

# STATEMENT OF PASSING OVER INFORMATION

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**SOLD ON KĀPITI**



# CODE COMPLIANCE CERTIFICATE

SECTION 43(3), BUILDING ACT 1991

## APPLICATION

G D WIMMS & W R MORRISON	No.	991819
PO BOX 1503	Issue date	10/01/02
PARAPARAUMU BEACH	Overseer	BOB OLIVER

## PROJECT

Description	New Construction Being Stage 1 of an intended 1 Stages NEW DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$165,000
Location	136 GUILDFORD DR PARAPARAUMU
Legal Description	LOT 43
Valuation No.	

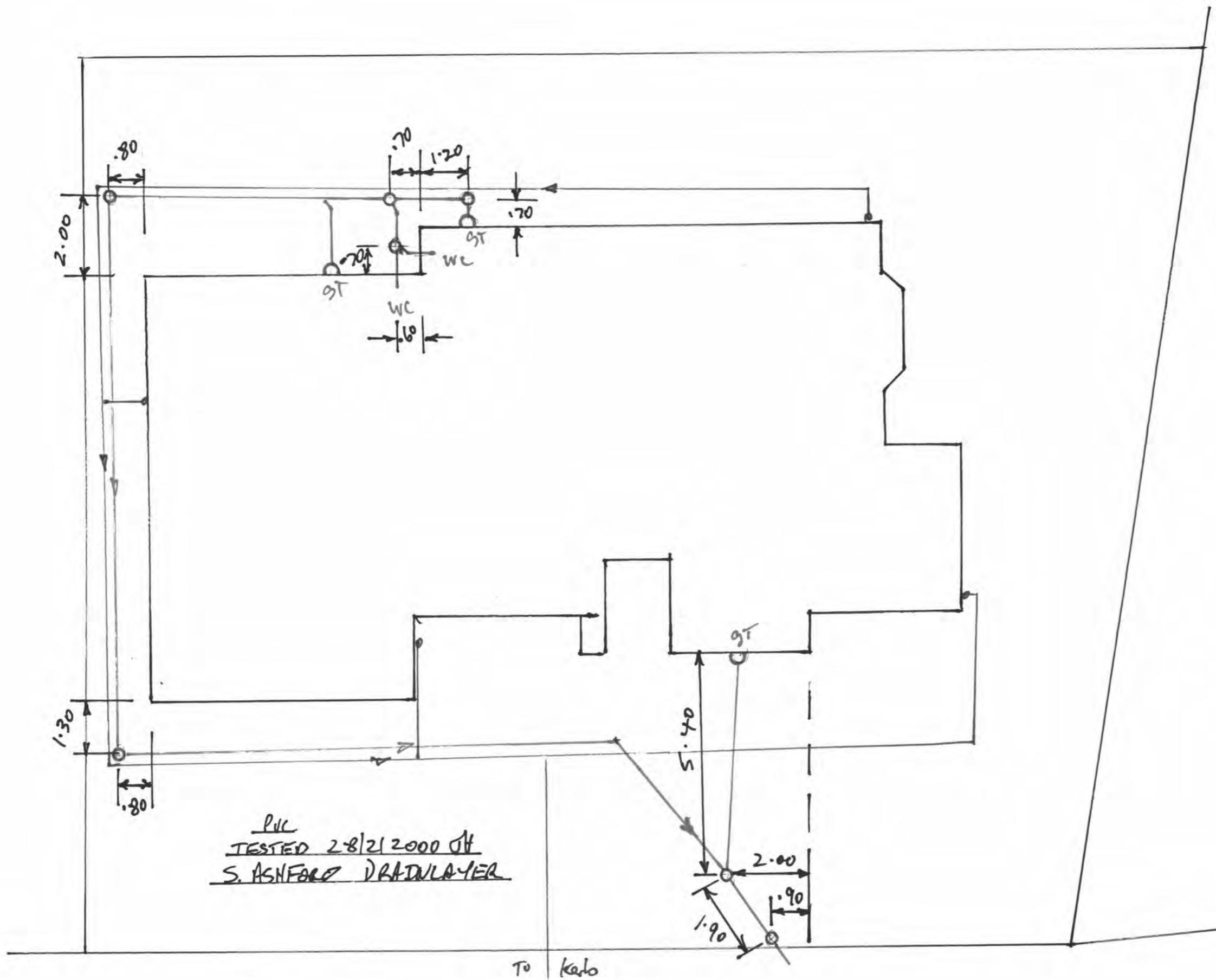
This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

COPY

Signed for and on behalf of the Kapiti Coast District Council:

Name: Simon Cope Date: 10/1/02

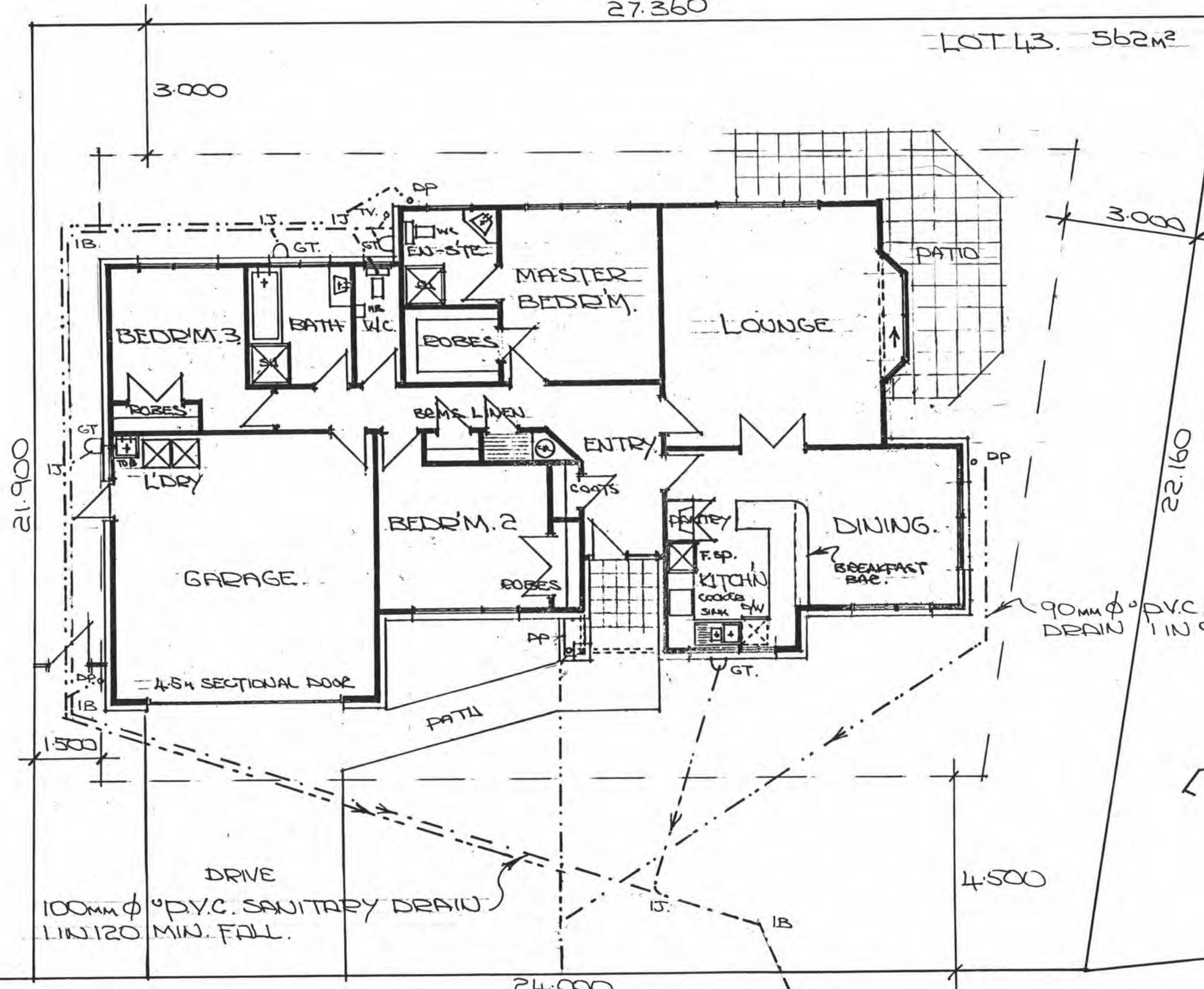


136 GUILDFORD DRIVE

27.360

LOT 43. 562 M<sup>2</sup>

ROW. TO LOT 44.



# GUILDFORD DRIVE

The Dive?

S.W. LATERALS

FLOOR AREA = 186.150 m<sup>2</sup>

S.S. LATERAL

1

## KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer  
Private Bag  
PARAPARAUMI

I, John + Mark ..... (full name)  
PLEASE PRINT

----- (Postal address)  
hereby apply for an "ORDINARY" service to be laid from the Kapiti Borough Water Supply to the premises owned by me at:

(PROPERTY Address in full if different from above)

Lot 43 DP -----

Fees Payable (on application)

Inspection \$ -----

Connection \$ -----

Total \$ -----

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units *situ* on the same lot sharing a common line.

----- Owners Signature -----

----- Date -----

THIS PART TO BE COMPLETED BY PLUMBER

I, Ashford Hawkins ..... (full name)

of ----- (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-Laws. Connection NOT permitted until permit obtained.

----- (Signature) -----

----- (Craftsman Licence No.) -----

----- (Date) -----

1. Existing Water Supply .....
2. Pressure: high/low
3. B/W Cylinder Type New
4. Approximate Age of Water Piping .....
5. If premises have swimming pool what capacity .....
- i. State precisely how it is proposed to make the new connection:

To be retained/dismantled  
"Header Tank"/Pressure Reducing Valve  
Exhaust Pipe/Pressure Relief Valve  
Copper/PVC/Alkathene .....

Filter plant Yes/No

## OFFICE USE ONLY

Permit No. <u>9891 819</u>	Job Inspected <u>14/2/00</u>	Building Register Entry
Date Issued <u>22/12/99</u>	Connection Recorded <u>March 2000 Rates advised</u>	

## KAPITI COAST DISTRICT COUNCIL

## APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer  
Private Bag  
PARAPARAUMU

I, Wimms & Morrison (Full name)  
NO Box 1503 Pram Beach (Postal Address)

PLEASE PRINT

hereby apply for an ordinary connection to the Kapiti Borough Sewer from the premises owned by me at

(PROPERTY Address in full  
if different from above)

Lot 43 DP .....

136 Guldorphie Drive

## Fees Payable (on application)

Inspection \$

Connection \$

Total \$ Subsidywafer

Refire

Owners Signature

Date

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between  
dwelling units situated on the same lot sharing  
a common lateral.

## THIS PART TO BE COMPLETED BY DRAINLAYER

I, TBA Steve Ashford (full name)

(address)

being a licensed drainlayer apply for permission to connect the premises mentioned above to the  
Kapiti Borough Sewer.

N.B. Connection NOT permitted until permit obtained

(Signature)

(License No.)

(Date)

## OFFICE USE ONLY

Permit No.

991819

Job Inspected

28/2/2000

Building Register Entry

Date Issued

22/12/99

Connection Recorded

**RAINWATER SYSTEMS WARRANTY FOR NEW ZEALAND**
**29996K**

Name of Purchaser	<b>Greg Wimms</b>
Address Warranted	<b>Lot 43 The Drive</b>
	<b>Paraparaumu</b>
Type of Warranty	<b>New House</b>
Installation Contractor	<b>Horowhenua Tile Co Ltd-Paraparaumu</b>
Date of Warranty	<b>March 2000</b>
Brand	<b>Klass Fascia</b>
Colour	<b>Karaka</b>

***Klass Fascia warranty by AHI Roofing Limited (hereinafter called the Company).***

The Company warrants that Klass® Rainwater Systems manufactured from \*Colorsteel® G2z pre-painted \*Zincalume® steel will not flake, peel or excessively fade, will not perforate through corrosion and will conform to our Technical Specifications for a period of 10 years from the date of this warranty. If the Klass Fascia deteriorates to the extent that in the Company's reasonable opinion the Colorsteel G2z pre-painted steel has failed to perform as warranted, then the Company will at its sole option repaint or replace (including labour) the affected materials. Products manufactured from Colorsteel G2z pre-painted steel are subject to normal wear and tear which will include some uniform fading, chalking and dirt collection. The Company's obligation under this warranty shall be limited to the cost of the remedial work during the first 5 years, following the date of this warranty, thereafter shall be limited to the sharing of costs with the Purchaser based on the schedule on the reverse side of the warranty.

**(b) Installation Warranty by the Installation Contractor**

In the installation contract between the Purchaser and the installation contractor, the Company requires the installation contractor to warrant that defects in the Purchaser's fascia arising within three years of the date of this warranty which are caused by faulty or defective workmanship in the installation of the fascia shall be made good by the installation contractor at no cost to the Purchaser.

**Terms and Conditions of the Fascia and Installation Warranties:**

- i. The warranty shall only apply where the Installation and Fixing of the Klass Fascia complies with the manufacturer's specification.
- ii. The Purchaser shall promptly notify the company of any claim under warranty.
- iii. This warranty shall only apply where the Purchaser has made full payment for the Klass Fascia.
- iv. The Company by virtue of these warranties shall not be liable for any consequential, indirect or special damage or loss of any kind whatsoever beyond the period that the Company is liable to the consumer under the Consumer Guarantees Act 1993.
- v. Any remedial work carried out under this warranty shall not extend the term of the warranty.
- vi. The warranties shall not apply if any work, except temporary emergency work is done other than under the supervision or subject to the inspection and approval of the company.
- vii. This warranty does not in any way limit the rights of the consumer or obligation of the Company under the Consumer Guarantees Act 1993.
- iii. This warranty is subject to the following maintenance conditions:  
Areas which never or seldom receive the benefits of rainwashing are particularly prone to early breakdown of the material. These areas must be washed down regularly to prevent a build up of contaminants which can lead to a white corrosion forming. White corrosion on the bottom unwashed edge of Klass is a homeowner maintenance condition and is therefore specifically excluded from this warranty. In marine areas the fascia should be washed down on a more regular basis to remove any salt deposits. Grime build up may be removed with mild detergent and warm water.
- ix. Wherever possible touch up paint should not be used, as it will not weather to the same colour as the Klass fascia. Scratches left untouched will not effect the durability. If touch up is applied a fine artist's brush or cotton bud should be used so that only the scratch itself is covered. Touch up is excluded from this warranty.

**Special Notes:**

This warranty is issued by AHI Roofing Limited as Manufacturer.

The installer does not warrant the product against mechanical damage occurring after installation.

## METAL TILE WARRANTY FOR NEW ZEALAND

*(This warranty excludes installation in Rotorua)*

**29868AZ**

Name of Purchaser	<b>Greg Wimms</b>
Address Warranted	<b>Lot 43 The Drive</b>
	<b>Paraparaumu Beach, Wellington</b>
Type of Warranty	<b>New House</b>
Installation Contractor	<b>Horowhenua Tile Co Ltd-Paraparaumu</b>
Date of Warranty	<b>March 2000</b>
Brand	<b>Harvey Tile - Satin</b>
Colour	<b>Dark Green</b>

**(a) Weather Security Warranty by AHI Roofing Limited (hereinafter called the Company).**

If any "Zincalume® steel roofing tile (a "tile") manufactured by the Company before the date of this warranty comprised in the roof fitted to the Purchaser's property described above (the "property") does not remain weatherproof for a period of 50 years from the date of this warranty then the Company will, at its option, either repair or replace the tile. The Company's obligation under this weather security warranty is limited to the full cost of repair or replacement in respect of claims made during the first 25 years following the date of this warranty and thereafter is limited to its share (calculated in accordance with Schedule A overleaf) of the cost of repair or replacement.

**(b) Surface Coating Warranty by AHI Roofing Limited**

If, during the period of 15 years from the date of this warranty, the surface coating of a tile deteriorates to the extent that, in the Company's reasonable opinion, the appearance of the roof is substantially affected, then the Company will at its option either replace the tile, apply the Company's surface coating to the affected tile or provide other reasonable compensation to the Purchaser. The Company's obligation under this surface coating warranty is limited to the full cost of remedial work in respect of claims made during the first five years following the date of this warranty and thereafter is limited to its share (calculated in accordance with Schedule B overleaf) of the cost of remedial work.

**(c) Installation Warranty by the Installation Contractor**

In the installation contract between the Purchaser and the installation contractor, the Company requires the installation contractor to warrant that defects in the Purchaser's roof arising within three years of the date of this warranty which are caused by faulty or defective workmanship in installation of tiles shall be made good by the installation contractor at no cost to the Purchaser.

**Terms and Conditions of the Weather Security Warranty and Surface Coating Warranty (together the "warranties"):**

- i. The warranties shall only apply if the Purchaser has made full payment for the supply and fitting of all tiles and thereafter will extend to subsequent owners of the property.
- ii. The warranties shall only apply in respect of claims arising as a direct result of a manufacturing defect in a tile (for example, and not in limitation, claims arising as a consequence of faulty workmanship in the fitting of tiles and damage caused by walking on tiles (whether by the owner or any other person such as a plumber, TV repairman, electrician, painter etc) or from defects in the structure on which the tiles are fitted, are not covered by the warranties).
- iii. The Company shall not be liable under these warranties, or any implied warranties arising under local laws which are not excluded pursuant to paragraph (xii) below, for any consequential, indirect or special damage or loss of any kind whatsoever, or loss of profits or anticipated savings, including any such losses arising due to any delay by the Company in complying with its obligations under the warranties.
- iv. As colour variations may exist in tiles manufactured at different times, the Company reserves the right to repair or replace a tile in a colour similar to the original tiles.
- v. The warranties shall not apply if any work, except temporary emergency work, is done to tiles other than work carried out under the supervision, or subject to the prior inspection and prior written approval, of the Company.
- vi. The Company gives no warranties if, during installation of the tiles, skillsaws, abrasive disks or hacksaws are used to cut tiles except as directed in fixing instructions issued by the Company.
- vii. The surface coating warranty shall not apply where the growth of organic matter such as moss or lichen occurs on tiles. Organic matter, if left unchecked, may damage the surface of tiles or cladding products.
- viii. Any remedial work carried out under the warranties shall not extend the term of the warranties.
- ix. The chip used in the manufacture of tiles is crushed rock from different quarries throughout New Zealand. The colour is natural and from time to time variations in colour or texture, and the presence of other minerals, will occur. These natural occurrences are not covered by the surface coating warranty.
- x. All surface coating systems will fade and chalk over time, particularly on roofing surfaces where they are subjected to the extremes of continuous ultra violet radiation. Gradual fading and chalking over the period of the surface coating warranty is expected, and is not covered by the surface coating warranty.
- xi. These terms and conditions shall not in any way limit the rights of the Purchaser, or the obligations of the Company, under applicable local laws except to the extent permitted by such laws.
- xii. All warranties implied by local laws are negated to the fullest extent permitted by such laws.
- xiii. Each of the above limitations is a separate limitation applying even though one or more of the other limitations may be held not to apply in the circumstances.

**Special Note:**

If rainwater is collected from the roof for drinking, the water connection system should be disconnected from the tank for three good rainfalls, or hosed down, after installation of tiles and before reconnection.

# CERTIFICATE OF COMPLIANCE FOR DOMESTIC ELECTRICAL WORK

EWRB

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

No. D 575240

No. of attachments.

## Customer Information

Please print clearly

Name of Customer

Telephone  Fax

Address of Installation

Postal Address of Customer (if not as above)

## 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

Was any installation work carried out by a homeowner?

Yes

No

Switchboard

Main earth

Electric line

Description  Use sketch if necessary

**ELECTRICAL WORKERS  
REGISTRATION BOARD**

*the power's with you*

## Certification of Work

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

### Electrical Worker Details

Name

Registration No.

Company

Signature

Date

### Certification of Electric Lines

(to be completed where "Description of Work" includes "Electric Lines")

Name

Registration No.

Company

Signature

Date

## Inspection Details

Electrical work requiring inspection by a registered electrical inspector

New mains  Switchboard  Earthing system  Installation work in hazardous areas

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

Name  Registration No.

Signature  Date

FROM :

PHONE NO. :

DEC. 15 2001 12:17AM P1



# architextures

FOSROC CUSTOM DESIGNER COATINGS

## COATING COMPLIANCE FORM

1st Copy: Owner/Builder • 2nd Copy: Fosroc • 3rd Copy: Coating Applicator

Fosroc Reference Number:

10301

Date 14/12/01

Applicator Texturite Coating LTD  
 Site Address 136 Guildford Dr.  
Paraparaumu

Building Consent No.

Builder/Owner

## Site Details

Urban Rural Industrial Coastal 

### PRE-INSTALLATION INSPECTION (Polystyrene and Fibre cement sheets)

Building paper correctly installed Window head flashings in place Wall framing checked and straight Linings on when starting Framing: Timber  Steel 

Fibre cement sheeting:

Windows correctly installed Manufacturer Mardies Thickness 7.5 mm

## SYSTEM USED

## Polystyrene

Extruded  ManufacturerExpanded  Grade H  S  Thickness mm

## Fibre Cement Sheetings

Primer No.2 (solvent) PolyClad Washers used Primer No.2 WB PolyClad Flashings used Sealer No.1 PolyClad Mesh used Flexipaste 

Galvanised nails length mm

Taping Paste PolyClad Plaster grade 1st coat: coarse  medium  med/coarse Corner flashing type merlPolyClad Plaster grade 2nd coat: coarse  medium  sponge 

## TOP COAT USED

Flexiform Colorkote Flexitex Esterno trowelled Esterno Sprayed Pretexture Base Coat No.1 Glaze Used Specify  X 200 Resene

## SEALANT USED

Silaflex MS 

Other (specify)

## FINAL INSPECTION

Windows & flashings sealed to specifications Plaster thickness to specification Ground clearance to specifications Final inspection by applicator PolyClad flashings installed to specifications 

Date work commenced

Completed 25/6/99

Signed

Name

Steve Machala



## PRE-SLAB

### PLUMBING AND DRAINAGE:

Date: 13/1/2000 Officer: *[Signature]*

### UNDERSLAB PLUMBING

Pipe sizes

Falls

Pipe protection

### UNDERSLAB DRAINAGE

Pipe sizes

Falls

Pipe protection

Has a Site Instruction been issued? Yes/No

Instruction No: .....

Is a reinspection required? Yes/No

Proposed date of  
follow up inspection .....

Labels in place? Yes/No

Producer Statement Yes/No/NA

### COMMENTS

*Plumb the slab ok*

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### BUILDING

Date: 13/1/2000 Officer: *[Signature]*

Minimum floor level

Mesh *ECONOMESH*

DPC

Mesh chairs

Joints taped

Slab thickening *15mm*

Penetrations

Bottom plate fixings *PRYDA*

Specific design

Yes / No

If yes, has Engineer inspected Yes / No

Has a Site Instruction been issued? Yes/No

Instruction No: .....

Is a reinspection required? Yes/No

Proposed date of  
follow up inspection .....

Labels in place?

*Y*es/No

Producer Statement

Yes/No/NA

### COMMENTS

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## SUBFLOOR

Date: .....Officer: .....

Ord pile fixings  
Anchor pile bolts  
Brace pile bolts and washers  
Timber treatment  
Subfloor framing  
Subfloor beams/bearers


Subfloor bracing  
Joists - size/spacing/fixing  
Cant. Joists - lth/size/spc  
Solid blocking - spacing  
Notching, holes etc  
Proprietary connections


Has a Site Instruction been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of follow up inspection.....

Labels in place? Yes/No Producer Statement Yes/No/NA

### COMMENTS

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## EXTERIOR CLADDING

Solid Plaster/Textured Finish: Date: 11/2/2000 Officer: GLH.....

Rigid backing  
Non rigid backing  
Building paper  
Battens (non rigid)  
Cavity (non rigid)  
Sheet set out (Hardies)


Reinforcement  
Spacers  
Nailing (Hardies) S/57002  
Flashings  
Control joints


Has a Site Instruction been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Producer Statement Yes/No/NA

### COMMENTS

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## PRELINE

**PLUMBING AND DRAINAGE:** Date: 11/7/2000 Officer: Simon Capp  
Plumber: Markus Polson

Pressure test   
Visual leak check   
Pipe support/clips   
Pipe size   
Pipe material Hot copper  
cold poly

Joint strain   
Pipe insulation   
Stacks   
Wastes   
Supply tank

Has a Site Instruction been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Preline Labels in place? Yes/No Producer Statement Yes/No/NA

### COMMENTS

Pipes tested to 1500 kipper

**BUILDING** Date: 11/2/2000 Officer: JK

Timber treatment v/t  
Ceiling diaphragm  
Dragon ties  
Studs - size/spacing  
Wall insulation  
Posts - size/fixing  
Lintels/bms - size/fixings  
Ext joinery - labels  
Ceiling runners  
Wall bracing  
Mech ventilation  
Moisture Content Walls %

Bracing straps   
Timber grade   
Wall dwangs   
Trimming studs   
Truss/rafter - fix/space   
Ceiling joists   
Plate fixings   
Ventilation   
Ceiling battens   
Check exterior claddings

Has a Site Instruction been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Preline Labels in place? o Yes/No Producer Statement Yes/No/NA

### COMMENTS

## POSTLINE

Date: 22/2/2000 Officer: JKL

Sheets nailed as per your schedule

Insulation to walls

Has a Site Instruction been issued?

Yes/No

Instruction No: .....

Is a reinspection required?

Yes/No

Proposed date of  
follow up inspection .....

Postline Label in place?

Yes/No

### COMMENTS

## DRAINS

Drainlayer: S. Hallard Date: 28/2/2000 Officer: JKL

Drain depth  
Subsoil drains  
Pipe material  
Disposal field  
Drains under building  
Connection to main  
Pipe supports  
Manhole - structure  
Lamp holes  
Drain test

<input checked="" type="checkbox"/>

Gully traps  
Granular bedding  
Terminal vents  
Even gradient/line  
Soil stack  
Manhole - haunching  
Inspection/bends  
SW to kerb  
Sumps

<input checked="" type="checkbox"/>

Has a Site Instruction been issued? Yes/No Yes Instruction No: .....

Is a reinspection required? Yes/No Yes Proposed date of  
follow up inspection .....

Producer Statement Yes/No/NA Yes/NA

### COMMENTS

Drain test ok s/w ok

## MISCELLANEOUS INSPECTIONS

Blockfill: ..... Date: ..... Officer: .....

Reinforcing  Cavities cleared

Engineers design Yes/No

If yes, has engineer checked Yes/No

Has a Site Instruction been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of  
follow up inspection .....

Producer Statement Yes/No/NA

### **COMMENTS**

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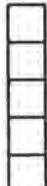
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### Retaining Walls

Siting  
Stretchers  
Deadmen  
Poles/posts  
Footing  
Engineers design/supervision



Subsoil drainage  
Post Holes  
Retaining components  
Tie bars  
Headers



Has a Site Instruction been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of  
follow up inspection .....

Producer Statement Yes/No/NA

### **COMMENTS**

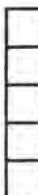
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### Solid Fuel Heaters

Chimney Check  
Seismic fixing  
Flue flashing  
Flue  
Mantel shelf



Flue height  
Hearth  
Clearances  
Ceiling plate



Has a Site Instruction been issued? Yes/No Instruction No: .....

Is a reinspection required? Yes/No Proposed date of  
follow up inspection .....

### **COMMENTS**

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## FINAL INSPECTION

5/12/04

### **Building Exterior**

### **CHECK PLANS**

Subfloor - ventilation	<input type="checkbox"/>	Flashings - roof penet	<input type="checkbox"/>	Gully dishes	<input type="checkbox"/>
Decks - structure	<input type="checkbox"/>	hips	<input type="checkbox"/>	Wastes to gullys	<input type="checkbox"/>
Balustrades - design	<input type="checkbox"/>	valleys	<input type="checkbox"/>	Terminals vents	<input type="checkbox"/>
height	<input type="checkbox"/>	gables	<input type="checkbox"/>	Spouting - Downpipes	<input type="checkbox"/>
Steps/Stairs - design	<input type="checkbox"/>	flues	<input type="checkbox"/>	Landscaping & ground levels	<input type="checkbox"/>
handrail	<input type="checkbox"/>	Cladding (ground clearance)	<input type="checkbox"/>	Texture Coating Warranty	<input type="checkbox"/>
Flashings - windows	<input type="checkbox"/>	Roofing & Fixings	<input type="checkbox"/>		
		(roofing warranty)	<i>asked for</i>		

### **Building Interior**

### **CHECK FITTINGS**

Service area floors & walls	<input type="checkbox"/>	Food storage	<input type="checkbox"/>	Water temperature	<input type="checkbox"/>
Stair design	<input type="checkbox"/>	Nat. ventilation	<input type="checkbox"/>	Solid fuel heater	<input type="checkbox"/>
Handrails	<input type="checkbox"/>	Mech. Ventilation	<input type="checkbox"/>	Supply tank	<input type="checkbox"/>
Barriers	<input type="checkbox"/>	Insulation	<input type="checkbox"/>	Trap seals & AA Valves	<input type="checkbox"/>
Lightnings	<input type="checkbox"/>	Hot water cylinder flues	<input type="checkbox"/>	Cistern flushing	<input type="checkbox"/>
Laundering	<input type="checkbox"/>	Hot water cylinder valves	<input type="checkbox"/>	WC pan connection	<input type="checkbox"/>
Cooking facilities	<input type="checkbox"/>	Hot water cylinder rest	<input type="checkbox"/>	Septic Tank	<input type="checkbox"/>
		Tempering valve	<input type="checkbox"/>	(engineers inspc report)	<input type="checkbox"/>
				Windows - labels	<input type="checkbox"/>
				Safety glass	<input type="checkbox"/>

Footpath crossing installed	Yes/No	Berm damaged	Yes/No
Refund crossing deposit	Yes/No	Engineering site reports required	Yes/No
Stormwater & site drainage appear satisfactory	Yes/No	Engineering site reports received	Yes/No

Has a Site Instruction been issued? Yes/No NTR Instruction No. ....

Producer Statement Yes/No/NA

OK to issue final code compliance certificate. Yes/No

If an interim certificate is issued please list proposed conditions on the reverse of this form.

Is a reinspection required? Yes/No Proposed date of follow up inspection .....

Comments:

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Application No: 991819  
 Date: 16/12/99  
 Site Address: 7 Cawdor Dr, Frankston

## COSTING SHEET

ADMIN = \$40 per hour  
 PLAN VETTING = \$60 per hour  
 INSPECTIONS = \$50  
 DIGITAL SCANNING = \$22.50

TECHNICAL CONSULTANTS = Cost + 10%

*New House*

CLASSIFICATION	\$	PLAN VETTING				TOT \$	CONSULTANTS		TOT \$	INSPECTIONS					TOT	SET FEE	PIM	CC C	DIG SCAN	TOT	
		PI	D	Bld	EH		DP			Site	PI	D	Bld	EH							
1. Fire Places, Signs, Minor Plumbing and Drainage	0 - 1,500															30	Nil	Nil			
2. Sheds, Carports	1501 - 4,000															70	Nil	Nil			
3. Garages, Conservatories, Swim Pool, etc	4,001 - 10,000															100	50	30			
4. House Additions	4,001 - 10,000															120	50	30			
5. House Additions	10,000 - 40,000															150	50	30			
6. House Additions	40,001 - 70,000															200	100	30			
7. Dwellings	70,001-100,000															250	100	30			
8. Dwellings	100,001-150,000															320	100	30			
9. Dwellings	150,001-200,000	53310	450	2						\$30	1325	450	2			420	100	30			
10. Dwellings	200,001-250,000															520	100	30			
11. Dwellings	250,001-300,000															650	100	30			
12. Dwellings	300,000 +															700	100	30			
13. Commercial/Industrial	0-10,000															120	50	30			
14. Commercial/Industrial	10,001-50,000															200	50	30			
15. Commercial/Industrial	50,001-10,000															300	150	30			
16. Commercial/Industrial	100,001-150,000															400	150	30			
17. Commercial/Industrial	150,001-200,000															550	150	30			
18. Commercial/Industrial	200,001-250,000 +															750	150	30			

## CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		STANDARD ADDENDA		
14	✓	32		21
1	✓	2	✓	22
17		3	✓	23
7	✓	4	✓	24
16	✓	5		25
2	✓	6	✓	26
3		7	✓	27
18	✓	8		28
4	✓	8A		29
8	✓	9	✓	30
5	✓	10	✓	31
10	✓	11		33
12	✓	12		34
6	✓	13		35
9		14		36
11	✓	15		37
13	✓	16		38
15		17		
		18		
		19		
		20		

STANDARD CONDITIONS	
1	
2	
3	

### NON STANDARD ADDENDA

Redeck footings following excavation and prior to steel placement to verify adequate ground bearing.  
 Garage door Intel by framing preinstallers or Engineer Designed.

FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS			COMMENTS	CHECKED/DATE/STAMP
		Yes	No		
Town Planning	Zoning Confirms				
	Dispensation				
	Planning Consent				
	Special Floor Level				
Plumbing					
Drainage					
Stormwater	To Channel	<input checked="" type="checkbox"/>			
	To Drain	<input type="checkbox"/>			
	Confined to Lot	<input type="checkbox"/>			
Building					
Structural	Specific Design	<input type="checkbox"/>			
	Foundation	<input type="checkbox"/>			
	Structure	<input type="checkbox"/>			
	Roof	<input type="checkbox"/>			
Subdivisional Engineer					
	Earthworks Bylaw Conditions				
Environmental Health					
Site- Foopath & Entrance Conditions		Ground			
<i>New S/E Required GOOD foot PATH, Rough New Barn</i>		<i>Suspect!! RGL 16/12/99.</i>			
NOTES:					



175 Rimu Road  
Private Bag 601  
Paraparaumu  
Phone: [04] 298 5139  
Fax: [04] 297 2563

\* No C.T. through yet -  
will drop in copy of  
Sale of purchase. \*



5 Hagley Street  
P O Box 50218  
Porirua City  
Phone: [04] 237 5089  
Fax: [04] 237 1439

*WAGBONI PHEKIE IF POSS*

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

To: Kapiti Coast District Council/Porirua City Council (delete one)  
[Tick each applicable box and attach relevant documents in duplicate]

App. No. 99/819

ANTICIPATED COMMENCEMENT DATE: 22.12.99 FINISH DATE: 22.7.2000

Prop ID \_\_\_\_\_ Owner ID \_\_\_\_\_ Applicant ID \_\_\_\_\_

PART A : GENERAL

[Complete Part A in all Cases - Refer over for Part B, C and D, sign and date]

APPLICANT	PROJECT
Owner Name: <u>G D Williams &amp; W A Morrison</u>	New or Relocated Building <input checked="" type="checkbox"/>
Mailing Address: <u>P O Box 1503</u>	Alterations or Additions <input type="checkbox"/>
<u>PARAPARAUMU BEACH</u>	Accessory Building or Fire <input type="checkbox"/>
Contact Name: <u>W A Morrison</u>	Building demolition or Removal <input type="checkbox"/>
Phone: <u>04 2972367</u> <u>04 2972367</u> hm	Intended use, e.g Dwelling, Carport, Garage etc <u>Dwelling</u> <input type="checkbox"/>
Cellphone No: <u>025 535519</u>	Being stage <u>1</u> of an intended <u>1</u> stages.
Fax: _____	Estimated value (inclusive of GST) <u>\$149000.00</u> <u>165,000</u>

\*Under section 33 of the Building Act 1991  
owner of the land on which building work  
is to be carried out, or  
who or which has agreed in writing, whether  
unconditionally, to purchase the land or any  
part of the land, or to take a lease of the land, will  
be liable to pay the fees.

*SP M & Name  
to be agreed.*

FOR COUNCIL

Received: 15/12/99

Application Fee: \$ 660.00

Receipt No: 810421  
for Coast Home BNZ Chq

Balance of Fees: \$ \_\_\_\_\_

Receipt No: \_\_\_\_\_

Date: 16/12/99

NOTE: Balance of fees are payable on consent approval

This application is for:

Building Consent only, in accordance with Project Information Memorandum  
 Both Building Consent and a project Information Memorandum

PROJECT LOCATION

Street Address (if any) 101 R 5

GULDFORD DRIVE PARAPARAUMU  
The Drive (Stn) BEACH  
Legal description  
(as shown on certificate of title rates notice, if any)

DP 43 Lot 43

Valuation No. \_\_\_\_\_





## Building Consent

### Section 35, Building Act 1991

#### Application

G D WIMMS & W R MORRISON	No.	991819
PO BOX 1503	Issue date	22/12/99
PARAPARAUMU BEACH	Application date	17/12/99
	Overseer	BOB OLIVER

#### Project

Description	New Construction Being Stage 1 of an intended 1 Stages <b>NEW DWELLING</b>
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$165,000
Location	LOT 43 EATWELL PARK, PARAPARAUMU (YET TO BE NAMED)
Legal Description	LOT 43
Valuation No.	

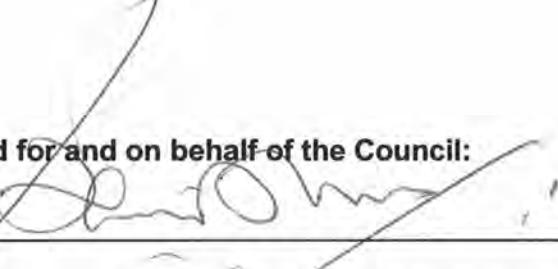
#### Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	2,092.50
Building Research Levy	\$	165.00
Building Industry Authority Levy	\$	107.25
Total	\$	2,364.75

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:

Name: 

Date: 22.12.99

## Addenda to Application

### Application

G D WIMMS & W R MORRISON PO BOX 1503 PARAPARAUMU BEACH	No.	991819 20/12/99
	Overseer	BOB OLIVER

### Project

Description	New Construction Being Stage 1 of an intended 1 Stages NEW DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$165,000
Location	LOT 43 EATWELL PARK, PARAPARAUMU (YET TO BE NAMED)
Legal Description	LOT 43
Valuation No.	

Builder: G WIMMS

### General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
  1. INITIAL INSPECTION - PREVIOUSLY COMPLETED
  2. FOUNDATION INSPECTION
  3. PRE-CONCRETE SLAB INSPECTION OF PLUMBING
  4. PRE-SLAB INSPECTION, CONCRETE FLOOR
  5. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
  6. PRELINING INSPECTION OF PLUMBING
  7. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
  8. WATER TEST ON SEWER DRAINS
  9. FINAL INSPECTION BUILDING
  10. FINAL INSPECTION OF PLUMBING
  11. FINAL INSPECTION GULLIES, ETC
  12. FINAL INSPECTION STORMWATER
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

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 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. All foundations are to be to solid bearing minimum of 300mm
3. Work to comply with NZS3604-1990 or 1999 as indicated on approved plans.
4. Metal head flashings required over all exterior joinery.
5. Note and comply with endorsements on approved plans.
6. Names and registration numbers of plumber and drainlayer are required before work commences.
7. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with Fig E 1 NZS 3604 1990.
8. Provide from your Contractor a warranty covering the roof and fascia gutter system, including product, design and installation.
9. Provide Texture Coating Warranty from your licensed coating applicator.
10. Recheck footings following excavation and prior to steel placement to verify adequate ground bearing.
11. Garage door lintel by framing pre nailers or Engineer designed.

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

OWNER/BUILDER/  
AUTHORISED PERSON

Date: 22-12-99



## Project Information Memorandum

### Section 31, Building Act 1991

#### Application

G D WIMMS & W R MORRISON	No.	991819
PO BOX 1503	Issue date	20/12/99
PARAPARAUMU BEACH	Application date	17/12/99
	Overseer	BOB OLIVER

#### Project

Description	New Construction Being Stage 1 of an intended 1 Stages NEW DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$165,000
Location	LOT 43 EATWELL PARK, PARAPARAUMU (YET TO BE NAMED)
Legal Description	LOT 43
Valuation No.	

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

- Information identifying relevant special features of the land concerned
- Details of relevant utility systems
- Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name:

Date: 20.12.99



### SPECIAL FEATURES OF THE ABOVE LAND

Information is attached identifying the following special features of the land concerned that are known to Council:

Potential Erosion .....  
Potential Avulsion .....  
Potential Subsidence .....  
Potential Slippage .....  
Potential Alluvion .....  
Potential Inundation .....  
Presence of Hazardous Contaminants .....

**Other feature(s) or characteristic(s) likely to be relevant to the design or construction of the proposed buildings and not apparent from the District Scheme or District Plan:**

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(Plumbing & Drainage)

SEWER AVAILABLE/CONNECTED \_\_\_\_\_

WATER AVAILABLE/CONNECTED \_\_\_\_\_

SITE PLAN OF EXISTING SERVICES (IF ANY) *none*

LOCATION OF SEWER LATERAL *Plan Supplied*

LOCATION AND SIZE OF WATER TOWER *Plan supplied 20"*

LOCATION OF EASEMENTS (IF ANY) *none known*

LOCATION OF PUBLIC DRAINS (IF ANY) *none known*

STORMWATER DISPOSAL TO CHANNEL *✓*

DRAIN

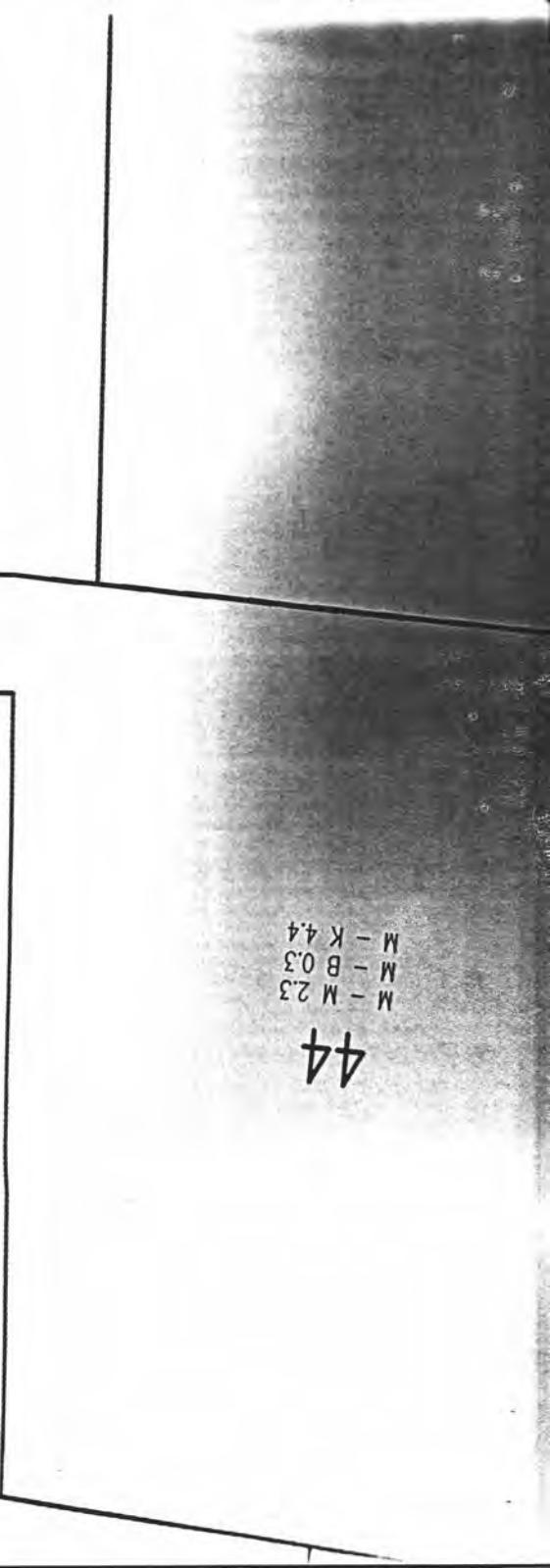
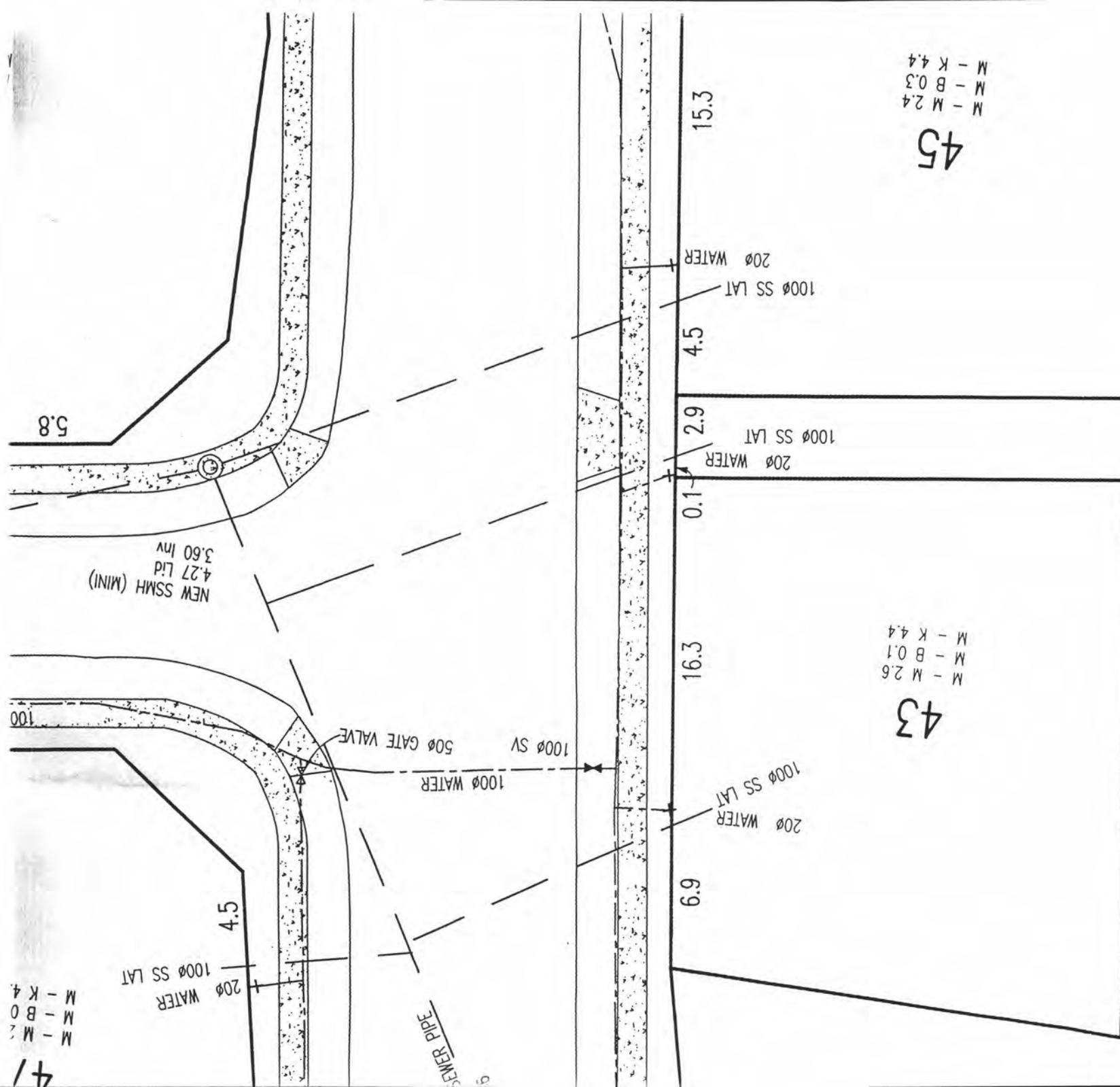
ON SITE

### ADDITIONAL COMMENTS

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---

---



44

43

45

SWMH 3A  
4.21 Ld  
2.49 Inv

90° SW LAT

90° SW LAT

90° SW LAT

EX. 4500 SW @ 1281

1

225° RCRRJ PIPE

300° RCRRJ PIPE

SINGLE  
SUMP

DOUBLE  
SUMP

STD VEHICLE  
CROSSING

EX. SWMH  
70 114



BC 991819

17 December, 1999

G.D. Wimms & W.R. Morrison  
PO Box 1503  
**PARAPARAUMU BEACH**

Dear Sir & Madam

**DEVELOPMENT IMPACT FEES LOT 43 MURRAY COURT SUBDIVISION**

I refer to your building consent application that is currently being processed.

The work you are intending to carry out is subject to the payment of Development Impact Fees amounting to \$384 inclusive of gst, for community facilities.

This is a new fee required under the District Plan and is a contribution towards the upgrading or building of Council services. These include community facilities (eg libraries, halls), bulk water supply and sewage treatment plants and reticulation. These service upgrades are required to serve the population growth which is showing no signs of slowing down.

A detailed breakdown of the fees and explanation is outlined in the attached brochure.

These fees will be separately itemized in the invoice issued at the end of the building consent process. You may if you prefer, pay in advance of the building consent by simply asking us for a separate invoice.

Please note you will not be able to begin any building until the fees have been paid.

If you have any queries regarding any aspect of the fees please contact Andrew Guerin (District Planner) or in his absence Warwick Read (Manager, Finance and Administration).

Yours faithfully

Mike Mawby  
BUILDING CONTROL OFFICER

# ADVICE OF COMPLETION OF BUILDING WORK

*Section 43(1), Building Act 1991*

To: Kapiti Coast District Council, Private Bag 601, Paraparaumu

*[Cross each applicable box and attach relevant documents]*

Under Building Consent No.: 99 1819

From [Owner]:

Name: Wimms Morrison

Mailing Address:

Building Site Address:

136 Guildford Unit  
P. P Bch

You are hereby advised that:

- All
- Part only as specified in the attached particulars

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 final
- An interim

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 or on behalf of the owner:

Name: M. Morrison

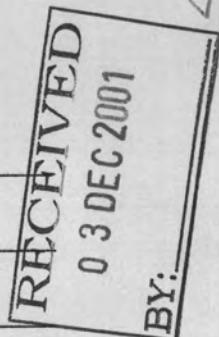
Position: \_\_\_\_\_

Date: / /

Business Hours Contact No.: 902 5551

025 535519

Bill





FILE: NRL991819

10<sup>th</sup> December 2001

G Wimms & W Morrison  
PO Box 1503  
PARAPARAUMU

Dear Mr Morrison

**BUILDING CONSENT 991819 – 136 GUILDFORD DRIVE, PARAPARAUMU**

The following items require completion or change to comply with the above building consent documents:

1. Plaster gully traps and seal wastes pipes running into them.
2. Fix tub to the wall.✓
3. Seal between the brick and the Hardies rear wall by ensuite. ✓
4. Safety lass to be installed in the ensuite window.✓
5. Concrete is too high on the patio where the bay window is. Hardies texture cladding shall stop clear of the concrete. See attached detail. ✓
6. Insulation in the ceiling too thin. ✓
7. Provide a copy of the following to Council:
  - (a) roofing warranty
  - (b) electrical compliance certificate
  - (c) texture coating warranty

When the above work is complete, please arrange for re-inspection.

Yours faithfully

Simon Copp  
BUILDING CONTROL OFFICER

stainless-steel Hardiflex™ nails. Nail at 150mm centres (or as specified in the diagrams) to sheet edges and to intermediate framing and noggs.

Nails must be driven a minimum of 12mm from the sheet edge and 50mm from corners. The sheets must be held hard against the framing during nailing to minimise nail break-out.

Drive all nails flush with the Harditex™ sheet surface. Do not punch as this can weaken the nails' holding.

Fix all Harditex™ sheets from the centre working towards the outside to avoid drumminess.

Certain bracing applications require the use of end strap fixing. The end straps must be rebated into the framing behind the sheets. (Refer *Table 4* and *Figs 42, 46, 47 and 48*.)

## Bracing

Harditex™ will provide bracing for buildings designed and constructed in accordance with NZS 3604 (NZS 3604 is cited in Approved Document B1/AS1 Clause 4.0.)

For verification of this aspect of the product refer to BRANZ Appraisal Certificate No. 229, 1995 (James Hardie Wall Bracing Systems).

Harditex™ when used as the required bracing must also be used with the appropriate fixings as set out in *Table 4*. Refer also to *Figs 35 to 56* for Harditex™ sheet bracing details.

## Sheets stopped below top plate

Where bracing sheets are stopped below the level of the top plate refer to *Fig. 49* for details.

## Bracing panel height

Bracing panel height is normally

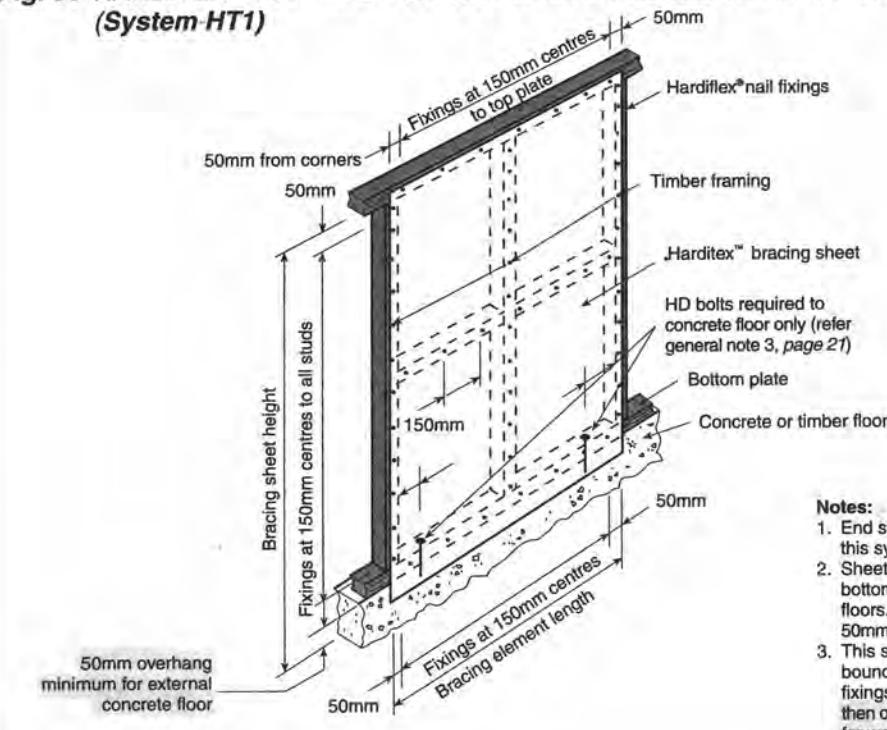
2400mm and all bracing ratings given in *Table 4* are for this panel height.

When other heights are required refer to Clause K.7 NZS 3604. The maximum height for all these bracing panels is 4800mm.

## General notes for all bracing figures

1. Where boundary joists are required they must be continuous members nailed to the ends of joists and must not be noggued between.
2. For the Harditex™ or Harditex™/Gib® Braceline ratings for all figures refer to *Table 4*.
3. Where holding down bolts are required the HD bolts must be M12 hot-dipped galvanised with 50 x 50 x 3mm galvanised washers. Fix as shown in *Fig. 4.17 NZS 3604*.
4. All nail fixings to bracing panels must be 316 stainless steel to meet the 50-year durability requirements.

**Fig. 36 HARDITEX™ TO TIMBER OR CONCRETE FLOORS WITHOUT END STRAPS (System HT1)**



### Notes:

1. End strap fixing to studs is not required for this system.
2. Sheet can finish flush with underside of the bottom plate for internal timber and concrete floors. For external walls to concrete floors a 50mm weathering overhang must be provided.
3. This system can also be used for external boundary joists with the one row of bottom fixings at 150mm centres. The sheet must then overhang the bottom of the joist by 50mm for weathering.

# Transmission Report

Date/Time 14-12-01; 10:06  
 G3 Local Terminal ID 0064 4 9045705  
 G4 Local Terminal ID  
 Local Name KCDC Building Control  
 Company LOGO KCDC Building Control

Document has been sent.

Document Size A4S



10<sup>th</sup> December 2001

G Wimms & W Morrison  
PO Box 1503  
PARAPARAUMU

Dear Mr Morrison

**BUILDING CONSENT 991819 – 136 GUILDFORD DRIVE, PARAPARAUMU**

The following items require completion or change to comply with the above building consent documents:

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2. Fix tub to the wall.
3. Seal between the brick and the Hardies rear wall by ensuite.
4. Safety lass to be installed in the ensuite window.
5. Concrete is too high on the patio where the bay window is. Hardies texture rendering shall stop clear of the concrete. See attached detail.
6. Insulation in the ceiling too thin.
7. Provide a copy of the following to Council:
  - (a) roofing warranty
  - (b) electrical compliance certificate
  - (c) texture coating warranty

*copy*

When the above work is complete, please arrange for re-inspection.

Yours faithfully

Simon Copp  
BUILDING CONTROL OFFICER

175 Rimu Road, P.O. Box 601, Paraparaumu, Ph (04) 904 5700, Fax (04) 904 5830, Internet: [www.kcdc.govt.nz](http://www.kcdc.govt.nz)

*Mātauranga Māori / Te Mana Whakairima*

Total Pages Scanned : 2  
Total Pages Sent : 2

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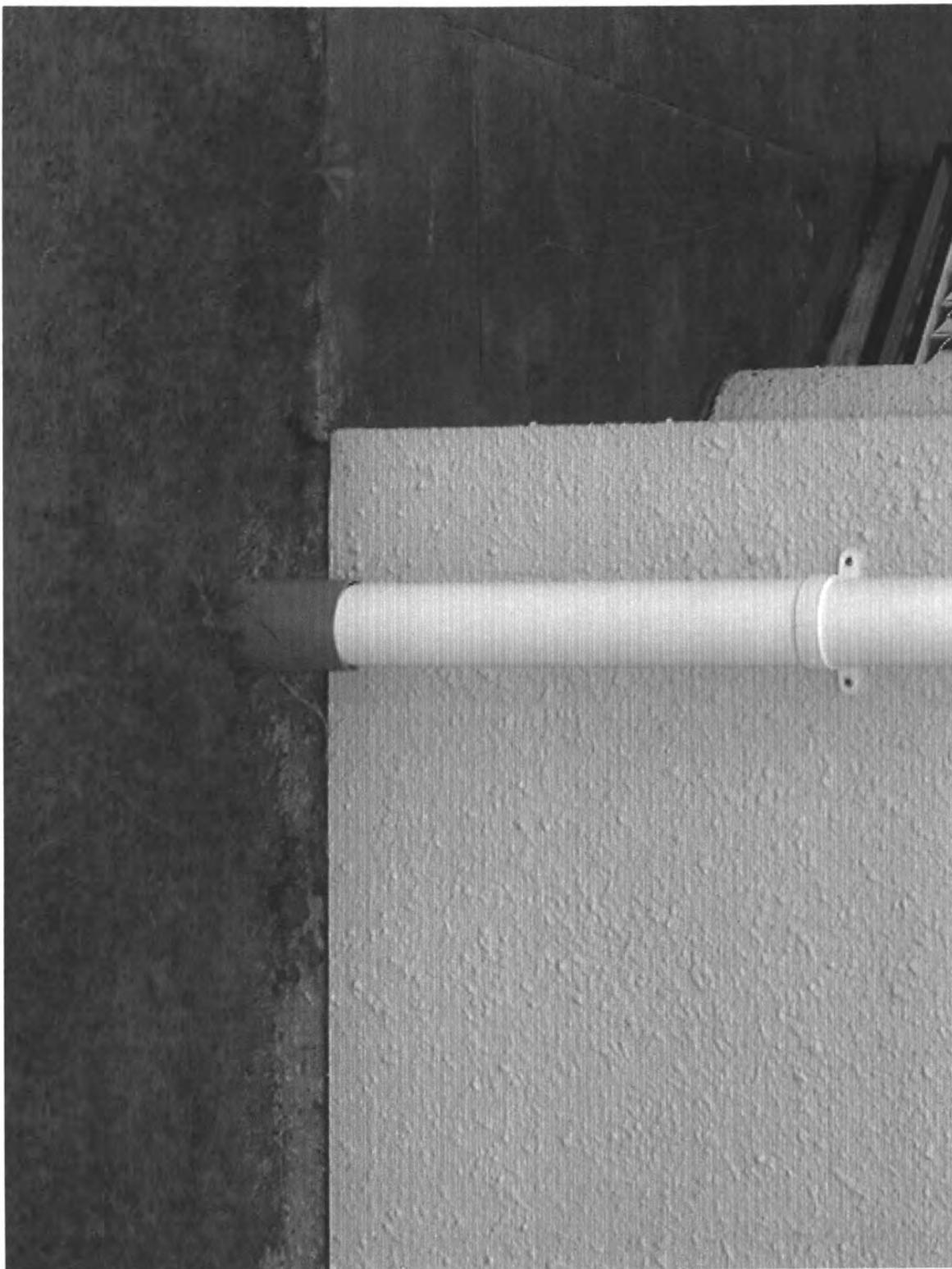
Note :

EC: Error Correct  
CP: Completed  
RA: Receive Again  
RB: Relay Broadcast  
RQ: Relay Request

RE: Resend  
PG: Polling  
EN: Engaged  
RV: Remote Service  
DR: Document Remove

BC: Broadcast  
MB: Send to Mailbox  
RS: Relay Send  
SA: Send Again

CR: Check Remote  
MP: Multi Polling  
RM: Receive to Memory  
TM: Terminated









BC991819

COUNCIL COPY

PROPOSED NEW RESIDENCE

at

LOT 43, GUILDFORD DRIVE, PARAPARAUMU BEACH.

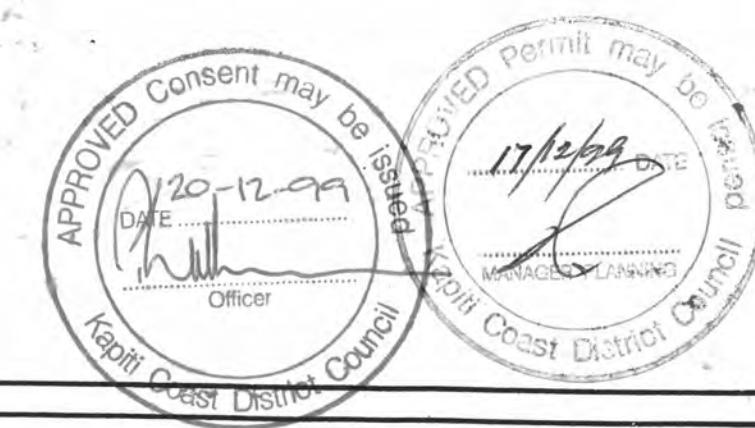
# 136 ?

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for

VENTURE HOLDINGS

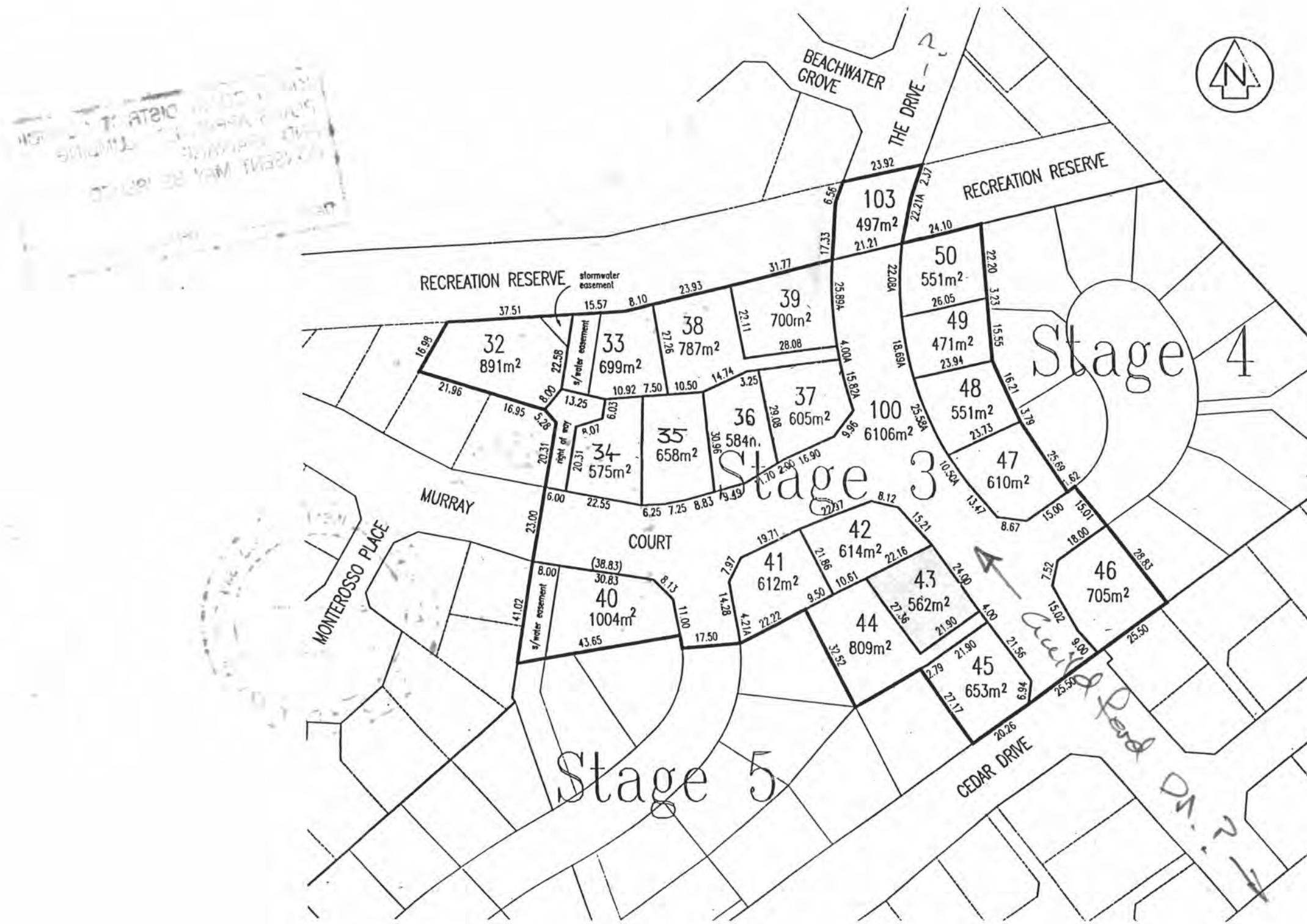
Dec. '99.

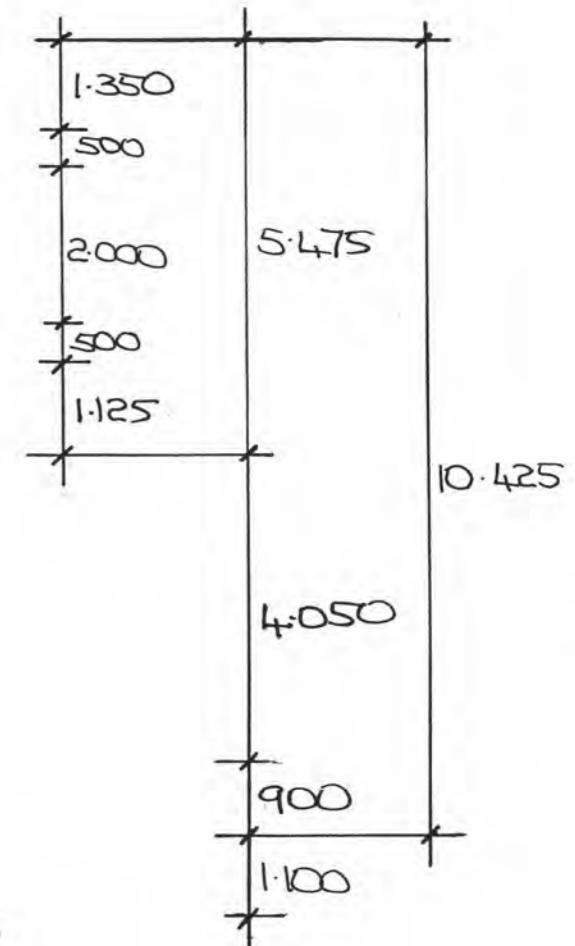
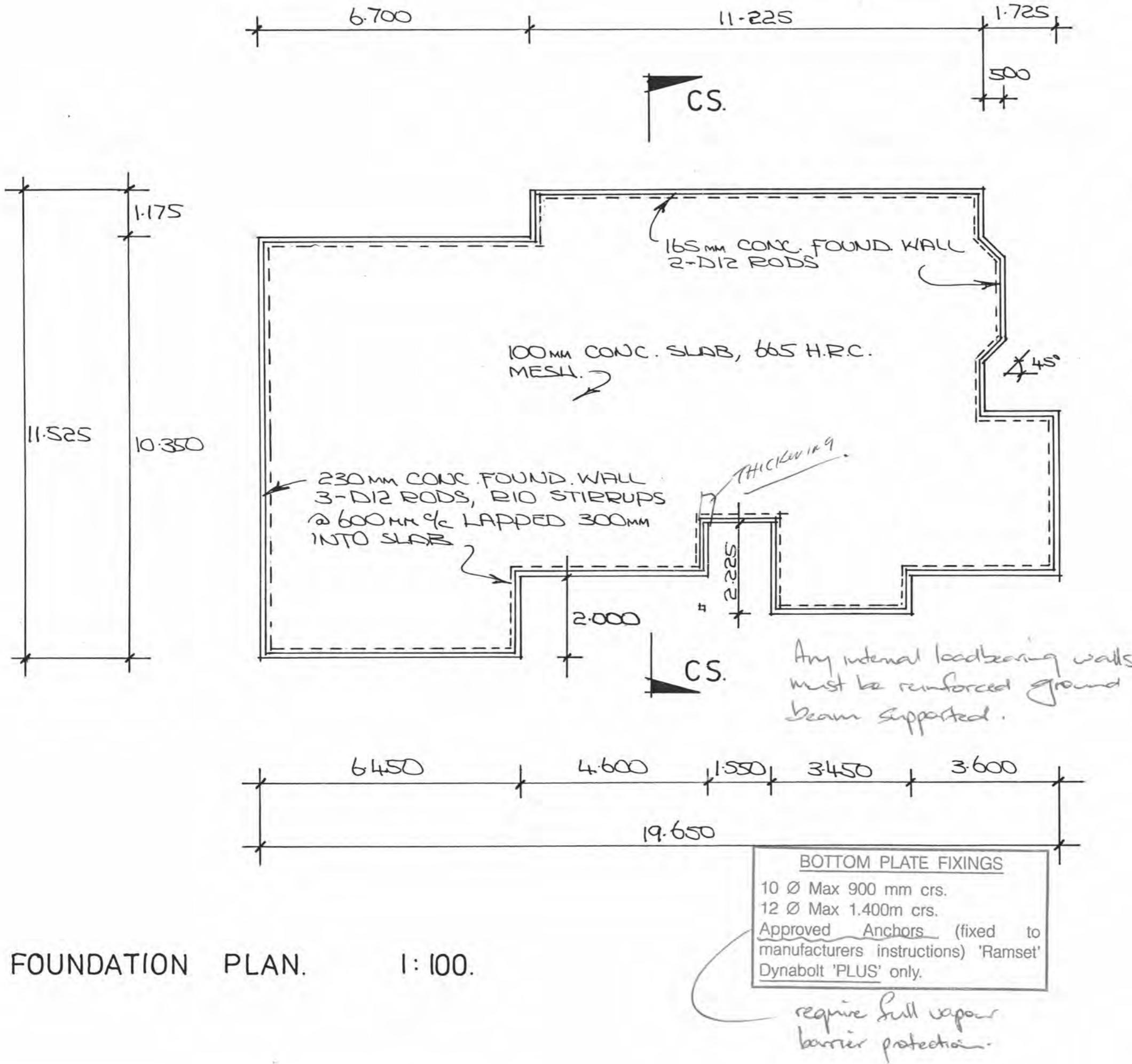


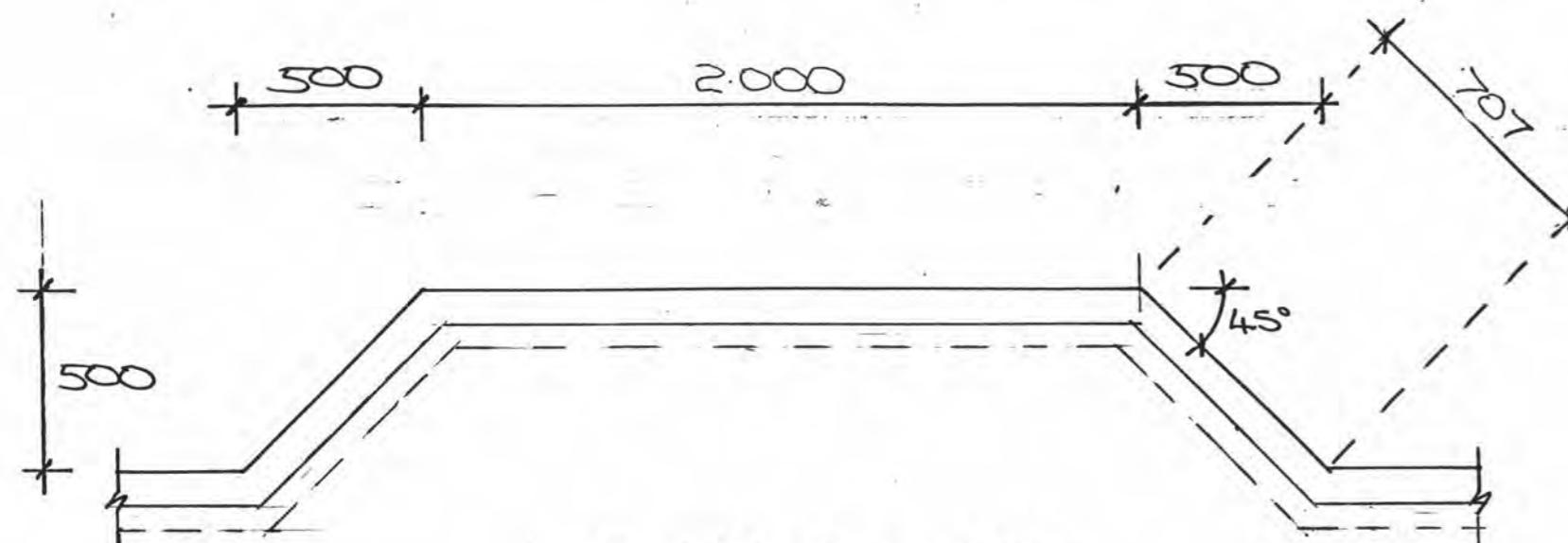
ROB MEECHAM DRAUGHTING & DESIGN SERVICE

PARAPARAUMU 902 3081

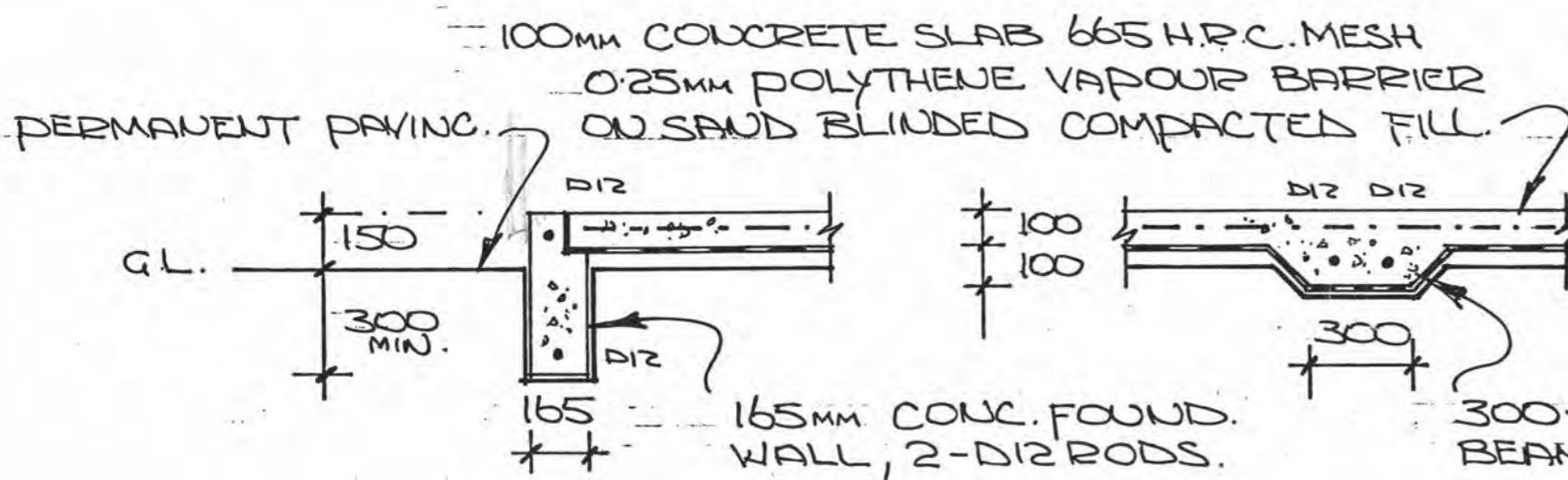
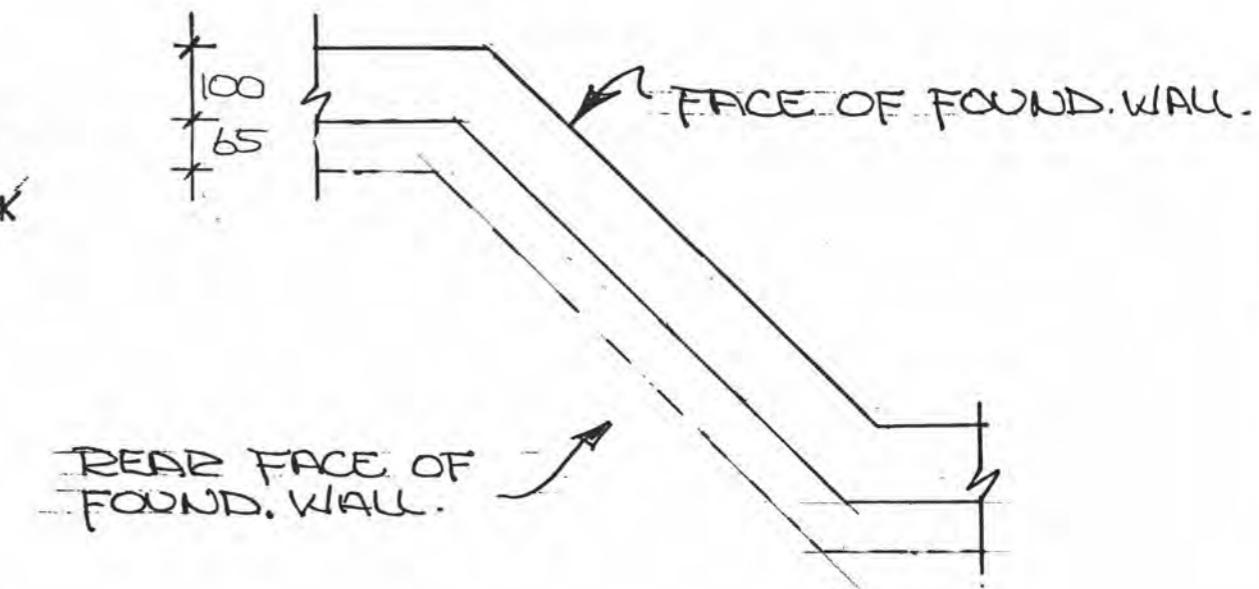
COUNCIL COPY



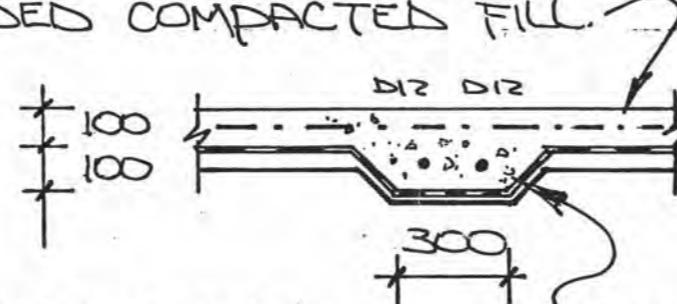




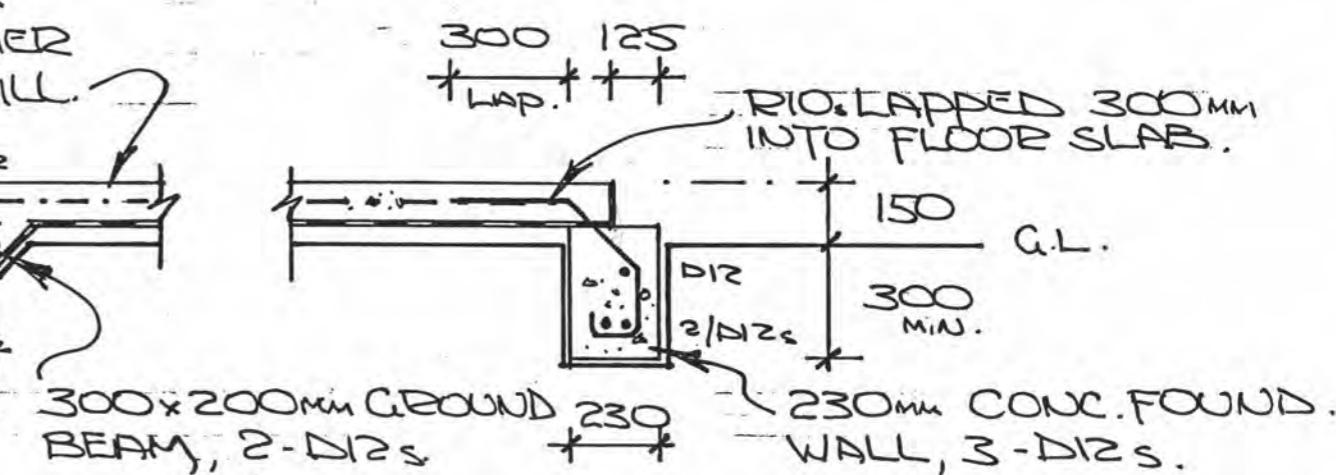
Bay Window. 1: 20.



Foundation Wall. 1: 20.

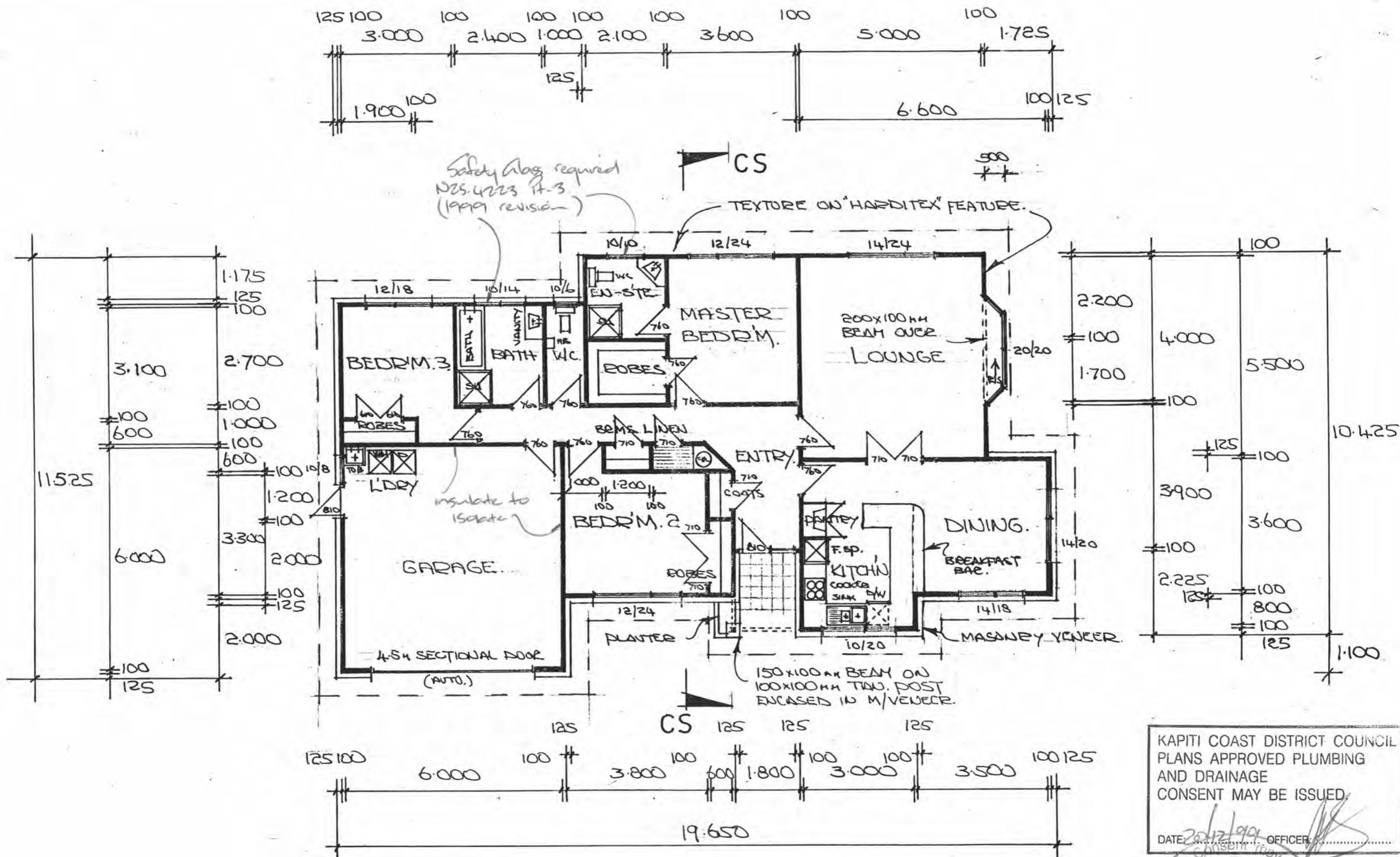


Ground Beam.



Foundation Wall M/Veneer.





## FLOOR PLAN.

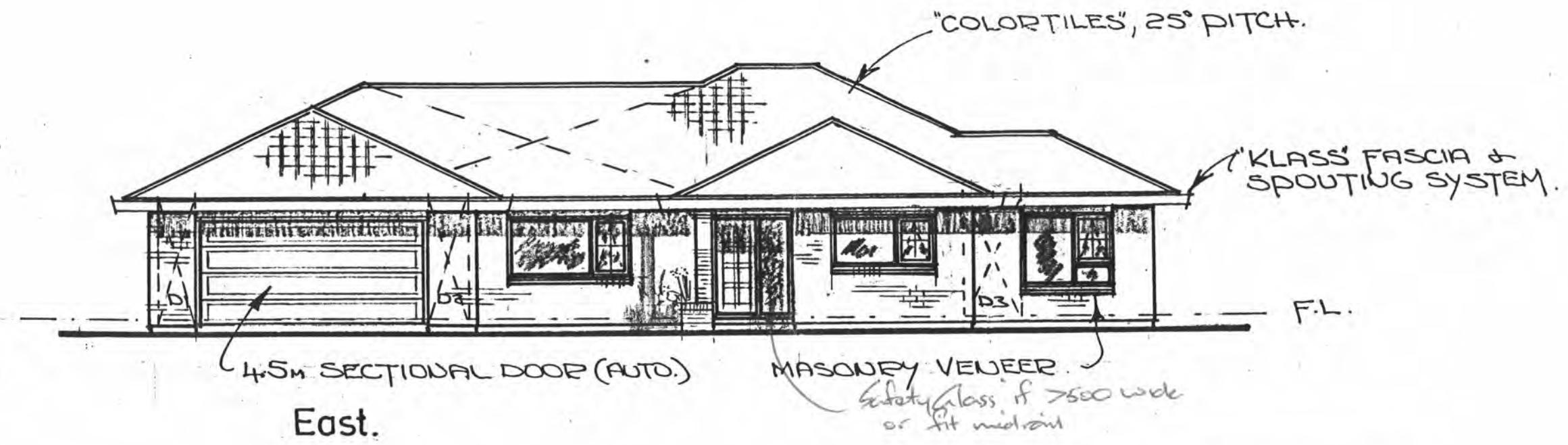
1 : 100.

All habitable/service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.

KAPITI COAST DISTRICT COUNCIL  
PLANS APPROVED PLUMBING  
AND DRAINAGE  
CONSENT MAY BE ISSUED.



4



Sealant or flashing required, to jambs/sills abutting brickwork.

The cavity between the masonry veneer and the exterior face of the timber stud wall shall be not less than 40mm nor more than 75mm wide. Pipes and services shall not be placed in the cavity.

The cavity shall be ventilated to the outside air with top and bottom openings. The bottom openings shall serve also as weep holes to drain moisture to the outside.

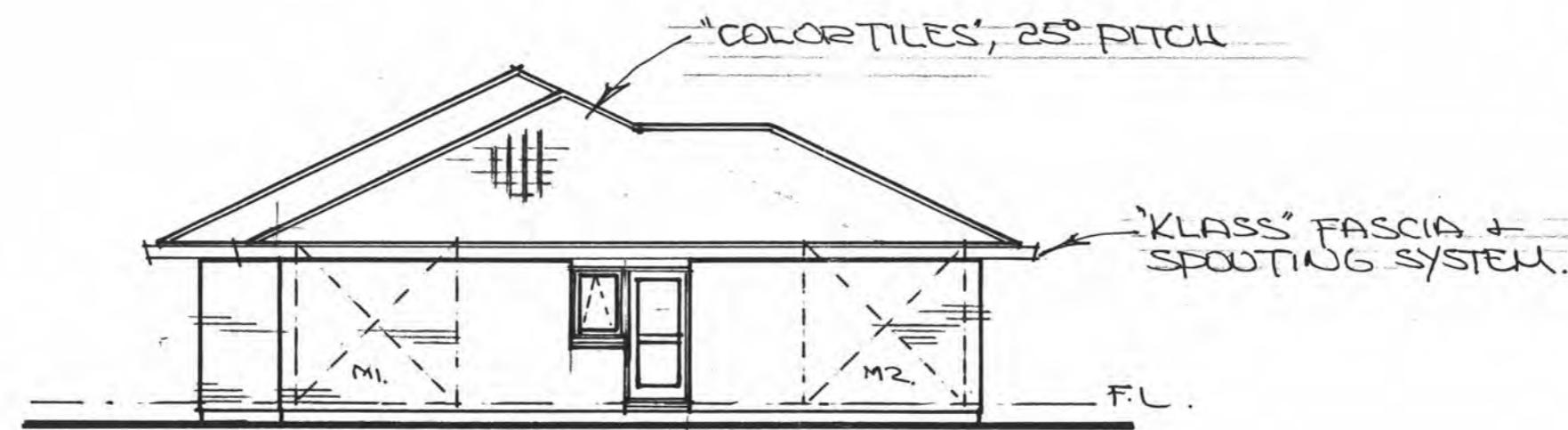


ELEVATIONS. 1:100.

**SPECIFICATION  
BRICK VENEER-CONTROL JOINTS**

If the brick veneer on this building is of concrete bricks, control joints must be constructed as required by both NZS4210 and by the manufacturers. If N.Z. made MONIER CLAY BRICKS are used, control joints are not required. For recommendations on control joints for imported clay bricks refer to the manufacturer.



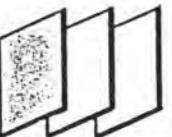


GLAZING CONFORM NZS 4223 PARTS 1, 2, 3	
FIT SUITABLE FLASHINGS, ETC.	
JOINERY	NZS 4221
HIGH WIND	1100pa DWP
VERY HIGH	1550pa DWP

MINIMUM FINISHED FLOOR LEVEL ABOVE —	
PROTECTED GROUND	
100mm BRICK VENEER	
150mm OTHER CLADDINGS	
UNPROTECTED GROUND	
150mm BRICK VENEER	
225mm OTHER CLADDINGS	

ELEVATIONS. 1:100.





## **GIBRALTAR BOARD** Wall Bracing Systems

## **WALLBRACING CALCULATION SHEET**

Name: VENTURE HOLDINGS

1. Location of STOREY	foundation single upper of two lower of two
SITE WIND ZONE: (Table 2.4)	low / medium high / very high
EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3)	A / B / C

**SITE ADDRESS**

City/Town  
or District: KAPITI

Street and Number: THE DRIVE  
or  
LOT AND D.P. Number: 43

## 2 FOR EARTHQUAKE

Roof weight: light / heavy  
Average Roof Pitch: 25°  
Type of Cladding: light / heavy  
Earthquake Zone: A  
Storey in Roof space: yes / no

$$E = 4.6 \text{ BU's/m}^2$$

3. **FOR WIND**

Building Height	: 5.4 m	W = 78 BU's/m Along
Roof Height	: 2.8 m	W = 78 BU's/m Across
Stud Height	: 2.4 m	
Wind Speed	: 11.6 m/s	

4. ROOF or BUILDING LENGTH	BL = 19.65 m
ROOF or BUILDING WIDTH	BW = 11.525 m
GROSS ROOF or BUILDING PLAN AREA	GPA = 187 m <sup>2</sup>

5. EARTHQUAKE LOAD (ACROSS and ALONG)  $E \times \text{GPA}$  =  $46 \times 187$  = 860 BU's  
 WIND LOAD: ACROSS  $W \text{ ACROSS} \times \text{BL}$  =  $78 \times 19.65$  = 1532 BU's  
 WIND LOAD: ALONG  $W \text{ ALONG} \times \text{BW}$  =  $78 \times 11.525$  = 899 BU's



# ALONG

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			EARTHQUAKE		WIND	
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ	Rating BU/m W	BU's Achieved (BU/m x L) W
A	197	A1	CP6	1.2	99	118	100	120
		A2	HTI	1.2	90	108	100	120
		A3	"	1.2	"	108	"	120
B	70	B1	GIB 2	2.4	70	168	80	192
		B2	GIB 3	2.4	60	144	65	163
C	70	C1	GIB 1	2.4	50	120	75	180
D	70	D1	CP4	.85	95	80	97	85
		D2	CP4	.85	"	80	"	82
E		D3	B6	1.2	110	132	150	180

**TOTALS ACHIEVED** EQ 1058 W 123

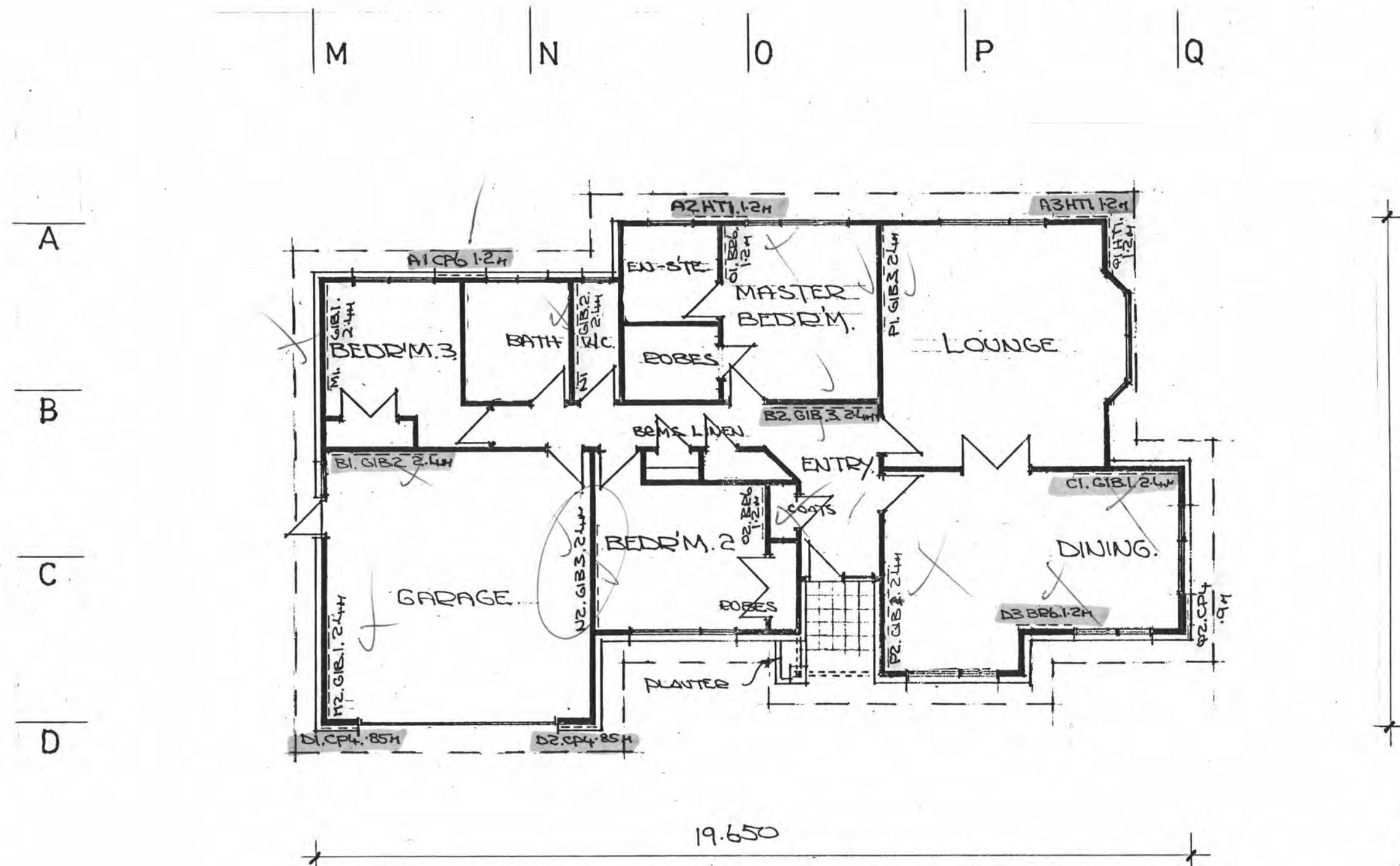
<b>TOTALS REQUIRED</b>	EQ	860	W	899
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## ACROSS

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			EARTHQUAKE		WIND	
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ	Rating BU/m W	BU's Achieved (BU/m x L) W
M	104	M1	GIB1	2.4	50	120	75	180
		M2	"	2.4	"	120	"	180
N	70	N1	GIB2	2.4	70	168	80	192
		N2	GIB3	2.4	60	144	65	163
O	70	O1	RB6	1.2	110	132	150	180
		O2	"	1.2	110	132	150	180
P	70	P1	GIB3	2.4	60	144	65	163
		P2	GIB2	2.4	70	168	85	192
Q	105	Q1	HT1	1.2	90	108	100	120
		Q2	CP4	.9	95	85	97	87

<b>TOTALS ACHIEVED</b>	EQ	132	W	163
------------------------	----	-----	---	-----

<b>TOTALS REQUIRED</b>	<b>EQ</b>	<b>860</b>	<b>W</b>	<b>1532</b>
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BRACING PLAN. 1: 100.

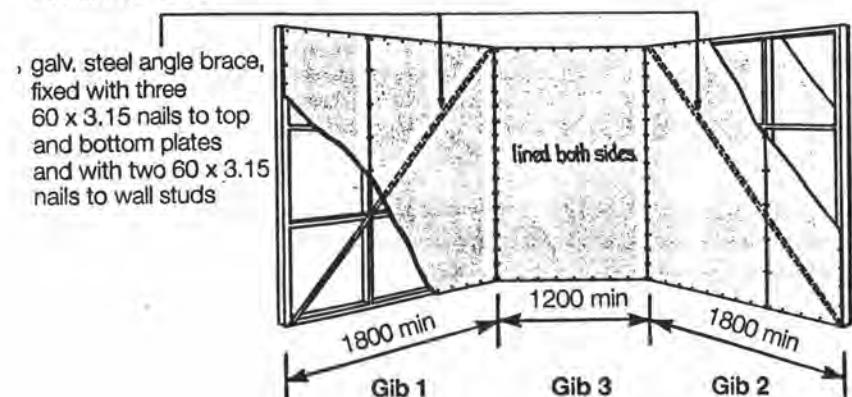
All Harditex claddings designated  
as wall bracing components  
require fixing with Stainless Steel nails.



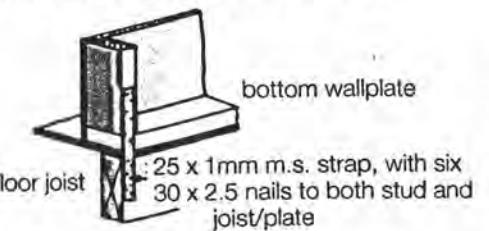
# Gib® Bracing Systems

## Construction Details

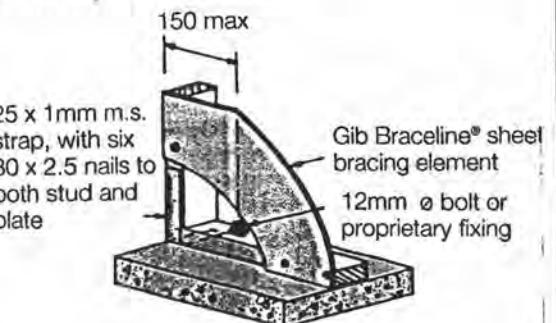
Please Photocopy



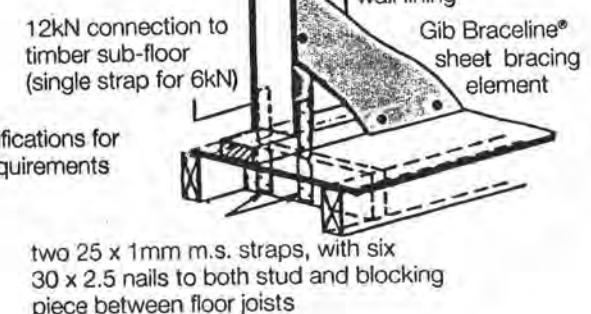
**Detail 1**  
6kN connection to timber sub-floor  
(both sides of stud strapped for 12kN)



**Detail 2**  
6kN connection to concrete.

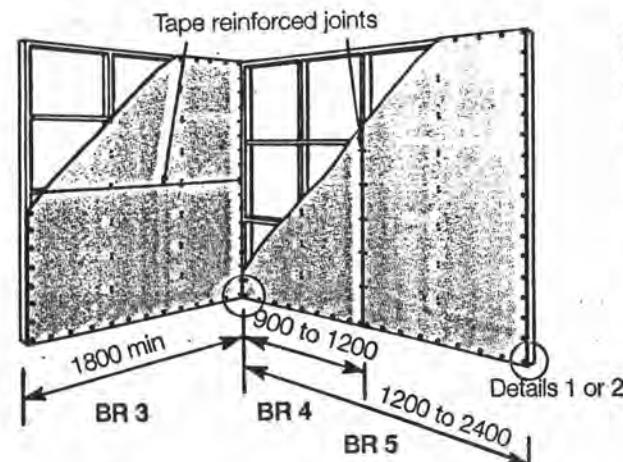
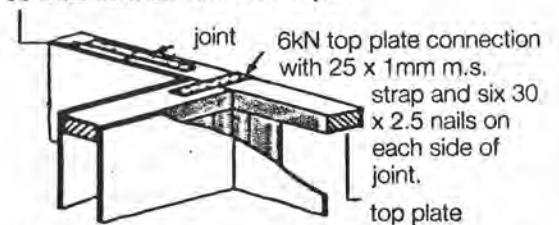


**Detail 3**

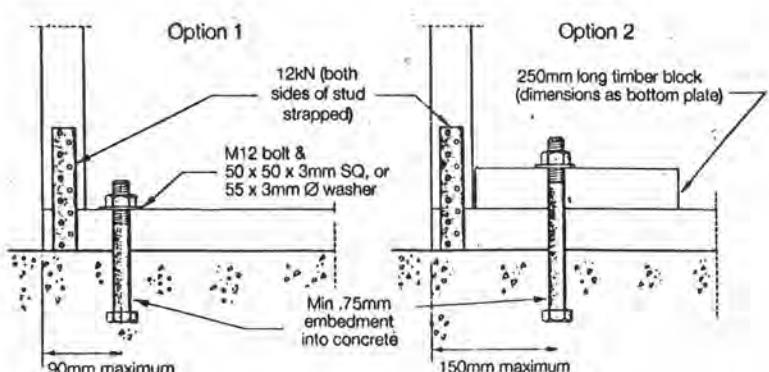


### Top Plate Connections

3kN top plate connection, with 25 x 1mm m.s. strap and three 30 x 2.5 nails on each side of joint.



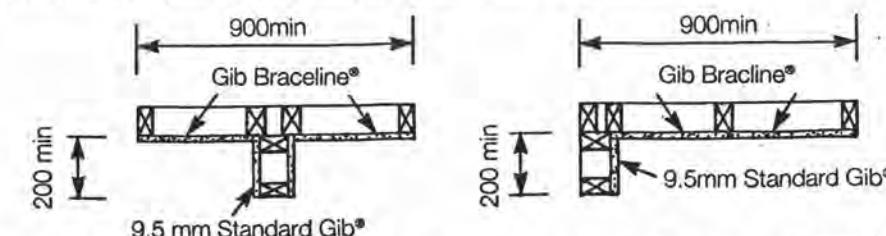
**Detail 4**  
12kN connection to concrete



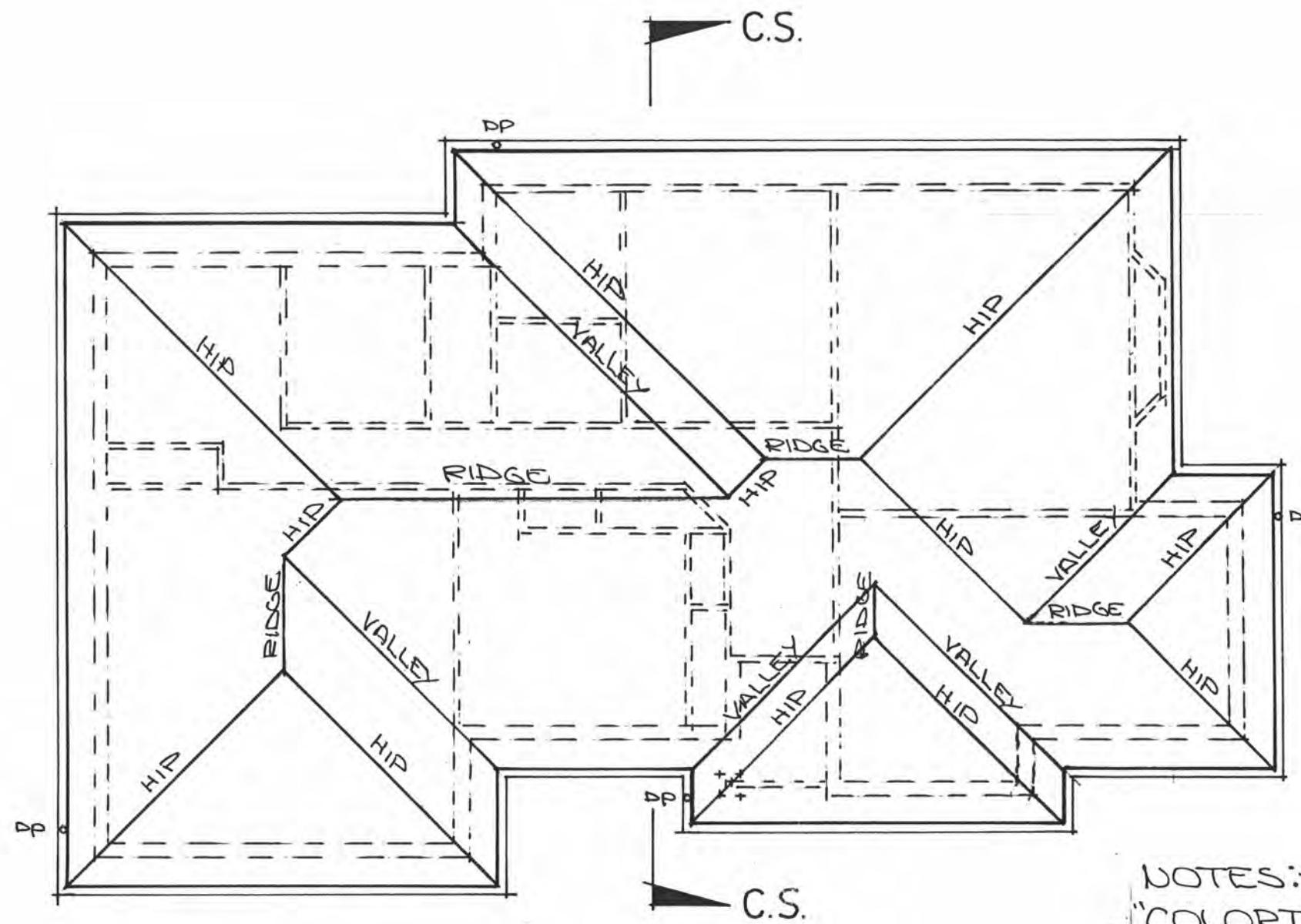
Specifications			
Type	Description	Additional Requirements	Nailing & Stopping
Gib 1	9.5mm Standard Gib® on one face. Min. length 1800mm	Diagonal brace	Gib 1, 2 and 3 30 x 2.5 Gib Clouts® at 150mm ccs. around the perimeter of the bracing element and double nailed at 300mm ccs. to intermediate framing. Tape and stop all joints within the bracing element.
Gib 2	9.5mm Standard Gib® on both sides. Min. length 1800mm	Diagonal brace	
Gib 3	9.5mm Standard Gib® on both sides. Min. length 1200mm	No additional requirement	
BR 1	Gib Braceline® on one face. Min. length 1800mm	Diagonal brace	BR 1, 2, 3, 4, 5, 6, 7 and 8
BR 2	Gib Braceline® vertical on one face. Min. length 1800mm	No additional requirement	30 x 2.5 Gib Clouts® fitted with Gib Braceline® washers at 150mm ccs. around the perimeter of the bracing element.
BR 3	Gib Braceline® horizontal on one face. Min. length 1800mm	No additional requirement	
BR 4	Gib Braceline® on one face. Length 900 to 1200mm	6 kN end-stud fixings	Double nail to intermediate framing at 300mm centres.
BR 5	Gib Braceline® on one face. Length 1200 to 2400mm	6 kN end-stud fixings	Tape and stop all joints within the bracing element.
BR 6	Gib Braceline® and Gib Board® on opp. sides. Length 1200 to 2400mm	12 kN end-stud fixings	Plywood and Hardboard shall be fixed with 30 x 2.5mm Gib® Clouts at 150mm ccs around sheet perimeters and at 300mm ccs to intermediate framing.
BR 7	Gib Braceline® on one face 7.5mm ply on other. Length 900 to 2400mm	6 kN end-stud fixings	
BR 8	Gib Braceline® on one face 4.75mm hardboard on other. Length 900 to 2400mm	6 kN end-stud fixings	
BR 9	Gib Braceline® on one face min length 0.6m max length 1.2m	Metal strap of 6kN capacity fixed to both wall end-studs and bottom plate to floor fixing.	Nailing type and pattern as illustrated on page 18.

### Guidelines for Intersecting Walls

Types BR1 to BR8 may have Standard Gib® intersecting walls with a minimum length of 200mm. Gib® Braceline sheets shall be fixed and jointed as given on pages 16 and 17. Nails and washers are required around the perimeter of the bracing element. Vertical joints at T-junctions (illustrated on the left) shall be fixed and jointed as specified for intermediate sheet joints.



Where Wall Bracing Elements are interrupted by T or L junctions (as illustrated in the 900mm example above) they should be considered as follows:  
The Gib Braceline® has been cut to accommodate the junction. Nevertheless, in respect of calculating Bracing Units, the Bracing Element is deemed to be continuous for the whole length (900mm in this particular case).



The Truss manufacturer must confirm the minimum size requirement of all Lintels or Beams supporting Girder Truss point loads. Provide in writing to Council and Contractor.

Roofing material to be installed to manufacturers requirements, in particular, fixing and min pitch reference also Table 1 of E2 (NZ Building Code).

Supply copies of warranties for roofing and fascia/gutter system to council.

ROOF PLAN. 1 : 100.

NOTES:-

"COLORTILES", "GANCHAIL" (25°) TRUSSES @ 900mm c/c BY REGISTERED MANUFACTURER.

POSITIONS OF GIRDER TRUSSES AND DIMENSIONS OF SUPPORTING LINTELS TO BE CONFIRMED BY TRUSS MANUFACTURER.

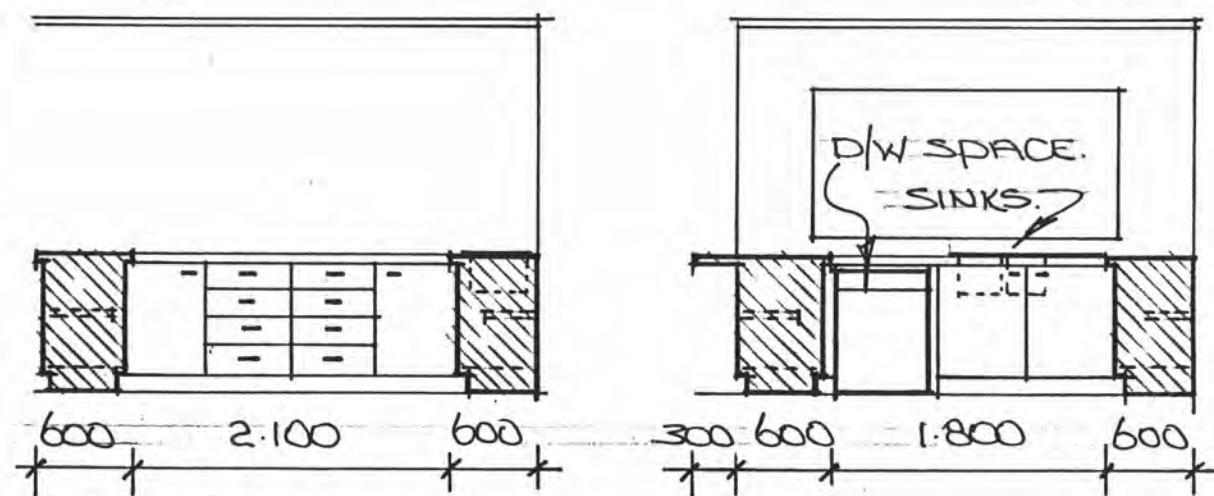
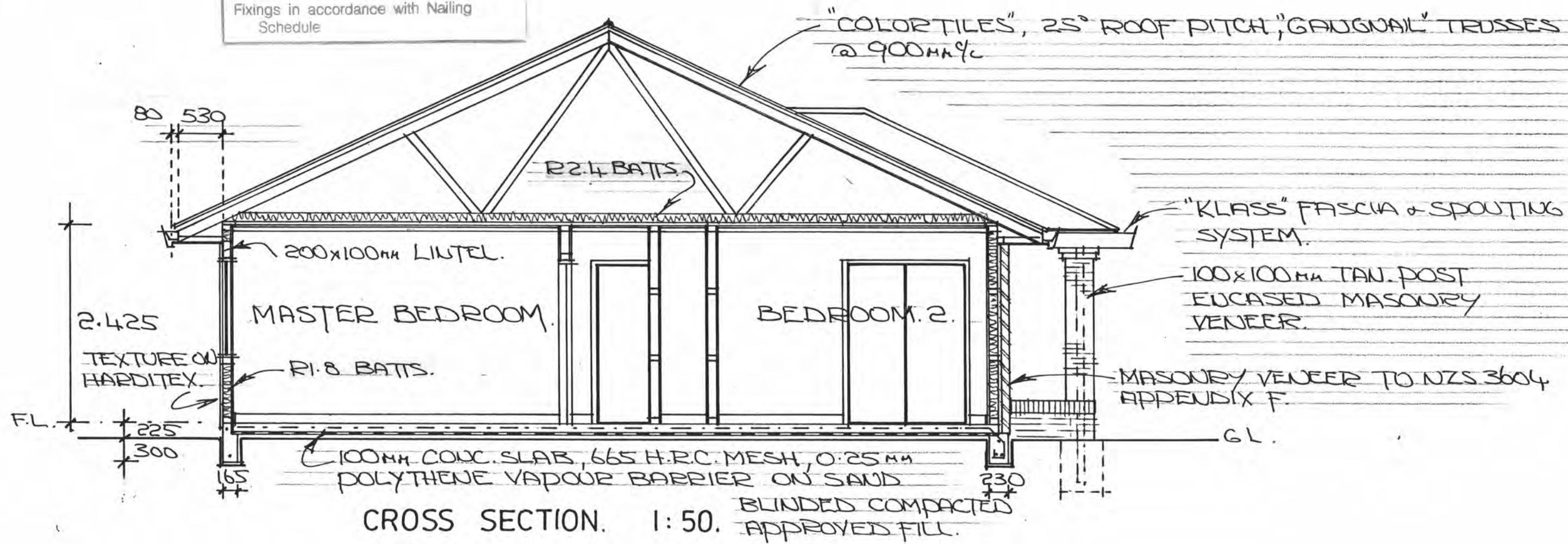
ROOF BRACING TO NZS 3604 10.5.2. TRUSS ANCHORAGE TO NZS 3604: 10.2.5.

"KLASS" FASCIA & SPOUTING SYSTEM.

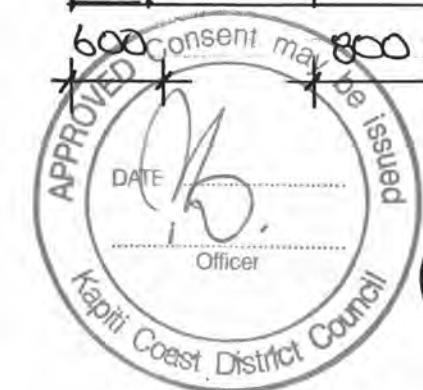
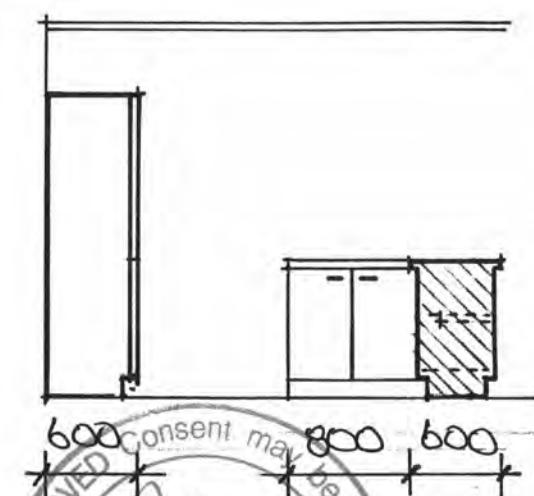
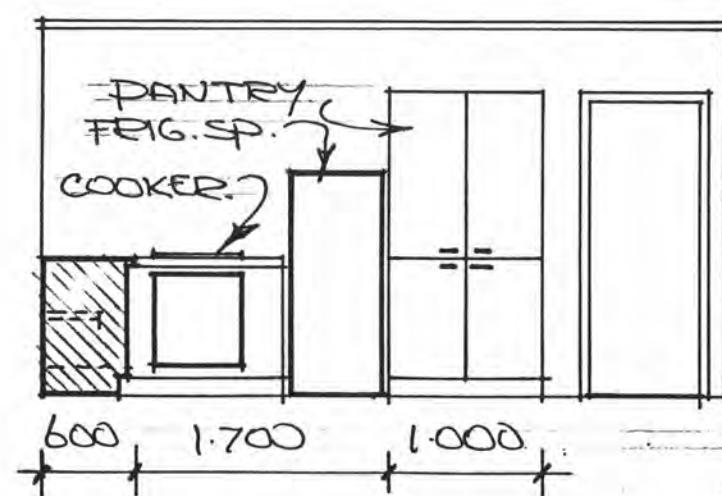


HIGH WIND ZONE

2 - 'Z' Nails to Truss/Rafter and External Wall Top Plates (Light Roof)  
Standard Framing to NZS 3604  
Stud Tables  
Fixings in accordance with Nailing Schedule



KITCHEN JOINERY. 1: 50.



SPECIALIST DESIGNED  
AND MANUFACTURED  
TRUSSES AT 900MM  $\frac{1}{2}$ C.

R2.4 FIBREGLASS Batts.

150x40MM TOP PLATE &  
50x40MM CEILING BATTENS  
AT 400MM  $\frac{1}{2}$ C.

9.5MM GIB BOARD CEILING & WALL LININGS.

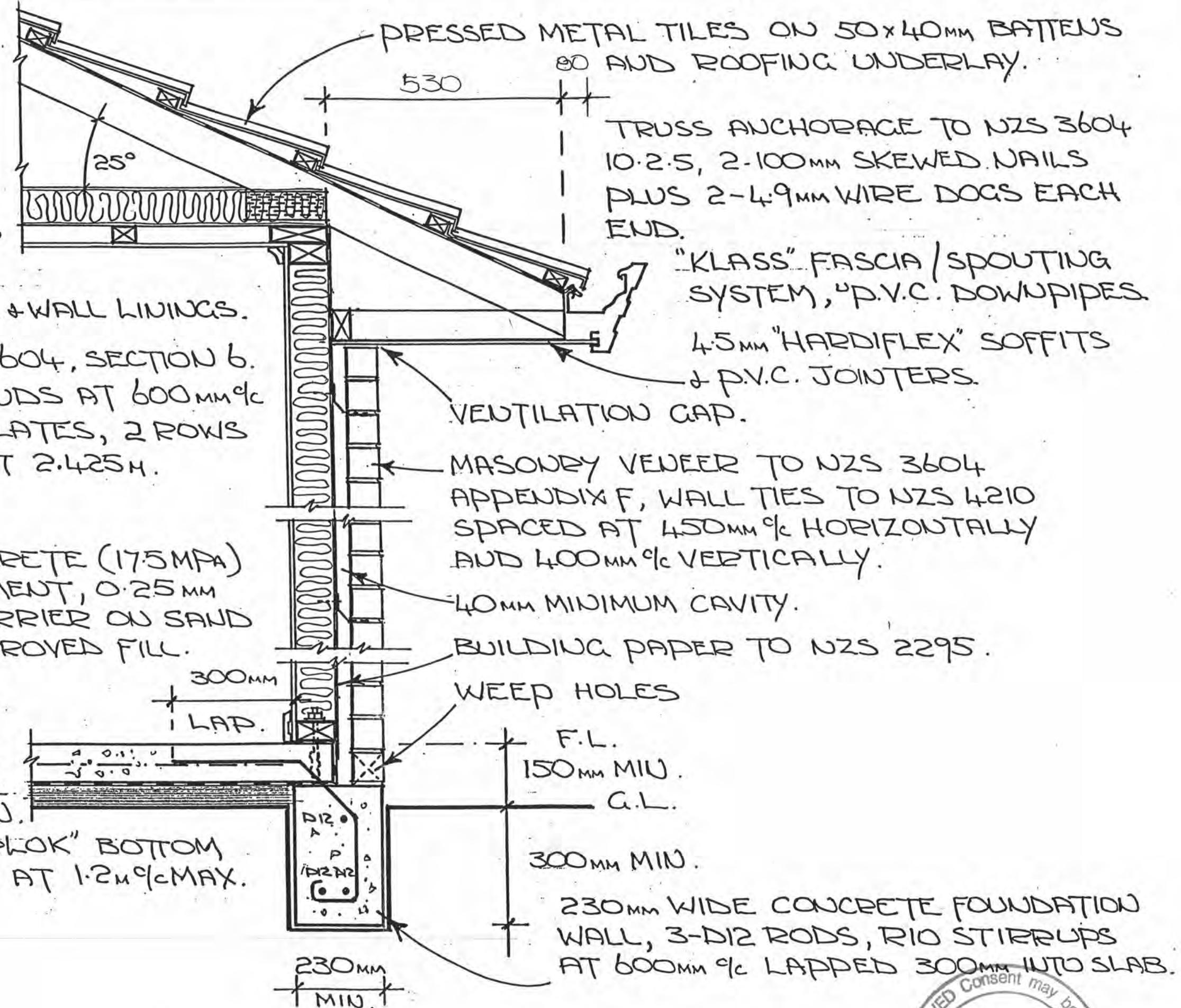
WALL FRAMING TO NZS 3604, SECTION 6.

100x50MM H1. P.G. N°1 STUDS AT 600MM  $\frac{1}{2}$ C  
100x50MM TOP & BOTTOM PLATES, 2 ROWS  
OF DWANGS. STUD HEIGHT 2.425M.

R1.8 FIBREGLASS Batts

FLOOR SLAB, 100MM CONCRETE (17.5 MPa)  
ECONOMESH REINFORCEMENT, 0.25 MM  
POLYTHENE VAPOUR BARRIER ON SAND  
BLINDED COMPACTED APPROVED FILL.

BOTTOM PLATE FIXING BY  
EITHER M12 CRANKED  
BOLTS AT 1.4M  $\frac{1}{2}$ C MAX. OR  
R10 DOWELS AT 900MM  $\frac{1}{2}$ C.  
MAX. EMBEDDED 75MM MIN.  
INTO SLAB, OR "LUMBERLOK" BOTTOM  
PLATE FIXING ANCHORS AT 1.2M  $\frac{1}{2}$ C MAX.



MASONRY VENEER EXTERNAL WALL DETAIL. 1:10.



## BRIEF SPECIFICATION:

## PROJECT.

NEW DWELLING  
LOT 43, GUILDFORD DRIVE

## OWNER

FOUNDATION WALL. REINFORCED CONCRETE

FLOOR. 100MM CONC. SLAB 665 H.P.C. MESH

## EXTERNAL CLADDING.

Ground Floor. MASONRY VENEER TO NZS 3604

Upper Floor. APPENDIX F.

Gable Ends.

Dormers.

## WALL FRAMING.

Ground Floor. 100x50mm N°1, H1, P.G. FORMING TO

Upper Floor. NZS 3604. SECTION 6.

JOINERY. LYTE ALUMINIUM TO NZS 4211  
GLAZING TO NZS 4223.

## INSULATION.

Floor. BRADFORD GOLD Batts R1.8

Walls. " " " " R2.6

Ceilings. " " " " R2.6

## INTERNAL LININGS.

Walls &amp; Ceilings. 9.5mm GIB BOARDS.

Walls Wet Areas. " " " " AQUALINE

... ... Floors. " " " "

## ROOF COVERING.

Covering. COLORTILES  
System. GANGNAIL TRUSSES BY REGISTERED  
MANUFACTURER.

## PLUMBING.

Cold Water Supply. MAINS  
... Piping. BUTELINE POLYBUTYLENE

Hot Water Piping. " " " "

Hot Water Cylinder. RHEEM 180 LTR MAIN PRESS.

C.W. Storage Tank. N/A

Fittings.

W.C. Pan &amp; Cistern. FOWLER

Bidet. N/A

Bath. ENGLEFIELD ACRYLIC

Shower &amp; Fittings. " " GREENS NZ LTD

Vanity. ATHENA

Sink.

Waste Disposal.

Tub.

TAPS.

BLANCO S/S

WASTEMASTER

BURNS FERRAL

GREENS N.Z. LTD.

WASTE PIPES / TRAPS / FITTINGS. MARLEY "P.V.C.

DRAINS (SANITARY) 100mm Ø MARLEY "P.V.C.

DISPOSAL. Sewer/Septic Tank. K.C.D.C. SEWER

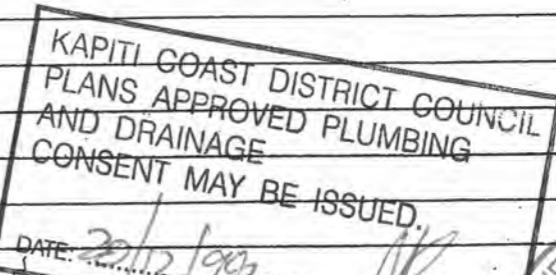
STORMWATER SYSTEM. KLASS/MARLEY

DRAINS (Stormater.) 90mm Ø MARLEY "P.V.C.

DISPOSAL. Sewer/Soak Pits. TO KERR

COOKING APPLIANCE. FISHER &amp; PAYKEL ELEC

HEATING APPLIANCE.



NB:- ALL MATERIALS FITTINGS AND APPLIANCES TO BE FIXED AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS TO COMPLY WITH RELEVANT NEW ZEALAND STANDARDS NZS 3604 AND THE NEW ZEALAND BUILDING CODE

COPY

Commence fixing from the centre of all sheets and work outwards to ensure they are hard against the framing to eliminate any drumminess.

The sheet must be held firmly against the stud when nailing to minimise break-out at the back of the sheet.

Fix in conjunction with the dot pattern on the sheet which is set out for normal vertical sheet fixing. Use 40mm x 2.8mm galvanised flat-head Hardiflex™ or 316 stainless steel nails (refer Table 1, page 3).

Hot-dipped galvanised nails and screws have a durability of 10 years in very severe coastal conditions of New Zealand. Therefore in these locations alternatives such as stainless steel fixings available from stockists of James Hardie products must be used. Refer also to the New Zealand Building Code requirements (page 34).

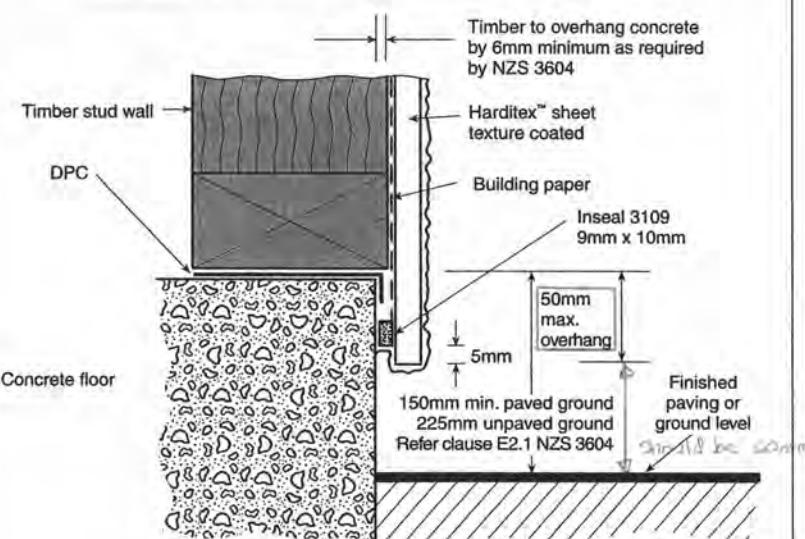
Harditex™ 7.5mm and 9mm sheets can also be fixed to timber frame with 30mm x 4.2mm 316 stainless steel wood screws (refer Table 1, page 3).

It is very important to use the correct drill gun with 316 stainless steel screws. For the best results, use the low speed Hitachi model WF4DY. This model delivers high torque with a slow speed vibrating action which is very suitable for stainless steel screws because it minimises damage to the drill bit and screw head.

**NOTE:** These screws can only be used for design wind pressures up to 2 Kpa.

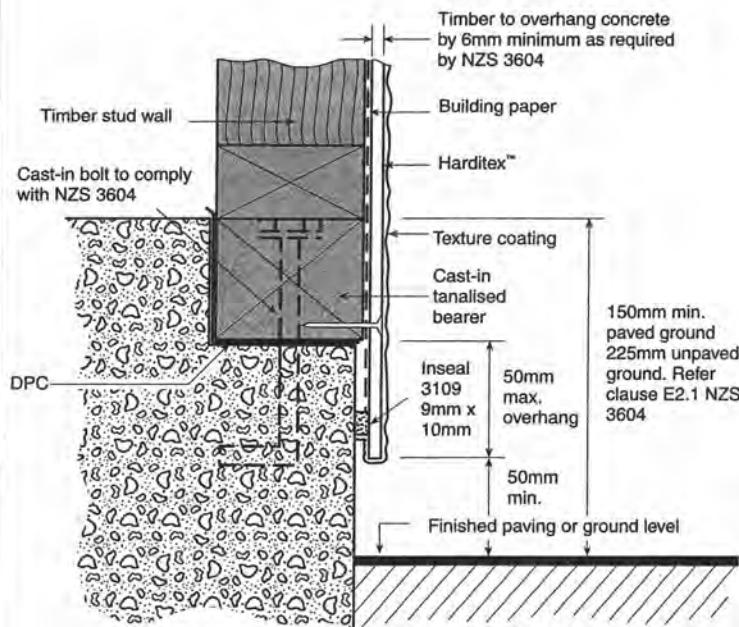
These screws drill through the sheet and self-embed into the sheet. Embed the screws 1-2mm in the body of the sheet and ensure they are flush in the recess to avoid over-embedding.

**Fig. 19 HARDITEX™ OVERHANG DETAIL TO CONCRETE OR BLOCKWORK BASE**



**Note:** Refer also to ground clearance Clauses to fully comply with the New Zealand Building Code.

**Fig. 20 BASE DETAIL FOR HARDITEX™ ON CONCRETE SLAB WITH CAST-IN BEARER**



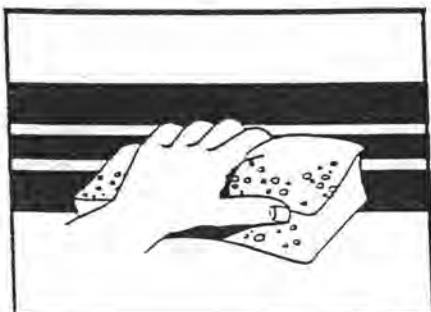
# Klass Fascia and Gutter Systems Maintenance Instructions

It is a condition of the material and product warranty issued with Fascia and Gutter Systems that the following maintenance procedures are carried out. Maintenance is essential to prolong the good looks of the product and to ensure that it performs as you would expect it should.

Accelerated corrosion can occur when salts and pollutants combine with night time condensation. This is most likely to occur in unwashed areas (see diagram 5 below). Special attention must be paid to cleaning the bends or formed parts of the fascia and underside of the gutter to prevent the accumulation of salty deposits or industrial dirt.

Failure to maintain a regular maintenance program will result in a significantly reduced life span of the product and nullify any warranty.

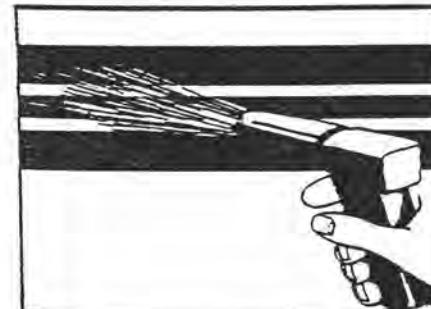
1



Wash down the fascia and gutter with clean water at least once every three months to remove dirt and salt build-up. In areas prone to more rapid build up, increase the regularity of washing. Use a mild detergent if required, using a sponge or a soft bristle nylon brush for application.

Never use abrasive or solvent type cleaners (turps, petrol or kerosene).

2



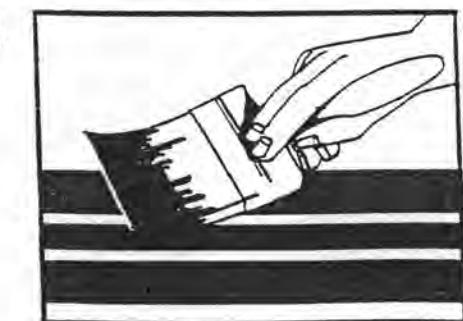
The surface must then be rinsed thoroughly with water.

3

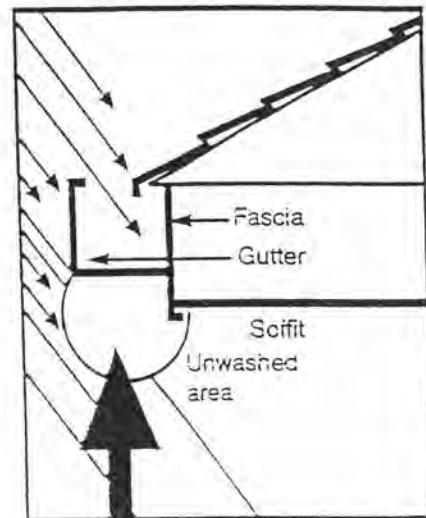


The gutters must be kept free of debris from vegetation, birds and general rubbish. Failure to remove moisture trapping debris can lead to flooding of the roof cavity and accelerated corrosion of the steel.

4



As with all painted products, it will be necessary to over paint the fascia and gutter from time to time. Ask your nearest Klass Fascia Installer for details.



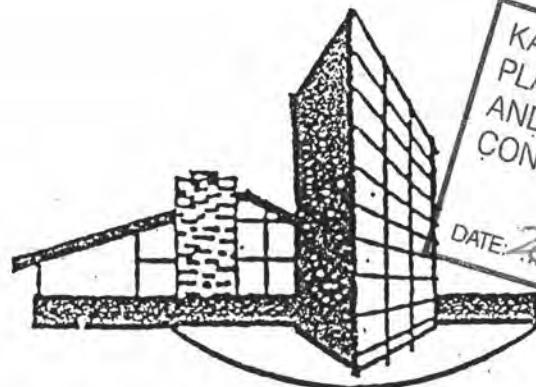
5 Careful attention should be paid to areas which are not washed by rain.

This leaflet is produced in the interest of customer education and good customer relations. AHI Roofing has endeavoured to provide the most technically correct and up to date advice possible but, subject to any claims a person may have under the Consumer Guarantees Act 1993, assumes no responsibility in relation to such information or advice. Alteration in the specifications or instructions may occur from time to time. Please contact your local Klass Fascia Installer, or call 0508 AHI ROOF (244 766) for the most up to date advice available prior to using this information.

 **AHI ROOFING**

A MEMBER OF TASMAN BUILDING PRODUCTS

90-104 Felton Mathew Avenue, Glen Innes, Auckland  
PO Box 18-071, Auckland. Phone: 09 528 8109. Fax: 09 521 1071



KAPITI COAST DISTRICT COUNCIL  
PLANS APPROVED PLUMBING  
AND DRAINAGE  
CONSENT MAY BE ISSUED.

DATE 20/12/99

OFFICER: *[Signature]*

## SPECIFICATION

PROPOSED NEW RESIDENCE  
at  
LOT 43, GUILDFORD DRIVE, PARAPARAUMU BEACH.  
for

VENTURE HOLDINGS

Dec. '99.



ROB MEECHAM DRAUGHTING & DESIGN SERVICE

# Specification

for the erection of \_\_\_\_\_

at \_\_\_\_\_

for \_\_\_\_\_

This is the specification referred to in an Agreement between

\_\_\_\_\_ as Owner, and

\_\_\_\_\_ as Builder,

dated \_\_\_\_\_ and if not

mentioned in Agreement takes notice of the following completion and  
penalty clauses.

Time for completion \_\_\_\_\_ weeks from acceptance of tender.

Liquidated damages for delayed completion shall be \$\_\_\_\_\_ per week.  
Extensions to the contract period for extra work or for contingencies  
beyond the control of the contractor to be as agreed between the parties  
at the time and added to the time for completion.

## PAYMENTS & RETENTIONS:

Payment in the form of progress payments at not less than one month  
intervals will be made on value of work carried out less 10% retention  
as required by the Wages Protection and Contractors' Liens Act, 1939.  
Retentions to be held until 31 days after completion of the contract after  
which a sum of 5% is to be held if maintenance has not been carried out  
as under clause P. & G. No. 10 Maintenance.

## ARBITRATION:

If dispute or difference should arise between the Owner and Contractor  
the contract shall be subject to arbitration under the Arbitration Act 1908.

## INDEX

PRELIMINARY & GENERAL	Page No. 2
EXCAVATOR	Page No. 5
CONCRETE & REINFORCING	Page No. 6
CONCRETE BLOCKLAYER	Page No. 8
BRICKLAYER	Page No. 10
CARPENTER & JOINER	Page No. 13
TILE ROOFER	Page No. 22
PLUMBER	Page No. 23
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SOLID PLASTERER	Page No. 27
ELECTRICIAN	Page No. 28
PAINTER & GLAZIER	Page No. 30
PROVISION FOR VARIATIONS	Page No. 32

PRELIMINARY AND GENERAL:1. Contract

This contract includes the supply and delivery of all materials, labour, fittings, tools, plant, toolshed, temporary water supply, temporary builders' power supply, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified, in a thorough workmanlike manner, in strict accordance with the Local By-Laws, manufacturers' specifications and to whatever regulations made by those loaning monies to complete this Contract.

2. Permits

Contractor to comply with the Labour and Building By-laws of the district, to apply for and obtain all the necessary permits and to pay all fees for same, unless otherwise mentioned.

3. Construction Act

The provision of the Construction Act 1959 and regulations are deemed to be part of this contract.

4. Provide and Fix

The words "provide" and "fix" shall be construed to mean "provide" and "fix" where mentioned separately unless otherwise mentioned.

5. Insurance

The Contractor to have all of his employees covered against accident by an Employers' Liability Policy and to take out insurance against fire and theft of materials off-site for a sum sufficient to cover the full amount of the Contract Sum, both policies to remain in force until the building is taken over by the Owner, the fire insurance to be in the joint names of the Owner, and Contractor.

6. Interpretation

Work or materials shown on the drawings or specified and not shown, must be supplied as though both shown and specified. Materials shown but not specified must be of the kinds commonly employed for the service they are intended to perform. All figured dimensions shall be taken in preference to scale and all detail drawings shall supersede those to a smaller scale. The Contractor shall be held responsible for the setting out of all work and he shall make good at his own expense any errors that occur through his lack of checking or faulty workmanship.

7. Stability

The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from the elements.

8. Protection of Property

The Contractor shall protect adjoining properties during the currency of the contract and shall make good all damage at his own expense.

9. Damage

The Contractor shall make good at his own expense and to the satisfaction of controlling authorities, any damage done to footpaths, herbs, drainage etc, or other property under control of such authorities.

Each trade shall take care to prevent damage or disfigurement of the work of other trades and will be responsible for cost of restoring same.

10. Maintenance

Period to be a minimum of thirty days or to a time agreed on by both parties and entered into the agreement after the Owner has taken possession. Any defects in materials, workmanship or any part or parts that require replacing or adjusting, which have been included in this Contract, shall be adjusted or replaced at the Contractor's expense.

11. Materials

Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials, providing that the substituted materials conform to the Local By-laws and with permission of the Owner. The Contractor is first to notify the Owner of any change proposed and at the completion of the Contract will adjust any difference in cost.

12. Contingencies

Provision is to be made by the Builder and Owner to meet any contingencies that may arise due to the fluctuations in the price of various materials or labour. Should there be either a rise or fall in the price of labour or materials, from the date that the tender is submitted until final payment, an adjustment to the Contract Price, is to be made accordingly provided that the Contract Price has been affected by such rise or fall in prices. The sum of \$\_\_\_\_\_ is allowed in the Contract Price as a Contingency Fund. The Owner will expect the Builder to submit proof of any increases claimed for by way of invoices or labour costs.

13. Visit Site

Tenderers shall visit the site and ascertain the nature and extent of the work and the rights and interests that may be interfered with and any other matter that may influence the making up of a tender or the carrying out of the Contract in its entirety. The levels shown on the drawings are approximately correct but tenderers shall verify these as no claims for extra will be allowed on the basis of incorrect levels shown.

14. Workmanship

All work shall be carried out in accordance with the best trade practice, in strict conformity with the drawings and specification and to the satisfaction of the Owner.

All defective or damaged work shall be removed and made good to the satisfaction of the Owner.

15.

Cleaning

The Contractor, at the conclusion of the Contract, shall have all ceilings, walls and woodwork carefully dusted and wiped down, windows washed and glass free from scratches, floors brushed and wiped down and the entire building left in a perfectly clean condition for occupation.

EXCAVATOR1. Preliminary and General

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. Levels

Levels shown are approximately correct, but in all cases the foundation shall be taken to a solid bottom to the satisfaction of the Local Building Authority. Check all levels and make allowances accordingly.

3. Clearing Building Area and Bulk Excavation

Clean off all vegetation and 150 mm top soil over building area and deposit on site as directed. Excavated material to be deposited as directed on site or if directed off site an extra will be allowed to the Contractor.

4. Building Excavation

Excavate for all foundations to the minimum depth shown as required to NZ Building Code or the Local Body Engineer or his agent, or where directed due to the nature of the country. Excavate for basement field tile drains to required depths and falls. Fill and well ram on completion.

5. Hardfill

Under all concrete floors provide a minimum thickness of 100 mm of 50 mm graded down clean scoria well compacted and binded with fine scoria to a corrected level.

6. Field Tile Trenches

Provide for 100 mm diameter tile trench bedded in scoria to correct level.

7. Revet and Maintain

Secure and maintain the sides of all excavations and keep them clear of water and fallen materials

## CONCRETE AND REINFORCING

### 1. PRELIMINARY & GENERAL:

Note all clauses under Preliminary and General of this specification which shall apply to this section of the work.

### 2. Extent of Work

Comprises the setting out, boxing and placing of concrete in the foundations, floor slabs, walls, beams and bonds, and any other concrete work shown on the drawings.

### 3. Materials

Concrete which shall be ordinary grade and reinforcing shall comply with requirements of NZBC 1992 and NZS 3604 1990. Builders mix may be used if agreed by Owner, providing the minimum crushing strength of 17.24 MPa is unaffected.

### 4. Formwork

Formwork generally shall be of plywood or 25 mm thickness non-staining timber and shall be so constructed that it can be removed without damaging concrete.

### 5. Foundations

Foundation footings, walls and reinforcing shall be to sizes shown on drawings and in accordance with NZS 3604 1990. If not shown elsewhere footings shall be not less than 300 mm wide x 150 mm high where required reinforced with two 12 mm longitudinal bars and foundation walls shall be not less than 130 mm thick reinforced with 12 mm dia. rods at 300 mm centres horizontally and 10 mm dia. rods at 600 mm centres vertically where height of wall is under 1.8m. Reinforcing steel shall be lapped at least 40-rod dia. for plain rods and not less than 30-bar dia. for deformed bars conforming to the requirements prescribed. Concrete foundation blocks shall be precast 200 x 200 x 600 mm high set on 300 x 300 x 100 mm concrete pads.

### 6. Concrete Slabs

Where required concrete slabs for floors and porches shall not be less than 115 mm thick poured on well compacted hard fill and reinforced with a layer of 150 x 150 x 5.30 mm mesh. Where floor slabs occur in rooms for habitation they shall have an approved vapour and moisture proof barrier incorporated, such as polythene sheet not less than 0.25 mm to the requirements NZS 3604 1990 and shall be welded into one continuous sheet or shall have joints lapped not less than 50 mm and sealed with a self adhesive plastic tape to manufacturers' specifications.

### 7. Build-in Bolts etc

Provide in concrete for openings for vents or as required by other trades and for holding down bolts in accordance with NZS 3604 1990

Timber grounds where required for fixing door frames etc, shall be heart totara dovetailed and where required water bars shall be of brass or galvanised iron.

Power powered tool fixings can be used where appropriate.

8.

Paths

Where shown on drawings paths shall be laid not less than 75 mm thick reinforced with a layer of 150 x 150 x 4 mm mesh. Surface to be trowelled even with suitable drainage grade and left off with a wooden float.

9.

Completion

Leave all clean and tidy at finish and make good any defective work.

## CONCRETE BLOCKLAYER

### 1. PRELIMINARY AND GENERAL

Read and note all clauses under Preliminary and General of this specification where they apply to this trade

### 2. Extent of Work

Refer to drawings for layout and extent of work. Build the whole of the reinforced and unreinforced 200 mm concrete blockwork, building in as the work proceeds reinforcing steel, bolts and all other lugs, conduits, sleeves etc. required for the work of other trades. Keep surface clean and free from mortar, perpends true and faces true to line, laying all blocks dry.

### 3. Bond

Blocks shall be laid in stretcher or stack bond as shown with blocks evenly spaced, faces true and vertical. 200 mm blocks shall be free from all defects which would prevent a first class fair faced finish to both faces. Reject all defective blocks which do not comply with NZS 4210 P1. All joints shall be full and a complete bond shall be secured between the blocks and mortar. Great care shall be exercised to ensure that bond is not broken by making adjustments to blocks after mortar has taken a set.

### MORTAR

### 4.

All mortar shall have a compressive strength of 12.5 MPa and shall generally be in accordance with NZS 4210 P, Section 3.

### 5.

### Water

Water shall be free from salt, vegetable or organic matter in solution or suspension. Water from Local Authority mains is acceptable.

### 6.

### Sand

Sand shall comply to NZSS 1910 & 2129 filling of masonry cavities and NZSS 2129 "sands for Mortar, Plaster & external renderings"

### 7.

### Cement

All cement shall comply with NZSS 3122 and shall be properly stored at the site and adequately protected from dampness.

### 8.

### Minimum Reinforcing Steel Requirements

#### (a)

In all reinforced masonry there shall be at least one vertical rod or bar not less than 12 mm diameter or two 10 mm rods or bars placed at all corners and wall ends except that where openings are carried around corners, the reinforcing steel shall be placed in any masonry used below or above the opening. In all reinforced masonry walls there shall be not less than one 12 mm rod or bar or two

10 mm rods or bars placed at all corners and wall ends except that where openings are carried around corners, the reinforcing steel shall be placed in any masonry used below or above the opening. In all reinforced masonry walls there shall be not less than one 12 mm rod or bar or two 10 mm rods or bars on all sides of, and adjacent to, every opening exceeding 600 mm in either direction.

- (b) Such vertical reinforcing steel shall extend from the foundation or lower wall beam to the upper wall beam. Horizontal reinforcing steel shall extend not less than 600 mm beyond the corners of the openings.
- (c) Reinforcing masonry shall be reinforced both horizontally and vertically. The vertical reinforcing steel shall be placed at not more than 1000 mm centre to centre and shall be not less than 10 mm in diameter.
- (d) Any space containing reinforcing steel shall have a clear distance of not less than 6.35 mm between the steel and masonry at all points and shall be filled solid.
- (e) Reinforcing steel shall be lapped at least 40-rod dia, for plain rods and not less than 30-bar dia. for deformed bars conforming to the requirements prescribed.

9. Joints to Blockwork

All blockwork joints shall be neatly stuck with a 10 mm rod jointer to form a neat concave recess to a good line, level and of consistant depth of approximately 6 mm.

10. Waterproofing

Approved silicone waterproofing applied to blockwork where required. Apply an approved waterproofer to the exterior of the concrete blockwork below ground level and around basement area.

11. Engineer's Drawings

If Engineer's Drawings are provided they shall be read in conjunction with the above and shall, if necessary, override.

BRICKLAYER1. PRELIMINARY & GENERAL

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. Relevant Specifications

All work shall be in accordance with the requirements of NZ Building Code and NZS 3604 1990

3. Materials

- (a) Bricks: Bricks for external veneers and foundation walls shall be selected and shall comply with NZSS 366 Clay Building Bricks grade A or B. All fair face brickwork shall be laid with their best face outwards.
- (b) Cement: Cement shall be ordinary Portland Cement and at the time of use shall comply with NZSS 3122 Portland Cement.
- (c) Plasticizers: Plasticizers shall be used in accordance with the manufacturer's instructions and no other additives are to be used in conjunction with these materials. On no account will further additions be made at the time of retempering mortars.
- (d) Water: Water shall be drinking quality and shall at the time of use be free from acids, alkalis and organic impurities.
- (e) Sand for Mortars: Sand used shall be Mercer No. 1 sand

4. Preparation of Mortar

Mortar shall be prepared by mixing in an approved batch mixer. Measurement of materials shall be by volume in a suitably calibrated device. Mortar shall be mixed until a homogenous mass is obtained but for not less than 5 minutes. All mortar whether on the boards or left in the mixer shall be used within 90 minutes. Mortar not used in this time shall be discarded.

5. Bricklaying

Bricks shall be laid in stretcher bond true to line level and plumb, and in accordance with the best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than 900 mm above wall line. Corners shall be racked back. On no account will toothing be permitted. All joints will be completely filled with mortar and the bricks shall be shoved into place at least 12 mm and shall be disturbed as little as possible after initial positioning. Head joints shall be buttered on three edges, deeply furrowed joints will not be permitted and mortar shall be spread on the bed joint not more than three bricks ahead of laying the next course.

Joints shall, unless otherwise specified, be not more than 9.5 mm thick and shall be tooled as directed as work proceeds. Where tapestry bricks are used care shall be taken to use a tool slightly smaller than joint width to prevent pushing mortar into the brick striations.

6. Brick Foundation Walls

Construct foundation walls in not more than 1200 mm in height in 100 mm brickwork with 200 mm bonded piers at centres as shown on drawings. Tie bricks shall be at not more than every third course and shall bond at least 50 mm into foundation wall. Bond in the foundation wall shall be maintained by the use of batts. Foundations over 1200 mm high shall be built in 230 mm work or as otherwise directed. Consult with Builder for size and position of access door.

7. Brick Veneer

Construct brick veneer as shown on the drawings and in accordance with NZBC-NZS 3604 1990 Mortar and workmanship as previously specified. Veneer ties, and their anchorages, shall be designed and fixed so as to resist a lateral load in tension or compression of twice the weight of veneer which each tie supports, without elongation or shortening of the assembly by more than 1.6 mm. Ties shall be non-corrodible metal or shall be galvanised after forming, with a zinc coating of not less than 505 g/m<sup>2</sup>.

If of round bar they shall be of a minimum of 5mm dia., if of sheet metal they shall be of a minimum thickness of 1.5 mm and a minimum width of 25 mm. The latter shall be used whenever a breather type building paper is fixed to the face of external studs so that puncturing of the paper within the cavity space does not occur.

Approved ties shall be spaced at not more than 500 mm horizontally and not more than 345 mm vertically. An air space of at least 38 mm shall be maintained between timber frame and veneer and where necessary weep holes shall be left every third joint for the discharge of water. Care shall be taken to maintain the air-space and upstand free of any mortar droppings, protruding joints, or pipes or electrical wire, junction boxes etc. Incorporate galvanised vermin proofing. Where shown build in bricksize concrete vents as required. All facing work shall be kept clean as the work proceeds. On completion all brick work shall be left in a clean state.

8. Sills.

Sills to be brick on edge, brought to underside of wooden sills, junction between to be filled with 'Hydroseal' and overpointed with cement mortar.

9. Building Paper

Building paper where used on outside face of studs shall be of a bituminous or fire resistant breather type complying to NZSS 2295 and metal ties shall be of a sheetmetal type fixed to face of studs.

10. Vermin Proofing

Build-in 100 mm wide strips of approved galvanised wire mesh secured to bottom of wall plates with 20 mm galvanised wire staples carried across cavity and taken 25 mm into work. Vermin proof dividing wall and wherever necessary to prevent entrance of vermin.

11. Chimney

Chimney to be \_\_\_\_\_ brick to Owner's preference. Cast in C.I tip grate to floor of hearth.

Construct fireplace with jambs in 230 mm work, lined with firebrick, with slanting sides and a tilted back giving a 75 mm max. throat opening, finished 150 mm above soffit of fireplace opening. Fill behind tilted back with mortar, with concave finish to top. Gather brickwork into flue liner and parge brickwork. Cast concrete lintel with 100 mm bearing, reinforced with two 12 mm dia. rods tied with 4 mm wire at 150 mm centres.

Slope back face of lintel into throat.

Construct flue with internal dimensions of 300 x 300 mm and build in 230 mm diameter earthenware flue liner for full height, wrapped with heavy quality building paper.

12. Firefront and Hearth

Allow the P.C sum of \$..... for selected fire front and hearth.

13. Cement Composite Bricks

Cement composite bricks for external veneer and foundation wall shall be \_\_\_\_\_ of the colour and type selected and shall be manufactured in accordance with NZSS 3102P "specification for Concrete Masonry Units"

## CARPENTER AND JOINER

### 1. PRELIMINARY AND GENERAL

Read and note all clauses of the Preliminary and General which apply to all works of this section.

### 2. Extent of Work

The work of this section shall include all labour, materials, equipment necessary to carry out and complete the carpentry as shown, or as further required by this specification. Together with any other items of work reasonably inferred as part of this section.

### 3. Attendance and Protection

Attend upon all other trades providing all blockings, fixings, trims, nogging as necessary for the full completion of their respective works and make good after all trades.

### 4. Materials and Workmanship

All material used shall be the best of their respective class and type specified. Any materials which in the opinion of the Owner, Loan Body or Local Authority are not up to standard, to be removed immediately from the site. All work shall be carried out in a workmanlike manner in accordance with best trade practice and as or where especially specified. Any work that is intended or implied but not specifically shown, mentioned or specified as necessary for the proper completion of the building shall be included. All work shall comply with NZS 3604 1990 and NZ Building Code

### 5. Timber

All timber used shall be the best of its kind, conforming NZBC 1992 requirements (Building Timbers). All Pinus Radiata to be No.1. Framing Grade pressure treated or treated to requirements of the Timber Preservation Authority specifications.

### 6. Damp Proofing

All timber to be protected from dampness with 3-ply bituminous felt or other approved damp proofing material when in contact with concrete or brickwork.

### 7. Priming

All exterior finishing timber, all timbers in contact with concrete blockwork and all external faces, rebate etc. of all doors, windows, frames and all woodwork of sashes, shall be primed before fixing, unless otherwise specified in Painter.

### 8. Cleaning

The Contractor at the conclusion of the contract shall have all ceilings, walls and woodwork carefully dusted and wiped down. Windows washed and glass free from scratches and paint. Floors brushed and the entire building and site left in a clean condition for occupation.

9.

Nails & Screws

All nails used in framing to be diamond head of sufficient length to penetrate the holding or second timber to at least half length. Flat head nails may be used if timber suitable. All bolts, screws etc. to be adequate for their respective purpose.

10.

Insulation

All roofs, walls and floors are to be insulated in accordance with NZ Building Code, NZSS 4214 and NZSS 4218P. No insulation material shall be used that does not comply with NZSS 1340

All insulation materials are to be installed in accordance with manufacturer's recommendations.

11.

Moisture Control

Where a vapour barrier is required in the form of foil or polythene film, this barrier shall always be fixed on the inside (warm side) of the external stud, extending and fixed to top to bottom plate. (The shining side of the foil should be facing the airspace.) Fixing shall be by galvanised clouts or cadmium coated staples and joints shall be on studs and noggings all according to manufacturer's specifications. Foil or polythene film shall not be used as a substitute for building paper.

Construction materials must be dry before final closing in. There should be no openings between underfloor space and wall cavities or between wall and roof cavities. There should be no unsealed openings for service pipes and wiring etc. There should be no discharge from cooking extractors or clothes driers into any wall, roof or floor cavity.

There must be adequate vapour resistance directly above all ceiling installations.

A proper solvent based paint or varnish finish must be used for plasterboard linings to "wet" rooms, such as kitchens, bathroom, laundry. Water based emulsion paints must not be used.

12.

Timber Groupings

All timber shall be the best of their respective kinds, and shall conform to NZSS 3631 Classification and Grading of New Zealand timbers

(a)

Treated Timbers

Timbers shown in the schedule of timbers to be treated shall be treated with an approved preservative process in plants licensed by the Timber Preservation Authority.

SCHEDULE OF TIMBERS

LOCATION	SIZES	GRADE	REMARKS
Jack Studs & Sleeper Plates	Int. 100 x 75mm Ext. 100 x 50mm	B.A.H.R. or P/T Radiata No.1	1. 2 x 2m c.c
Floor Joists	See plan for size	" " "	450 mm
Plates to Conc., Floors	100 x 50mm	" " "	

GENERAL FRAMING. NZS 3604 1990

Studs & Plates	100 x 50mm or 100 x 75mm or 75 x 50mm	Treated Radiata No.1	600mm c.c
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Trimmers	Equal width to <u>Built up framing</u>
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Openings from Solid or Laminated

1m to 1.35m	75mm	150mm	"	"	"
1.35m to 1.8 m	100 mm	150mm	"	"	"
1.8 m to 2.25m	125mm	200mm	"	"	"
2.25m to 2.7 m	150 mm	200mm	"	"	"

Ceiling Joists	Over 1.8m	100 x 50mm	"	"	450mm c.c
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Exposed Beams	Ash shown	"	"	"	See Plan
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Rafters					
Max. span 2.4m	100 x 50mm	"	"	"	450mm c.c
" " 3.0 m	125 x 50mm	"	"	"	For Tile (conc).
" " 3.6m	150 x 50mm	"	"	"	

Rafters	100 x 50mm	"	"	"	900mm c.c
for iron or bituminous					

Roof Trusses TO APPROVED

Under Purlins and struts	100 x 50mm 100 x 75mm	T/d Radiat No.1	as required
Purlins	75 x 50mm	"	"

Purlins	75 x 50mm	"	"	"	750mm c.c
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Tile Battens	50 x 25mm	"	"	"	
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Ridges	200 x 25mm	"	"	"	See Plan
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Hips	200 x 25m	"	"	"	
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Valley Board	150 x 25mm	"	"	"	
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Dragon Ties	100 x 50mm or 150 x 25mm	"	"	"	as required
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Wall Noggings	75 x 50mm or 100 x 50mm as Reqd.	Treated Radiata No.1	3 rows
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Collar Ties	150 x 25mm	"	"	See Cl. 16
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Ceiling Noggings	75 x 50mm	"	"	As required
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<u>Timber Terraces:</u>	See plan Pressure Treated Pine or Hardwood		
<u>Finishing Timbers</u>			
Flooring	100 x 25mm or 18mm Particle Board High Density	T & G D.A.H Rimu or Matai	
Fascia Board	150 x 25mm to 225 x 25mm	D.A.H.R.	See Cl. 31(b)
Frieze	150 x 25mm	"	
Weatherboard	D.A.H Rimu or P.T.D.A. Rimu or Matai or imported Cedar Horizontal or Vertical finishing grade. Weatherside or Fibroplanks. (Delete that not applicable)		
Internal Door Jambs	25mm	C.B.R.	
Architraves	75 x 12mm	C.B.R.	
Skirtings	75 x 12mm	C.B.R. or by agreement	
Sill Boards	25mm	C.B.R.	
Aprons		C.B.R. Scotia or $\frac{1}{2}$ round	

ALL OTHER INTERNAL FINISHING TIMBERS NOT SPECIFICALLY MENTIONED TO BE C.B.R.

Window Jambs	150 x 40mm	D.A.H. Rimu
Window Sills	150 x 65mm	D.A.H. Rimu or Matai or Cedar
Mullions	75 x 65mm	" " " "
Facings Ext.	75 x 25mm	" " " "
Cornices	40mm	" " " "
Door Sills <sup>89</sup>	150 or 200 x 65mm with 12mm Steel weather Bar	" " " "
Scribers	50 x 12mm	Totara or Heart Rimu

#### 4. Sub Floor Framing

Sleepers shall be 100 x 75 mm on edge. Supported at 1.2m centres along length. Spacing between sleepers to be max. 2m. Jack studs to be securely fixed to foundation blocks and sleeper plates. Brace with 100 x 75mm as required. Floor joists shall be gauged over plates to uniform levels. Laps not less than 150mm spiked. Nail plates may be used in place of lapping.

Plates to concrete to be bolted or fixed by power powered tools

#### 5. General Framing

All framing to be 100 x 50mm stud or 75 x 50mm stud with 100 x 75mm to all openings. Top and bottom plates to be same sizes as studs in long lengths. Halved at angles and joints over bearings. All studs at 600mm c.c. Provide three (3) rows nogs to full height each wall and to suit plan.

#### 6. Roof Framing

Construct roof as shown on drawings and detailed. Bird-mouthed over plates and fix securely. Fix valley boards, ridge etc. Allow for collars to every third set of rafters where rafters exceed 3m in length, struts, under-pulins etc. Fix pulins as required. Fix fascia, barge, frieze etc. as required for iron roof if purpose made metal sections are not shown on plan. Cover whole of roof with building felt or a breather type on wire netting.

Trussed Roof - shall comply to the requirements of NZ Building Code-NZS 3604 1990 to the satisfaction of the Local Building Authority.

7. Post and Beams

If shown on plan fix all to detail, with all bolts, plates, holding down plates etc. All nail fixing with galvanised nails, all bolt fixing with galvanised bolts.

8. Timber Terraces

If shown on plan construct to detail or best trade practice. All nail fixing with galvanised nails, all bolt fixing with galvanised bolts, and all timber to be treated to the correct preservative retention as specified by "The Timber Preservation Authority".

9. Exterior Sheathing

Weatherboards: to be as shown on plan and complying to NZSS 495 To be laid true to line, level and plumb at all angles and gauged. Angles and joints to be mitred and covered with galvanised iron soakers. All boards to be fixed with galvanised nails.

Vertical Weatherboards: to be as shown on plan. To be laid true to line and plumb. All boards to be fixed with galvanised nails, and if to be stained to be sealed against the elements prior to fixing.

(i) Timber Weatherboards The moisture content shall not exceed that as specified in NZSS 632 for Timber Weatherboards.

Hardiflex Coverings: To be as shown on plan. To be laid and fixed to manufacturer's specifications, and to meet the requirements of NZBC 1992

Other Types of Sheathing: i.e. Stone-clad, cemcrete, External Ply claddings, etc. to be laid and fixed to manufacturer's specifications

Building Paper: Unless otherwise approved material with similar characteristics in accordance with NZSS 873 shall be fixed under all external wall coverings, from top plate to bottom plate. A vapour barrier of foil or polythene types will not be permitted to be used in its place.

20. Aluminium Joinery

If shown on plan allow for supply and fixing to manufacturer's specification Sizes and type to be as shown on plan.

21. Exterior Joinery

All exterior joinery shall be as detailed on plan to sizes shown and shall be constructed to best trade practice, all primed before leaving manufacturers' premises.

22. Stringer

To be 100 x 75mm on edge. Spaced at approximately 2m c.c. All joints scarfed over solid bearings.

23. Floor Joists

To be spaced 450mm c.c (see plan for sizes and spacing). Gauge to even flush finish. Securely spike to stringers. Provide double joists under all main bearing walls.

24. Plates  
All to be straight and true and in long lengths. Scarfed at all joints, halved at corners and dovetailed at intersections. See manufacturers' instructions where nail plates are used in lieu of.

25. Studs  
Stud height generally to 2400mm (refer to plans) at approximately 600mm c.c. Double stud to all openings over 1000mm and check trimmers to studs.

26. Bracing  
Brace all interior bearing walls with 100 x 25mm cut flush with studs. Brace interior corners where possible with 150 x 25mm diagonal bracing checked flush with outside face and 150 x 25mm dragon ties to ceiling joists. Refer to manufacturers' specifications when using metal strap bracing.

27. Ceiling joists  
To be generally 100 x 50mm spaced as required (refer to plan) and to be well spiked to all plates. Provide adequate ceiling runners to spans of 2400mm and over.

28. Roof  
Roof to be framed up to pitch indicated on plans and to detail, properly checked, birds mouthed and well spiked. Strut rafters off bearing partitions at 1800mm c.c with 100 x 50mm supporting 100 x 75mm under purlins. Fix 150 x 25mm collar ties to rafters as specified in clause 16.

29. Purlins Refer to Plan

30. Eaves Allow to overhang as shown on plan and line as directed.

31. Flooring  
Refer to plans for type.

a. T & G Flooring to be 100 x 25mm of the moisture content between 12 to 16%, as required by NZSS 632, well cramped, nailed and punched well below finished surface. Clean off all by-wood and sand off with power sander.

b. Particle Board: Flooring shall be 18mm high density, manufactured to the requirements of NZSS 2214.

Storage, Handling  
Particle Board sheets shall be protected from rain and excessive heat from sun. Sheets shall be stacked on firm level dry base free of the ground. Care shall be exercised when handling sheets to ensure that scoring and other mechanical damage is prevented.

Layout/Joints between Sheets: Joints between sheets shall be positioned as indicated on the drawings. Unless otherwise shown all sheets shall be laid in (i) a pattern with as few joints as practicable. Joints at right angles to the joists shall be backed by (ii) noggings set flush with the top face of the joists and firmly nailed.

Fixing of Flooring: Flooring shall be laid with brand identification facing downwards. Fixings for the flooring shall be 60mm long x 3.15mm g. flooring brads or equivalent at 150mm centres along the edges and at 300mm centres to the intermediate joists. Fixings shall not be closer than 10mm to edge of sheets. When prelaying all flooring brads shall be galvanised or cadmium plated. Nails shall not be punched below the surface until immediately prior to sanding.

Finishing of Plycopyne (TWP): The Contractor shall protect the floor from staining or physical damage during the construction period. When prelaying techniques are used the particle board shall be protected from heavy rain and excessive heat from the sun. After punching nails the floor shall be all carefully sanded using 60-100 grit paper on a spinner sanding machine. Remove all sanding dust and grit. All nail holes and other depression defects shall be stopped with an approved wood flour filler applied strictly in accordance with the manufacturers' recommendations. After stopping apply finishing material strictly in accordance with the manufacturers' recommendations. Before stopping apply one coat of finishing material.

32. Gable Ends: See plan for overhang and sheathing.

33. Nogging  
To be 50mm at approximately 600mm c.c or 3 rows to each wall. Provide 75 x 50mm nogging to ceiling where required for fixing of ceiling sheathing.

34. Ceiling  
Gibraltar Board - Fix painting quality 9.5mm gibraltar board to joists and rafters with 30mm flat head galvanised clouts, with nails punched and stopped and all joints flushed up to a true even smooth surface.

b. Pinex - First quality tiles or planks as directed by Owner to be fixed to manufacturer's specification.

#### Wall Linings

Generally, shall be 9.5mm gibraltar boarding or gib foil fixed by expert fixers. All nailed with galvanised flat head nails on joints at approximately 150mm c.c. All stopping to be done with best quality plaster of paris, filled to an even surface and sanded off.

36. Windows & Sashes  
Fix window frames plumb both ways and in proper alignment. Nail strongly to grounds at not more than 750mm intervals with full width folding wedges.

Frames may be 40mm rebated full width or out of 100 x 40mm with 25mm jamb lining. Sills to be run properly splayed and weathered to

to standard profile.

Windows if of metal to be screw fixed all as recommended by the manufacturer.

Fix all flashings required in 0.45mm galvanised iron. Sashes and frames shall be of standard profile, except if shown differently on drawings and shall be of clean heart Totara, Redwood or Imported Cedar. If Radiata Pine is used the timber shall be treated to the requirements of the "Timber Preservation Authority". Hang all sashes as required for openings, with suitable hinges and/or friction stays, fix stays and fasteners as supplied under P.C sum.

37. Doors & Frames

External door frames shall be of 40mm full width material rebated and internal shall be 40mm rebated or 25mm material with 12mm planted stops. Doors shall comply with NZSS 1158, where external shall be framed, ledged and braced or timber or glass panel as shown on drawings, all properly constructed with stiles and rails out of 50mm material. Internal doors shall not be under 40mm hollow-core faced with ply wood or hardboard with clashing strips, fixed to lock stiles. All timber core material shall be treated and doors shall be of approved manufacture. Doors over 1400mm in height shall be hung on one and one half pairs of 100 x 70mm antique butt hinges.

38. Wardrobes

To be lined full height. Provide inside each with 300 x 25mm full width shelf at 1700mm from floor and 20mm galvanised pipe coat rail at 75mm below shelf. Provide cupboard over wardrobe where required.

39. Linen & Coat Cupboards

Lined full height inside and to have 25mm shelving. Full depth for linen at approximately 400mm c.c. Coat cupboard to have hat shelf at 1800mm from floor and coat hooks to side and rear.

40. Kitchen Cupboard

Construct cupboards and dresser unit to sizes as shown on plans, with doors and shelves to Owner's approval.

41. Sink Tops

Provide for standard sink top. Unit to have standard 450 x 300mm stainless steel sink. Fix on unit either indicated on plan or to Owner's final approval.

Units to be generally 900mm high and 500mm in depth, 100mm toe space. Provide flush cupboard doors to front and shelving to approval. Timber used in doors to be approved by Owner.

42. Hot Water Cupboard

To be constructed where shown and fitted with slat shelving above cylinder spaced at 500mm c.c. Provide two flush doors with thermostat boxed in.

43. Architraves, Skirtings etc

Finish all windows internally, floor openings and wherever required with 50 x 12mm rounded or splayed architraves.

Finish at junction of floor and wall with 75 x 12mm skirtings neatly mitred at angles and scribed to floor.

Supply and fix beads, half rounds and where required scotia mould at ceiling junction and all trim as required to complete the work.

44. Bathroom

Provide and fix in bathroom one toilet cabinet 550 x 400mm recessed into wall with mirrored door. Bath to be built in with 75 x 50mm framing and gibraltar board or bath panels as agreed by Owner.

Allow for toe space. Provide for stainless steel shower tray, and fix wall linings to manufacturers' specifications and Owner's approval, if shown. Provide for vanity unit P.C sum of \$\_\_\_\_\_ if shown.

45. Meter Recess

Provide recess for Electric meter board where directed to the satisfaction of the Local Electric Supply Authority.

46. Manhole

Provide manhole in ceiling 500 x 500mm where directed.

47. Access Door

Provide access door under house where shown on the drawings or where directed to the satisfaction of the Local Building Authority

48. Hardware

Allow the F.C sum of \$\_\_\_\_\_ for the supply of all hardware required. Door handles, locks, window fittings, door and drawer pulls, stops, angles, vents, towel rails etc. Allow to take delivery and fix. The supply of hinges and butts for all doors and windows is not included in this P.C sum.

49. Internal Wood Stairs

All internal wood stairs manufactured for this private dwelling shall comply to B.S 585 "Wood Stairs".

TILE ROOFER1. Preliminary & General

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. Tile Roof

Tile roof as shown on drawings with tiles. Colour to be selected

3. Setting Out

- a. All spoutings, flashings, valleys, bent pipes etc. to be completed before tiling contractor commences.
- b. Wherever possible set out tiles on the main slope so that when laid there is a complete course of tiles both at the eaves and ridge. No end lap shall be less than 65mm. Keep tiles in straight vertical and horizontal lines.
- c. Battens shall be of the specific size required, proof loaded and fixed to hip rafter.
- d. Interlocking tiles shall lock and no cut tiles shall be less than half tile and shall be laid at verges only. All cutting to be neatly performed and all cut tiles shall be of adequate size and shape for their purpose.
- e. In all cases the manufacture, supply, colouring, battening, laying, setting out and fixing of concrete roof tiles, hipcaps, ridge caps, apex caps shall comply with all requirements as specified in NZS 4206 - 1973, "Specification for Concrete Interlocking Roofing Tiles".

4. Ridging

All ridging to be adequate and neat. All concrete tiles to be pointed with matching mortar.

5. Securing Tiles

Concrete tiles - each alternate tile in every second course shall be wired. Tiles to be staggered.

6. Decramastic, Harvey Tiles, Castle Steel  
Each tile to be secured to battens.7. NOTE

If sheet metal roofing is shown on drawings read in conjunction with roofing in Plumber's section.

8. Guarantee

In all cases tiles selected shall be fixed by approved "FIXERS" and a guarantee furnished for one year as to the water tightness and security of the roof.

PLUMBER1. Preliminary & General

Read and note all clauses in the Preliminary and General of this specification which shall apply to all work in this section.

2. General

The whole of the work shall be carried out and completed and tested in the best trade manner by licensed plumbers only, in accordance with the requirements of the Local Authority and Drainage and Plumbing and NZBC 1992. The Plumber shall arrange all permit fees.

Materials shall be the best of their respective kinds, lead, wrought iron and tin shall be the best commercial quality, copper shall conform to NZS 3501, and brass shall be approved composition and manufacture. All copper pipes shall be smooth full bore free from defects, seamless and suitable gauge for high pressure fittings. Joints in copper and other pipes shall be made in accordance with the specified regulations and shall be air and water tight.

## 3.

FLASHINGS

Fix thoroughly watertight flashings and counter flashings where shown on the drawing and as necessary to render the building water tight.

Head and tray flashings to be anodised aluminium. All flashings shall be accurately cut and machine bent to the required profile to fit the work. Cut in as long lengths as possible with all joints well lapped and soldered. Allow for expansion of flashings by provision of suitable water tight laps in flashings at 2400mm intervals.

Fix flashings with 19mm galvanised flat head clouts at 75mm

All exposed flashings shall be fixed in straight lines, free from buckles and dents and shall have beaded edges.

Fit 0.45mm flashings to all window and door heads and tray flashings to all window sills.

Over flash vents and other roof penetrations with 1.8mm thick lead, well beaten down and tacked or soldered.

## 4.

Spouting

Provide and fix rigid P.V.C spouting and downpipes and fix to manufacturers' specifications.

5.

COLD WATER SUPPLY

From the toby connection of the Local Authority water supply, lay 20mm or 15mm i.d. pipe, buried 450mm underground to an isolation Stop Cock located in a suitable toby box located against the building foundations. Where a high pressure water reticulation system is specified, supply and fit a NEFA 3 in 1 stopcock or other suitable valves. From feed valve, take 20mm or 15mm i.d. lead to hot water cylinder and 20mm or 15mm i.d. branch, or branches, to service other cold water outlets, terminating at the bath. From this 20mm i.d. branch, take 12mm i.d. branches to sink, basins, tubs, washing machine, shower and W.C. flushing cisterns. For wall, use Qest Qickee supply set for connection to cistern and for exposed pipes to basins.

From main supply, take 12mm i.d. branch to provide supply for exterior hose taps. Provide stopcock on supply line to hot water cylinder.

Where a low pressure water supply is specified, using a water storage tank, lay 20mm i.d. pipe underground from toby to isolating stopcock with 12mm branches for exterior hose taps and 12mm branches to sink and flushing cisterns. The 20mm dia. main shall reduce to 12mm i.d. before entering the storage tank. Supply and install one 135 litre Nura rotational moulded polythene supply tank in roof space where shown, complete with tray, overflow, 12mm ball valve and ballcock, lids and other fittings. Take 20mm dia. outlet from tank leading to hot water cylinder and bath, with 12mm branches to basins, tub, washing machine, and shower. Note the 20mm dia. lead, or leads, should be carried to the second to last outlet on any branch. The final branch to outlets may be 12mm dia. The whole of the cold water system shall be charged to test for leaks before linings are fixed.

6.

PIPING

Piping for water supplies shall be polybutylene piping (Qest-Dux or similar approved).

All piping shall be protected by wrapping in Densotape or similar, for its full length. Piping shall be polybutylene, spirally wound with two layers of Densotape or hair felt, wrapped in opposing directions. Polybutylene piping laid underground shall be protected from damage by sharp objects.

Polybutylene piping shall be jointed only with special jointing fittings manufactured by the makers of the brand of piping used. Preference shall be given to Qest-Dux piping and Qicktite fittings in polybutylene. Piping shall be installed in long lengths. Polybutylene piping should be continuous as far as possible, for the whole length of the system. Thread pipes through holes drilled through the centre lines of framing. Where possible, pipes shall be curved to change direction but where curving is not possible, standard elbows and tees shall be used. Support all piping at recommended centres with ready made clips. Standard fittings and couplings for copper and polybutylene piping, shall be used, including couplings linking the two materials. Polybutylene piping may be used for both hot and cold water reticulation, except for circulating pipes between wet back and boiler units and hot water cylinders. Where wet back or boiler units provide supplementary heating of hot water, the first 600mm of pipe from the cylinder shall be copper. Where instantaneous gas water heaters are installed, the first 200mm of piping on the inlet and outlet shall be copper.

7. Vents

(a) Provide and fix 75mm diameter P.V.C. terminal vent, conceal within walls - Fit plastic cowl at top.

(b) Provide and fix 50mm diameter back vents, conceal within walls - fit plastic cowl at top.

Flash all vents with lead flashings and counter flashings at penetration of the roof.

Traps and Wastes

All traps and wastes are to be concealed. "Terrain" P.V.C. extrusions to be used in compliance with the manufacturer's specifications, recommendations and instructions. Provide all necessary flanges at wall and floor junctions and inspection plugs where necessary at changes in direction.

All wastes discharging into gully traps do so below the grating.

8. Fittings

- 1. W.C. Pan complete with double flap plastic seat
- 1. W.C Cisten complete with C.P or White P.V.C flush pipe
- 1. 1655mm Bath Type

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- 1. Basin - wall or vanity. Type

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- 1. Sink top Formica or Stainless Steel See Plan  
450 x 300 x 175mm S/S sink.
- 1. Stainless Steel Shower Tray 900 x 900mm or 900 x 750mm  
See Plan
- 1. Hot Water cylinder 136 litres standard complete with electric element, thermostat, all taps, stopcocks etc.
- 1. Stainless Steel single or twin tub combination on stand with cupboard below.
- 1. Sink faucet and taps
- 1. Bath faucet and taps

And all other taps etc. as required, which are to be chromium plated marked Hot & Cold with the exception of stand pipes. Consult with Owner on choice of brands of taps and fittings.

The Plumber shall provide and fix all other fittings and fixings necessary to complete the Contract

Make complete connections, providing traps, vents etc. in accordance with regulations.

Iron Roof (If shown on plan)

Provide roof in 0.50mm galvanised corrugated iron with laps painted and securely fixed with lead headed nails. Cover ridges or hips with 0.60mm lead edged ridging.

Cover roof with \_\_\_\_\_ brand 0.60mm galvanised trough type sheathing in long runs, all fixed in accordance with manufacturers' specifications and leave complete.

DRAINLAYER

All work to be carried out in accordance with the NZ Building Code and in conformity with the City Council By-Laws, and Health Act. No drain to be covered in until inspected, tested and approved by the Health Inspector.

Material used shall be unplasticised P.V.C. pipes and fittings complying with NZS 7643 (1979): NZS 7649 (1974) and the P & D Regs. Pipes to be factory marked with bore, class of pipe and compliance with NZS 7642. Lubricants and solvent cement shall be those supplied by the pipe manufacturer. Handle pipes with care.

Jointing shall be by solvent weld or rubber ring joint. Cut pipe at right angles with fine tooth saw and chamfer ends at 15° for half the wall thickness and remove burrs. For solvent welds, clean end of pipe with fine abrasive cloth, degrease and clean with cleaning fluid, then apply even coating of solvent cement to the contact surfaces, insert pipe and hold in position for 30 seconds. Remove excess solvent cement.

For rubber ring joints, clean end of pipe and rubber ring seal, check ring is properly seated, apply lubricant and insert pipe. See NZS 7643 Part 3 for full details.

Toilet pan connection to uPVC shall be made by:

- (a) Purpose made rubber sleeve.
- (b) A collared pipe and flexible caulking compound.
- (c) A moulded adapter incorporating a rubber diaphragm.

Gulley traps shall be purpose made uPVC gulley traps and gulley dish. Set in 75mm concrete surround finishing 150mm above ground.

Excavate trenches to required depth and width support same as necessary. All bedding of pipes shall be Type D shown in NZS 7643 Appendix D. Granular bedding shall be between 5mm to 10mm.

Lay pipes in accordance with manufacturer's instructions. Pipes may be assembled outside the trench and carefully placed into position.

## SOLID PLASTERER

### 1. Preliminary & General

Read and note all clauses under Preliminary and General of this Specification where they apply to this trade.

### 2. Work Included

The solid plastering of all interior floors, if on plan, and the front and back porches, slabs and steps, also terrace if shown.

### 3. Materials

Cement - Shall be as specified under "Concretor".

Sand - Shall be river sand sharp and coarse grained and free of any foreign matter.

Hydrated Lime - Shall be mill hydrated of an approved brand.

Adhesion Agents - If used shall be in accordance with maker's instructions.

### 4. Workmanship

All to be best trade practice and generally where plastering is required by drawings it shall mean finishing to 12mm thickness with a mix of one part cement to three parts sand with 10% of hydrated lime added and finished to a straight and even surface with a wood float.

### 5. Foundations

Concrete foundation walls shall be prepared by removing projectors making good any defects and finishing with a dash coat of 1 to 3 cement and sand applied to give a regular and satisfactory coverage.

### 6. Concrete Floors (Main - See Plan)

Co-operate with Concretor and allow for plastering of main floor. Float up to true level and steel float finish to remove pattern. Do not over-trowel. A hard dense finish is required.

### 7. Porch & Steps & Terrace (if shown)

Plaster up in one operation. One coat 12mm thick to terraces and porch slabs, 12mm thick to verticals and sides etc. Wood float up then given light sweeps with steel float to remove blemishes.

### 8. Completion and Curing

Leave all work complete and clear away all plaster droppings. Keep work damp and maintain all finished to completion.

ELECTRICIAN1. Preliminary & General

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. Fees

Pay all fees and charges and obtain all necessary permits for this trade

3. Scope of Work

Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority's by-laws, and meter wiring diagrams.

4. Materials and Workmanship

All materials used under this contract shall be of approved British or New Zealand Standard Specification. Allow for all materials necessary to complete the contract whether specified or not. All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice and in a manner which will cause minimum inconvenience to other workman and the work as a whole. Do all cutting away, drilling etc. and with timber cut the minimum only away for the entry of cables

5. Co-Operation

Co-operate with the Building Contractor and other sub-contractors in all phases of work. Give ample notice to enable the Contractor to arrange the necessary void, chase data etc.

6. Completion and Connection of Power.

Leave work complete, pay all charges and arrange for all inspections and tests and for the connection of power to the works. It is the responsibility of the Electrical Contractor to ensure that no delay is occasioned to the job once the contract is complete.

7. Power Board Supply

Arrange with the Power Board, allow for and pay all fees for the connection of an underground, or overhead, supply to the residence.

8. Meter Box

Provide and install recessed meter box where shown on plan. Confer with Carpenter for trimming same.

9. Main Switchboard

Provide and install in recess main switchboard complete with all necessary control and auxiliary equipment

10. Electric Stove

Allow the P. C sum of \$ \_\_\_\_\_ for the supply only of the stove. Provide and fix a 30 amp flush switch for stove and sufficient cable for connection and allow for installation.

11. Water Heater

Allow for the permanent connection of the water heater to the electrical system. Provide and install 3 K/M element and thermostat to 136 litres hot water cylinder provide by the Plumber. Refer clause 3 of this section.

12. Power Points

All wall plugs shall be 230v. 10 amp 3 pin flush type. Generally install plugs 300mm above floor or 225mm above bench top. Points to washer/dryer space and refrigerator 1200mm from floor. The exact position of all power points shall be determined on the job by the Owner.

13. Lights

All lights to be first quality, plastic batten holder shall be reinforced. All roses and holders not covered by fittings shall be white.

14. Light Switches

Light switches generally shall be 10 amp. All insulated P.D.L. ,micro-gap type or equivalent. Where indicated fit flush type with plain bakelite flush plate. Fix switches generally 1200mm above floor.

15. Special Fittings

Allow the sum of \$ \_\_\_\_\_ for fittings to be selected by Owner.

16. Light Points

Allow for installing a total of \_\_\_\_\_ outlets in building.

17. Power Points

Allow for installing a total of \_\_\_\_\_ power points in the building.

## PAINTER & GLAZIER

### 1. Preliminary & General

Note all clauses under Preliminary and General of this specification which shall apply to this section of the work.

### 2. Materials

Generally all materials shall be of N.Z Manufacture of approved brands and of the paint selected respective coats shall be of the same brand.

### 3. Workmanship

All work shall be carried out in accordance with good trade practice. Surfaces shall be clean and properly prepared before coating and work shall be in accordance with Code of Practice NZSS 2239, "Painting of Buildings."

### 4. Colour Scheme

The Owner will select from standard colour charts, colours he will require and Contractor is to allow for picking out sashes, doors, porches or any other reasonable colour change required.

### 5. Stopping

After priming all nail holes or joints are to be stopped and cleaned off before undercoating for painted work and for varnished work etc. are to be stopped with matching putty after first coat of sealer.

### 6. Painting of External Woodwork

After priming all external woodwork and adjacent metalwork such as flashings, spouting and downpipes is to be given one good coat of undercoat followed by finishing coat of high gloss paint. Priming coat before painting shall be well brushed in and all faces shall be covered, ends of laps and sides of sashes, door etc

### 7. Painting of Interior Surfaces

Refer to plan or separate instructions to accompany this specification. Wallboard and ceilings as required to be given one coat of sealer and finished with two coats of approved paint, finishing flat or semi-gloss as required.

Where full gloss is required such as kitchen and bathroom finishing coat shall be full gloss enamel.

### 8. Varnishing

Where varnishing is required such as doors, architraves and skirtings give one coat of approved P.V.A. sealer followed by two coats of clear varnish finishing egg-shell gloss and lightly sanding between coats.

### 9. Concrete

To concrete base walls or concrete block work apply two coats of exterior quality P.V.A paint of an approved type finishing semi-gloss.

10.

Roof

Roof - if corrugated iron prime all laps before fixing.  
For corrugated iron or galvanised trough section roofing after  
fixing prime roof with calcium plumbate glavanised iron primer  
and then apply one good coat of approved roof paint.

11.

Paperhanging

All rooms to be papered shall have paper hung to a value of  
\$\_\_\_\_\_ per roll.

Walls shall be properly prepared by sizing, paper hung straight  
and true with butt joints, and paste used shall have a fungicide  
incorporated.

12.

Glazier

Glaze all sashes, glass doors or screens with appropriate  
weight glass properly fixed and puttied or beaded into rebates.  
Where required glazing shall be selected obscure patterned glass.

13.

Mirror

Provide a 6mm plate glass mirror and mount on bathroom cabinet  
door with mirror clips.

14.

Completion

The Painter and Glazier are to do all that is required of their  
trades to leave the work complete and all must be left clean  
including all glass at completion.

PROVISION FOR VARIATION No.1

Cost of Variation Order No.

\$ \_\_\_\_\_ Signatures \_\_\_\_\_

Date \_\_\_\_\_

PROVISION FOR VARIATION No. 2

Cost of Variation Order No. 2

\$ \_\_\_\_\_ Signatures \_\_\_\_\_

Date \_\_\_\_\_

PROVISION FOR VARIATION No.3

Cost of Variation Order No.3

\$ \_\_\_\_\_ Signatures \_\_\_\_\_

Date \_\_\_\_\_

PROVISION FOR VARIATION No.4

Cost of Variation Order No. 4

\$ \_\_\_\_\_ Signatures \_\_\_\_\_

Date \_\_\_\_\_

PROVISION FOR VARIATION No.5

Cost of Variation Order No.5

\$ \_\_\_\_\_ Signatures \_\_\_\_\_

Date \_\_\_\_\_

PROVISION FOR VARIATION No.6

Cost of Variation Order No.6

\$ \_\_\_\_\_ Signatures \_\_\_\_\_

Date \_\_\_\_\_