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Application Form

- ☒ Building or Relocation Consent
☒ Project Information Memorandum

South Taranaki District Council
Private Bag 902, Hawera
Ph: 06 278 0555 or 0800 111 323
Fax: 06 278 8757



1. Applicant Details

1a. I am the ☐ Property Owner ☐ Lessee ☒ Agent

1b. Name

Platinum Homes Ltd

1c. Postal Address

149d Mangerei Road, Merrilands
New Plymouth

1d. Contact Numbers

Phone 06 757 4667 Mobile 021 241 6055 Fax 06 757 4679

1e. Email

tranki@platinumhomesnz.co.nz

1f. Preferred means for correspondence

☒ Mail

☒ Email

☐ Fax

1g. Builder (Name & Address)

Craig Tippet - Eco Life Homes Limited

Phone 06 278 664844 Mobile 021 677 387 Reg No.

Plumber (Name & Address)

Hayden Hume

Phone Mobile 021 295 4111 Reg No. 18229

Property Owner Details (if different from Applicant)

1h. Name

Jason + Maree Roberts

1i. Postal Address

237 South Road
Hawera

1j. Contact Numbers

Phone 06 278 8665 Mobile 021 042 0822 Fax

Property Details

1k. Site Address

39a Egmont St
Hawera

1l. Current use of site

—

1m. Legal Description

DP 371240 Lot 2

1n. Rapid Number

2. The Project

2a. Type of work

☒ New building

☐ Alteration

☐ Log fire

☐ Plumbing & drainage only

☐ Relocation

☐ Addition

☐ Demolition/Removal

☐ Re-pile existing building

2b. Category of work

☒ Residential

☐ Accessory Building

☐ Milking shed

☐ Commercial/Industrial/Community

☐ Replacement or upgrade of septic tank

2c. Detailed description of the Development/Project

Residence + Garaging

RECEIVED
02 AUG 2007
1436

- 2d. Will business activities take place when building is completed? ☐ Yes ☒ No
- 2e. Will the building work result in a change of use of an existing building? ☐ Yes ☒ No

Current Use

Intended Use

N/A

- 2f. Year building was constructed

N/A

- 2g. Total floor area affected by building work: 168.17 m²

- 2h. The completed building will be: ☒ Single storey, single unit building ☐ Multi-storey, or multi-unit building
Number of units: Number of storeys:

- 2i. Intended life of the building ☒ Indefinite but not less than 50 years ☐ Less than 50 years
please specify number of years

- 2j. Estimated value of the building work (including GST) \$ 198,833.00

- 2k. Have any building consents been issued previously for this project? ☒ No ☐ Yes (Provide details below)

Date of consent

Consent number

3. Project Information Memorandum (PIM) - Do not fill in this section if the application is for a Building Consent only

- 3a. The project involves:
- ☐ Land undergoing subdivision, where title has not yet been issued
 - ☐ Alterations to land contours
 - ☒ New or altered connections to public utilities (water / stormwater / sewer)
 - ☐ New or altered locations and/or external dimensions of buildings
 - ☐ Building work over, or adjacent to, any road or public place
 - ☐ Building work over, or adjacent to, any existing drains or sewers, or in close proximity to wells or water mains
 - ☐ New or altered access for vehicles
 - ☒ Disposal of stormwater and wastewater
 - ☐ Other matters known to the applicant that may require authorisations from the Council

please specify:

4. Building Consent - Do not fill in this section if the application is for a PIM only

The following plans and specifications are attached to this application:

- ☒ Three sets of plans (at least one in A3) drawn to a recognised metric scale; include a north arrow, in black ink (not pencil or red pen). Two sets of specifications and other documentation
- ☒ Site / location plan (clearly showing distances to the site's boundaries)
- ☒ Floor plan
- ☒ Elevations
- ☒ Foundation plan
- ☒ Cross sections and building design details
- ☒ Bracing design and calculations
- ☒ Specific engineering design
- ☒ Manufacturer's specifications
- ☒ Plumbing and drainage design

☒ Other - please specify FIRE SPECIFICATIONS

5. Compliance with New Zealand Building Code - Do not fill in this section if the application is for a PIM only

Clause Tick relevant building code clauses		Means of Compliance (Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications. If not applicable, write N/A)	Waiver / Modification Requested (State nature of waiver or modification of building code requested. If not applicable, write N/A)
<input type="radio"/>	B1 Structure	Bm1	
<input type="radio"/>	B2 Durability	B.2 -bm1	
<input type="radio"/>	C1 Outbreak of fire		
<input type="radio"/>	C2 Means of escape		
<input type="radio"/>	C3 Spread of fire		
<input type="radio"/>	C4 Structural stability during fire		
<input type="radio"/>	D1 Access routes		
<input type="radio"/>	D2 Mechanical installations for access		
<input type="radio"/>	E1 Surface water		
<input type="radio"/>	E2 External moisture	E2 Bm1 E2 ASI	
<input type="radio"/>	E3 Internal moisture		
<input type="radio"/>	F1 Hazardous agents on signs		
<input type="radio"/>	F2 Hazardous building materials		
<input type="radio"/>	F3 Hazardous substances and processes		
<input type="radio"/>	F4 Safety from falling		
<input type="radio"/>	F5 Construction and demolition hazards		
<input type="radio"/>	F6 Lighting for emergency		
<input type="radio"/>	F7 Warning systems		
<input type="radio"/>	F8 Signs		
<input type="radio"/>	G1 Personal hygiene	G1 Bm1 G1 ASI	
<input type="radio"/>	G2 Laundering	G2 Bm2 G2 ASI	
<input type="radio"/>	G3 Food preparation and prevention of contamination	G3 Bm3 G3 ASI	
<input type="radio"/>	G4 Ventilation	G4 Bm4 G4 ASI	
<input type="radio"/>	G5 Interior environment		
<input type="radio"/>	G6 Airborne and impact sound		
<input type="radio"/>	G7 Natural light	G7 Bm1 G7 ASI	
<input type="radio"/>	G8 Artificial light		
<input type="radio"/>	G9 Electricity	G9 Bm1 G9 ASI	
<input type="radio"/>	G10 Pipes services	G10 Bm1 G10 ASI	
<input type="radio"/>	G11 Gas as an energy source		
<input type="radio"/>	G12 Water supplies		
<input type="radio"/>	G13 Foul water		
<input type="radio"/>	G14 Industrial liquid waste		
<input type="radio"/>	G15 Solid waste		
<input type="radio"/>	H1 Energy efficiency		

If you need more space to detail how you propose to comply with the building code, please attach a separate sheet.

6. Compliance Schedule - Do not fill in this section if the application is for a PIM only

☒ There are no specified systems in the building - Proceed to section 7

☐ The specified systems for the building are indicated below

- ☐ Automatic systems for fire suppression (for example, sprinkler systems)
- ☐ Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)
- ☐ Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
- ☐ Automatic back-flow preventers connected to a portable water supply
- ☐ Lifts, escalators, travelators, or other systems for moving people or goods within buildings
- ☐ Emergency power systems for, or signs relating to, a system or feature specified in any of the above
- ☐ Mechanical ventilation or air conditioning systems
- ☐ Building maintenance units providing access to exterior and interior walls of buildings
- ☐ Audio loops or other assistive listening systems
- ☐ Smoke control systems
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems
- ☐ Riser mains for use by fire services
- ☐ Laboratory fume cupboards

☐ The following specified systems are being altered, added to, or removed in the course of the building work

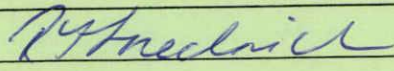
7. Applicant's Declaration

I understand that as the applicant, the Council will send all invoices to me, and all correspondence related to the application will be made to me.

I confirm that I have read and understood the Privacy Statement and that the information provided on the Application Form is true and correct.

Privacy Statement

Information on these forms is required to be provided under the Acts, Regulations and bylaws administered by the Council and is required to process your application. This information has to be made available to members of the public, including business organizations. In appropriate circumstances, it may also be made available to other units of the Council, Council's approved contractors, Department of Building and Housing, Building Research Association of NZ, Statistics NZ and other government agencies. Under the Privacy Act 1993, you have the right to access the personal information held about you by the Council and you can also request that the Council correct any personal information it holds about you.

	16/07
Signature	Date

R. Friedrich
Name (print clearly)

15 August 2007

Platinum Homes
149d Mangorei Road
New Plymouth 4312

Dear Applicant

Re: Building Consent Application No BC070650
New Dwelling and Garage
39 A Egmont Street Hawera 4610

Your application for a building consent has been checked and the proposal does not comply with the requirements of the New Zealand Building Act in the following respects:

- ✓ • A Producer Statement 'design' from the truss manufacturer is to be lodged.
- ✓ • The size of the lounge lintel in elevation 2 is to be specified.
- ✓ • Inspection / access points on the drain are to be shown.
- ✓ • Shrinkage control joints are to be shown. Note: These are not to cross any re-entrant floor steel shown on the Wilton Joubert plan S1 unless the engineers confirm that this is satisfactory.

When your plans and/or specifications have been resubmitted and amended to comply with the above requirements, approval of your application can recontinue.

Please do not hesitate to contact me further should you have any queries regarding the above.

Yours sincerely

Athol Cheyne
Building Control Officer

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Application Form Amendments

Form 2, Section 45(5), Building Act 2004

- ☒ Building or Relocation Consent
☒ Project Information Memorandum

South Taranaki District Council
 Private Bag 902, Hawera
 Ph: 06 278 0555 or 0800 111 323
 Fax: 06 278 8757

South Taranaki
 District Council

SOUTH TARANAKI

1. Applicant Details

1a. I am the ☐ Property Owner ☐ Lessee ☒ Agent

1b. Name Platinum Homes

1c. Postal Address PO Box 3307 Fitzroy
New Plymouth 4341

1d. Contact Numbers Phone 06 757 4667 Mobile 021 241 6055 Fax 06 757 4679

1e. Email taranaki@platinumhomesnz.co.nz

1f. Preferred means for correspondence ☒ Mail ☒ Email ☐ Fax

1g. Builder (Name & Address) Craig Tippet - Eco-life Homes Limited
 Phone 06 278 6648 Mobile 021 677 387 Reg No.
 Plumber (Name & Address) Hayden Hoami
 Phone 06 765 4480 Mobile 021 295 4111 Reg No. 18229

Property Owner Details (if different from Applicant)

1h. Name Jason and Maree Roberts

1i. Postal Address 4 Egmont St,
Hawera

1j. Contact Numbers Phone 06 278 8665 Mobile 027341 6155 Fax

Property Details

1k. Site Address 39a Egmont St
Hawera

1l. Current use of site

1m. Legal Description Lot 2 DP 371240 1n. Rapid Number N/A

2. The Project

2a. Type of work ☒ New building ☐ Alteration ☐ Log fire
☐ Plumbing & drainage only ☐ Relocation ☐ Addition
☐ Demolition/Removal ☐ Re-pile existing building

2b. Category of work ☒ Residential ☐ Accessory Building ☐ Milking shed
☐ Commercial/Industrial/ Community ☐ Replacement or upgrade of septic tank

2c. Detailed description of the Development/ Project House and Garage

2d. Will business activities take place when building is completed? ☐ Yes ☒ No

2e. Will the building work result in a change of use of an existing building? ☐ Yes ☒ No

Current Use N/A

Intended Use N/A

2f. Year building was constructed N/A

2g. Total floor area affected by building work: 168.17 m²

2h. The completed building will be: ☒ Single storey, single unit building ☐ Multi-storey, or multi-unit building

Number of units: 1 Number of storeys: 1

2i. Intended life of the building ☒ Indefinite but not less than 50 years ☐ Less than 50 years

please specify number of years

2j. Estimated value of the building work (including GST) \$ 192,833

2k. Have any building consents been issued previously for this project? ☒ No ☐ Yes (Provide details below)

Date of consent


Consent number

3. Compliance with New Zealand Building Code - Do not fill in this section if the application is for a PIM only

Clause	Means of Compliance	Waiver / Modification Requested
Tick relevant building code clauses	(Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications.	(State nature of waiver or modification of building code requested.
<input type="radio"/> B1 Structure	Bm1	
<input type="radio"/> B2 Durability	B2 Bm1	
<input type="radio"/> C1 Outbreak of fire		
<input type="radio"/> C2 Means of escape		
<input type="radio"/> C3 Spread of fire		
<input type="radio"/> C4 Structural stability during fire		
<input type="radio"/> D1 Access routes		
<input type="radio"/> D2 Mechanical installations for access		
<input type="radio"/> E1 Surface water		
<input type="radio"/> E2 External moisture	E2 Bm1 E2 AS1	
<input type="radio"/> E3 Internal moisture		
<input type="radio"/> F1 Hazardous agents on signs		
<input type="radio"/> F2 Hazardous building materials		
<input type="radio"/> F3 Hazardous substances and processes		
<input type="radio"/> F4 Safety from falling		
<input type="radio"/> F5 Construction and demolition hazards		
<input type="radio"/> F6 Lighting for emergency		
<input type="radio"/> F7 Warning systems		
<input type="radio"/> F8 Signs		
<input type="radio"/> G1 Personal hygiene	G1 Bm1 G1 AS1	
<input type="radio"/> G2 Laundering	G2 Bm2 G2 AS2	
<input type="radio"/> G3 Food preparation and prevention of contamination	G3 Bm3 G3 AS3	
<input type="radio"/> G4 Ventilation	G4 Bm4 G4 AS4	
<input type="radio"/> G5 Interior environment		
<input type="radio"/> G6 Airborne and impact sound		
<input type="radio"/> G7 Natural light	G7 Bm1 G7 AS1	
<input type="radio"/> G8 Artificial light		
<input type="radio"/> G9 Electricity	G9 Bm1 G9 AS1	
<input type="radio"/> G10 Pipes services	G10 Bm1 G10 AS1	
<input type="radio"/> G11 Gas as an energy source		
<input type="radio"/> G12 Water supplies		
<input type="radio"/> G13 Foul water		
<input type="radio"/> G14 Industrial liquid waste		
<input type="radio"/> G15 Solid waste		
<input type="radio"/> H1 Energy efficiency		

If you need more space to detail how you propose to comply with the building code, please attach a separate sheet.

4. Applicant's Signature

	R Y Friedrich	29/8/07
Signature	Name (Print Clearly)	Date



CCC

South Taranaki
District Council**Code Compliance Certificate****Form 7, Section 95, New Zealand Building Act 2004**Private Bag 902
Hawera 4640
Phone: 06 278 0555
Freephone: 0800 111 323
Fax: 06 278 8757
Website: www.stdc.co.nz**Owner**J A Roberts, M A Roberts
PO Box 229
Hawera 4640**Project**

Building Consent No	BC070650
Consent Issue Date	5/09/2007
Description	New Dwelling and Garage
Intended Life (Years)	Specified as 50
Estimated Value	\$ 198,833.00
Location	39A Egmont Street Hawera 4610
Applicant	Platinum Homes
Legal Description	Lot 2 DP 371240
Valuation No	1233011801

Signed for and on behalf of the Council:

Name: Owen Steer 
Senior Building Control Officer

Date: 17/04/2008

TARANAKI

like no other

Application for Code Compliance Certificate

Form 6, Section 92 of the Building Act 2004

Please return to the South Taranaki District Council

Private Bag 902, Hawera
Phone 0800 111 323 or 06 278 0555
Facsimile No: 06 278 8757

Consent Details

Applicant:	Application No:	BC070650
Platinum Homes	Home Phone:	06 278 8665
149d Mangorei Road	Business Phone:	06 757 4667
New Plymouth 4312	Mobile Phone:	021 677 387 bldr

Project

Description:	New Dwelling and Garage
Owner:	J A Roberts, M A Roberts
Location:	39 A Egmont Street Hawera 4610
Legal Description:	Lot 2 DP 371240
Valuation Reference No:	1233011801

You are hereby advised that

☒ All of the building work under the above Building Consent is believed to have been completed to the extent required by that Building Consent.

You are requested to issue a Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a building certifier as stated below).

The attached particulars include:

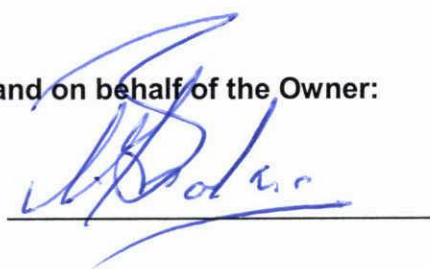
☐ Building Certificates

☒ A Code Compliance Certificate issued by a Building Certifier

☐ Producer Statements

Signed for and on behalf of the Owner:

Name:



Contact Phone number:

SOUTH TARANAKI DISTRICT COUNCIL

PURPOSE OF INSPECTION - CODE COMPLIANCE CERTIFICATE

3923

Owner's Name: ROBERTS Consent No. BC: 070650

Project Address: 39 A Karamant Street - Napier

Project: NEOL BROOKS **ENTERED**

Contact Person: NEOL BROOKS

Phone: 16/4/08 Cellphone No: 123

Date: 16/4/08 Time of Inspection: 12:30



BUILDERS NAME: _____ REG. NO: _____

	PASS	FAIL	N/A		PASS	FAIL	N/A
SITE / BOUNDARIES	/	/		PILE FOOTINGS	/	/	
FOOTINGS / FOUNDATIONS	/	/		PILE DEPTHS	/	/	
PLACEMENT OF REINFORCING	/	/		SUB FLOOR BRACING			/
BLOCKWORK	/	/		SUB FLOOR FIXINGS			/
SUB SLAB WASTES	/	/		SUB FLOOR INSULATION			/
DAMP PROOF MEMBRANE	/	/		CEILING INSULATION	/	/	
PLACEMENT OF MESH	/	/	/	WALL INSULATION	/	/	
DAMP PROOF COURSE	/	/		AIR SEALS	/	/	
BOTTOM PLATE FIXINGS	/	/		PROPRIETARY FLASHINGS	/	/	
SEISMIC BRACING	/	/		FLASHINGS	/	/	
TRUSS FIXINGS	/	/		CAVITY SYSTEM	/	/	
LINTEL FIXINGS	/	/		EXTERIOR COATINGS			/
BRICKWORK	/	/		PLUMBING PIPE-OUT	/	/	
CONCRETE FLOOR SLAB	/	/		DRAINAGE	/	/	
DISABLED ACCESS & FACILITIES		/	/	SEPTIC TANK			/
WARNING SYSTEMS	/	/		EFFLUENT FIELD			/
INBUILT / FREESTANDING FIRE		/	/	FIRE WALLS			/
CERTIFICATES							
	YES	NO	N/A		YES	NO	N/A
ELECTRICAL	/	/		GAS			
PRODUCER STATEMENTS				ENGINEER CALC'S			

VISION 33076

FIELD INSPECTION NOTES

Work conducted to
replace smoke alarm
to
issue code compliance
certificate

BUILDING OFFICER: [Signature] DATE: 16/4/08



Electrical Certificate of Compliance

For prescribed electrical work that is carried out by electrical installers and involves the placing or positioning of the replacement or repositioning of conductors including fittings attached to those conductors. To be completed whether or not an inspection is required.

No. **2544557**

CUSTOMER INFORMATION (PLEASE PRINT CLEARLY)

Name of customer **J + M Roberts**

Phone

Address of installation **39A Egan Street Hawera**

Postal address of customer (if not the same)

WORK DETAILS

☐ No. of lighting outlets

☐ No. of rings

Please tick if it is 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

☒ Switchboards

☐ Earthing lines

Description

Installed mains and main earth to new house. Mains 25mm² AL with copper tails (6mm²), 6.0mm main earth below water Bd, linked to one Power Point outlet in Garage.

It is recommended that test results be recorded here:

Visual Examination

☒

Earth Continuity

☒ 0.04Ω

Bonding

☒

Polarity

☒

Insulation Resistance **2000** Mohm

Other **Relt By inspection**

Impedance: **0.28Ωs**

PSSC: **0.940**

If necessary attach any pages with sketches of work done

Identify and describe electrical work to be done - in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name

G. Omt Jurg

Registration No.

E17360

Company

Loose Electrical

Signature

[Signature]

Date

14-2-08

Contact Ph No.

06 759 0175

CERTIFICATION OF ELECTRICAL WORK

For the completion of electrical work that is carried out by electrical installers and involves the placing or positioning of the replacement or repositioning of conductors including fittings attached to those conductors.

Name

Registration No.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS

☒ New wiring

☒ Switchboard

☒ Main earthing system

☐ Installation work in hazardous areas

Name

Allan Rinaldi

Registration No.

E1995

Date

14-2-08

Contact Ph No.

027 290 4828

BUILDING PRELINE CHECKLIST

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: <u>J. Roberts</u>	Consent No. BC: <u>670650</u>
Project Address: <u>39A -</u>	Phone No.: _____
<u>Edmond</u>	Cell Phone No.: _____
Contact Person: <u>ST. Thomas</u>	
Date and Time of Inspection: <u>21/1/08 - 9 to 9</u>	

ENTERED

Builder: <u>Green</u>	Reg No.: <u>1</u>
-----------------------	-------------------

	YES	NO
Building weatherproof - cladding complete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior joinery fitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Subfloor:	PASS	FAIL	N/A
Pile bracing & bolted connections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Anchor / brace pile connections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Timber sizes, spacing & spans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Timber treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foil sisalation / vermin proofing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid blocking / strutting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Load bearing joists	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DPC in place	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
450mm crawl space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1st Floor structure:	PASS	FAIL	N/A
Stair pitch / headroom	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Joist sizes / spacing / span	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proprietary joist layout	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Timber treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foil sisalation exposed subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Timber beams sizes / fixing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Timber beams direct support	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid blocking / strutting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Load bearing joists	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trimming joists	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
---	-----------------------------

Photos

Walls/Roof:	PASS	FAIL	N/A
Bottom plate fixing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DPC in place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moisture content <u>16</u> %	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building wrap / paper complete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stud sizes / spacing / spans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jamb seals / sill tape	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lintel size / fixing - wind zone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall / ceiling insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Footwork / frost protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gib bracing / diagonal brace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BR bracing / connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UL bracing / connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Truss spacing / fixing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purlin spacing / fixing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling batten size / span / fixing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nail plates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timber treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof bracing / strutting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dragon ties / plane braces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling diaphragm requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardies bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ecoply bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FIELD INSPECTION NOTES:

WATER PRESSURE
VALVE TO
BE ACCESSED
FOR MAINTENANCE
BATH - IN PLACE
WINDOW -
FORM -
INSTALLED
OK TO
LINE WATER
& CONCRETE
WITH

Building Control Officer: Chris

Date: _____

1729

BC No. 070650







MASONRY CHECKLIST / BRICK VENEER CHECKLIST

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: <u>P. Roberts</u>	Consent No. BC: <u>070650</u>
Project Address: <u>39 Egan St</u>	Phone No.: _____
Contact Person: <u>Theresa</u>	Cell Phone No.: _____
Date and Time of Inspection: <u>7/12/07 - 1130a</u>	

MASONRY CHECKLIST

Blocklayer:		PASS	FAIL	N/A
	Correct sized masonry blocks	/		↑
	Vertical reinforcing in place			
	Horizontal reinforcing in place			
	Reinforcing in correct location			
	Wash outs in place (over 1.2m)			
	Cavities cleaned out			
	Starters lapped and tied			
	Stirrup size and spacing			
	Stirrups tied correctly			
	Control joint reinforcing			

MASONRY CHECKLIST

Bricklayer:		PASS	FAIL	N/A
	Brick ties	/		
	Weep holes	/		
	Ventilation	/		
	Steel lintel supports	/		
	Slab/foundation Rebate sealed	/		
	Flashings	/		
	Building wrap/paper	/		
	Cavity clearances	/		
	Cavity clear of debris			
	No pipe work in cavity			
			YES	NO
	Photos taken			

Field Inspection Notes:

EXTERIOR WINDOW
FLASHINGS -
RECTIFIED OK
TO CONFUSE
BRICKS

Building Control Officer: _____

Date: _____

0652



MASONRY CHECKLIST / BRICK VENEER CHECKLIST

SOUTH TARANAKI DISTRICT COUNCIL

ENTERED

Owners Name: J Roberts Consent No. BC: 070656
 Project Address: 39 - A Phone No.:
Edgmont St Cell Phone No.:
 Contact Person: Clay - Brent
 Date and Time of Inspection: 5/12/07 - 3.30pm

MASONRY CHECKLIST

Blocklayer:		PASS	FAIL	N/A
	Correct sized masonry blocks			
	Vertical reinforcing in place			
	Horizontal reinforcing in place			
	Reinforcing in correct location			
	Wash outs in place (over 1.2m)			
	Cavities cleaned out			
	Starters lapped and tied			
	Stirrup size and spacing			
	Stirrups tied correctly			
	Control joint reinforcing			

MASONRY CHECKLIST

Bricklayer:		PASS	FAIL	N/A
	Brick ties	///		
	Weep holes	///		
	Ventilation	///		
	Steel lintel supports			/
	Slab/foundation Rebate sealed	///		
	Flashings		/	
	Building wrap/paper	///		
	Cavity clearances	///		
	Cavity clear of debris	///		
	No pipe work in cavity			
			YES	NO
	Photos taken			

Field Inspection Notes:

All BRICKS &
 TIES TO
 SPECIFICATIONS
 FLASHINGS TO
 BE RECTIFIED.
 RECHECK REQUIRED

Building Control Officer:

Date: 5/12/07

1086

Vision Print 30245



670 650

BUILDING PRELINE CHECKLIST

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: Rob

Project Address: 39A
Elmwood St

Contact Person: Grisik

Date and Time of Inspection: 22/11/07 - 1p

ENTERED

Consent No. BC 10650

Phone No.: _____

Cell Phone No.: _____

Builder: Grisik Reg No.: 1

	YES	NO
Building weatherproof - cladding complete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior joinery fitted	<input type="checkbox"/>	<input type="checkbox"/>

Subfloor:	PASS	FAIL	N/A
Pile bracing & bolted connections			/
Anchor / brace pile connections			
Timber sizes, spacing & spans			
Timber treatment			
Foil insulation / vermin proofing			
Solid blocking / strutting			
Load bearing joists			
DPC in place			
450mm crawl space			

1st Floor structure:	PASS	FAIL	N/A
Stair pitch / headroom			
Joist sizes / spacing / span			
Proprietary joist layout			
Timber treatment			
Foil insulation exposed subfloor			
Timber beams sizes / fixing			
Timber beams direct support			
Solid blocking / strutting			
Load bearing joists			
Trimming joists			

	YES	NO
Photos		

Walls/Roof:	PASS	FAIL	N/A
Bottom plate fixing			
DPC in place			
Moisture content %			
Building wrap / paper complete	<input checked="" type="checkbox"/>		
Stud sizes / spacing / spans	<input checked="" type="checkbox"/>		
Jamb seals / sill tape	<input checked="" type="checkbox"/>		
Lintel size / fixing - wind zone	<input checked="" type="checkbox"/>		
Wall / ceiling insulation	<input checked="" type="checkbox"/>		
Frost work / frost protection			/
Gib bracing / diagonal brace			
BR bracing / connections	<input checked="" type="checkbox"/>		
UL bracing / connections	<input checked="" type="checkbox"/>		
Truss spacing / fixing	<input checked="" type="checkbox"/>		
Purlin spacing / fixing	<input checked="" type="checkbox"/>		
Ceiling batten size / span / fixing			
Nail plates			
Metal connections	<input checked="" type="checkbox"/>		
Timber treatment	<input checked="" type="checkbox"/>		
Roof bracing / strutting	<input checked="" type="checkbox"/>		
Dragon ties / plane braces	<input checked="" type="checkbox"/>		
Ceiling diaphragm requirements			/
Hardies bracing			
Ecopy bracing			
Other bracing			

FIELD INSPECTION NOTES:

EXTERNAL
LINTELS
STRAPPED
AS -
REQUESTED
OK - TO
LAY
BRICKS +
INSTALL -
WINDOWS

Building Control Officer: [Signature]

Date: _____

Vision Print 30247

1707



BC No.

BUILDING PRELINE CHECKLIST

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: <u>Roberts</u>	Consent No. <u>BC070650</u>
Project Address: <u>39A Egan St</u>	Phone No.:
Contact Person: <u>Clair</u>	Cell Phone No.:
Date and Time of Inspection: <u>12/11/07 - 1.40pm</u>	

Builder: <u>Graham</u>	Reg No.:
------------------------	----------

	YES	NO
Building weatherproof - cladding complete	✓	
Exterior joinery fitted		✓

Subfloor:	PASS	FAIL	N/A
Pile bracing & bolted connections			
Anchor / brace pile connections			
Timber sizes, spacing & spans			
Timber treatment			
Foil sisalation / vermin proofing			
Solid blocking / strutting			
Load bearing joists			
DPC in place			
450mm crawl space			

1st Floor structure:	PASS	FAIL	N/A
Stair pitch / headroom			
Joist sizes / spacing / span			
Proprietary joist layout			
Timber treatment			
Foil sisalation exposed subfloor			
Timber beams sizes / fixing			
Timber beams direct support			
Solid blocking / strutting			
Load bearing joists			
Trimming joists			

	YES	NO
Photos	✓	

Walls/Roof:	PASS	FAIL	N/A
Bottom plate fixing	✓		
DPC in place			
Moisture content %			
Building wrap / paper complete			
Stud sizes / spacing / spans	✓		
Jamb seals / sill tape	✓		
Lintel size / fixing - wind zone		✓	
Wall / ceiling insulation			
Pipework / frost protection			
Gib bracing / diagonal brace			
BR bracing / connections			
UL bracing / connections			
Truss spacing / fixing	✓		
Purlin spacing / fixing			
Ceiling batten size / span / fixing			
Nail plates			
Metal connections			
Timber treatment	✓		
Roof bracing / strutting	✓		
Dragon ties / plane braces			
Ceiling diaphragm requirements			
Hardies bracing			
Ecoply bracing			
Other bracing			

FIELD INSPECTION NOTES:

2 mins
 inspect
 on trusses
 sill tape
 in place -
 unable to
 view - lintel
 straps
 recheck

Building Control Officer: REQUIRES

Date: 12/11/07

Vision Print 30247

1703



B 0706529020



DRAINAGE CHECKLIST

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: ROBERTS Consent No. BC: 070650
 Project Address: 39A. ELMIST ST. HAWERA Phone No.: _____
 Contact Person: GRAHAM Cell Phone No.: _____
 Date and Time of Inspection: 11/10/07

Drainlayer: MIKE Reg No.: 4294

Foul Water:	PASS	FAIL	N/A
Drainage material	/		
Drainage depth/cover	/		
Granular bedding	/		
Gradient	/		
Inspection fittings	/		
Drain tested - Water/air	/		
Inspection point at lateral	/		
Vent connection identified	/		
Adequate access to inspection points	/		
Subfloor wastepipes supported	/		
Subfloor drainage supported		/	
Pump stations alarmed			/
Manholes haunched			/
Retention tanks			/

Stormwater:	PASS	FAIL	N/A
Drainage material			/
Connected to downpipes			/
Connected to sumps/soak holes			/
Discharging to approved system			/

Septic tank:	PASS	FAIL	N/A
Tank size			/
Tank location			/
Invert levels correct			/
Filter in place			/
Tank venting			/
Effluent disposal field location			/
Length of disposal field			/
Drainage material in disposal field			/
Photos taken		YES	NO

FIELD INSPECTION NOTES:

From 1:120 NO
 LEAKS IN RETURN
 OF DRAIN TO BACKFILL
 PIPE - FOR VENTING
 HAVE
 REMOVE

Building Control Officer:

Date:

Vision Print 31244







BUILDING PRESLAB CHECKLIST

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: Roberts
 Project Address: 39 A
Hamana ST

Consent No. BC 070650
 Phone No.:
 Cell Phone No.:

Contact Person: Danny
 Date and Time of Inspection: 3/10/01 - 2.15 p.m.

Builder: Danny Reg No.:

	PASS	FAIL	N/A
Floor to ground level confirmed	/		
Thickness of floor slab	/		
Correct hardfill compacted	/		
Blinding layer compacted	/		
Approved DPM lapped & taped	/		
Slab size (max. 24m)	/		
HRC on mesh chairs	/		
Mesh chairs spacing	/		
HRC correct size & lapped	/		
Top cover (30mm)	/		
Supplementary bars in place	/		
Perimeter bars under starters	/		
Reinforcing at penetrations	/		
Starters turned into slab	/		
Isolated pads to beam supports	/		/
Load bearing thickenings in place	/		/

Subfloor Plumbing:

	PASS	FAIL	N/A
Pipework lagged thru slab	/		
Pipework water / air tested	/		
Cleaning access provided	/		
Gradients of pipework	/		
Copper piping protected	/		
Plumbing method used	A/NZS 3500	NZBC G13	

General:

	YES	NO	N/A
Specific design floor slab-Ribcraft/Conraq/...	/		
Fibremesh or similar reinforcing	/		
Photos taken	YES	NO	

FIELD INSPECTION NOTES:

MESH IN PLACE
HARD FILL IN PLACE
OK TO POUR
20 mpa concrete
 Building Control Officer: [Signature] Date: 3/10/01
 2254 Vision Print 30242





DRAINAGE CHECKLIST

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: J Roberts

Consent No. BC0510650

Project Address: 39 A -

Phone No.:

Cell Phone No.:

Contact Person: Robert

Date and Time of Inspection: 1/10/07 - 12.15 PM

Drainlayer:

Reg No.:

Foul Water:

	PASS	FAIL	N/A
Drainage material			/
Drainage depth/cover			//
Granular bedding			//
Gradient	/		
Inspection fittings			/
Drain tested - Water/air	/		
Inspection point at lateral	/		
Vent connection identified	/		
Adequate access to inspection points			/
Subfloor wastepipes supported	/		
Subfloor drainage supported			
Pump stations alarmed			
Manholes haunched			
Retention tanks			

Stormwater:

	PASS	FAIL	N/A
Drainage material			/
Connected to downpipes			/
Connected to sumps/soak holes			/
Discharging to approved system			/

Septic tank:

	PASS	FAIL	N/A
Tank size			/
Tank location			/
Invert levels correct			/
Filter in place			/
Tank venting			/
Effluent disposal field location			/
Length of disposal field			/
Drainage material in disposal field			/
Photos taken		YES	NO

FIELD INSPECTION NOTES:

SUBFLOOR DRAINAGE
INSTALLED TO
PLAN - OK TO
BACK FILL FLOOD

Building Control Officer:

Date:

0063







Building Consent

Form 5, Sections 40 to 52
New Zealand Building Act 2004

Application Details

Applicant:	Application No:	BC070650
Platinum Homes	Consent Issue Date:	5/09/2007
149d Mangorei Road	Application Date:	2/08/2007
New Plymouth 4312		

Project Detail

Description of Project:	New Dwelling and Garage
Intended Life (Years):	50
Owner:	J A Roberts, M A Roberts
Estimated Value:	\$ 198,833.00
Location:	39 A Egmont Street Hawera 4610
Legal Description:	Lot 2 DP 371240
Valuation Reference No:	1233011801

Contractor Details

Builder:	C J Tippet
Designer:	Platinum Homes
Plumber:	L Roach
Drainlayer:	No Drainlayer advised for this application

Signed for and on behalf of the Council:

Building Control Officer:

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

Date: 5/09/2007

Conditions of Building Consent No: BC070650

REQUIRED INSPECTIONS

24hrs notice is required for all inspection bookings

COMMENCEMENT OF WORK:

The Owner of person undertaking the building work shall give at least 2 working days notice of the intended commencement of building work.

INSPECTION NOTIFICATION:

The request for inspections is to be made at least 24 hours before any inspection is required.

COMPLIANCE:

This building consent confirms compliance with the New Zealand Building Code. It does not give approval to commence building work until all other approvals have been obtained. Any approvals required for this project are listed on the Project Information Memorandum.

COMPLETION ADVICE:

The owner shall as soon as practical after completion of the building work, notify the Hawera Administration Office that the work has been completed in accordance with this building consent by completing and returning the attached Advice of Completion form.

COMMENCEMENT OF WORK:

This Consent shall lapse and be of no effect if the building work has not started within 12 months and is to be completed within 2 years of the date of issue of the Consent.

FOOTING/FOUNDATION:

Bearing capacity, depth, diameter height pegs & steel placement.

BLOCK WORK:

Correct block size as per Approved Specification, mortar thickness, steel placement, clean outs, ties & venting.

PRE SLAB PLUMBING:

Waste pipe sizes & falls, venting & valving. Sleeve protection for wastes and water pipes.

PRE SLAB BUILDING:

Fill compaction, correct placement, thickness & sealing of damp proof membrane. Starter lengths into slab. Supplementary bar placement. Correct mesh size, fixing & placement. Location of construction & expansion joints.

PROPRIETARY FLASHING:

Check installation with E2 requirements.

MAIN FLASHINGS:

Check with Manufacturers Specifications & E2 requirements.

PRE LINE BRACING ONLY:

Moisture, proprietary bracing fixings, ceiling battens, truss & purlin fixing.

PRE LINE PLUMBING ONLY:

Pressure check, fixings, insulation of piping & movement stabilization.

PRE LINE INSULATION ONLY:

Correct type, placement & R values.

POST SHEET BRACING FIXING:

Correct location & fixing.

EXTERIOR CAVITY INSTALLATION:

Timber treatment, batten placement & fixings, base venting & vermin proof.

DRAINAGE:

Bedding material falls, water/air test, location of vents, boundary roding eye & inspection caps.

SMOKE ALARMS:

Approved smoke detection units installed in correct locations & working.

FINAL CODE COMPLIANCE INSPECTION:

When all approved required work has been fully completed.

Project Information Memorandum

Sections 31 to 39
New Zealand Building Act 2004

Issued in accordance with Building Consent No: BC070650

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent attached.

This Project Information Memorandum has been prepared for the purposes of Section 31 to 39 of the Building Act 2004 and contains all relevant information held by the South Taranaki District Council.

The information provided is based on a search of Council's property records and there may be other information relating to the land, which has not been specifically recorded against this property or known to Council.

Any changes to the approved plans and specifications require an amendment form to be completed with appropriate changes and then submitted and approved by Council prior to any further work being carried out.

All storm water is to be disposed of on site to soak holes.

A drainage rodding eye is to be installed within one (1) metre of the boundaries for all sewerage lines.

Gas/Electrical certificate is required to be submitted to building consent authority (Council) prior to Code Compliance being issued, where applicable.

No building work is to commence until resource consent RML070076 has been granted.

Signed for and on behalf of the Council:

Building Control Officer.



Date: 5/09/2007

Application for Code Compliance Certificate

Form 6, Section 92 of the Building Act 2004

Please return to the South Taranaki District Council

Private Bag 902, Hawera
Phone 0800 111 323 or 06 278 0555
Facsimile No: 06 278 8757

Consent Details

Applicant:	Application No:	BC070650
Platinum Homes	Home Phone:	06 278 8665
149d Mangorei Road	Business Phone:	06 757 4667
New Plymouth 4312	Mobile Phone:	021 677 387 bldr

Project

Description:	New Dwelling and Garage
Owner:	J A Roberts, M A Roberts
Location:	39 A Egmont Street Hawera 4610
Legal Description:	Lot 2 DP 371240
Valuation Reference No:	1233011801

You are hereby advised that

___ All of the building work under the above Building Consent is believed to have been completed to the extent required by that Building Consent.

You are requested to issue a Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a building certifier as stated below).

The attached particulars include:

___ Building Certificates

___ A Code Compliance Certificate issued by a Building Certifier

___ Producer Statements

Signed for and on behalf of the Owner:

Name:



Contact Phone number:

PIM NOTES

OWNER: J & M Roberts	VALUATION NO: 12330/118/01
ADDRESS OF WORK: 39A Egmont St Howera	LEGAL DESC: Lot No: _____ DP: _____
BUILDER: Craig Tippet	Section: _____ Survey District: _____
DESCRIPTION OF WORK: New Dwelling & Garage	Blk: _____
PROPOSED USE:	Rapid number _____
	Fonterra supplier number _____

DATE	ACTIVITY	OFFICER	HOURS	RATE	AMOUNT
6/8/07	Planning	CD	4	56-	21.50
13/08/07	ENGINEERING	RA	.25		
				TOTAL	
				PAID	
				BALANCE	

PROPERTY INFORMATION MEMORANDUM PROCESSING

	Date Placed in Tray	Date Completed
Planning	2/8/07	6/8/07
Water and Sewer	SEWER AND WATER	13/8/07
Vehicle Crossing		

<input checked="" type="checkbox"/>	Compliance Check with District Plan rules _____
<input checked="" type="checkbox"/>	PIM Note No building work to commence until resource consent RM6070076 has been granted
<input checked="" type="checkbox"/>	Compliance Check with Resource Consent number RM _____ granted _____
<input checked="" type="checkbox"/>	Designations/Protected Trees/Historic sites etc _____
<input checked="" type="checkbox"/>	Site Plan required. Date _____
Please indicate on the enclosed map the distances from the proposed _____ to all boundaries	
Complies: Yes/No Yes Date 6/8/07	

Officer's Name
Carl
WAYNE

APPLICATION NO: BC	070650
OWNER:	J & M Roberts
SEWER AND WATER	

SERVICES

WATER MAIN - Installed as part of resource consent for subdivision

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED ☒ YES/☐ NO FEE PAYABLE \$..... SIZE..... mm

SEWER MAIN - Installed as part of resource consent for subdivision

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED ☒ YES/☐ NO FEE PAYABLE \$..... SIZE..... mm

STORMWATER - Discharge on site.

APPLICATION FORM SENT

MAIN SIZEmm LOCATION

CONNECTION REQUIRED YES/☒ NO FEE PAYABLE \$..... SIZE..... mm

DISCONNECTION AND RECONNECTION FEES (DEMOLITION & REMOVALS)

WATER

SEWER

SIGNATURE

DATE

[Signature]
13.08.07.

OTHER (e.g. HEALTH/STRUCTURAL etc)

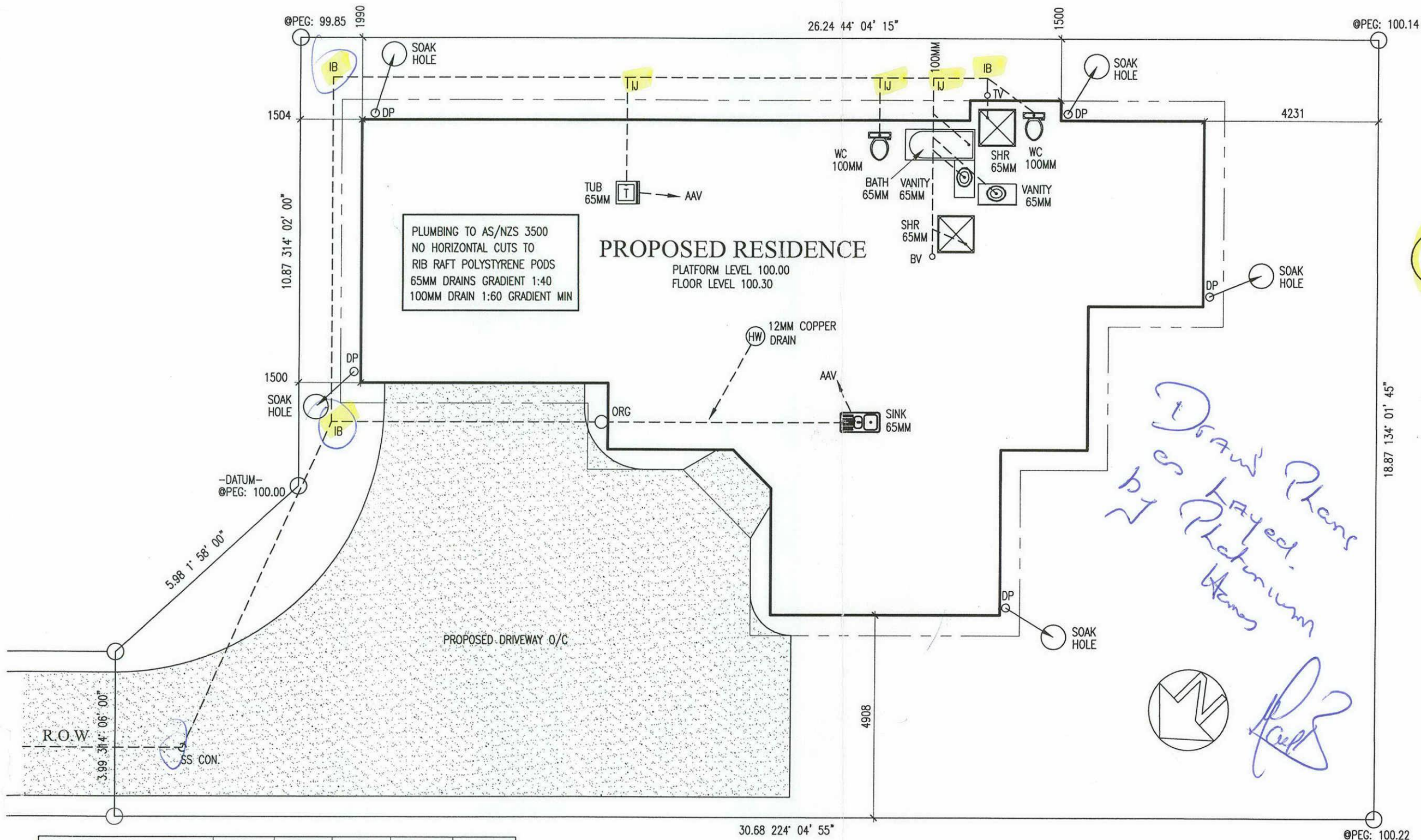
LICENCES REQUIRED (Health/Dangerous Goods etc)

SIGNATURE

DATE



PLAN BCO70650



Inspection access points on the drain shown.

Draw Plans as Layed by Platinum Homes

[Signature]

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

APPROVED PLANS
TO BE KEPT ON-SITE
THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES
No inspection will be made without these documents. A further inspection fee may be charged if plans are unavailable.

platinumhomes NEW ZEALAND	
WEDGEWOOD ALTERED	
NOTES:	
1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE.	
2. 80MM DOWNPIPES THROUGHOUT.	
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION	
LEGAL DESCRIPTION	
LOT NO	2
DP	371240
AREA	674
STREET NO	39A
COVERAGE	24.95%
SALES RACHAEL	
DRAWN ADAM	DATE 29/05/2007
CHECKED	JOB No.
TAR015 SITE PLAN	
J & M ROBERTS	
39A EGMONT STREET	
HAWERA	
SCALE 1:100 ON A3	SHEET 3 OF 9



WEDGEWOOD ALTERED

NOTES

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

TIMBER GRADING

STUDS 90X45, H1.2 UNLESS SPECIFIED.
ALL STRUCTURAL TIMBER TO BE MINIMUM MACHINE STRESS GRADE 8 TIMBER.
H3.1 TREATED TO WET AREAS
ALL LINTELS TO BE MINIMUM MACHINE STRESS GRADE 8 TIMBER.

ZONES

WIND ZONE	HIGH
CORROSION ZONE	1
EARTHQUAKE ZONE	A

WINDOW CODES

AW12/20/1SL - WINDOW TYPE AND SIZE
1210X2010 T - TRIM SIZE FOR PRECUT
190X90 L - LINTEL SIZE

AREAS

FLOOR AREA HOUSE	129.18 SQ. METRES
DOUBLE GARAGE	38.99 SQ. METRES
TOTAL AREA	168.17 SQ. METRES

PERIMETER FRAME	64.38 METRES
SOFFIT/GABLE LENGTH	68.97 METRES
ROOF AREA	200.80 SQ. METRES

LEGAL DESCRIPTION

LOT NO	2
DP	371240
AREA	674
STREET NO	39A

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SALES RACHAEL

DRAWN ADAM DATE 29/05/2007

CHECKED JOB No.

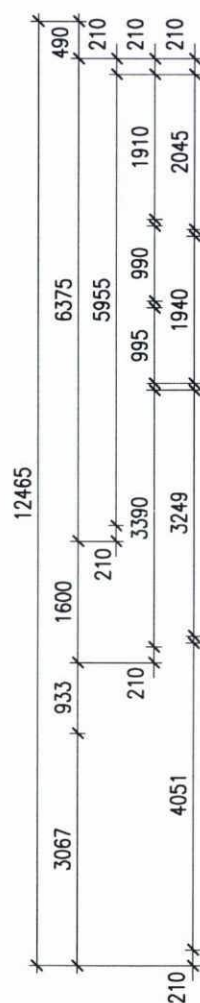
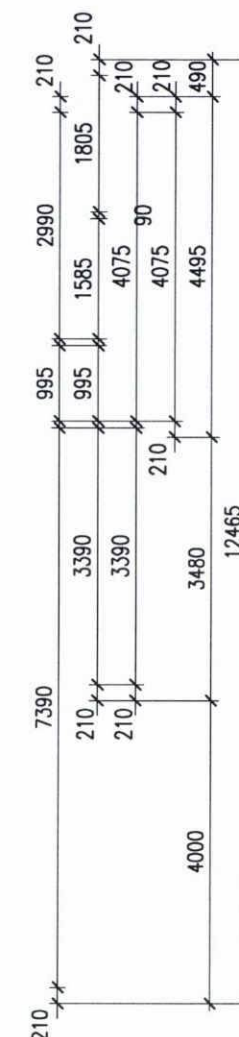
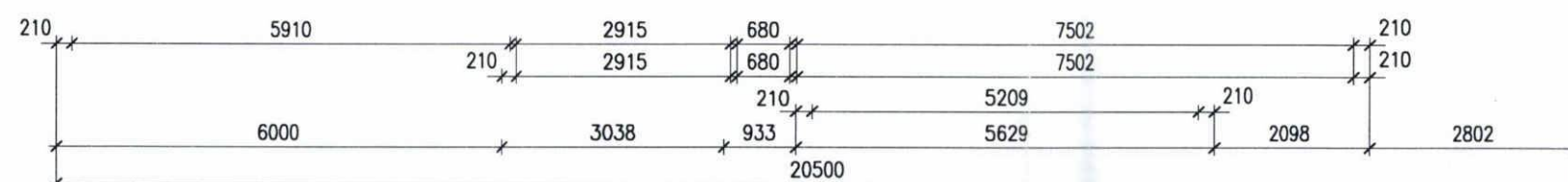
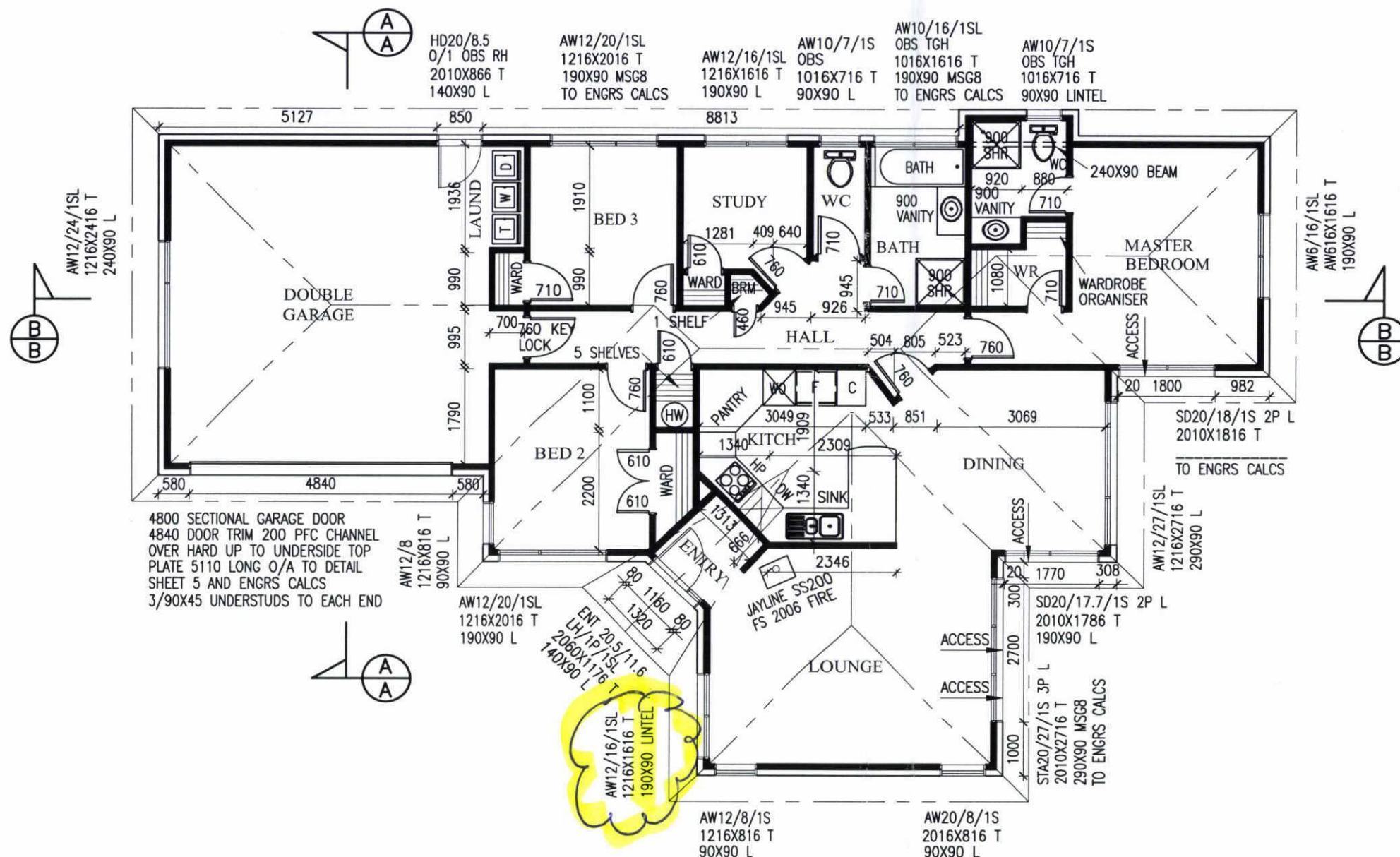
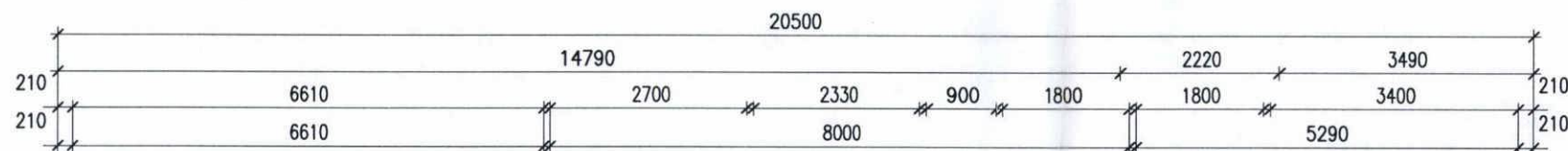
ENGINEER ASHLEY 10280

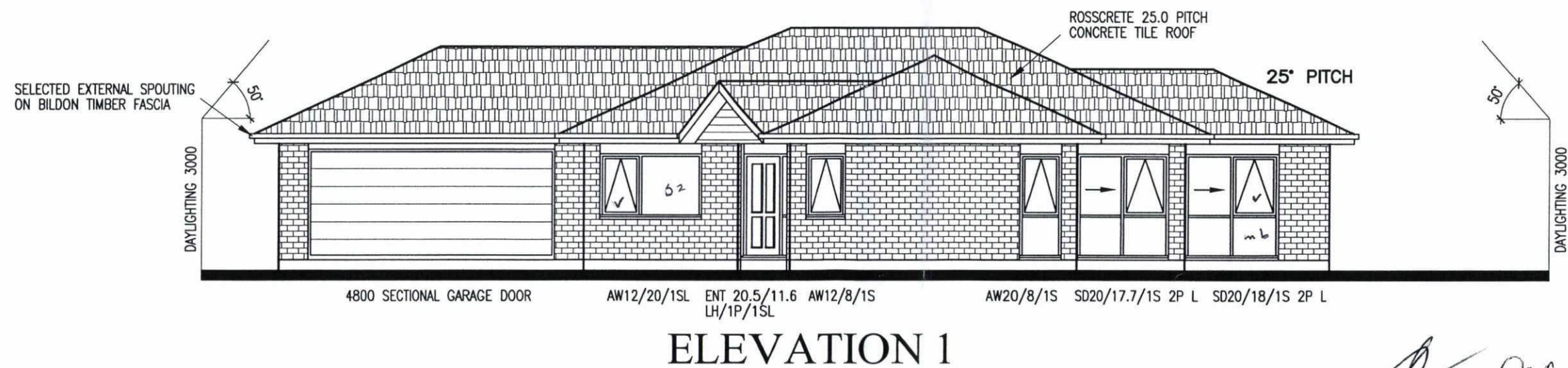
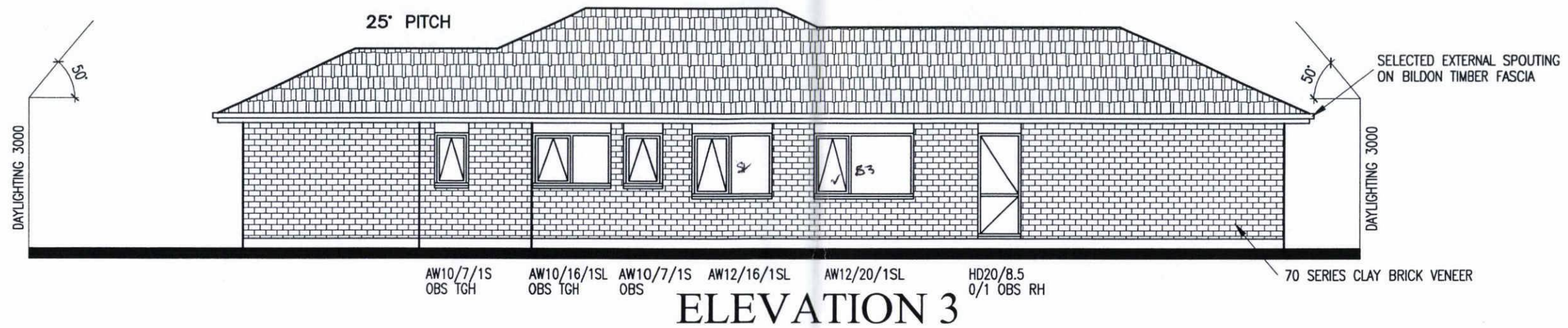
TAR015 FLOOR PLAN

J & M ROBERTS

39A EGMONT STREET
HAWERA

SCALE 1:100 ON A3 SHEET 1 OF 9

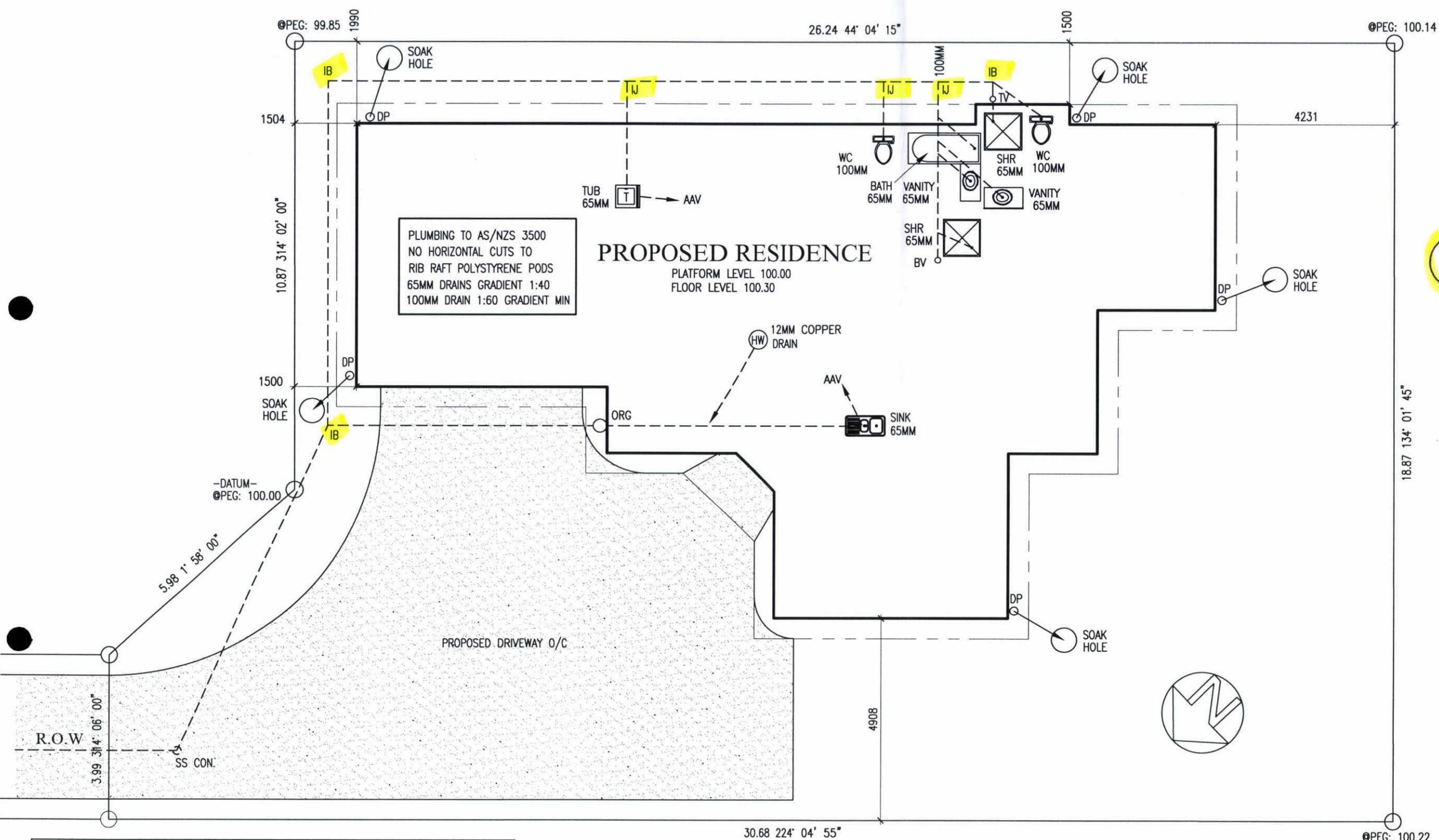




WEDGEWOOD ALTERED	
© COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF PLATINUM DESIGN LIMITED NOT TO BE REPRODUCED WITHOUT PERMISSION	
SALES RACHAEL	
DRAWN ADAM	DATE 29/05/2007
CHECKED	JOB No.
TAR015 ELEVATIONS	
J & M ROBERTS	
39A EGMONT STREET	
HAWERA	
SCALE 1:100 ON A3	SHEET 2 OF 9

Handwritten signature

Red stamp: THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE ARCHITECT. NO INSPECTION WILL BE MADE WITHOUT THESE DOCUMENTS. A FURTHER INSPECTION MAY BE CHARGED IF PLANS ARE UNAVAILABLE.



Inspection
access points
on the drain
shown.

platinumhomes
NEW ZEALAND

WEDGEWOOD ALTERED

NOTES:
1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE.
2. 80MM DOWNPIPES THROUGHOUT.

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LEGAL DESCRIPTION
LOT NO 2
DP 371240
AREA 674
STREET NO 39A
COVERAGE 24.95%

SALES RACHAEL
DRAWN ADAM
CHECKED

DATE 29/05/2007
JOB No.

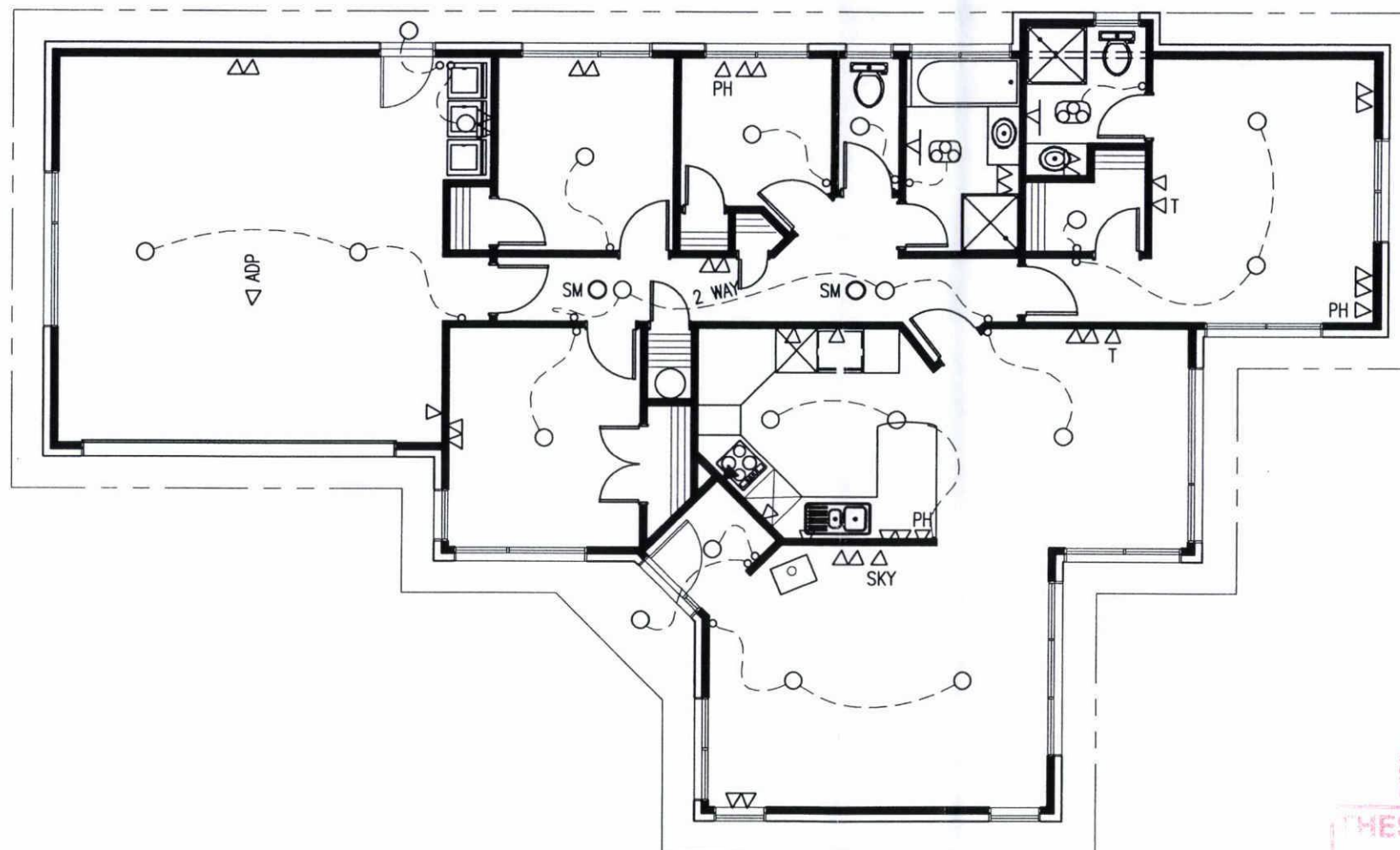
TAR015 SITE PLAN

J & M ROBERTS
39A EGMONT STREET
HAWERA

SCALE 1:100 ON A3 SHEET 3 OF 9

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

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TO BE KEPT
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WEDGEWOOD ALTERED

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

○	RECESSED LIGHT	20
o	LIGHT SWITCH	16
	2 WAY 2 WAY LIGHT CIRCUIT	1
⊗	3:1 LIGHT/HEAT/FAN DUCTED TO OUTSIDE, INCLUDING SWITCHES	2
ADP ◁	AUTO DOOR POINT 2 REMOTES	1
▽▽	DOUBLE POWER POINT	14
◁	SINGLE POWER POINT	6
▽	HEATED TOWEL RAILS	2
SKY▷	SKY TV POINT	1
T▷	TV POINT	2
PH▷	PHONE JACK	3
RH▲	RANGE HOOD DUCTING/P.P. DUCTED TO OUTSIDE	1
SM ○	SMOKE ALARM HARD WIRED	2
	MAINS	20M
	METER BOX	1
	DVS	1

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SALES RACHAEL

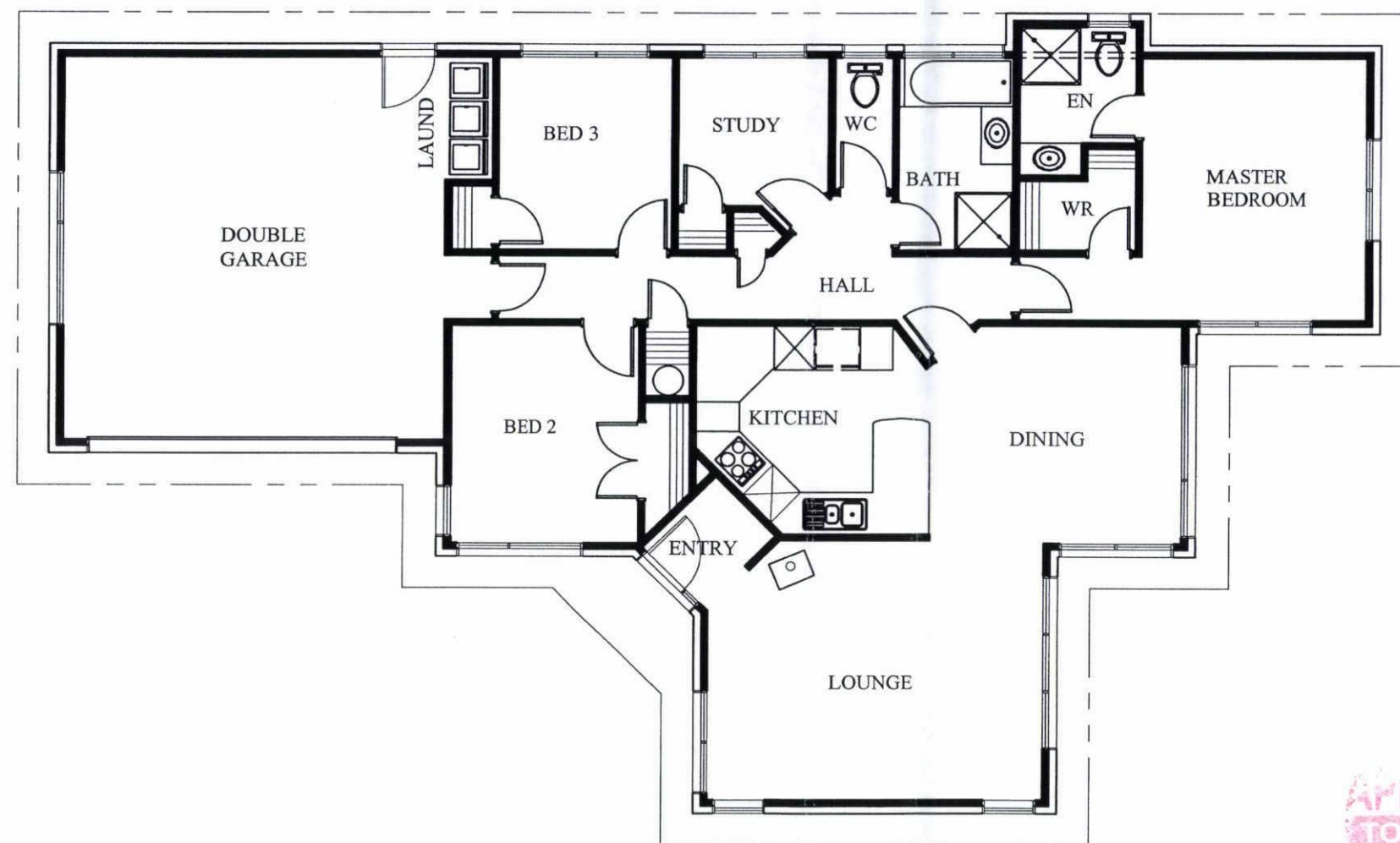
DRAWN ADAM DATE 29/05/2007

CHECKED JOB No.

TAR015 ELECTRICAL

J & M ROBERTS
 39A EGMONT STREET
 HAWERA

SCALE 1:100 ON A3 SHEET 9 OF 9



**APPROVED PLANS
TO BE KEPT ON-SITE**

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WEDGEWOOD ALTERED	
ELECTRICAL LEGEND ALLOW TO CONFIRM POSITION OF FITTINGS ON SITE IN CONSULTATION WITH CLIENT. ALLOW FOR HOBS, OVEN AND HOT WATER CYLINDER WIRING. ALLOW FOR TEMPORARY BUILDERS SUPPLY. ALLOW FOR CONNECTIONS AND INSPECTION FEES.	
○ RECESSED LIGHT ◦ LIGHT SWITCH 2 WAY 2 WAY LIGHT CIRCUIT 3:1 LIGHT/HEAT/FAN DUCTED TO OUTSIDE ADP ◁ AUTO DOOR POINT 2 REMOTES ▽ DOUBLE POWER POINT ◁ SINGLE POWER POINT ▽ HEATED TOWEL RAILS T▷ TV POINT PH▷ PHONE JACK RH▲ RANGE HOOD DUCTING/P.P. DUCTED TO OUTSIDE SM ○ SMOKE ALARM HARD WIRED MAINS METER BOX DVS	
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SALES RACHAEL	
DRAWN ADAM	DATE 29/05/2007
CHECKED	JOB No.
TAR015 ELECTRICAL	
J & M ROBERTS	
39A EGMONT STREET	
HAWERA	
SCALE 1:100 ON A3	SHEET 9 OF 9


BUILDING CONSENT PROCESSING SHEET

OWNER: **J & M Roberts** APPLICATION NO: BC **070650**

SITE ADDRESS: **39 A Egmont street** PROPERTY NO: **1001203**

BUILDER: **Craig Tippett** REG #: VALUATION NO: **12330/118/01**

PLUMBER: **L. Roach** REG #: VALUE OF WORK \$ **198833**

DESCRIPTION OF PROPOSED WORK: **New Dwelling & Garage** RAPID NO: 

DATE	ACTIVITY	OFF	HRS	AMT	DATE	INSP REQ	INSP COM	HRS	AMT
2/8	Admin	RM		50-	SITE				
15/06	Plan Check	Quib	1 1/4	107.50	FOOTING	1			
31/08	Recheck/Stamp	Quib	1/2	43.00	FLASHINGS PROPRIETARY FLASHINGS	1			
					FOUNDATION WALLS				
					CAVITY SYSTEM				
					CONCRETE FLOOR SLAB	1			
					SUB SLAB WASTES				
					CONCRETE BRICKWORK	1			
					BLOCKWORK				
					PRELINE - INSULATION/MOISTURE/STRUCTURE	2			
					TIMBER SUBFLOOR				
					PRELINE BRACING	1			
					BRACING PANEL CHECK PRIOR TO DECORATING	1			
					PRELINE - PLUMBING PIPEWORK	1			
					DRAINAGE	1			
					DISABLED FACILITIES				
					FIRES FREESTANDING/INBUILT				
					FIRE CODES				
					EXTERIOR COATINGS				
					COMPLETION BUILDING/PLUMBING	1			
					AMOUNT PAID				
					REFUND/PAY				

FEES (INCLUSIVE OF G.S.T.) ADMINISTRATION COMPONENT \$ 50.00 ✓ PIM FEE \$ 21.50 ✓ CODE COMPLIANCE CERTIFICATE \$ 58.50 ✓ INSPECTIONS \$ 825.00 ✓ PROCESSING COSTS \$ 1502.50 ✓ UTILITY CHECK \$ _____ STRUCTURAL CHECK \$ _____ PHOTOCOPYING \$ _____ WATER CONNECTION \$ _____ SEWER CONNECTION \$ _____	RECEIPT NO: R 162737 DATE 5/9/07 RECEIPT NO: R _____ DATE _____	INVOICE <input checked="" type="checkbox"/> LETTER <input checked="" type="checkbox"/> PIM <input checked="" type="checkbox"/> CONSENT <input checked="" type="checkbox"/> CCC <input checked="" type="checkbox"/> NTF <input type="checkbox"/>
--	--	--

QUALITY CONTROL COMPLETED

Quibhegne 31.8.07

 CONSENTS OFFICER

NOT APPROVED ☒ **Paul 12/08**
 APPROVED ☒

OFFICER'S NAME **WAYNE** (BLG) / **Carl** (PLNG)

SEWER AND WATER

BUILDING:

CONSENT CONDITIONS

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> FOOTINGS | 18. <input type="checkbox"/> CHIMNEY INSPECTION |
| 2. <input checked="" type="checkbox"/> BLOCKWORK | 19. <input type="checkbox"/> PRE FIRE INSTALLATION |
| 3. <input checked="" type="checkbox"/> PRE CONCRETE FLOOR SLAB (PLUMBING) | 20. <input checked="" type="checkbox"/> FIRE APPLIANCE |
| 4. <input checked="" type="checkbox"/> PRE CONCRETE FLOOR SLAB (BUILDING) | 22. <input type="checkbox"/> FIRE INSTALLATION NOTIFICATION |
| 5. <input type="checkbox"/> SUB FLOOR FIXINGS / INSULATION | 23. <input checked="" type="checkbox"/> SMOKE DETECTION |
| 6. <input checked="" type="checkbox"/> FRAMING / ROOF STRUCTURE FIXINGS | 24. <input type="checkbox"/> EXTERIOR WALLS (COATINGS) |
| 7. <input checked="" type="checkbox"/> EXTERIOR CAVITY SYSTEMS | 25. <input type="checkbox"/> LOADINGS FOR RELOCATED BUILDINGS |
| 8. <input checked="" type="checkbox"/> FLASHINGS (PROPRIETARY & MAIN) | 26. <input checked="" type="checkbox"/> CONCRETE (SLUMP TEST) |
| 9. <input checked="" type="checkbox"/> PRELINE MOISTURE / BRACING / FIXINGS | 27. <input type="checkbox"/> DEMOLITION (SITE LEFT TIDY) |
| 10. <input checked="" type="checkbox"/> BRACING COMPLETION | 28. <input type="checkbox"/> WATER / SEWER DISCONNECTIONS |
| 11. <input checked="" type="checkbox"/> PRELINE INSULATION | 29. <input type="checkbox"/> DEMOLITION / FOOTPATH DAMAGE DEPOSIT |
| 12. <input checked="" type="checkbox"/> PRELINE PLUMBING | 30. <input type="checkbox"/> SEPTIC TANK REMOVAL |
| 13. <input checked="" type="checkbox"/> PLUMBING / VALVING | 31. <input type="checkbox"/> INFORMATION (PLUMBING DRAINAGE FURTHER CONSENT) |
| 14. <input checked="" type="checkbox"/> DRAINAGE | 32. <input checked="" type="checkbox"/> ELECTRICAL CERTIFICATE |
| 15. <input type="checkbox"/> SEPTIC TANK | 33. <input type="checkbox"/> Ps4 PRODUCER STATEMENT |
| 16. <input type="checkbox"/> DISABLED FACILITIES | 34. <input checked="" type="checkbox"/> BUILDING WORK |
| 17. <input type="checkbox"/> FIRE CODE COMPLIANCE | |

NOTES:

- 1) a producer statement 'Design' from the truss manufacturer is to be lodged
- 2) the size of the ^{lounge} lintel in elevation 2 is to be specified
- 3) inspection / access points on the drain are to be shown
- 4) shrinkage control joints are to be shown - note these are not to cross any re-entrant floor steel shown on the Wilton Doubert plan S1 unless the engineers confirm that this is satisfactory

BUILDING:

HAZARDOUS SECTION



(Checked against the requirements of Section 31 of the Building Act 1991)

CHECKED AGAINST STDC REGISTER



CHECKED AGAINST TRC REGISTER



QUALITY CONTROL CHECK LIST

B1 Structure	<input checked="" type="checkbox"/> Site area of building <input checked="" type="checkbox"/> Footings <input checked="" type="checkbox"/> Reinforcing <input checked="" type="checkbox"/> DPM <input checked="" type="checkbox"/> Floor slabs <input checked="" type="checkbox"/> Holding down bolts <input checked="" type="checkbox"/> Pile spacings under floor access	<input checked="" type="checkbox"/> Subfloor framing <input checked="" type="checkbox"/> Framing general <input checked="" type="checkbox"/> Lintel sizes <input checked="" type="checkbox"/> Roof framing <input checked="" type="checkbox"/> Truss spacing and fixing <input checked="" type="checkbox"/> Bracing <input checked="" type="checkbox"/> Roof bracing
B2 Durability	<input checked="" type="checkbox"/> All above <input checked="" type="checkbox"/> External joinery <input checked="" type="checkbox"/> External cladding	<input checked="" type="checkbox"/> Roof <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Fixtures and fittings
C1 Outbreak of fire	<input checked="" type="checkbox"/> Fire installations <input checked="" type="checkbox"/> Solid fuel appliances	<input checked="" type="checkbox"/> Gas appliances
C2 Means of escape	<input checked="" type="checkbox"/> Stairs <input checked="" type="checkbox"/> Corridors <input checked="" type="checkbox"/> Travel distances	<input checked="" type="checkbox"/> Fire safety systems <input checked="" type="checkbox"/> Number of occupants <input checked="" type="checkbox"/> Exit ways
C4 Structural stability	<input checked="" type="checkbox"/> Footings <input checked="" type="checkbox"/> Subfloor <input checked="" type="checkbox"/> Framing <input checked="" type="checkbox"/> Framing general	<input checked="" type="checkbox"/> Lintels <input checked="" type="checkbox"/> Roof fixing and framing <input checked="" type="checkbox"/> Bracing
C3 Spread of fire	<input checked="" type="checkbox"/> Fire walls <input checked="" type="checkbox"/> Occupants to have time to escape	<input checked="" type="checkbox"/> Fire filters to undertake rescue apps
D1 Access routes	<input checked="" type="checkbox"/> Disabled access <input checked="" type="checkbox"/> Stairwells	<input checked="" type="checkbox"/> Corridors
D2 Mechanical installations for access	<input checked="" type="checkbox"/> Lifts	<input checked="" type="checkbox"/> Escalators
E1 Surface Moisture	<input checked="" type="checkbox"/> Floor slabs above ground level	<input checked="" type="checkbox"/> Site stormwater disposal
E2 External Moisture	<input checked="" type="checkbox"/> Ventilation under house <input checked="" type="checkbox"/> Foil floor insulation <input checked="" type="checkbox"/> DPM <input checked="" type="checkbox"/> Building paper	<input checked="" type="checkbox"/> External joinery <input checked="" type="checkbox"/> External claddings (floors/walls) <input checked="" type="checkbox"/> Drainage
E3 Internal Moisture	<input checked="" type="checkbox"/> Wall linings	<input checked="" type="checkbox"/> Floor coverings and membranes
F1 Hazardous agents on site	<input checked="" type="checkbox"/> Dangerous goods, stores etc	
F2 Hazardous building material	<input checked="" type="checkbox"/> Site	<input checked="" type="checkbox"/> Asbestos etc.
F3 Hazardous substances and processes	<input checked="" type="checkbox"/> Paint shops	<input checked="" type="checkbox"/> Spray painters etc.
F4 Safety from falling	<input checked="" type="checkbox"/> Floor slabs <input checked="" type="checkbox"/> Window heights	<input checked="" type="checkbox"/> Balustrades <input checked="" type="checkbox"/> Disabled access
F5 Construction and demolition hazards	<input checked="" type="checkbox"/> Site area of building	<input checked="" type="checkbox"/> Safe practices
F6 Lighting for emergency	<input checked="" type="checkbox"/> Public buildings <input checked="" type="checkbox"/> Rest homes	<input checked="" type="checkbox"/> Hospitals etc.
F7 Warning systems	<input checked="" type="checkbox"/> Public buildings <input checked="" type="checkbox"/> Rest homes	<input checked="" type="checkbox"/> Hospitals etc. <input checked="" type="checkbox"/> Domestic Dwellings

QUALITY CONTROL CHECK LIST – continued

G1 Personal Hygiene	<input checked="" type="checkbox"/> Water temperature <input checked="" type="checkbox"/> Sanitary fixtures and fittings	<input checked="" type="checkbox"/> Floor surfaces (disabled access)
G2 Laundry facilities	<input checked="" type="checkbox"/> As required by regulations	
G3 Good preparation and prevention of contamination	<input checked="" type="checkbox"/> Surfaces used <input checked="" type="checkbox"/> Water temperatures <input checked="" type="checkbox"/> Availability of water	<input checked="" type="checkbox"/> Safeguard food from contamination <input checked="" type="checkbox"/> WHB/sinks in kitchens etc.
G4 Ventilation	<input checked="" type="checkbox"/> Mechanical	<input checked="" type="checkbox"/> Manual (opening windows)
G5 Interior Environment	<input checked="" type="checkbox"/> Insulation <input checked="" type="checkbox"/> Heating	<input checked="" type="checkbox"/> Ventilation <input checked="" type="checkbox"/> Linings
G6 Airborne and sand impact	<input checked="" type="checkbox"/> Industrial areas <input checked="" type="checkbox"/> Residential close to industrial	<input checked="" type="checkbox"/> Isolation of tenancies
G7 Natural light	<input checked="" type="checkbox"/> External joinery <input checked="" type="checkbox"/> Light wells	<input checked="" type="checkbox"/> Windows etc.
G8 Artificial light	<input checked="" type="checkbox"/> Lux at floor level throughout building	<input checked="" type="checkbox"/> Energy lighting
G9 Electricity	<input checked="" type="checkbox"/> Electrical energy certificate	
G10 Piped services	<input checked="" type="checkbox"/> Piping plumb out	<input checked="" type="checkbox"/> Gas pipe out
G11 Gas as an energy source	<input checked="" type="checkbox"/> Ventilation available <input checked="" type="checkbox"/> Isolation valves safe	<input checked="" type="checkbox"/> Gas pressures
G12 Water Supplies	<input checked="" type="checkbox"/> Safety of potable water <input checked="" type="checkbox"/> Water temperatures	<input checked="" type="checkbox"/> Pipe out of building <input checked="" type="checkbox"/> Valving to be used
G13 Foul water	<input checked="" type="checkbox"/> Disposed to reticulated disposal	<input checked="" type="checkbox"/> Disposed via onsite disposal
G14 Industrial hazardous waste	<input checked="" type="checkbox"/> Disposal of	
G15 Solid waste	<input checked="" type="checkbox"/> Disposal of	
H1 Energy efficiency	<input checked="" type="checkbox"/> Insulation <input checked="" type="checkbox"/> Glazing etc (% of glass per wall area)	
Compliance schedule	Is compliance schedule required? If yes application/information to be sent with building consent.	

HERITAGE STATUS CHECK



Tax Invoice/Statement: 4380

GST Reg. No: 52-769-477

Invoice Date: 03 September 2007

PAID

Platinum Homes
149d Mangorei Road
New Plymouth 4312

FILE COPY

Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.stdc.co.nz

Application Number: BC070650
Description: New Dwelling and Garage
Owner: J A Roberts, M A Roberts
Location Address: 39 A Egmont Street Hawera 4610

Charge Description	Charge	GST	Amount
Building Consent Administration Fee	\$44.44	\$5.56	\$50.00
Dept Building & Housing Levy	\$337.73	\$42.22	\$379.95
Dept Building & Housing STDC commission	\$10.44	\$1.31	\$11.75
BRANZ Levy	\$192.87	\$0.00	\$192.87
BRANZ STDC Commission	\$5.96	\$0.00	\$5.96
Code of Compliance Certificate Fee	\$52.00	\$6.50	\$58.50
Rural/Residential Inspection Fee	\$733.33	\$91.67	\$825.00
Building Consent Processing/Plan Checking	\$133.78	\$16.72	\$150.50
Planning Assessment	\$19.11	\$2.39	\$21.50
Total	\$1,529.66	\$166.37	\$1,696.03

We look forward to receipt of your payment to enable completion of your consent.

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera

Application Number: BC070650
Applicant: Platinum Homes
Amount Due: \$1,696.03



Platinum Homes

Building standards/ codes referred to herein relate to the latest issue available

Specifications

Tuscany Construction Ltd

Lot 2, DP371240

**39a Egmont Street
Hawera**

**APPROVED PLANS
TO BE KEPT ON SITE**

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Platinum Homes Specifications

A.1 SITE AND SETTING OUT

Approximate ground lines are shown on the drawings but the Contractor is advised to visit the site to ascertain any variations regarding levels for foundations, boundaries, etc. The Contractor shall perform all setting out of work and shall be responsible for the accuracy thereof.

A.2 CLEANING UP

The Contractor shall maintain the whole of the work site in a clean and tidy state and shall clean the whole of the site of the work at the completion of the contract. The whole of the work, including windows shall be cleaned ready for immediate occupation.

A.3 MAINTENANCE

The Contractor shall maintain the work and make good all defects, which may occur within 60 days after the completion of the contract, due to faults which may occur in the materials or labour supplied.

A.4 CONNECTIONS

The Owner shall be responsible for the payment for all connections to public utilities such as water, sewer, telephone, storm water (not within own property), electricity.

A.5 CONTRACTS

This specification has been drawn up for complete contracts and is only applicable for that type of contract. Where the work is carried out under "Labour Only" or other types of contracts, the Owner becomes the Contractor and is responsible to ensure that the limits of the work to be carried out is clearly defined. It is also the Owner's responsibility to obtain and pay for all insurance policies.

APPROVED PLANS
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Platinum Homes Specifications

EXCAVATION AND WATERPROOFING

B.1 EXCAVATION

Excavate for all foundations to the sizes and depths shown on the drawings or specified herein. Excavation shall be carried to solid bearing. If foundation material is not satisfactory, excavate to solid bearing and backfill with compacted hard fill, or 10 MPa concrete. Remove topsoil and excavate to a minimum of 200mm below underside of floor slab. Shape ground to fall from centre of building.

B.2 BACKFILLING

Backfill against foundations, under floor slab with compacted hard fill. Backfill under floor slab with compacted, hard drainage metal, graded 40mm to 12mm. This layer may be topped with clean sand or crusher dust. Backfill against all other foundations with sound excavated material (not topsoil) and compact. Backfill against retaining walls and basement walls with permeable drainage metal.

B.3 HARD FILL

Where hard fill is required, this shall be graded river run metal or graded crushed metal.

B.4 WATERPROOF MEMBRANE

Lay waterproof membrane as noted on the drawings or in this specification. All joints to be lapped 100mm and sealed with 50mm wide tape. At perimeter of slab, seal the membrane into the joint between the foundation wall and the slab. Where pipes, etc. penetrate the membrane, adequate protection against seepage shall be made by sealing the membrane to the penetration, with tape. Care shall be taken at all times to ensure that the membrane forms a complete waterproof barrier and that it is not punctured during casting of the floor slab.

B.5 WATERPROOFING

Waterproofing shall be carried out to areas as noted on the drawings or in this specification using "Mulseal" or equivalent. Coating shall be carried out strictly in accordance with the manufacturer's recommendations, especially the cleaning of the surfaces and priming.

In addition to the areas noted in the Variation Schedule or on the drawings, the following areas shall be coated:

1. Concrete Floors - Top of foundation wall where wall slab will rest and where a veneer will rest.
2. Basement Walls - All surfaces in contact with the ground.

B.6 DRAINAGE

Where a concrete floor slab is used, the area around the building shall be graded so that surface water drains clear of the building site. At retaining walls, lay "Novaflo" or similar drain at the base of the wall, falling to a suitable outlet.

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Platinum Homes Specifications

CONCRETE

C.1 MATERIALS

Concrete materials shall be from approved sources and conform to the following:

- *NZS 3121 - Specification for Water and Aggregates for Concrete.
- *NZS 3122 - Specification for Portland Cement.

C.2 CONCRETE

Concrete shall conform to one of the following:

- *NZS 3104 - Specification for Concrete Production: High Grade and Special Grade.
- *NZS 3108 - Specification for Concrete Production: Ordinary unless specifically noted otherwise, concrete strength shall be 17.5 MPa.

C.3 REINFORCING

Reinforcing shall conform to the following:

- *NZS 3402 - Steel Bars for the Reinforcement of Concrete.
 - *NZS 3422 - Specification for Welded Fabric of Drawn Steel Wire for Concrete Reinforcement.
- Reinforcing rods shall be deformed mild steel, clean and free from rust and scale. Laps where required shall be 40 x rod diameter.

C.4 CONSTRUCTION

Concrete Construction shall conform to:

- *NZS 3124 - Specification for Concrete Construction for Minor Works.

C.5 FORMWORK

All concrete shall be placed in property-constructed formwork which is securely braced and held in position. All formwork shall be carefully removed from concrete.

C.6 FLOOR SLAB

Floor slabs including verandahs, porches, carports and garages shall be 100mm thick, and reinforced with 668 welded mesh. Slabs shall be cast in one layer and shall be finished off by power floating unless otherwise indicated. .

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Platinum Homes Specifications

CONCRETE BLOCKWORK

D.1 MATERIALS

Concrete wall masonry shall be manufactured in sound unchipped units in compliance with the appropriate clause of units specified in NZS 3102P. Mortar shall be of materials and proportions in accordance with the requirements of the NZS 1900. Filling and reinforcing steel - see concrete work.

D.2 WALL CONSTRUCTION

Bond: All masonry walls shall be built to the thickness and to the bond pattern and mortar joint treatment indicated on plans, where on bond pattern and mortar joint treatment indicated on plans, where on bond pattern is shown the walls shall be laid up in regular running bond.

Special Units: The masonry contractor shall provide and place such special units such as required to form all corners, returns offsets, etc. and to maintain the proper bond. Should block cutting be necessary, it shall be neat and regular.

Face shell bedding and mortar joints: Face shell bedding shall be used with complete coverage of horizontal and vertical face shells. Mortar joints shall be 10mm thick unless otherwise shown on the drawings. Where joints occur in masonry walls to be plastered, stuccoed, tiled or used as a back up to brickwork, the joints shall be cut flush with the face of the wall. In walls which will be either exposed or painted, the joints shall be stuck off flush with the walls surface and when partially set shall be firmly compacted with a pointing tool.

D.3 WORKMANSHIP

General: All masonry walls shall be laid true and plumb and to the plain surface in running metric bond.

Joints: Mortar joints shall be straight, clean and uniform in thickness and shall be tooled as shown in the plans. Where no joint detail is shown, exposed walls shall have joints tooled with a round bar to produce a dense, slightly concave surface well bonded to the block at the edges. Tooling shall be done when the mortar is partially set, but still sufficiently plastic to bond. All tooling shall be done with a tool, which compacts the mortar, pressing the excess mortar out of the joint rather than dragging it out. Where walls are to receive plaster, the joints shall be struck flush to provide uniform bending surface.

Provision for other trades: The masonry contractor shall provide chases, openings, install anchors, nailing strips, bolt hanger, etc. in masonry walls where shown on the drawings.

Mortar droppings: Extreme care shall be taken to prevent mortar droppings. All frameworks shall be made tight, and any concrete or mortar spilled on the wall shall be wadded off before it can set.

Weep holes are to drain moisture to the outside. Grout spaces when called for shall be cleaned out before grout is poured.

Clean Up: At the conclusion of the masonry work, the masonry contractor shall clean down all masonry walls, remove his scaffolding and equipment, clean up all debris and surplus materials and remove them from the site.

D.4 200mm BLOCKWORK

Lay 200mm block work as shown: solid fill all corners and jambs to openings and reinforce with D12 rods. Allow for continuous concrete beams reinforced with 2/D20 rods to top bond beam. Allow for concrete lintels as required. These are to be reinforced as stated on the plans. Joints are to be tooled to a smooth concave finish, not exceeding 6mm in depth (both side's where seen).

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Platinum Homes Specifications

CARPENTER

E.1 GENERAL

All work shall be carried out strictly in accordance with the NZ Building Code Handbook and the relevant approved documents, including NZS 3604 - Code of Practice for Light Timber Frame Buildings not Requiring Specific Design.

E.2 TIMBER

Timber grading shall conform to NZS 3631 - New Zealand National Timber Grading Rules.

Timber shall conform to NZS 3602 - Code of Practice for Specifying Timber and Wood-Based Products for use in Building.

In general this shall be as follows:

Wall Framing Radiata Pine, No.1 Framing, H1.2 treated.

Exposed Framing Radiata Pine, NO.1 Framing, H3.2 treated.

Exterior Finish Radiata Pine, Clears or finger jointed, H3.2 treated.

Interior Finish Radiata Pine, Clears or Finger jointed, treated or Custom wood or similar moldings.

E.3 WORKMANSHIP

All timber shall be nailed or suitably fixed in accordance with the best trade practice and in accordance with the NZ Building Code Handbook and any Standards or as detailed on the drawings. All work shall be accurately set out and neatly executed.

E.4 FRAMING

Construct framing in accordance with NZS 3604, or as required to support the sheathings or linings. The sheathing or lining manufacturer's recommendations for frame member spacing shall be strictly adhered to. All timber fixings shall be in accordance with NZS 3604 unless otherwise indicated. Plumb and straighten all walls. Lay floor and ceiling lining to true line and level. Provide all dwangs and noggings for the fixing of cupboards, benches, fittings, switches, etc. Fix all bracing as detailed in the Bracing Schedule and as required to maintain the structure in a stable condition.

E.5 PRE-NAILED FRAMES

Where pre-nailed frames are used, these shall be supplied complete with all dwangs and bracing.

E.6 ROOF TRUSSES

Roof trusses shall be from an approved manufacturer and shall be designed for their particular application. The truss manufacturer shall supply a truss layout plan.

E.7 FLOORING

Flooring shall be 20mm high-density particleboard or other approved flooring material, fixed in accordance with the manufacturer's recommendations and as required to provide a diaphragm. Punch all nails below the surface. Strip flooring shall be tightly cramped and nailed. On completion of the building, machine sand all flooring.

E.8 EXTERIOR SHEATHING

All weatherboards shall conform to NZS 3617 - Specification for Profiles of Weatherboards, Fascia Boards and Flooring. Fix sheathings as indicated on the drawings and in the Variation Schedule. Sheathings shall be fixed strictly in accordance with the manufacturer's recommendations. Under all sheathings, lay lightweight building paper unless otherwise indicated.

Timber weatherboards, vertical boarding:

Securely fix to framing with galvanised nails and punch nails. Mitre all joints and carefully scribe to finishes.

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Platinum Homes Specifications

Special Weatherboards:

Fix according to the manufacturer's recommendations, using the proprietary jointing methods. Where possible, use concealed jointers.

Flat Sheets:

Fix with small head galvanised clouts. Vertical joints shall be made using UPVC jointers and horizontal joints shall be made using galvanised steel "z" flashings.

E.9 EXTERIOR FINISHING

Fix all fascias, barges and other finishes as necessary. Finishes shall conform to NZS 3617 Specification for Profiles of Weatherboards, Fascia Boards, and Flooring. Install all necessary flashings, beads, etc, and use sealants only as absolutely required. All joints shall be made so as to render the work watertight. All timber shall be primed before fixing.

E.10 DOORS AND WINDOWS

Install doors and windows as shown or noted and as specified under Joiner. Aluminium doors and windows shall be fixed in accordance with the manufacturer's instructions. Frames shall be installed plumb and level and shall be securely fixed in place. Supply and install all necessary flashings and scribes.

E.11 SOFFIT

Soffits are to be lined as noted, with joints made with UPVC jointers. Fascia as shown shall be grooved to take soffit lining. Unless otherwise noted, soffit linings shall include verandahs, porches, carports, and ceilings to terraces.

E.12 INTERIOR LININGS

Framing and battens shall have a moisture content below 20% before linings are fixed. Fix all interior linings as noted on the drawings in accordance with the manufacturer's instructions and recommendations. Where no instructions exist for any linings, they shall be securely fixed so as to prevent any movement and in accordance with the best trade practices. Unless otherwise specified linings will be : ceilings 13mm Gypsum plasterboard, walls 10mm Gypsum plasterboard, wet areas 10mm Gypsum plasterboard.

The following is a summary of fixings for linings:

Hardboard:

Fix with 25mm plated panel pins spaced 100mm apart around perimeter, 12mm min from edge, and 200mm apart elsewhere. Alternatively, fix with Wallboard Adhesive on a continuous bead. All joints unless otherwise indicated shall be finished with UPVC mouldings.

Woodfibre Insulating Board:

Fix with 40mm galvanised panel pins driven in at an angle, or 30mm small flathead galvanised wallboard nails. Nails to be punched. Alternatively, fix with 19mm staples or suitable adhesives. Fixing to be spaced 100mm apart around perimeter and 150mm to 200mm elsewhere. Carefully set out sheets to suit each room. Finish joints between sheets with flush timber beads or as noted in the Variation Schedule.

Panels and Tiles:

Set battens at 300mm or 400mm centres to suit panels/tiles. Fix with staples.

Gib Board:

Sheets are to be fixed horizontally or vertically on walls in as long a length as possible. Fix with adhesive and Gib Clouts. Where Gib Board is used on ceilings, fixing shall be with adhesive and screws.

Particle Board:

Fix with nails, staples or screws, spaced 150mm apart around perimeter and 250mm apart elsewhere. Alternatively fix with Wallboard Adhesive on a continuous bead.

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Platinum Homes Specifications

Pre-finished Wallboards:

Sheets to be fixed in accordance with the manufacturer's recommendations using adhesives. Finish joints with matching UPVC mouldings.

Timber Boarding:

These shall be fixed by approved methods of secret or semi-secret nailing.

E.13 INTERIOR FINISHINGS

Architraves:

Fix architraves to all window and doorframes. Mitre all corners, neatly fit and securely fix.

Skirtings:

Fix skirtings around base of walls unless otherwise specified. Mitre external corners, scribe internal corners and securely fix to wall. Where floor is to remain exposed, the skirtings shall be scribed to floor as necessary.

Cornice:

Fix cornice as per manufacturer's specification.

Special Finishing's:

As noted under Interior Linings, or as recommended by the manufacturer.

Pelmets:

Construct using 100x25mm top and 125mm wide facing as noted in the Variation Schedule.

Built-in Pelmets:

Construct 100mm out from wall and extending from ceiling to 20mm below window head. Unless otherwise noted, pelmets shall be faced with the same material as the wall lining.

E.14 INTERIOR DOORS AND FRAMES

Install doors and frames ensuring they are plumb and securely held in place.

E.15 CUPBOARDS

Construct cupboards as indicated on the drawings. Cupboards shall generally be fitted with five shelves.

E.16 WARDROBES

Wardrobes shall be constructed as detailed on the plan with 300mm MDF shelving (or similar) and fitted with a Pryda closet bar.

E.17 HARDWARE

Supply and fix all necessary hardware to complete the works and as noted in the Variation Schedule. Confer with the owner before purchasing any exposed hardware such as door furniture, rails, etc. Neatly and accurately fit all hardware and on completion of work adjust all fittings.

E.18 DOORSTOPS

Provide and fix doorstops as required.

E.19 KITCHEN JOINERY

Install Kitchen joinery as supplied, neatly scribe units to walls and floor and neatly fit benches to walls to avoid the use of cover moulds. Seal benches to walls.

E.20 STAIRS

Install Stairs supplied under Joinery.

E.21 TRAPDOORS

Install 450mm x 450mm trapdoor in ceiling. For timber floors, install 600mm wide trapdoor and frame through foundation wall.

E.22 INSULATION

Install insulation as specified, in accordance with the manufacturer's recommendations.

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Platinum Homes Specifications

JOINER

F.1 ALUMINIUM DOORS AND WINDOWS

Aluminium doors and windows shall be from an approved manufacturer.

Doors and windows shall conform to NZS 3504, NZS 4211, NZS 4332 - Specification for Aluminium Windows.

Doors and windows are to be fitted with timber reveals

F.2 TIMBER DOORS AND WINDOWS

Doors, windows, and their associated frames shall be constructed in accordance with the N.Z. Joinery Manufacturers Federation standards or other approved systems.

F.3 INTERIOR DOORS AND FRAMES

Doors shall be hung on three 90mm, loose pin, butt hinges.

F.4 GLAZING

Glaze all windows and glaze all doors where required.

Glass and glazing shall be carried out in accordance with the N.Z. Building Code Handbook and NZS 4223 - Code of Practice for Glazing in Buildings.

F.5 KITCHEN JOINERY

Construct Kitchen joinery as indicated on the drawings or in the Variation Schedule.

Where a P C Sum is allowed for the joinery, liaise with the Owner to design the Kitchen.

F.6 STAIRS

Construct stairs where required with the going and rise as noted.

Where open rise stairs are noted, treads are to be ex 50mm Provide handrails and safety rails in accordance with Variation Schedule and the N.Z. Building Code Handbook.

All hand rails around stairwells and deck areas over 1.2 m high must be 1.0m high. Rails down flights of stairs must be 0.9m high from leading edge of treads.

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Platinum Homes Specifications

PLASTERER

G.1 MATERIALS

Materials shall conform to the following:

NZS 3103 - Specification for Sand, Mortars, Internal and External Renderings.

NZS 3122 - Specification for Portland Cement.

NZS 4221 - Specification for Fibrous Plaster Sheets.

G.2 WORKMANSHIP

Plastering shall be carried out by qualified and experienced tradesman.

Solid plaster and stucco shall conform to NZS 4251 - Code of Practice for Solid Plastering. Fibrous Plaster shall be carried out in accordance With the code of practice as laid down by the N.Z. Fibrous Plaster Manufacturer's Association.

G.3 CEMENT PLASTER

Cement plaster shall be mixed in the following proportions:

Bond Coat

Clean Sand - 1.5 parts by volume

Portland Cement - 1 part by volume

Bonding Agent - according to the manufacturer's instructions

Flanking and Finish Coats

Clean Sand - 6 parts by volume

Portland Cement - 1 part by volume

Plasticiser - according to the manufacturer's instructions

G.4 SOLID PLASTER

Solid plaster shall be applied to all concrete and masonry surfaces as shown on the drawings

G.5 STOPPING

Gib Board Stopping shall be carried out in accordance with the wallboard manufacturer's recommendations.

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Platinum Homes Specifications

CHIMNEY & FIREPLACE

H.1 CHIMNEYS

This clause applies to chimneys for fireplaces, constructed from concrete, brick, precast pumice concrete.

Chimneys shall be constructed as details in the N Z Building Code Handbook B1/AS3.

Foundations for chimneys shall be constructed as detailed, with reinforcing starter rods for the chimney. Chimneys shall be tied to the timber framing as detailed, at the upper floor level and the roof level.

H.2 FIREPLACE

Construct back, cheeks, etc of fireplace using firebricks set in suitable fire cement.

Fireplace shall be to an approved shape and shall be constructed as large as possible.

Backfill behind firebricks with clean sand and top off with plaster.

Install standard cast iron fire gate.

H.3 FIRE SURROUND

Install fire surround as noted in the Variation Schedule. The fire surround shall be securely fixed to the wall and shall be sealed to the chimney.

H.4 HEARTH

Fireplaces

Hearth shall be constructed the same width as the fire surround and shall extend 300mm forward of the fire surround.

Hearth shall be finished as noted in the Variation Schedule.

Heaters

Hearth shall be constructed to the dimensions as required by the heater manufacturer and shall be installed with the required air spaces.

Hearth shall be finished as noted in the Variation Schedule.

H.5 SOLID FUEL BURNING HEATERS

Heaters shall conform to NZS 7401 - Specification for Solid Fuel Burning Domestic Appliances.

Heaters shall be installed in accordance with NZS 7421 - Specification for Installation of Solid Fuel Burning Domestic Appliances. In addition, heaters shall be installed strictly in accordance with the manufacturer's installation instructions and recommendations.

Install heat shield as required by the manufacturer.

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