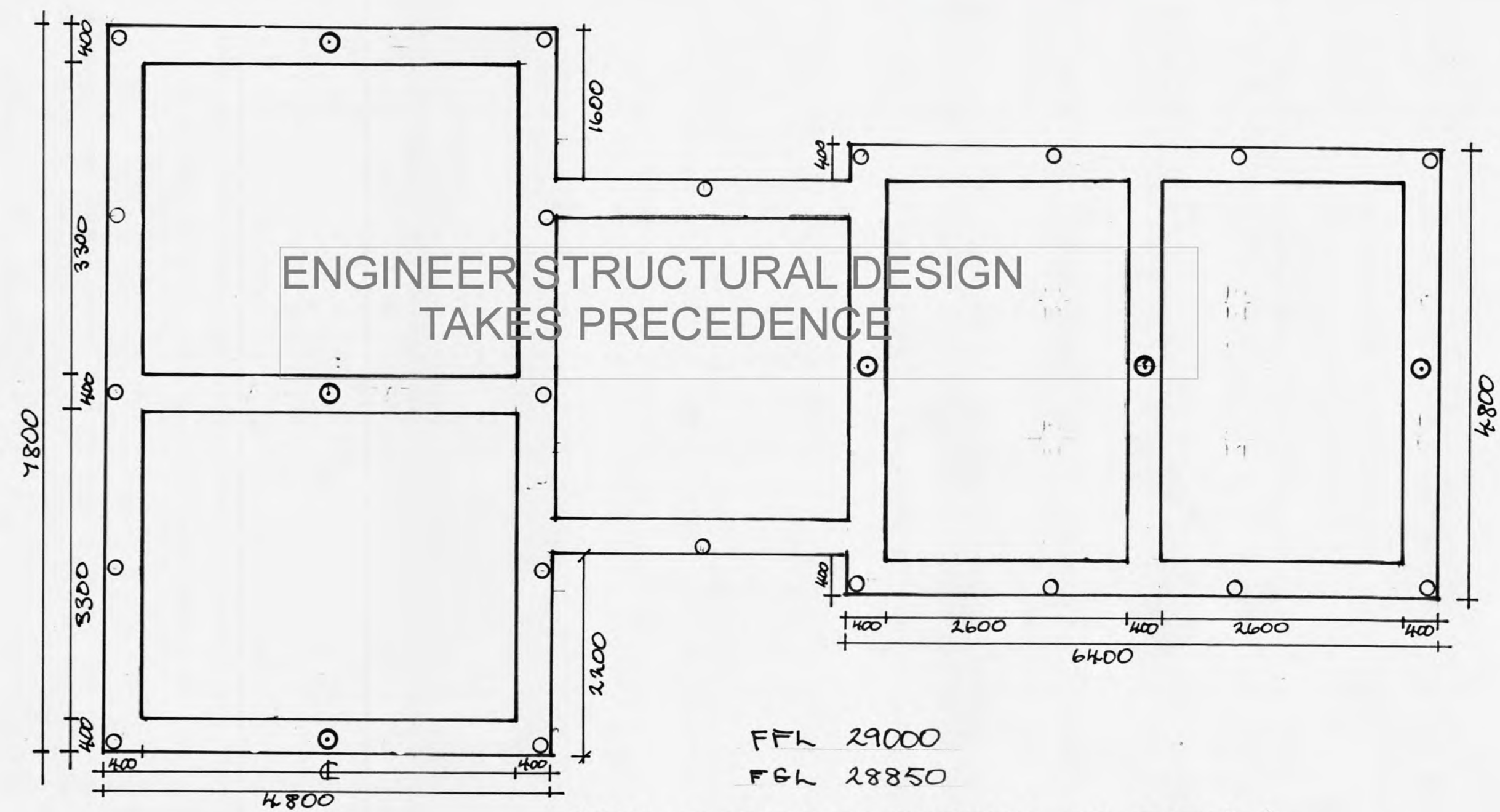
NORTH ELEVATION



SOUTH ELEVATION



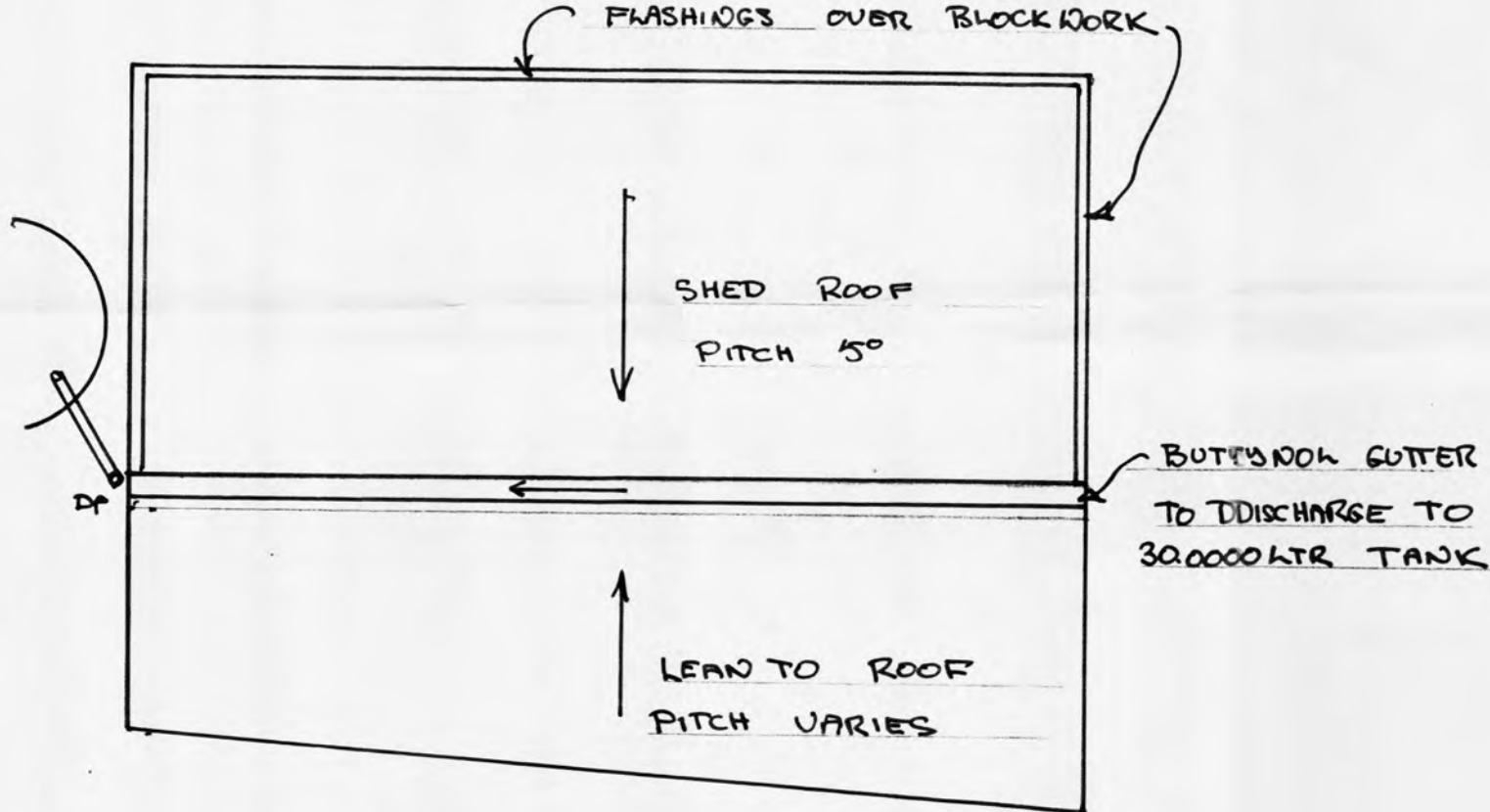
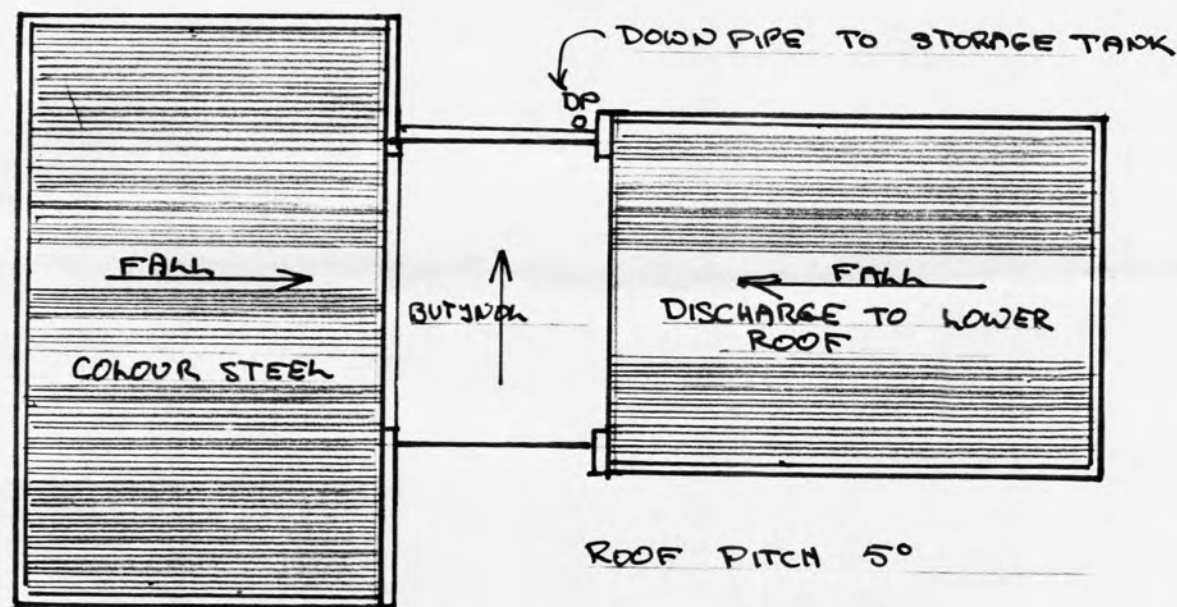
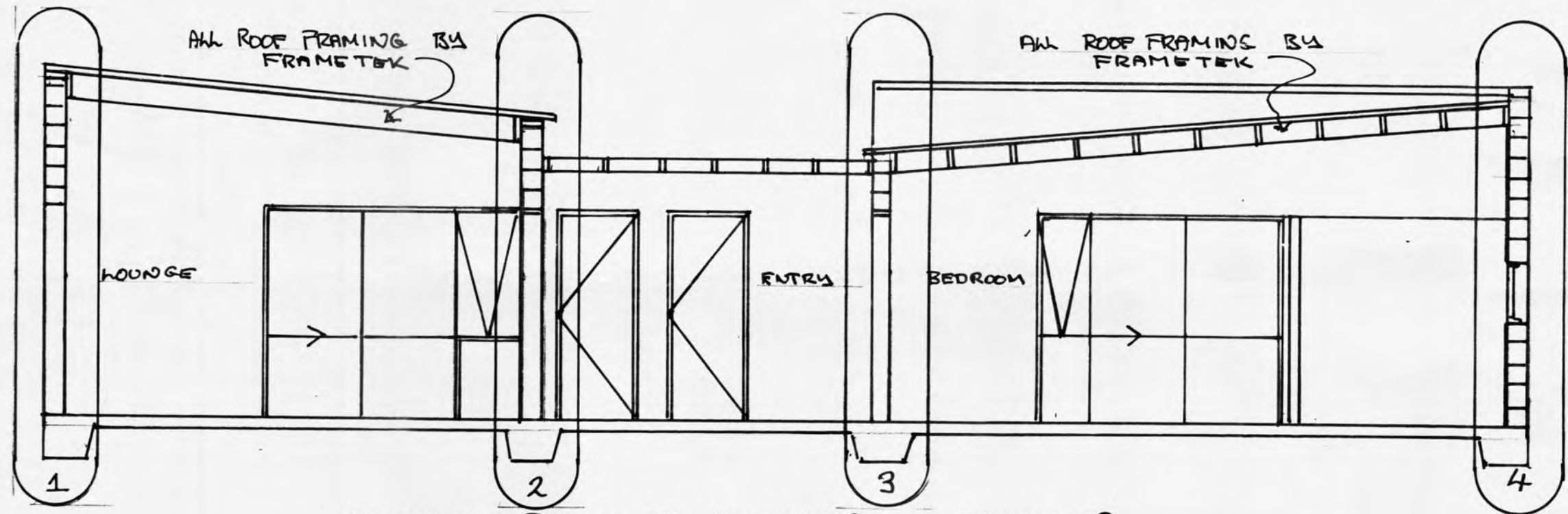
WEST ELEVATION



RECEIVED
20 JUL 2010 10:04:4
KAPITI COAST
DISTRICT COUNCIL

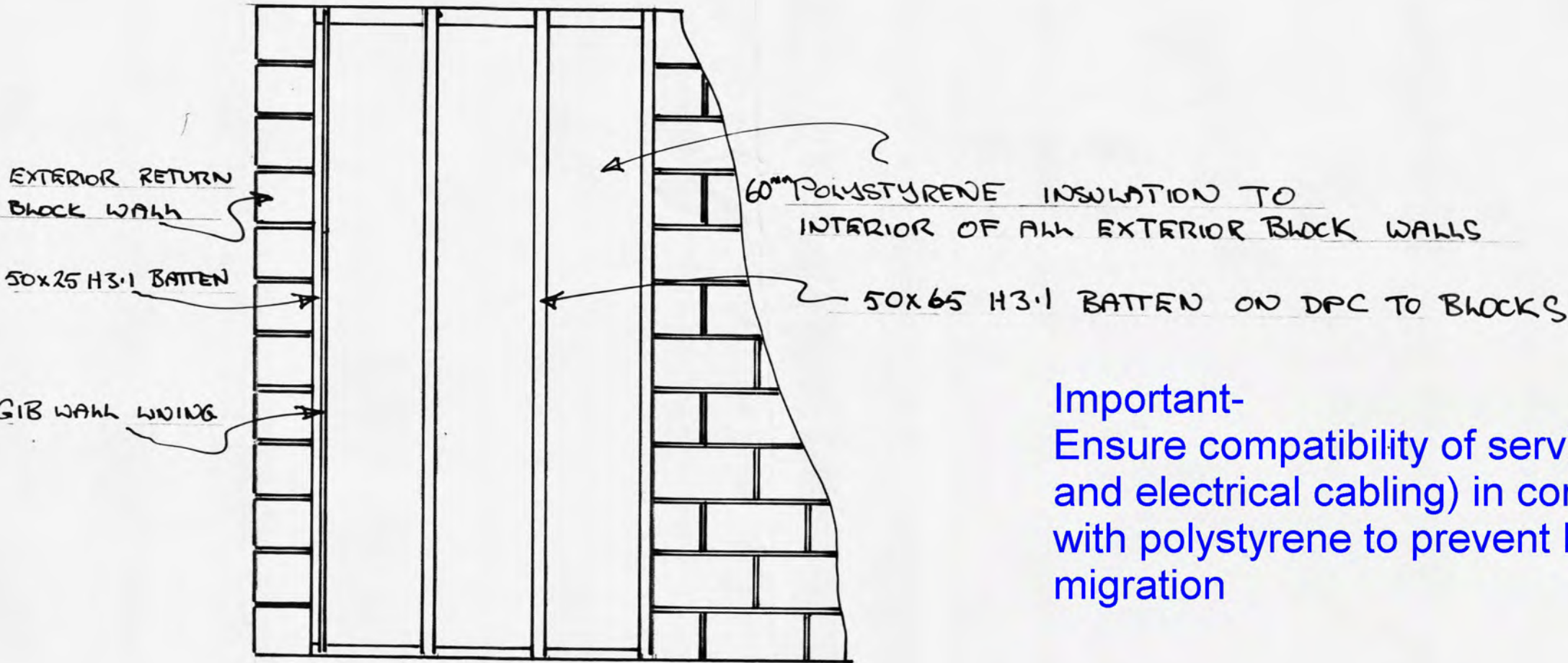
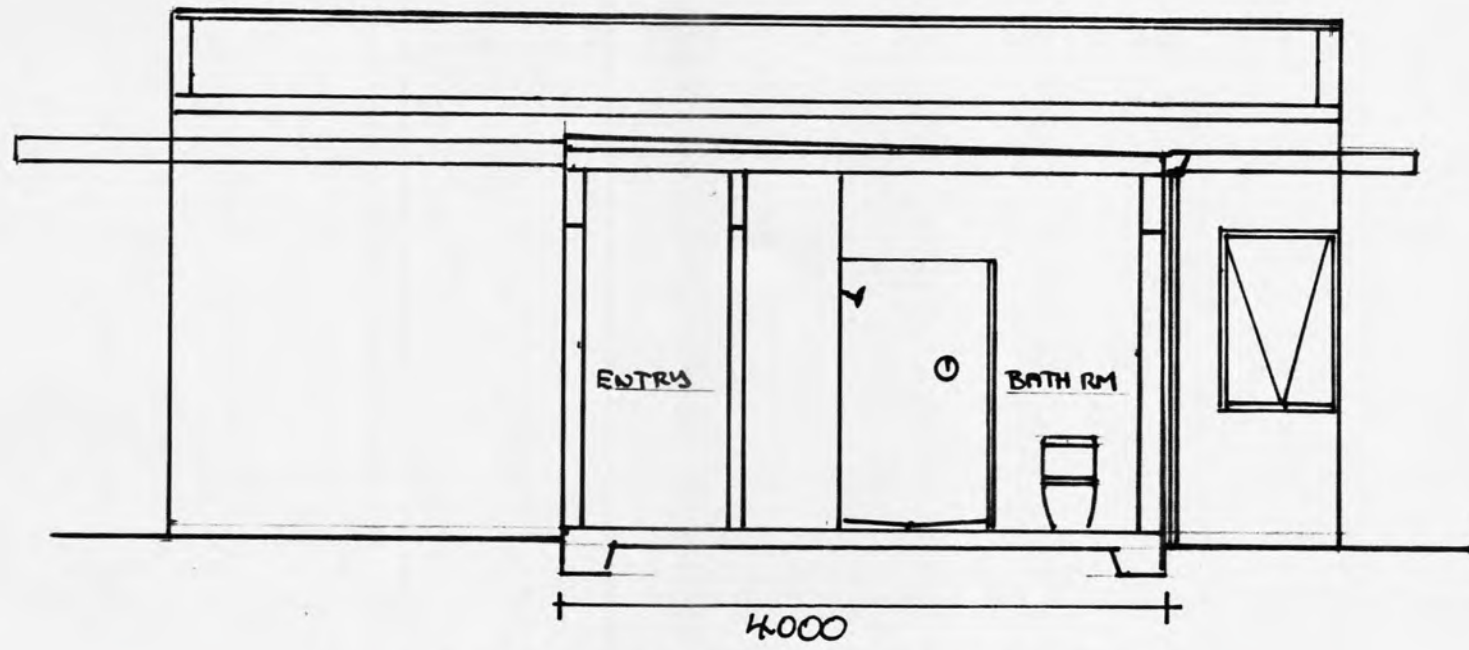
SUPERCEDED - REFER TO FRAMETEK DRAWINGS

Downpipes discharging on to a lower roof require a spreader E2/AS1 clause 8.1.6



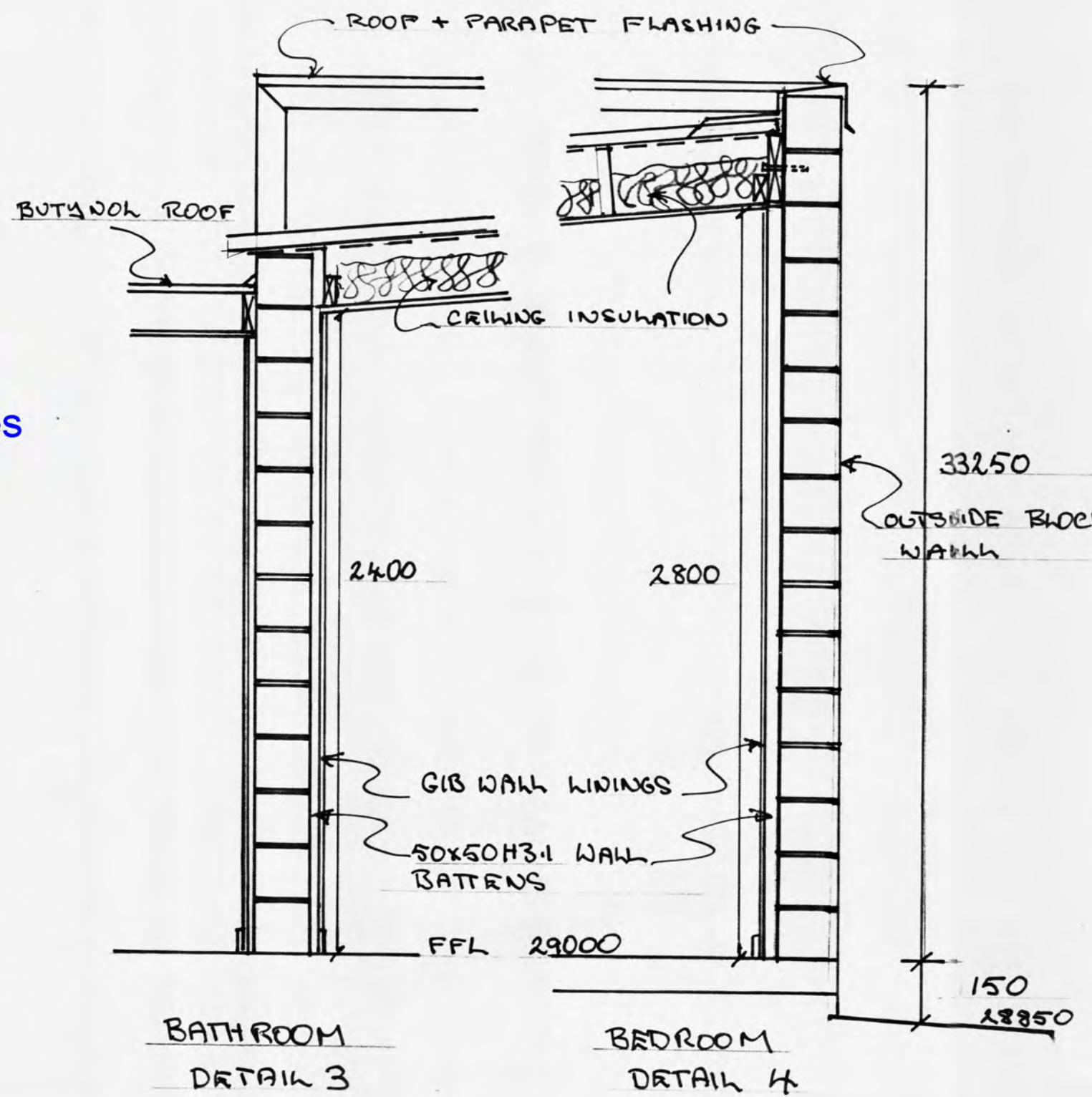
ROOF PLAN

SHED ROOF PLAN



Important- Ensure compatibility of services (pipes and electrical cabling) in contact with polystyrene to prevent PVC migration

TYPICAL EXTERIOR WALL DETAIL SHOWING STRAPPING TO BLOCKWORK AND POLYSTYRENE INSULATION

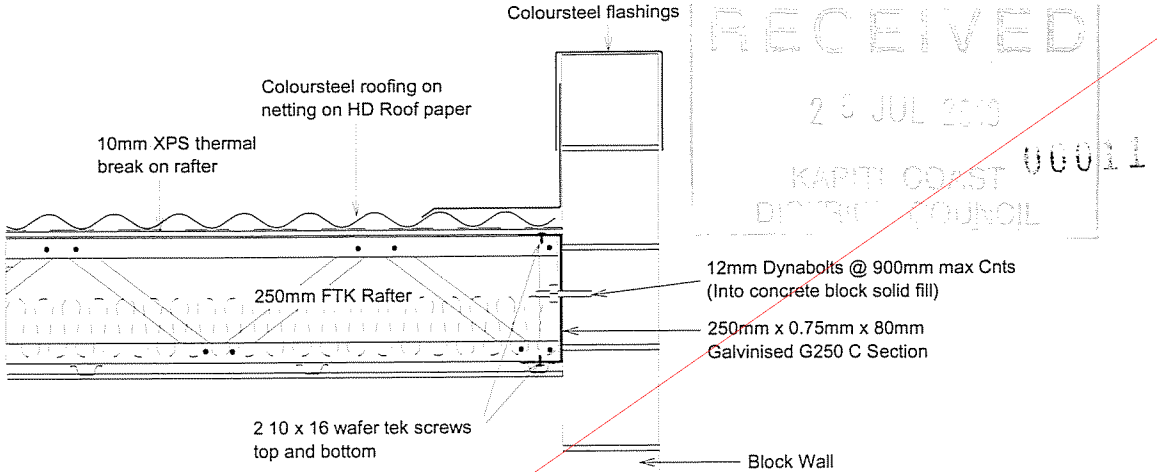
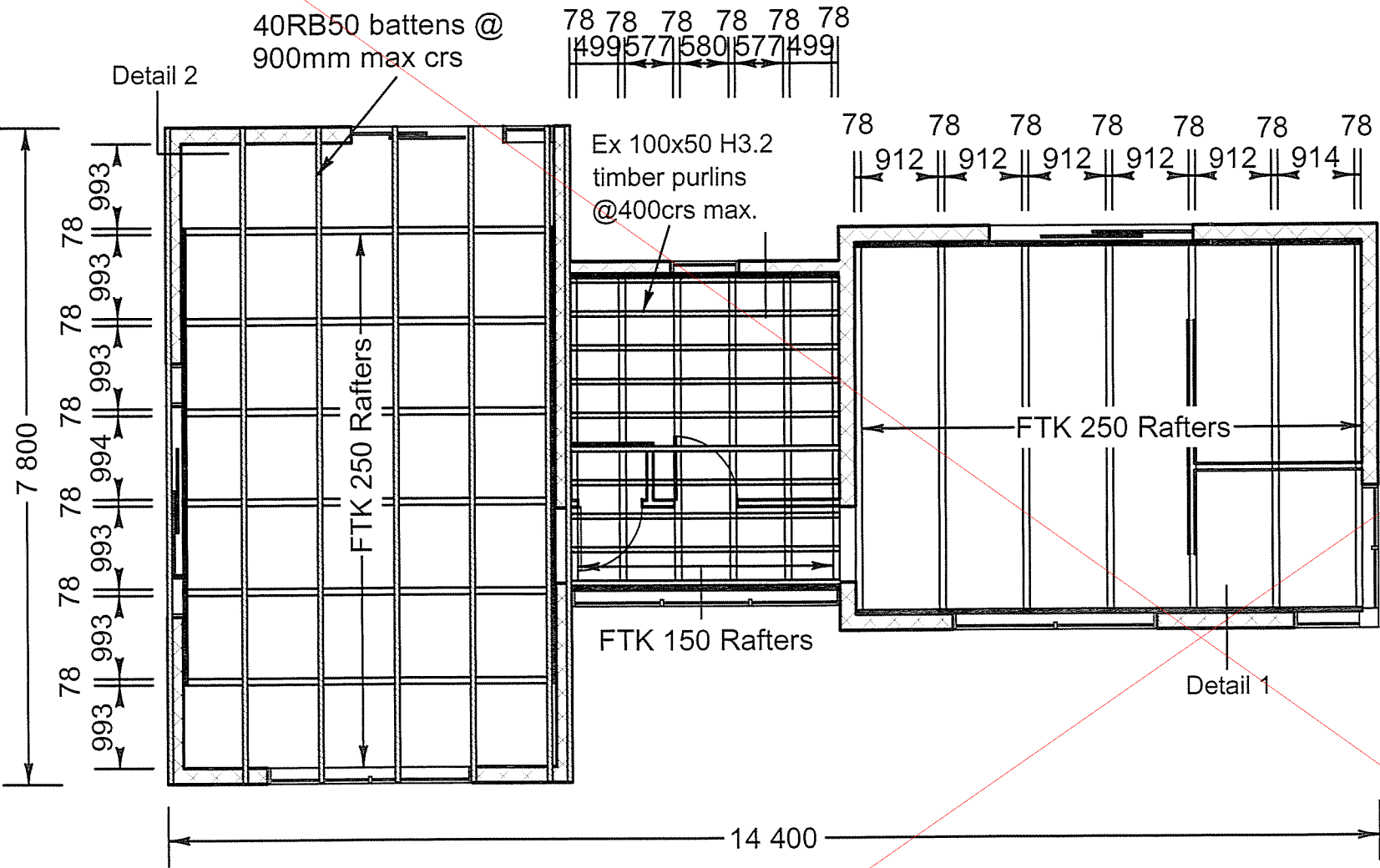


Check the potability of the water supply on a regular basis.

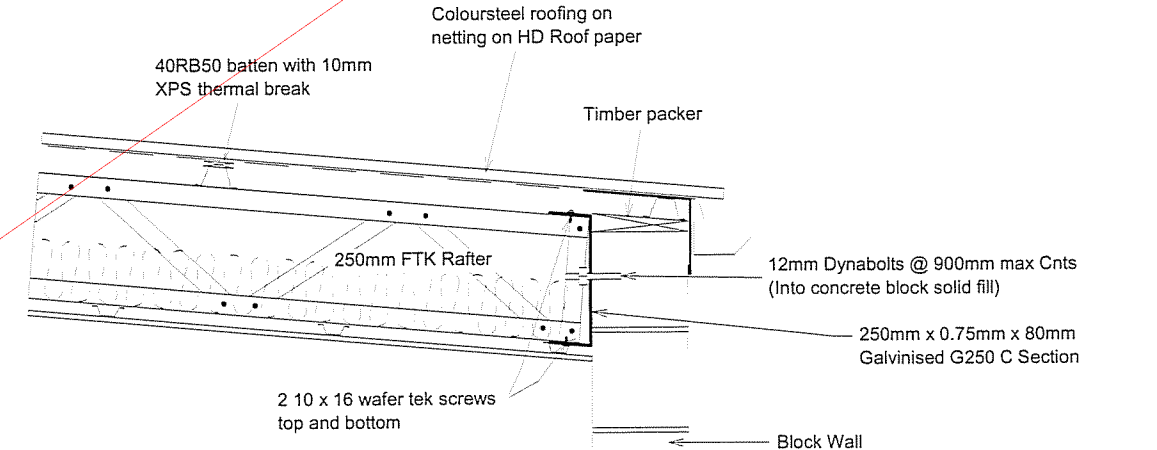
WATER STORAGE TANK NEED TO BE CLEANED OUT ON A REGULAR BASIS

Some secondary water treatment may be required

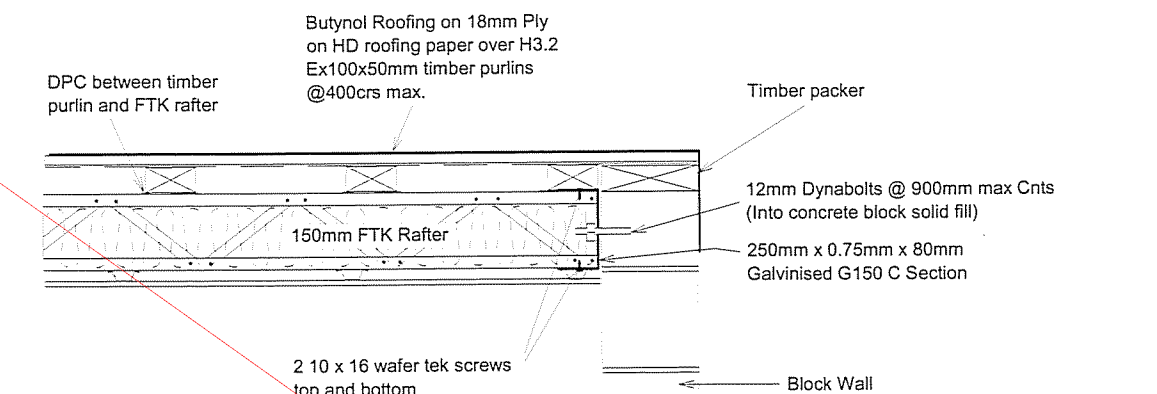
BC 100637



Detail 1



Detail 2



Detail 3

House

FRAMETEK

Wellington
P.O.Box 89
Paraparaumu.
Phone 0800 50 78335

Auckland
P.O.Box 62070
Epsom Auckland.
Fax (04) 902-9170

©

Proposed Roof Plan For: B Cargill
104 Raukawa Road
Peka Peka.

Date 16 July 2010	
Job No 2467	Drawing No 1
Last reviewed 29/07/2010 9:16:45 a.m.	
Scale (A3) 1:75	