

Sharalyn Fraser *Agency*

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CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 130603



The Building			
Street address of building:	12 Simpson Crescent, Raumati Beach	Building name:	
Current, Lawfully established, use:	Vacant land	Location of building within site/block number:	Titoki Road, Raumati
Level/unit number:		Intended life of the building if 50 years or less:	Indefinite, but not less than 50 years
Legal description of land where building is located:	LOT 46 DP 401543 C/T 404318		
Year first constructed:			
The Owner			
Name of owner:	French Paul Gregory & Clement Kathleen Anne	Street address /registered office:	
Contact person:		Phone numbers:	
Mailing address:	C/-	Landline:	
		Mobile:	021 950151
		Daytime:	
Email address:	kathleen.clement@hotmail.com	After hours:	
Website:		Facsimile number:	
First point of contact for communications with the Kāpiti Coast District Council:			
Full Name: Paterson Homes Ltd Mailing Address: PO Box 493, Paraparaumu Phones:: 0274 358828 Email: sales@patersonhomes.co.nz			
Building Work			
Building Consent No:	130603	Issued by:	Kāpiti Coast District Council
Project Description:	Build a one storey home lined with ply and brick and tile roof.		

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that:

- (a) the building work complies with the building consent.

Russell Brook – Team Leader – Site Inspections

On behalf of Kāpiti Coast District Council

Date: 29 January 2014

The Certifying plumber/drain layer is to fill out drainage producer statement form and draw a neat as laid drawing and return to Council. Please show all services including under slab drainage

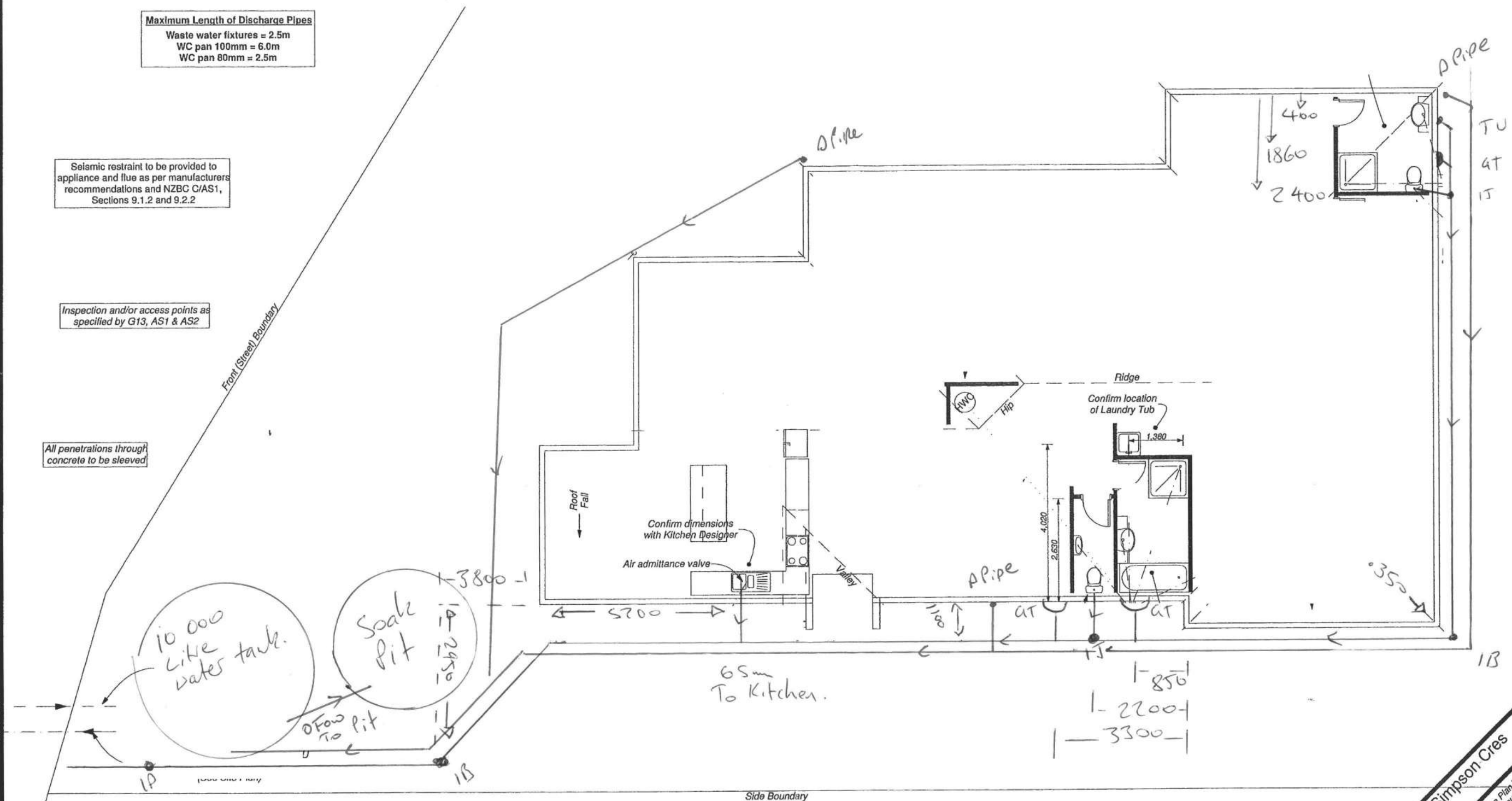
Maximum Length of Discharge Pipes
Waste water fixtures = 2.5m
WC pan 100mm = 6.0m
WC pan 80mm = 2.5m

Seismic restraint to be provided to appliance and flue as per manufacturers recommendations and NZBC C/AS1, Sections 9.1.2 and 9.2.2

Inspection and/or access points as specified by G13, AS1 & AS2

All penetrations through concrete to be sleeved

A Tempering valve is required to be installed on the hot water service



All work & materials to comply with NZBC and all relevant plumbing & drainlaying regulations

DRAINAGE PLAN (provisional) - Scale 1:100

Sheet 5

NOTE: Any shown dimensions from slab edge to inside of service rooms or fixing centreline. Check on site.

(as built to be supplied to local authority prior to issuing Code of Compliance certificate)

00005

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Prepared by: The PlanWorkz
Design Plans Ltd - via The PlanWorkz
PO Box 227, Paraparaumu
340 Rosella Road, Raumati Beach
T: 022 90955 M: 021 672 182
All Original Drawings Printed
On 100% Recycled Paper
Issue: A
Date: 13-08-13
Job Number
PA 046

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the building. The Designer accepts no responsibility for costs incurred by the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority hereby indemnifies the Designer, engineer & local authority against any claim or claims in respect to the said works.

The Drawee accepts no responsibility for costs incurred by the Drawer in connection with the Plan Works Ltd trading as the Drawer (Design Plans Ltd) before any building or related work commences. The Drawee accepts no responsibility for costs incurred by the Drawer in connection with the Plan Works Ltd trading as the Drawer (Design Plans Ltd) before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of any plans produced which are not reported to the drawer before any building or related work commences. Any works undertaken outside these requirements without the approval of designer, engineer & local authority, hereby indemnifies the Drawer or agent against any claim or claims in respect to the said works.

preline plumbing inspection required.

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

BC 130603

FRAMING KEY

See Dimension Plan

Claddings to be installed to manufacturers requirements in particular, fixing and ground clearance.

VERY HIGH WIND ZONE

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.

GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS, ETC.

JOINERY

HIGH WIND 1100pa DWP

VERY HIGH WIND 1550pa DWP

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

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

APPROVED BY
PLUMBING AND DRAINAGE
14/9/2013

MAIN WALLS (Brick/Weatherboard - worst case):

BUILDING ENVELOPE RISK MATRIX

RISK FACTOR	RISK SEVERITY					SUB TOTALS
	LOW	MEDIUM	HIGH	VERY HIGH		
Wind Zone	0	0	1	2	2	2
No. Stories	0	0	1	2	4	0
Roof/Wall Design	0	0	1	3	5	0
Eaves Width	0	1	1	2	5	1
Envelope Complexity	0	1	3	3	6	3
Deck Design	0	0	2	4	6	0
TOTAL RISK SCORE						6

TIMBER TREATMENT - B2/AS1 (amend 7)

H1.2	- Enclosed Roof Framing, Trusses & Ceiling Elements - Enclosed Wall Framing (protected from weather except all cantilever deck elements and cavity battens) - Floor Framing (protected from weather but exposed to ground atmosphere) - Internal Wall Framing - Mid-Floor framing - Interior Flooring
H3.1	Cavity Battens
H3.2	Framing Exposed To Weather (and above ground)
H4	Framing Exposed To Weather (and in contact with ground ie fence posts, landscape timbers)
H5	Framing Exposed To Weather (and in contact with ground ie house piles, poles and crib walling)

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 NZ made MONIER CLAY BRICKS are used, control joints are NOT REQUIRED. For recommendations on control joints for imported clay bricks, refer to the manufacturer.

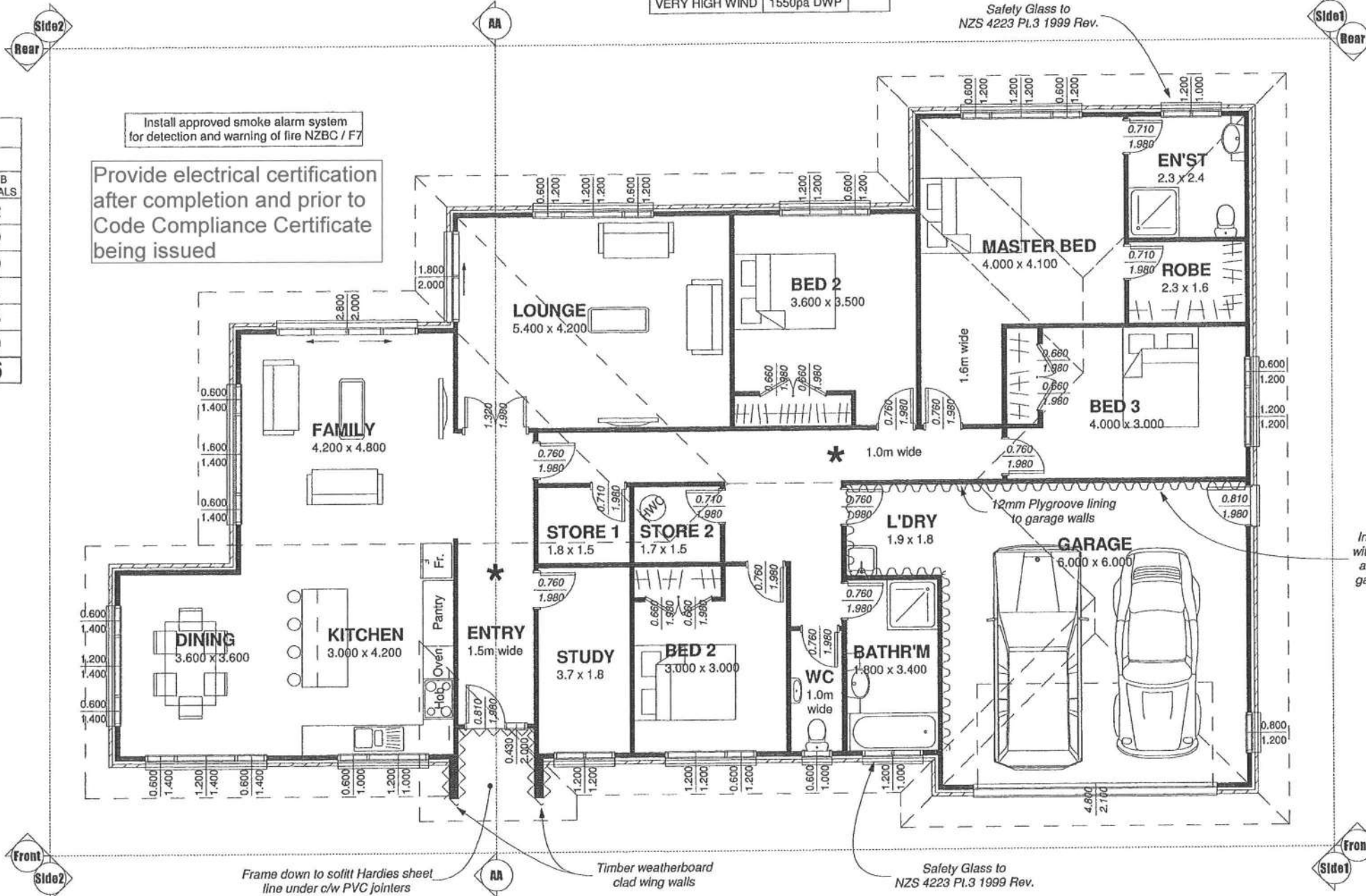
VENTILATION SCHEDULE

Opening area (min.) for each room as follows:

Kitchen/Family/Dining - 53.43 x 5% = 2.67m ²	Bedroom 3 - 12.81 x 5% = 0.64m ²
Lounge - 22.83 x 5% = 1.14m ²	Bathroom - 6.17 x 5% = 0.31m ²
Bedroom 2 - 13.45 x 5% = 0.67m ²	WC - 2.43 x 5% = 0.12m ²
Master Bedroom - 19.78 x 5% = 0.99m ²	Bedroom 4 - 9.90 x 5% = 0.50m ²
Ensuite - 5.60 x 5% = 0.28m ²	Study - 16.72 x 5% = 0.84m ²

Install approved smoke alarm system for detection and warning of fire NZBC / F7

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



FLOOR PLAN - Scale 1:100

Area = 244m² (over brick)

Sheet 3

Note: Room Sizes Shown Indicative Only.

(refer to Dimension Plan for all accurate sizes)

~~~~~ = Timber Weatherboards Direct Fixed over Plywood

\* = Smoke alarms within 3.0m of Bedroom doors

Joinery styles indicative only  
Allow for opening sizes as shown  
Exact style to be confirmed by owner  
&/or project manager

Provide:  
Electrical Certification Documentation  
after completion and prior to  
Code of Completion Issue

Builder to verify & check all dimensions & levels on site. All construction to comply with NZS 3604: 2011, NZBC, Local authority bylaws & engineer. Builder to verify all beams, joists, studs, rafter & other structural members on site to confirm full compliance.

00003

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI  
Prepared by: The PlanWorkz  
Drawn: S. Neale  
Date: 13-08-13  
Issue: A  
Job Number PA 046

Design Plans Ltd - via The PlanWorkz  
PO Box 227, Paparatu  
240 Rosella Road, Raumati Beach  
T: 900 9095 M: 02 672 182  
All Original Drawings Printed  
On 100% Recycled Paper

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancy in the drawings or specifications is found, it is to be immediately reported to the Designer/Design Plans Ltd. The Designer/Design Plans Ltd. shall not be responsible for costs resulting from discrepancies in the drawings or specifications which are not reported to the designer before any building or related work commences. Any works undertaken outside these requirements without the approval of the designer, engineer, & local authority hereby indemnifies the Designer/Design Plans Ltd. from any claim or damages in respect to the said works.

# PRODUCER STATEMENT STORMWATER DRAINS



## Construction Review

Send or deliver this form to: Kapiti Coast District Council,  
175 Rimu Road, Paraparaumu 5032

Private Bag 60601, Paraparaumu 5254

For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

Validity authenticated

27 JAN 2014

Signature:

### TO BE COMPLETED BY THE INSTALLER

Issued by: MARK white

Registration number: 17059

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

Installed at: 12 Simpson crescent Raumati  
Paraparaumu.

Building Consent No: 130603

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

Name MARK white

Signature [Signature]

Address 495 SHone RD one  
OTAKI

Date 21-1-2014

Phone 04 2932420

Fax

Mobile 0274876708

Email upfrontplumbing@xtra.co.nz

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

### COUNCIL USE ONLY

Producer Statement author authenticated and current registration verified

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

Date

Name

Signature:

# PRODUCER STATEMENT PRIVATE SEWER DRAINS



## Construction Review

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

Validity authenticated

27 JAN 2014

Signature:

*EW*

### TO BE COMPLETED BY THE INSTALLER

Issued by: *MARK white*

Registration number: *17059*

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

Installed at: *12 Simpson crescent Raumati  
Paraparaumu.*

Building Consent No: *130603*

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

Name *MARK white*

Signature *M white*

Address *495 SHone Rd one Otaki*

Date *21-1-2014*

Phone *04 293 2420*

Fax

Mobile *0274816708*

Email *u1front@wising@xtra.*

**Note:** Fully dimensioned as built drain plan to be supplied.(scale 1:100)  
Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

### COUNCIL USE ONLY

Producer Statement author authenticated and current registration verified  
Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date

Name

Signature:

# PRODUCER STATEMENT PIPED SERVICES AND PLUMBING STACKS



## Construction Review

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

Validity authenticated

Signature: W 27 JAN 2014

### TO BE COMPLETED BY THE INSTALLER

Issued by: MARK white

Registration number: 17059

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

Installed at: 12 Simpson Crescent Raumati Paraparaumu.

Building Consent No: 130603

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

Name MARK white

Signature Mark White

Address 495 Stone Road Otaki

Date 21-1-2014

Phone 04 2932420

Fax

Mobile 0274876708

Email upfront-Plumbing.co.nz

### COUNCIL USE ONLY

Producer Statement author authenticated and current registration verified

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

Date

Name

Signature:



## SCOPE OF INSPECTION SHEET

Date 27-1-14 BCA 130603 Inspection No. 13

Time 10-00 Documents on site YES / NO

Owner Name Patterson Project Description New Dwg

Site Address 12 Simpson Cres Rannor Restricted Building Work YES / NO

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a - Name .....

Notes Exterior all complete  
Good ground clearance  
Potable water signs

Diagram (if necessary)

Renewal under  
Supervision  
R. Brook

Interior all complete  
showers, toilets all OK

Water temp 55°C

Electrical Cert Supplied

New Vehicle crossing Installed

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

Site instruction issued .....

Confirmation of person on site

Name C. Patterson LBP No. ....

Result: Pass Fail

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

Agreed, Glen Patterson Sign [Signature]

Officer Name Graig Watson Sign [Signature]

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



## SCOPE OF INSPECTION

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

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

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

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

**Piles:** When all holes are excavated prior to installation.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Retaining wall:** Pre application of waterproof membrane system.

Post application of waterproof membrane system.

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

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

**Free Standing Fireplace:** Final inspection required only.

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

## PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is Private Bag 60601, Paraparaumu, 5254.
2. The information is available for public inspection as part of the Building Record of the property concerned. It can be viewed at 175 Rimu Road, Paraparaumu, 5032.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

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

## FINAL INSPECTION SINGLE RESIDENTIAL

Date 27-1-14 BCA 130603 Inspection No. 13

Time 10:50 Documents on site YES / NO

Owner Name Patterson Project Description New Dwg

Site Address 12 Simpson Lane, Rarangi Restricted Building Work YES / NO

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

### Applicable to all inspections

|                                   |          |   |    |                                 |          |   |    |                                             |   |   |           |
|-----------------------------------|----------|---|----|---------------------------------|----------|---|----|---------------------------------------------|---|---|-----------|
| Sighted previous inspection notes | <u>Y</u> | N | NA | Conforms with approved drawings | <u>Y</u> | N | NA | Confirm Additional information/amended plan | Y | N | <u>NA</u> |
|-----------------------------------|----------|---|----|---------------------------------|----------|---|----|---------------------------------------------|---|---|-----------|

### FINAL – Exterior

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

### FINAL – Interior

|                              |          |   |           |                          |          |   |    |                           |          |   |           |
|------------------------------|----------|---|-----------|--------------------------|----------|---|----|---------------------------|----------|---|-----------|
| Service areas – floors/walls | <u>P</u> | F | NA        | Food storage/preparation | <u>P</u> | F | NA | Hot water temp <u>55°</u> | <u>P</u> | F | NA        |
| Stair design                 | P        | F | <u>NA</u> | Ventilation              | <u>P</u> | F | NA | Solid fuel heater         | P        | F | <u>NA</u> |
| Handrails                    | P        | F | <u>NA</u> | Insulation + clearance   | <u>P</u> | F | NA | Water supply tank         | <u>P</u> | F | NA        |
| Balustrades                  | P        | F | <u>NA</u> | HWC flues                | <u>P</u> | F | NA | Trap seals + AAV's        | <u>P</u> | F | NA        |
| Lightings                    | <u>P</u> | F | NA        | HWC valves               | <u>P</u> | F | NA | Cistern flushing          | <u>P</u> | F | NA        |
| Laundrying                   | <u>P</u> | F | NA        | HWC restraint            | <u>P</u> | F | NA | WC pan connection         | <u>P</u> | F | NA        |
| Cooking facilities           | <u>P</u> | F | NA        | Tempering valve          | <u>P</u> | F | NA | Septic tank               | P        | F | <u>NA</u> |
| Smoke detectors              | <u>P</u> | F | NA        | Glazing – Human Impact   | <u>P</u> | F | NA | Window labels             | <u>P</u> | F | NA        |

### FINAL – Intertency/Commercial

|                           |   |   |    |                                                   |   |   |    |                |   |   |    |
|---------------------------|---|---|----|---------------------------------------------------|---|---|----|----------------|---|---|----|
| Fire/Life systems sighted | P | F | NA | Guarantees/Warranties/Certificates/Expert Opinion | P | F | NA | Intertency STC | P | F | NA |
|---------------------------|---|---|----|---------------------------------------------------|---|---|----|----------------|---|---|----|

### All Inspections

|                        |          |   |    |                              |          |   |    |                      |          |   |  |
|------------------------|----------|---|----|------------------------------|----------|---|----|----------------------|----------|---|--|
| Road Crossing Complete | <u>P</u> | F | NA | Energy Certificates supplied | <u>P</u> | F | NA | Final Check Complete | <u>Y</u> | N |  |
|------------------------|----------|---|----|------------------------------|----------|---|----|----------------------|----------|---|--|

Officer Name: Craig Watson Sign: CW Date: 27/1/14

## SCOPE OF INSPECTION SHEET

Date 13-1-14 BCA 130603 Inspection No. 12  
Time 9-00 Documents on site ☒ YES / NO  
Owner Name Patterson Project Description New Paving  
Site Address 12 Simpson Cres Raumati Restricted Building Work ☒ YES / NO

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection

Other Wet area Mark

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

Engineer Supervision Yes No n/a - Name .....

Notes 2 coats Ardex Superflex  
WPM DDI over  
silicon corners & Bond  
breaker tape  
in 2 showers and  
around ~~around~~ bath.

Diagram (if necessary)

Reveal under  
supervision  
A. Den

OK to Continue

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

Site instruction issued .....

### Confirmation of person on site

Name ..... LBP No. ....

Result: ☒ Pass ☐ Fail

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

Agreed,  Sign .....

Officer Name Gray Waban Sign 

Information entered into data base ☐

Initial .....

Date 1/1/14

## WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 13-1-14 BCA 130603 Inspection No. 12

Time 9:00 Documents on site YES / NO

Owner Name Patterson Project Description New Deck

Site Address 12 Sengston Lane, Raumati Restricted Building Work YES / NO

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

### Applies to all inspections

|                                   |                                    |                         |                          |                                 |                                    |                         |                          |                                             |                         |                         |                                     |
|-----------------------------------|------------------------------------|-------------------------|--------------------------|---------------------------------|------------------------------------|-------------------------|--------------------------|---------------------------------------------|-------------------------|-------------------------|-------------------------------------|
| Sighted previous inspection notes | <input checked="" type="radio"/> Y | <input type="radio"/> N | <input type="radio"/> NA | Conforms with approved drawings | <input checked="" type="radio"/> Y | <input type="radio"/> N | <input type="radio"/> NA | Confirm Additional information/amended plan | <input type="radio"/> Y | <input type="radio"/> N | <input checked="" type="radio"/> NA |
|-----------------------------------|------------------------------------|-------------------------|--------------------------|---------------------------------|------------------------------------|-------------------------|--------------------------|---------------------------------------------|-------------------------|-------------------------|-------------------------------------|

### WEATHERTIGHTNESS

|                                             |   |   |    |                                          |   |   |    |                                  |   |   |    |
|---------------------------------------------|---|---|----|------------------------------------------|---|---|----|----------------------------------|---|---|----|
| Cladding selection complies with BC?        | P | F | NA | Roof material complies with BC?          | P | F | NA | Sheets fixed to manufacturers    | P | F | NA |
| Roof fixing complies                        | P | F | NA | Fixings appropriate for durability?      | P | F | NA | Sheet layout                     | P | F | NA |
| Ridge/hip flashings in place                | P | F | NA | Roof/wall junctions flashed              | P | F | NA | Control joints where appropriate | P | F | NA |
| Penetrations correctly flashed              | P | F | NA | Fixings appropriate for bracing elements | P | F | NA | Flashings in place               | P | F | NA |
| Clearance provided for fascia & spouting    | P | F | NA | Ground clearances achieved               | P | F | NA | Clearance off deck surface       | P | F | NA |
| Flashings/wraps in place, parapets/barriers | P | F | NA | Glazing – human impact                   | P | F | NA | Truss/Rafter fixings             | P | F | NA |

### PRELINE

|                            |   |   |    |                          |   |   |    |                        |   |   |    |
|----------------------------|---|---|----|--------------------------|---|---|----|------------------------|---|---|----|
| Max moisture Content ..... | P | F | NA | Insulation R Value ..... | P | F | NA | Bracing connections    | P | F | NA |
| Ventilation to rooms       | P | F | NA | Top plate connection     | P | F | NA | Air seals              | P | F | NA |
| Timber treatment           | P | F | NA | Ceiling batten spacing   | P | F | NA | Bottom plate fixings   | P | F | NA |
| Lintel/beam size & fixing  | P | F | NA | Stud spacing             | P | F | NA |                        | P | F | NA |
| Plumber Name               |   |   |    | TPR line                 | P | F | NA | Waste pipe size & test | P | F | NA |
| Soil pipe size and test    | P | F | NA | Inbuilt S/W pipes tested | P | F | NA | Floor wastes           | P | F | NA |
| Pipes fixed/supported      | P | F | NA | Vents terminated         | P | F | NA | Shut off valves        | P | F | NA |
| System: AS3500, G13, Other | P | F | NA | Pressure Test            | P | F | NA | Fire wraps and collars | P | F | NA |

### POSTLINE

|                      |   |   |    |                           |   |   |    |                          |   |   |    |
|----------------------|---|---|----|---------------------------|---|---|----|--------------------------|---|---|----|
| Sheet bracing        | P | F | NA | Wet area substrate system | P | F | NA | Sheet fixings            | P | F | NA |
| Penetrations sleeved | P | F | NA |                           | P | F | NA | Fire/Acoustic separation | P | F | NA |

\* Wet area Membrane Pass

Officer Name: Craig Watson Sign: CW Date: 13/1/14

## SCOPE OF INSPECTION SHEET

Date 29/11/13 SR or BCA 130603 Inspection No. 11

Time ..... Documents on site **YES** NO

Owner Name Patterson Project Description New Dwg

Site Address 12 Simpson Cres Romana

**Building** Plumbing ..... Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a - Name .....

Notes ..... Diagram (if necessary)

\* All Bracing Elements Screwed  
off correctly  
\* Aqualine in bathrooms  
Steel angle fitted in corners.  
\* penetrations sleeved.  
  
ok to continue  
  
Reviewed under  
Supervision  
R. Prosser

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

Site instruction issued .....

Confirmation of person on site Result **Pass** Part pass Fail

Name ..... LBP No. ....

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

Agreed, Glen Palmer Sign .....  
(Print Name)

Officer Name Craig Watson Sign CW

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



## WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 29/11/13 SR or BCA 130603 Inspection No. 11

Time ..... Documents on site YES / NO

Owner Name Patterson Project Description New Dwg

Site Address 12 Simpson Cres Broulee

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

### Applies to all inspections

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

### WEATHERTIGHTNESS

|                                             |   |   |    |                                          |   |   |    |                                  |   |   |    |
|---------------------------------------------|---|---|----|------------------------------------------|---|---|----|----------------------------------|---|---|----|
| Cladding selection complies with BC?        | P | F | NA | Roof material complies with BC?          | P | F | NA | Sheets fixed to manufacturers    | P | F | NA |
| Roof fixing complies                        | P | F | NA | Fixings appropriate for durability?      | P | F | NA | Sheet layout                     | P | F | NA |
| Ridge/hip flashings in place                | P | F | NA | Roof/wall junctions flashed              | P | F | NA | Control joints where appropriate | P | F | NA |
| Penetrations correctly flashed              | P | F | NA | Fixings appropriate for bracing elements | P | F | NA | Flashings in place               | P | F | NA |
| Clearance provided for fascia & spouting    | P | F | NA | Ground clearances achieved               | P | F | NA | Clearance off deck surface       | P | F | NA |
| Flashings/wraps in place, parapets/barriers | P | F | NA | Glazing – human impact                   | P | F | NA | Truss/Rafter fixings             | P | F | NA |

### PRELINE

|                             |   |   |    |                          |   |   |    |                        |   |   |    |
|-----------------------------|---|---|----|--------------------------|---|---|----|------------------------|---|---|----|
| Max moisture Content .....% | P | F | NA | Insulation R Value ..... | P | F | NA | Bracing connections    | P | F | NA |
| Ventilation to rooms        | P | F | NA | Top plate connection     | P | F | NA | Air seals              | P | F | NA |
| Timber treatment            | P | F | NA | Ceiling batten spacing   | P | F | NA | Bottom plate fixings   | P | F | NA |
| Lintel/beam size & fixing   | P | F | NA | Stud spacing             | P | F | NA |                        | P | F | NA |
| Plumber Name                |   |   |    | TPR line                 | P | F | NA | Waste pipe size & test | P | F | NA |
| Soil pipe size and test     | P | F | NA | Inbuilt S/W pipes tested | P | F | NA | Floor wastes           | P | F | NA |
| Pipes fixed/supported       | P | F | NA | Vents terminated         | P | F | NA | Shut off valves        | P | F | NA |
| System: AS3500, G13, Other  | P | F | NA | Pressure Test            | P | F | NA | Fire wraps and collars | P | F | NA |

### POSTLINE

|                      |          |   |    |                           |          |   |    |                          |          |   |    |
|----------------------|----------|---|----|---------------------------|----------|---|----|--------------------------|----------|---|----|
| Sheet bracing        | <u>P</u> | F | NA | Wet area substrate system | <u>P</u> | F | NA | Sheet fixings            | <u>P</u> | F | NA |
| Penetrations sleeved | <u>P</u> | F | NA |                           | P        | F | NA | Fire/Acoustic separation | <u>P</u> | F | NA |

Officer Name: Craig Watson Officer Sign: CW Date: 29/11/13

## SCOPE OF INSPECTION SHEET

Date 26/4/13 SR or BCA 130603 Inspection No. 910  
 Time 8-15 Documents on site YES NO  
 Owner Name Patterson Project Description New Day  
 Site Address 12 Simpson

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection

Other .....

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

Engineer Supervision Yes No n/a - Name .....

Notes \* Moisture 16-17% Diagram (if necessary)

\* Exterior is sealed & weathertight  
\* All Bottom plates fixed  
\* R2-2 - R3-6 batts insulation  
\* All windows air sealed.  
\* ceiling batts spaced at 600mm  
\* Angle fitted to lower corners

*Reviewed under  
Supervision  
R. Brook*

*OK to continue*

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

Site instruction issued .....

Confirmation of person on site

Result:

Pass

Part pass

Fail

Name

LBP No.

G. Patterson

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

Agreed, Glen Patterson Sign [Signature]

Officer Name Craig Watson Sign [Signature]

Information entered into data base ☐

Initial

Date 1/1/13

## WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 26/11/13 SR or BCA 130603 Inspection No. 910  
Time 8:15 Documents on site YES / NO  
Owner Name Patterson Project Description New Pw  
Site Address 12 Simpson

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

### Applies to all inspections

|                                   |          |   |    |                                 |          |   |    |                                             |   |   |           |
|-----------------------------------|----------|---|----|---------------------------------|----------|---|----|---------------------------------------------|---|---|-----------|
| Sighted previous inspection notes | <u>P</u> | N | NA | Conforms with approved drawings | <u>Y</u> | N | NA | Confirm Additional information/amended plan | Y | N | <u>NA</u> |
|-----------------------------------|----------|---|----|---------------------------------|----------|---|----|---------------------------------------------|---|---|-----------|

### WEATHERTIGHTNESS

|                                             |          |   |    |                                          |          |   |    |                                  |          |   |           |
|---------------------------------------------|----------|---|----|------------------------------------------|----------|---|----|----------------------------------|----------|---|-----------|
| Cladding selection complies with BC?        | <u>P</u> | F | NA | Roof material complies with BC?          | <u>P</u> | F | NA | Sheets fixed to manufacturers    | <u>P</u> | F | <u>NA</u> |
| Roof fixing complies                        | <u>P</u> | F | NA | Fixings appropriate for durability?      | <u>P</u> | F | NA | Sheet layout                     | <u>P</u> | F | <u>NA</u> |
| Ridge/hip flashings in place                | <u>P</u> | F | NA | Roof/wall junctions flashed              | <u>P</u> | F | NA | Control joints where appropriate | <u>P</u> | F | <u>NA</u> |
| Penetrations correctly flashed              | <u>P</u> | F | NA | Fixings appropriate for bracing elements | <u>P</u> | F | NA | Flashings in place               | <u>P</u> | F | NA        |
| Clearance provided for fascia & spouting    | <u>P</u> | F | NA | Ground clearances achieved               | <u>P</u> | F | NA | Clearance off deck surface       | <u>P</u> | F | <u>NA</u> |
| Flashings/wraps in place, parapets/barriers | <u>P</u> | F | NA | Glazing – human impact                   | <u>P</u> | F | NA | Truss/Rafter fixings             | <u>P</u> | F | NA        |

### PRELINE

|                                  |          |   |    |                                 |          |   |    |                        |          |   |    |
|----------------------------------|----------|---|----|---------------------------------|----------|---|----|------------------------|----------|---|----|
| Max moisture Content <u>17</u> % | <u>P</u> | F | NA | Insulation R Value <u>2-2.6</u> | <u>P</u> | F | NA | Bracing connections    | <u>P</u> | F | NA |
| Ventilation to rooms             | <u>P</u> | F | NA | Top plate connection            | <u>P</u> | F | NA | Air seals              | <u>P</u> | F | NA |
| Timber treatment                 | <u>P</u> | F | NA | Ceiling batten spacing          | <u>P</u> | F | NA | Bottom plate fixings   | <u>P</u> | F | NA |
| Lintel/beam size & fixing        | <u>P</u> | F | NA | Stud spacing                    | <u>P</u> | F | NA |                        | <u>P</u> | F | NA |
| Plumber Name                     |          |   |    | TPR line                        | <u>P</u> | F | NA | Waste pipe size & test | <u>P</u> | F | NA |
| Soil pipe size and test          | <u>P</u> | F | NA | Inbuilt S/W pipes tested        | <u>P</u> | F | NA | Floor wastes           | <u>P</u> | F | NA |
| Pipes fixed/supported            | <u>P</u> | F | NA | Vents terminated                | <u>P</u> | F | NA | Shut off valves        | <u>P</u> | F | NA |
| System: AS3500, G13, Other       | <u>P</u> | F | NA | Pressure Test                   | <u>P</u> | F | NA | Fire wraps and collars | <u>P</u> | F | NA |

### POSTLINE

|                      |          |   |    |                           |          |   |    |                          |          |   |    |
|----------------------|----------|---|----|---------------------------|----------|---|----|--------------------------|----------|---|----|
| Sheet bracing        | <u>P</u> | F | NA | Wet area substrate system | <u>P</u> | F | NA | Sheet fixings            | <u>P</u> | F | NA |
| Penetrations sleeved | <u>P</u> | F | NA |                           | <u>P</u> | F | NA | Fire/Acoustic separation | <u>P</u> | F | NA |

Officer Name: Craig Watson Officer Sign: CW Date: 26/11/13

## SCOPE OF INSPECTION SHEET

Date 21/11/13 SR or BCA 130603 Inspection No. 9  
 Time 9.15 Documents on site ☒ YES / NO  
 Owner Name Patterson Project Description New Dwg  
 Site Address 12 Simpson Cres RAUMATI Restricted Building Work ☒ YES / NO

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection

Other .....

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

Engineer Supervision Yes No n/a - Name .....

Notes \* Weep holes + Washouts in.  
\* ties every 2 course @ 600mm  
\* 50mm cavity  
\* Minimal Vapour Overhang  
\* Clean rebates

Diagram (if necessary)

OK to continue

*Reviewed under  
Supervision  
X Brool*

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

Site instruction issued .....

Confirmation of person on site

Name J. Bean LBP No. ....

Result: ☒ Pass ☐ Part pass ☐ Fail

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

Agreed, ..... Sign A. Johnson

Officer Name Craig Watson Sign CW

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

# BLOCK / BRICK / RETAINING WALL / SOLID FUEL HEATER

Date 21/11/13 SR or BCA 130603 Inspection No. 9

Time 9.15 Documents on site YES/ NO

Owner Name Patterson Project Description New Dwg

Site Address 12 Simpson Cres RAUNARUA

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

P = Pass F = Fail NA = Non-Applicable

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

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

## BLOCK

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

## BRICK VENEER

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

## RETAINING WALL

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

## SOLID FUEL HEATER

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

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

Officer Sign: Craig Webb Name: CW Date: 21/11/13



## SCOPE OF INSPECTION SHEET

Date 18/11/13 or BCA 130603 Inspection No. 8  
 Time 11:00 Documents on site YES / NO  
 Owner Name PATRICKSON Project Description New Dug  
 Site Address 12 SIMPSON cres.

Building Plumbing

Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a - Name .....

Notes MAIN FLOOR 20mm WITH HOT  
WATER CYLINDER 20mm + 1.5m  
DEAD SECURE PIPE + FITTINGS IN  
FOR ALL FIXTURES, CUPBATH + SINK  
UNDER TEST + HO ANY  
1.5m NON POTABLE / RUBLE IN  
FOR HOSETAPS + TOILETS AND  
TESTS  
ALL PENETRATIONS FLASHED  
WATER PROOF IN PROG

Diagram (if necessary)

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

Site instruction issued .....

Confirmation of person on site

Name Patrickson

LBP No. 17059

Result: Pass Part pass Fail

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

Agreed, S. M. Smith (Print Name) Sign S. M. Smith

Officer Name C. M. Smith Sign C. M. Smith

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

## WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 18/11/13 SR or BCA 130623 Inspection No. 8

Time 11:00 Documents on site YES / NO

Owner Name Pineau Project Description New Deck

Site Address 12 Thompson cres

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

### Applies to all inspections

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

### WEATHERTIGHTNESS

|                                             |   |   |    |                                          |   |   |    |                                  |   |   |    |
|---------------------------------------------|---|---|----|------------------------------------------|---|---|----|----------------------------------|---|---|----|
| Cladding selection complies with BC?        | P | F | NA | Roof material complies with BC?          | P | F | NA | Sheets fixed to manufacturers    | P | F | NA |
| Roof fixing complies                        | P | F | NA | Fixings appropriate for durability?      | P | F | NA | Sheet layout                     | P | F | NA |
| Ridge/hip flashings in place                | P | F | NA | Roof/wall junctions flashed              | P | F | NA | Control joints where appropriate | P | F | NA |
| Penetrations correctly flashed              | P | F | NA | Fixings appropriate for bracing elements | P | F | NA | Flashings in place               | P | F | NA |
| Clearance provided for fascia & spouting    | P | F | NA | Ground clearances achieved               | P | F | NA | Clearance off deck surface       | P | F | NA |
| Flashings/wraps in place, parapets/barriers | P | F | NA | Glazing – human impact                   | P | F | NA | Truss/Rafter fixings             | P | F | NA |

### PRELINE

|                            |          |   |    |                               |          |   |    |                        |          |   |    |
|----------------------------|----------|---|----|-------------------------------|----------|---|----|------------------------|----------|---|----|
| Max moisture Content ..... | P        | F | NA | Insulation R Value .....      | P        | F | NA | Bracing connections    | P        | F | NA |
| Ventilation to rooms       | P        | F | NA | Top plate connection          | P        | F | NA | Air seals              | P        | F | NA |
| Timber treatment           | P        | F | NA | Ceiling batten spacing        | P        | F | NA | Bottom plate fixings   | P        | F | NA |
| Lintel/beam size & fixing  | P        | F | NA | Stud spacing                  | P        | F | NA |                        | P        | F | NA |
| Plumber Name               |          |   |    | TPR line                      | <u>P</u> | F | NA | Waste pipe size & test | <u>P</u> | F | NA |
| Soil pipe size and test    | <u>P</u> | F | NA | Inbuilt S/W pipes tested      | <u>P</u> | F | NA | Floor wastes           | <u>P</u> | F | NA |
| Pipes fixed/supported      | <u>P</u> | F | NA | Vents terminated              | <u>P</u> | F | NA | Shut off valves        | <u>P</u> | F | NA |
| System: AS3500, G13, Other | <u>P</u> | F | NA | Pressure Test <u>1560 kPa</u> | <u>P</u> | F | NA | Fire wraps and collars | <u>P</u> | F | NA |

### POSTLINE

|                      |   |   |    |                           |   |   |    |                          |   |   |    |
|----------------------|---|---|----|---------------------------|---|---|----|--------------------------|---|---|----|
| Sheet bracing        | P | F | NA | Wet area substrate system | P | F | NA | Sheet fixings            | P | F | NA |
| Penetrations sleeved | P | F | NA |                           | P | F | NA | Fire/Acoustic separation | P | F | NA |

Officer Name: \_\_\_\_\_ Officer Sign: [Signature] Date: 18/11/13

## SCOPE OF INSPECTION SHEET

Date 8/11/13 SR or BCA 130603 Inspection No. 7  
 Time 12:00 Documents on site YES / NO  
 Owner Name Patterson Project Description New Dwg  
 Site Address 12 Simpson cres Ramsey

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection

Other .....

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

Engineer Supervision Yes No n/a - Name .....

Notes Tekton House Wrap

Diagram (if necessary)

Alband Flex Tape

corner soakers

Wanz bars fitted

Kick outs fitted

Poly Vapor barrier stapled to studs

OK to continue

.....

.....

.....

Photo's Taken - Nos. 2 saved / scanned? Y / N

Site instruction issued .....

\* Head Flashings @ 1/2 Height Brick

.....

.....

.....

.....

Confirmation of person on site

Result: Pass

Part pass

Fail

Name

LBP No.

.....

.....

.....

Your next inspection will be 1/2 Height Brick

(Guidance notes for inspection on the rear of this sheet)

Agreed, Steve Dalen Sign [Signature]

Officer Name Gray Watson Sign [Signature]

Information entered into data base ☐

Initial .....

Date 1/1/13

## SCOPE OF INSPECTION SHEET

Date 8/11/13 SR of BCA 130603 Inspection No. 6  
 Time 11:45 Documents on site YES / NO  
 Owner Name Patterson Project Description New Des  
 Site Address 12 Simpson

☒ Building ☐ Plumbing  
 Circle appropriate Type & Inspection Other .....  
 Site Found Piles PreSlab Subfloor Drainage ☒ PreWrap ☐ PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name .....

Notes \* Wind tie + Z rail  
as per truss plan  
ok to continue  
 Diagram (if necessary)

Reviewed under  
Supervision  
R. H. H.

Photo's Taken - Nos. 2 saved / scanned? Y / N

Site instruction issued .....

Confirmation of person on site Result: ☒ Pass ☐ Part pass ☐ Fail

Name C. Patterson LBP No. ....  
 .....

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

Agreed, Glen Paterson Sign [Signature]  
 (Print Name)

Officer Name Craig Watson Sign [Signature]

Information entered into data base ☐ Initial ..... Date 1/1/13

## PRE WRAP / PRE CLAD

Date 8/11/13 SR or BCA 130603 Inspection No. 6

Time 11:45 Documents on site YES / NO YES

Owner Name Patterson Project Description New Deck

Site Address 12 Simpson

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

P = Pass F = Fail NA = Non-Applicable

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

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

### Applies to all inspections

|                                   |          |   |    |                                 |          |   |    |                                             |   |   |           |
|-----------------------------------|----------|---|----|---------------------------------|----------|---|----|---------------------------------------------|---|---|-----------|
| Sighted previous inspection notes | <u>Y</u> | N | NA | Conforms with approved drawings | <u>Y</u> | N | NA | Confirm Additional information/amended plan | Y | N | <u>NA</u> |
|-----------------------------------|----------|---|----|---------------------------------|----------|---|----|---------------------------------------------|---|---|-----------|

### PRE WRAP

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

### PRE CLAD

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

### CAVITY SYSTEM

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

Name: Craig Watson Officer Sign: CW Date: 8/11/13



## SCOPE OF INSPECTION SHEET

Date 18/10/13 SR or BCA 130603 Inspection No. 5  
 Time 8.15 Documents on site ☒ YES ☐ NO  
 Owner Name Patterson Homes Project Description New Dwg  
 Site Address 12 Simpson Cres Raumati

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a - Name .....

Notes \* All EP Bracing fitted  
\* All Lintels Strapped  
\* All Bottom plate fixings OK

Diagram (if necessary)

\* Building Wrap + Roof truss connections not part of this inspection

\* Check Internal Bottom plate Bracing at preline insp.

*Reviewed under supervision P. Brood*

Photo's Taken - Nos. 4 saved / scanned? Y / N

Site instruction issued .....

Confirmation of person on site

Name G. Patterson LBP No. ....

Result: ☒ Pass ☐ Part pass ☐ Fail

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

Agreed G. Patterson Sign [Signature]

Officer Name Craig Watson Sign [Signature]

Information entered into data base ☐ Initial ..... Date 1/1/13

## PRE WRAP / PRE CLAD

Date 18/10/13 SR or BCA 130603 Inspection No. 5  
 Time 8.15 Documents on site YES / NO  
 Owner Name Patterson Homes Project Description New Dwg  
 Site Address 12 Simpson Cres RAUMATI

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

P = Pass F = Fail NA = Non-Applicable

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

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

### Applies to all inspections

|                                   |          |   |    |                                 |          |   |    |                                             |   |   |           |
|-----------------------------------|----------|---|----|---------------------------------|----------|---|----|---------------------------------------------|---|---|-----------|
| Sighted previous inspection notes | <u>Y</u> | N | NA | Conforms with approved drawings | <u>Y</u> | N | NA | Confirm Additional information/amended plan | Y | N | <u>NA</u> |
|-----------------------------------|----------|---|----|---------------------------------|----------|---|----|---------------------------------------------|---|---|-----------|

### PRE WRAP

|                                                         |          |   |    |                                             |              |              |               |                          |              |              |               |
|---------------------------------------------------------|----------|---|----|---------------------------------------------|--------------|--------------|---------------|--------------------------|--------------|--------------|---------------|
| Cladding type identified                                | <u>P</u> | F | NA | Exterior sheet bracing & angle brace fixing | <u>P</u>     | F            | NA            | Bracing requirements     | <u>P</u>     | F            | NA            |
| Framing moisture meets cladding requirements <u>17%</u> | <u>P</u> | F | NA | Bottom plate connections                    | <u>P</u>     | F            | NA            | <del>Purlin fixing</del> | <del>P</del> | <del>F</del> | <del>NA</del> |
| Stud spacing appropriate for cladding                   | <u>P</u> | F | NA | <del>Building wrap type</del>               | <del>P</del> | <del>F</del> | <del>NA</del> | Decking substrate        | P            | F            | <u>NA</u>     |

### PRE CLAD

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

### CAVITY SYSTEM

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

\* NA Not Part of this inspection

Name: Creig Watson Officer Sign: CW Date: 18/10/13

## SCOPE OF INSPECTION SHEET

Date 15/10/13 SR or BCA 130603 Inspection No. 4

Time .....

Owner Name Patterson Homes Project Description New Dwelling Documents on site YES ☒ NO

Site Address 12 Simpson Cres Raumah

Building Plumbing

Circle appropriate Type & Inspection

Other .....

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

Engineer Supervision Yes No n/a - Name .....

Notes \* Pipe work layed as required Diagram (if necessary)

\* Diameters as required

\* Bedded on existing sand

\* Connection & angles as required

\* Direction & Fall as required

\* Holding water

\* Gullies & traps in place

\* Water flowed freely on release

\* Storm water layed in same trench.

OK to back fill

\* Storm water soak pit in place

\* Over flow as required from tank to soak pit.

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

Site instruction issued Drainage as built to be supplied

Result:

Pass

Part pass

Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☒ Drain layer 17059 No One on site ☐

Your next inspection will be .....

Agreed MARK White (Print Name) Sign M White Date 1/1/

Officer Name Russen Brook Sign R Brook Date 15/10/13

Additional Insp. Sheet No. ....

Information entered into data base ☐

Initial .....

Date 1/1/

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

Date 15/10/13 SR or BCA 130603 Inspection No. 7

Time \_\_\_\_\_ Documents on site YES / NO YES

Owner Name Patterson Homes Project Description New Dwelling

Site Address 12 Simpson Cres - Raumah

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

## SITE

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

## FOUNDATIONS

## PILES

## SUBFLOOR

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

## PRE SLAB

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

## DRAINAGE

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

Officer Name: Russell Brook Sign: RB Date: 15.10.13

# SCOPE OF INSPECTION SHEET

Date 11/10/13 SR or BCA 130603 Inspection No. 3

Time 3.00 Documents on site YES / NO

Owner Name PATTONSON HOME Project Description NEW DWG

Site Address 12 SIMPSON CREW

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a - Name ES P.

Notes..... Diagram (if necessary)

VARIOUS BARANCH  
TO 10 min & 600 & STARGON  
SE 62 MESH / TIER / BEN CHAIN

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

Site instruction issued ENGINEER ON SITE AND PASS

INSPECTION WILL BE PASS AFTER ENGINEER  
HAS PASSED HIS INSPECTION  
SITE NOTES & PS 4 @ FINAL

Confirmation of person on site

Name ..... LBP No. ....

Result: Pass 11/10/13 Part pass ☒ Fail

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

Agreed,..... Sign.....  
(Print Name)

Officer Name Alan Sign.....

Information entered into data base ☐ Initial ..... Date 11/10/13



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

Date 11/10/13 SR or BCA 130602 Inspection No. \_\_\_\_\_  
 Time 3:00 Documents on site YES / NO \_\_\_\_\_  
 Owner Name 12 J. M. P. Son Creek Project Description New Deck  
 Site Address \_\_\_\_\_

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

## SITE

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

## FOUNDATIONS

## PILES

## SUBFLOOR

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

## PRE SLAB

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

## DRAINAGE

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

Officer Name: [Signature] Sign: alan Date: 11/10/13

## SCOPE OF INSPECTION SHEET

Date 10/10/13 SR or BCA 130603 Inspection No. 2  
 Time 1.20 Documents on site ☒ YES / NO  
 Owner Name Clayton + Project Description new Aug.  
 Site Address 12 Simpson cres.

Building Plumbing Circle appropriate Type & Inspection Other .....  
 Site Found Piles ☒ PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No ☒ n/a - Name .....

Notes 100m PVC in for toilets  
Go down out of sub.  
40m PVC in for waste pipes  
20m copper in for central  
Heating  
Go down pipe protection plastic bag

Diagram (if necessary)

To file once  
Approved

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

Site instruction issued .....

**Fatigue: wake-up  
to the danger**



Confirmation of person on site

Result: ☒ Pass ☐ Part pass ☐ Fail

Name P. White LBP No. 17059

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

Agreed, MARK White Sign [Signature]  
(Print Name)

Officer Name [Signature] Sign [Signature]

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

## SCOPE OF INSPECTION

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

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

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

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

**Piles:** When all holes are excavated prior to installation.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Retaining wall:** Pre application of waterproof membrane system.

Post application of waterproof membrane system.

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

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

**Free Standing Fireplace:** Final inspection required only.

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

## PRIVACY STATEMENT

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

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

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

Date 21/10/13 SR or BCA 1-2623 Inspection No. 5

Time 1.30 Documents on site YES/ NO YES

Owner Name Simon Project Description New Deck

Site Address 249 New Zealand

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

## SITE

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

## FOUNDATIONS

## PILES

## SUBFLOOR

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

## PRE SLAB

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

## DRAINAGE

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

Officer Name: Simon Sign: [Signature] Date: 20/10/13

## SCOPE OF INSPECTION SHEET

Date 9/10/13 ~~or~~ or BCA 130603 Inspection No. 1

Time 8.20 Documents on site YES NO

Owner Name Patterson Homes Project Description New Dwg

Site Address 12 Simpson Cres RANMAN

Building Plumbing

Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a - Name ISP

Notes ..... Diagram (if necessary)

- \* Set out off string lines off set from Boundary pegs
- \* Reinforcing as per Engineers plan
- \* Piles in as per plans.
- \* Good bearing.

*Reviewed under Supervision ylbroad*

Photo's Taken - Nos. 2 saved / scanned? Y / N

Site instruction issued .....

- \* Engineer to supply PS4 + Site Inspection notes
- \* Failed Inspection will be changed to pass after Engineer supplies the above

Confirmation of person on site Result: **Pass** **Part pass** **Fail**

Name G. Patterson LBP No. ....

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

Agreed G. Patterson Sign [Signature]

Officer Name Craig Watson Sign [Signature]

Information entered into data base ☐ Initial ..... Date 9/10/13



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

Date 9/10/13 SR or BCA 130603 Inspection No. 1

Time 8.20 Documents on site YES / NO

Owner Name Patterson Homes Project Description New Dwg

Site Address 12 Simpson Cres Ranganui

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

**P = Pass F = Fail NA = Non-Applicable**

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

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

### SITE

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

### FOUNDATIONS

### PILES

### SUBFLOOR

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

### PRE SLAB

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

### DRAINAGE

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

Officer Name: Craig Watson Sign: CW Date: 9/10/13

# SITE INSPECTION REPORT



**ISP CONSULTING  
ENGINEERS LTD**

Civil & Structural  
Seismic Risk Analysis  
Building Compliance

**Lower Hutt Office**  
Tel: 04 566 8004  
Fax: 04 566 8037  
Level 1, 14 Laings Road  
Hutt City Dental Centre  
P.O. Box 30 535  
Lower Hutt 5040

**Kapiti Office**  
Tel: 04 902 5750  
Level 1, Kaye Building  
Margaret Road  
Raumati Beach  
Paraparaumu 5032

Email: email@isp.co.nz  
Web: www.isp.co.nz

|                                                          |                                             |                      |
|----------------------------------------------------------|---------------------------------------------|----------------------|
| <b>Date:</b> 9 October 2013                              | <b>Report No:</b> 01                        | <b>Job No:</b> 25421 |
| <b>Inspected By:</b> Geert van de Vorstenbosch           |                                             |                      |
| <b>Contractors Representative:</b> Glen – Paterson Homes | <b>Area Inspected:</b> Foundations pre-pour |                      |
| <b>Project:</b> Lot 46 Simpson Crescent                  | <b>BC Number:</b>                           |                      |

Time: 11:00am

Weather: Raining intermittently

**Observations:**

1. Foundation dimensions are correct.
2. Foundation reinforcement is correctly sized and spaced.
3. The pile tops have been treated.

**Discussions/Instructions:**

1. Nil.

Approved to pour provided the BCA have carried out any inspection they require.

**Next Inspection: Slab pre-pour**

Send to: Glen Paterson – Paterson Homes ([gpbuiding@xtra.co.nz](mailto:gpbuiding@xtra.co.nz))

# SITE INSPECTION REPORT



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Lower Hutt 5040

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Tel: 04 902 5750  
Level 1, Kayel Building  
Margaret Road  
Raumati Beach  
Paraparaumu 5032

Email: [email@isp.co.nz](mailto:email@isp.co.nz)  
Web: [www.isp.co.nz](http://www.isp.co.nz)

|                                                          |                                             |                      |
|----------------------------------------------------------|---------------------------------------------|----------------------|
| <b>Date:</b> 9 October 2013                              | <b>Report No:</b> 01                        | <b>Job No:</b> 25421 |
| <b>Inspected By:</b> Geert van de Vorstenbosch           |                                             |                      |
| <b>Contractors Representative:</b> Glen – Paterson Homes | <b>Area Inspected:</b> Foundations pre-pour |                      |
| <b>Project:</b> Lot 46 Simpson Crescent                  | <b>BC Number:</b>                           |                      |

Time: 11:00am

Weather: Raining intermittently

**Observations:**

1. Foundation dimensions are correct.
2. Foundation reinforcement is correctly sized and spaced.
3. The pile tops have been treated.

**Discussions/Instructions:**

1. Nil.

Approved to pour provided the BCA have carried out any inspection they require.

**Next Inspection: Slab pre-pour**

Send to: Glen Paterson – Paterson Homes ([gpbuiding@xtra.co.nz](mailto:gpbuiding@xtra.co.nz))

# SITE INSPECTION REPORT



**ISP CONSULTING  
ENGINEERS LTD**

Civil & Structural  
Seismic Risk Analysis  
Building Compliance

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Tel: 04 566 8004  
Fax: 04 566 8037  
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Lower Hutt 5040

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Raumati Beach  
Paraparaumu 5032

Email: [email@isp.co.nz](mailto:email@isp.co.nz)  
Web: [www.isp.co.nz](http://www.isp.co.nz)

|                                                          |                                      |                      |
|----------------------------------------------------------|--------------------------------------|----------------------|
| <b>Date:</b> 11 October 2013                             | <b>Report No:</b> 02                 | <b>Job No:</b> 25421 |
| <b>Inspected By:</b> Geert van de Vorstenbosch           |                                      |                      |
| <b>Contractors Representative:</b> Glen – Paterson Homes | <b>Area Inspected:</b> Slab pre-pour |                      |
| <b>Project:</b> Lot 46 Simpson Crescent                  | <b>BC Number:</b>                    |                      |

Time: 3:00pm

Weather: Drizzling

**Observations:**

1. Pile caps are correctly dimensioned and reinforced.
2. Mesh is SE62.
3. Floor ties have been bent and correctly tied.
4. Internal corners have crack control bars.

**Discussions/Instructions:**

1. Nil.

Approved to pour provided the BCA have carried out any inspection they require.

**Next Inspection: Nil**

Send to: Glen Paterson – Paterson Homes ([gpbuiding@xtra.co.nz](mailto:gpbuiding@xtra.co.nz))

Site Inspection Report - New BC Applications

BC Application number: 130603... Lot 46... DP 401543

Site Address: 12 Simpson Cres RAAMATI

Building Project: New DWG

Check NCS status is currently "To Site Inspection"

| Item to be checked                                                                      | Decision | Record any relevant information | Action required                       |
|-----------------------------------------------------------------------------------------|----------|---------------------------------|---------------------------------------|
| Contours match application?                                                             | Yes / No | Slope                           |                                       |
| Datum point identified?                                                                 | Yes / No |                                 |                                       |
| Boundaries identified?                                                                  | Yes / No | 2 pegs                          |                                       |
| Check ground conditions?                                                                | Yes / No | Rear firm, front soft           |                                       |
| Check f/path, kerb & channel, grass berm, note existence/damage.                        | Yes / No | New Condition                   |                                       |
| Vehicle entrance crossing installed (describe condition)                                | Yes / No | ROW                             |                                       |
| Photos taken? (Save & link to NCS)                                                      | Yes / No | 1                               |                                       |
| Dogs or other hazards on property?                                                      | Yes / No |                                 |                                       |
| Is there a requirement for further foundation investigation e.g Engineers design        | Yes / No |                                 | Referred to Approvals T/L<br>Yes / No |
| Record all decisions in accordance with KCDC Policy 007. Circle Yes or No in each case. |          |                                 |                                       |
| Don't think the soft part is in the build zone.                                         |          |                                 |                                       |
|                                                                                         |          |                                 |                                       |
|                                                                                         |          |                                 |                                       |

**Note:** if there is a requirement for further information or some areas which do not appear to comply refer file to Team Leader Consent Approvals for action.

Inspecting Officer:

Name: Craig Watson Signature: [Signature] Date: 12/9/13

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



| Department                             | ✓<br>For Referral | Comments                                                                                 | Approving Officer / Date |
|----------------------------------------|-------------------|------------------------------------------------------------------------------------------|--------------------------|
| Site Inspection                        | ✓                 | Refer to Form 241 for completion of Site Inspection & sign off this form when completed. | Craig<br>12/9/13         |
| Resource Consents<br>(refer PIM Sheet) | ✓                 |                                                                                          |                          |
| Plumbing and Drainage                  | ✓                 | form 159 to be returned                                                                  | 14/9/2013                |
| Building                               | ✓                 |                                                                                          | 7/10/13                  |
| Fire Design                            |                   |                                                                                          |                          |
| Compliance Schedule                    |                   |                                                                                          |                          |
| Environmental Health                   |                   |                                                                                          |                          |
| Other.....                             |                   |                                                                                          |                          |
| NOTES:                                 |                   |                                                                                          |                          |

# APPLICATION WORKFLOW COVERSHEET (Blue Folder)

|                         |                                                  |
|-------------------------|--------------------------------------------------|
| Building Consent No.    | 130603.                                          |
| Building Project        | PROPOSED NEW DWELLING.                           |
| Location (Site Address) | 12 SIMPSON CRESENT. RAUMATI.                     |
| Building Category       | Circle appropriate category    0 <u>1</u> 2    3 |

**Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed**

|                                                                                                                                                                                                           | Name and signature           | Date                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------|
| # Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" BC1 |                              | 5/9/13               |
| Payment taken and receipted (details entered inside this cover sheet) by CSO BC1                                                                                                                          |                              |                      |
| Data entered and invoiced by CSO BC1                                                                                                                                                                      | Angie                        | 6/9/13               |
| Pages numbered by CSO BC1<br>BCO                                                                                                                                                                          |                              | 5/9/13               |
| BC Application and documentation scanned, checked & status update by CSO BC1                                                                                                                              | Angie                        | 6/9/13               |
| BC Application signed over to BC BC1                                                                                                                                                                      | Angie                        | 6/9/13               |
| Application reviewed by Technical Officers who sign off at back of this form BC2 & BC5                                                                                                                    | Simon Copp<br>Jaime Sherlock | 14/9/2013<br>2/10/13 |
| Once Technical review complete, passed to CS for Plan Production and Invoicing BC3                                                                                                                        | Jaime Sherlock               | 7/10/13              |
| CSO checks data entry input, including required inspections BC3                                                                                                                                           |                              |                      |
| BC, plans and other appropriate paperwork produced by CSO BC3                                                                                                                                             |                              |                      |
| BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO BC3                                                                                                           | Barbara                      | 11/10/13             |
| Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. BC3                                                                                         |                              |                      |



# CONSENT DATA INPUT REQUIREMENTS

| ✓ Required Inspections | ✓ Required Inspections  | ✓ Required Inspections  | ✓ Required Inspections |
|------------------------|-------------------------|-------------------------|------------------------|
| ✓ Foundation/Piles     | ✓ Drainage              | ✓ Pre-lining (Plumbing) | ✓ Final (Dwelling)     |
| Block                  | ✓ Pre-Wrap              | ✓ Wet areas - membrane  | Retaining Wall         |
| ✓ Pre-Slab (Plumbing)  | ✓ Pre-Clad              | ✓ Post Lining           |                        |
| ✓ Pre-Slab (Building)  | ✓ Weathertightness      | ✓ Brick Veneer          |                        |
| Sub-Floor              | ✓ Pre-lining (Building) | Retaining Wall          |                        |

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

| Act Ref ✓ | Standard Consent Conditions                | Comment |
|-----------|--------------------------------------------|---------|
| 37        | Resource Consent has not yet been obtained |         |
| 72        | Land subject to natural hazard             |         |
| 75-80     | Construction on two or more allotments     |         |

## Non-Standard Addenda

Yes/No ☐ Compliance Schedule

Yes/No ☐ Office - please see additional consent data comments on next page

|                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <p>✓ This project contains elements specifically designed by an engineer. The Owner/Builder is required to ensure the Engineer inspects the work and provides KCDC with written evidence of the inspections.</p> | <p>✓ The attached fire report constitutes an essential part of this Building Consent and must be read and fully implemented on site - refer to the fire report for full details the not necessarily indicated on the architect drawings. It is the owner's &amp; contractor responsibility to ensure the full fire precautions, systems &amp; construction are incorporated in the building.</p> | <p>✓ Ground bearing must be reconfirmed on site following excavation but prior to placing of concrete and reinforcing. Soft</p> |
| <p>Other...</p>                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                 |

QGST 51-860-608  
 Received with thanks by 37/01  
 KAPITI COAST DISTRICT COUNCIL  
 6-09-13 14:11 Receipt no.452571  
 \*COPY\* \*COPY\* \*COPY\*  
 DR BCT30003  
 PATERSON HOMES LTD 4,618.00-  
 Paterson Homes Ltd::PO Box 493:Parapara  
 CQ AS  
 Paterson Homes Ltd 4,618.00

| FEES                           |           | APPLICATION FEE \$.....                                    |           |
|--------------------------------|-----------|------------------------------------------------------------|-----------|
| Building Fee                   | \$3153.00 | \$4618.00                                                  |           |
| Sewer Connection               | \$.....   | RECEIPT NO                                                 | DATE..... |
| Water Connection               | \$.....   | INVOICE NO                                                 | DATE..... |
| Vehicle Crossing               | \$.....   | 61924                                                      | 6/9/13    |
| Damage Deposit                 | \$520.00  | RECEIPT NO                                                 | DATE..... |
| Code Compliance Administration | \$.....   | 452571                                                     | 6/9/13    |
| Building Research Levy         | \$300.00  | FEES PAID BY:                                              |           |
| Development Levy               | \$.....   | Paterson Homes Ltd.                                        |           |
| DBH Levy                       | \$603.00  | BUILDING CONSENT DATE ISSUED                               |           |
| Compliance Schedule            | \$.....   | NUMBER 130603 6/9/13.                                      |           |
| Digital Storage Fee            | \$42.00   | AUTHORISATION FOR REFUND OF DEPOSITS                       |           |
| Certificate of Title Charge    | \$.....   | Deposit held = \$.....                                     |           |
| Photocopying                   | \$.....   | Cost to Repair Damage Caused During Construction = \$..... |           |
| SUBTOTAL                       | \$.....   | Total Balance to be Refunded                               |           |
| Less Fee Paid                  | \$.....   | Authority Number:                                          |           |
| TOTAL                          | \$4618.00 | Authorised: DATE:                                          |           |
| GST INCLUDED                   | \$.....   |                                                            |           |

Paterson Homes Ltd  
PO Box 493  
Paraparaumu

11 October 2013

Dear Building Consent Applicant / Building Owner

**Approval of Building Consent: 130603**

**Location:** 12 Simpson Crescent, Raumati Beach  
**Legal Description:** LOT 46 DP 401543 C/T 404318  
**Description:** Build a one storey home lined with ply and brick and tile roof.

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

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

As the owner you are also responsible for the following:

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

If you have any questions regarding your building consent or your responsibilities, please contact Kāpiti Coast District Council on (04) 296 4700.

**Building Consent**  
**130603**  
**Section 51, Building Act 2004**

**The building**

*Street address of building:* 12 Simpson Crescent, Raumati Beach  
*Legal description of land where building is located:* LOT 46 DP 401543 C/T 404318  
*Valuation number:* 1528142190  
*Building name:*  
*Location of building within site/ block number:* Titoki Road, Raumati  
*Level/unit number:*

**The owner**

*Name of owner:* Kathleen Clement & Paul French  
*Contact person:*  
*Mailing address:* 12 Simpson Crescent, Raumati  
*Street address/registered office:*  
*Email address:* kathleen.clement@hotmail.com  
*Website:*  
*Phone numbers:*  
*Landline:* *Mobile:* 021 950151  
*After hours:* *Fax number:*  
*First point of contact for communications with the council/building consent authority:*  
Full Name: Paterson Homes Ltd  
Mailing Address: PO Box 493, Paraparaumu  
Phones: 0274 358828  
Email: sales@patersonhomes.co.nz

**Building work**

The following building work is authorised by this building consent:  
Build a one storey home lined with ply and brick and tile roof.  
Residential Dwelling



This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

### Build conditions

### Compliance schedule


A compliance schedule is not required for the building.

### Attachments

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

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

  
Signature

  
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 7/10/13



## Addenda to Application

### Application

|                                                 |     |        |
|-------------------------------------------------|-----|--------|
| Paterson Homes Ltd<br>PO Box 493<br>Paraparaumu | No. | 130603 |
|-------------------------------------------------|-----|--------|

### Project

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description       | New (& prebuilt) House, Unit, Bach, Crib, Town House etc.<br>Being Stage 1 of an intended 1 Stages<br>Build a one storey home lined with ply and brick and tile roof. |
| Intended Life     | Indefinite, but not less than 50 years                                                                                                                                |
| Intended Use      | Residential Dwelling                                                                                                                                                  |
| Estimated Value   | \$300,000                                                                                                                                                             |
| Location          | 12 Simpson Crescent, Raumati Beach                                                                                                                                    |
| Legal Description | LOT 46 DP 401543 C/T 404318                                                                                                                                           |
| Valuation No.     | 1528142190                                                                                                                                                            |

Builder: Glen Paterson - Paterson Homes Ltd PO Box 493,  
Paraparaumu : 0274 358828

Designer: Plan Workz PO Box 227, Paraparaumu : 902 9095

Drainlayer: same as plumber

Plumber: Upfront Plumbing Reg 17059 495 SH1, Otaki : 0274 876708

Contractor: ISP Consulting Engineers Ltd : 902 5750

### General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
  2. Pre-slab
  3. Pre-slab
  4. Drainage
  5. Pre Wrap
  6. Pre Clad
  7. Weathertightness
  8. Preline
  9. Preline
  10. Wet Area - pre Application
  11. Wet Area - post application
  12. Postline
  13. Brick Veneer
  14. Final Inspection
- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
4. Note and comply with endorsements on approved plans.
5. Concealed soil and TV pipes and gas flues are only permitted built into ducts or minimum 150mm framed walls or with the Phillips top plate connecting bracket.
6. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
7. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
8. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
9. Contractor to leave site clear of all demolition materials and in a tidy state.
10. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.
11. All work to be in accordance with RM 060081 & Sec 221 Consent Notice.

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

**OWNER/BUILDER/  
AUTHORISED PERSON**

**Date:**

Ensure that the lid of the tank/float valve is above the finished around level

BC 130603

The plumber is to contact Aldrin Abad with the attached water connection form (159) when the toby is to be changed/modified 042964731 .the cost of this toby modification and any reinstatement work will be paid by the owner/agent when the invoice is sent out

No Hose Taps on the town water supply permitted

The Consented plans are to be read in conjunction with the attached acoustic report

water pipes running to w.c's and all hose taps are to be marked non potable for the entire lenght



I recommend that the lid be secured of the water stoarge tank to prevent unauthorised access

the water storage tank is to be topped up by a 600lt per day restricted supply from the second connection on the modified toby.No additional connections permitted.Two water mains required! one for house one for the tank.

**2/. Site Plan**

**3/. Floor Plan**

**4/. Dimension Plan**

**5/. Drainage Plan**

**6/. Bracing Schedule**

**7/. Bracing/Roof Plan**

**8/. Foundation Plan**

**9/. Front/Rear Elevations**

**10/. Side1/Side2 Elevations**

**11/. Cross Section AA**

**12/. - 24/. Details**

**Included Addendum:**

**Frame & Truss Design & Plan**

**GIB EzyBrace Systems June 2011**

**H1 Compliance Assessment Sheet**

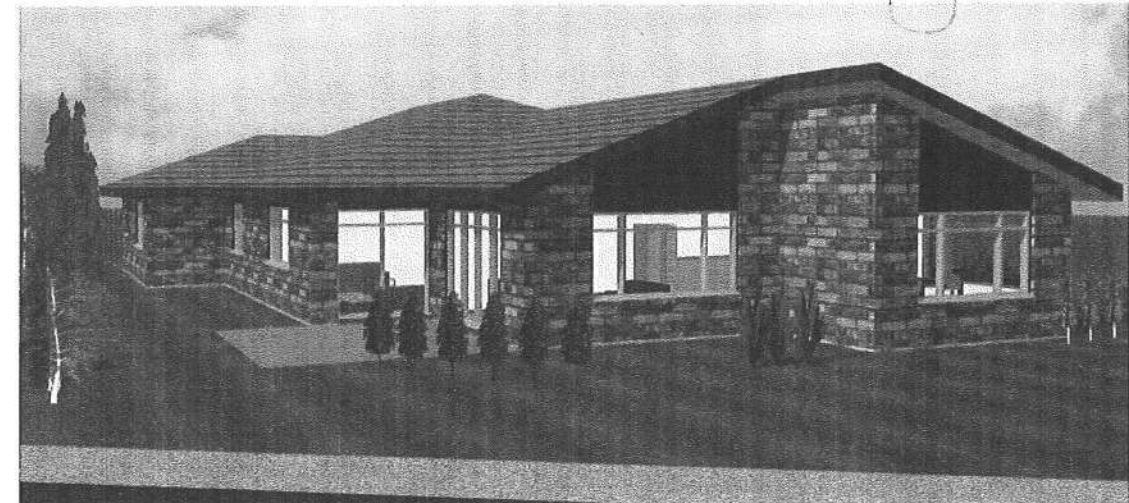
**Certificate of Design Work**

**BOUNDARY LINES**

The Owner/Builder is responsible for clearly defining the site boundary lines and pegs.This may require a survey.  
NOTE: established fences are not necessarily on the site boundary.

**ENGINEERS DESIGN**

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



Council's Manifold/meter box and base and lid are to be protected/reinstated if disturbed to original specification.The cost to reinstate any damage to Council's assets will be paid for by the contractor/property owner.

**Proposed New Dwelling for:**

**Lot 46 727m<sup>2</sup>**

**(31.4% Site Coverage)**

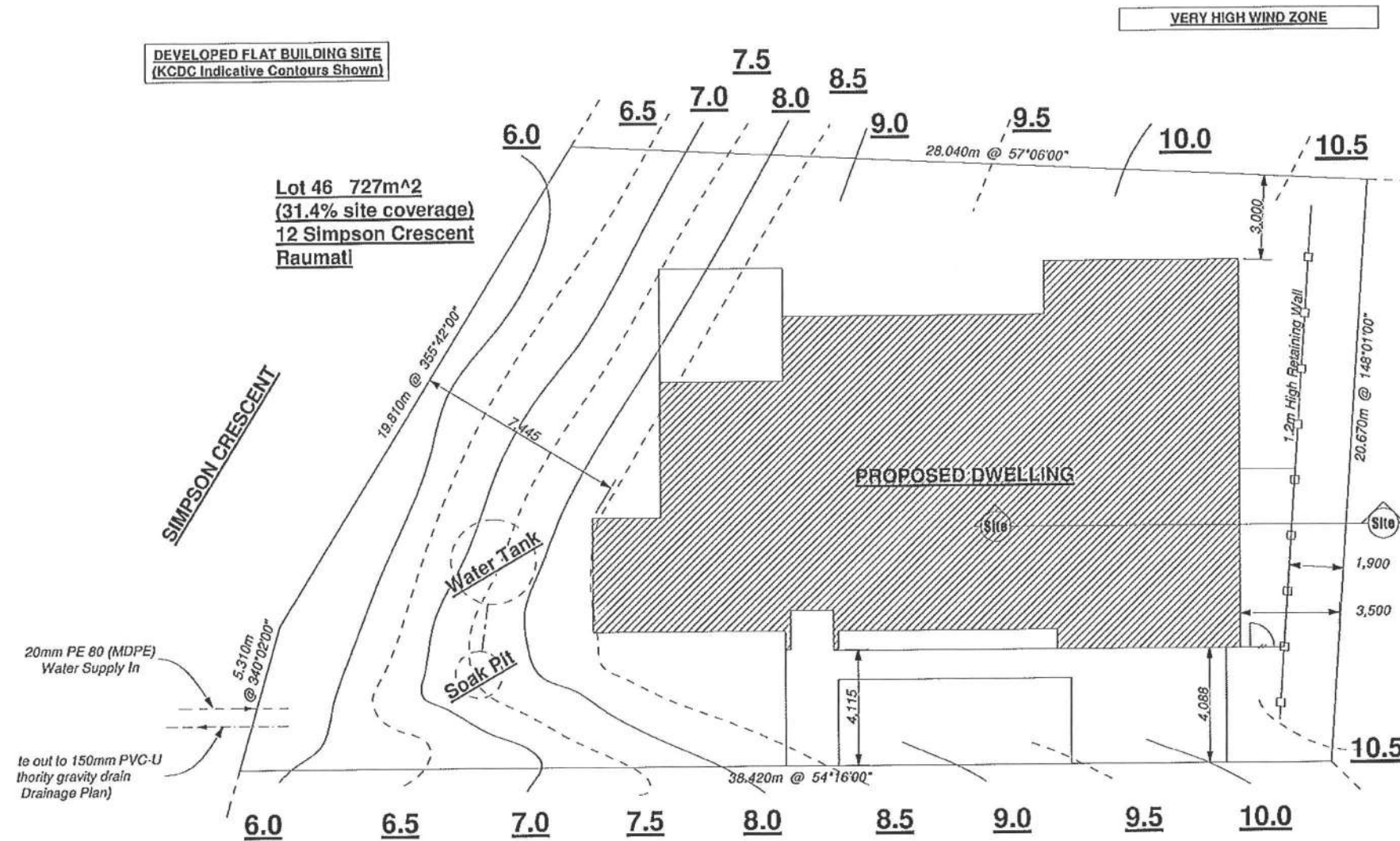
**12 Simpson Cresnet**

**RAUMATI**

5 SEP 2013  
BY: 1-24 JPA

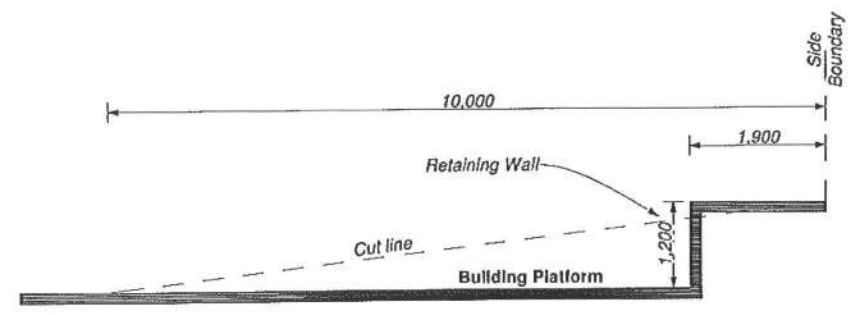
APPROVED BY  
BUILDING  
jaimes  
OFFICER  
7/10/2013

Proposed New Building for: Lot 46 Simpson Cresnet  
RAUMATI  
Prepared by: The PlanWorkz  
Drawn: S. Neale  
Date: 13-08-13  
Issue: A  
Job Number PA 046  
Design Plans Ltd - via The Plan Workz  
340 Rosetta Road, Raumati Beach  
T: 902 9085 M: 021 672 182  
All Original Drawings Printed  
On 100% Recycled Paper  
These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancy in the drawings is found it is to be immediately reported to the Drawer (Design Plans Ltd) before any building or related work commences. The Drawer accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the drawer before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority hereby indemnifies the Drawer or agent against any claim or claims in respect to the said works.



**SITE PLAN - Scale 1:200**  
**Sheet 2**

**STANDARDS/CODES**  
All references to standards and codes etc shall be taken as reference to latest version including amendments



**SITE SECTION - Scale 1:100**  
**Sheet 2**

Planning Approved by  
Jill Burke 21/09/2013

**Proposed New Building for: Lot 46 Simpson Cres RAUMATI**

Prepared by: **The PlanWorkz**

Drawn: **S. Neale**

Date: **20-02-13**

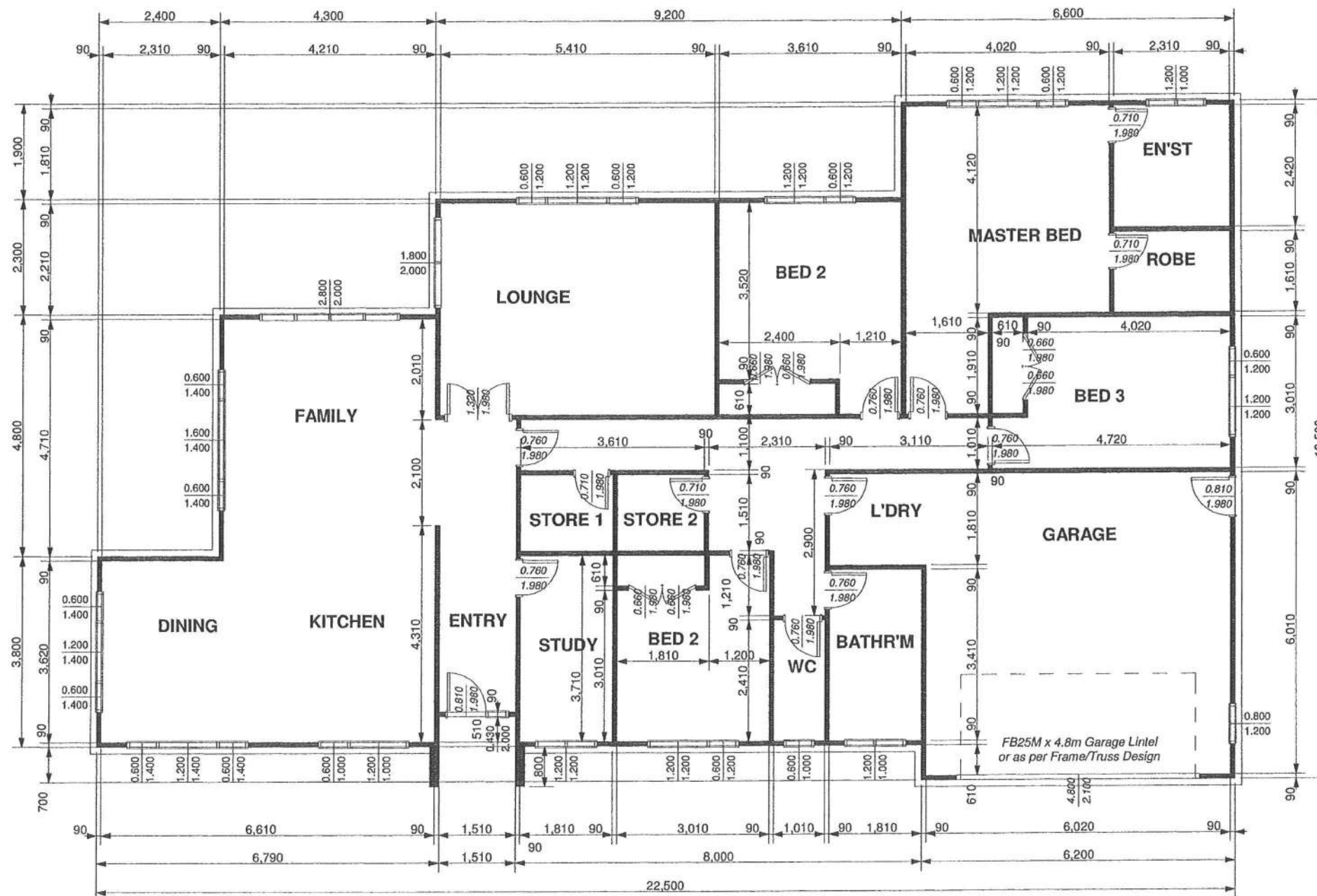
Issue:

Job Number **PA 046**

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340 Rosetta Road, Raumati Beach  
T: 802 9005 M: 021 672 102  
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These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the site and the building. The Drawers accept no responsibility for costs incurred by the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of the designer, engineer, or local authority, hereby, indemnifies the Drawers or agent against any claim or claims in respect to the said works.



**DIMENSION PLAN - Scale 1:100****Sheet 4**

Note: All dimensions to be checked on site.

All dimensions to internal 90mm framing.

Dimensions are to frame and do not reflect any desired overhang of the external framing (to be allowed for in conjunction with Foundation Plan - Sheet 8).

All Framing by Approved Frame/Truss Manufacturer or not less than: (to be confirmed by cladding choice)

**VERY HIGH WIND FRAMING KEY**

Loadbearing Framing (SG 8): - (Table 8.4 NZS 3604:2011)

Single or Upper Level of Two

Up to 2.4m Stud  $\diamond_{90/400}$  = 90 x 45mm Frame Studs @ 400mm centres max.

Up to 2.7m Stud  $\diamond_{90/300}$  = 90 x 45mm Frame Studs @ 300mm centres max.

Internal Framing (SG 8): - (Table 8.4 NZS 3604:2011)

Single or Upper Level of Two

Up to 2.4m Stud  $\diamond_{90/400}$  = 90 x 45mm Frame Studs @ 400mm centres max.

Up to 2.7m Stud  $\diamond_{90/400}$  = 90 x 45mm Frame Studs @ 400mm centres max.

Dwangs: Min 45 x 45mm at not less than 1350mm centres  
Note: Dwangs supporting linings or claddings to be flush with face of studs  
Dwangs may be staggered either side of a horizontal straight line by a centre to centre distance not exceeding 300mm  
All as per Section 8 - NZS 3604:2011

0000

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

Prepared by:  
The PlanWorkz

Drawn: S. Neale  
Date: 13-08-13

Issue: A  
Job Number  
PA 046

Design Plans Ltd - t/a The Plan Workz  
PO Box 221, Paraparaumu  
340 Rosetta Road, Raumati Beach  
T: 902 9998 M: 021 672 182  
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## GIB EzyBrace® 2011 Software



## Demand Calculation Sheet

single storey

V08/11

## Job Details

Name Paterson Homes Ltd  
 Street and Number 12 Simpson Crescent  
 Lot and DP Number Lot 46  
 City/Town/District Paraparaumu  
 Designer S Neale  
 Company Name The Plan Workz  
 Date 30/08/2013



## Building Specification

Select Lining Option

10 or 13 mm GIB® Plasterboard

Number of storeys single  
 Floor Loading 2kPa  
 Foundation Type slab

## Single Floor

heavy

light

no

Complete Single Floor  
Column only

Cladding Weight  
 Roof Weight  
 Room In Roof Space  
 Roof Pitch (degrees) 20  
 Roof height above eaves (m) 2.6  
 Building height to apex (m) 4.9  
 Ground to lower floor level (m) 0.3

Stud Height (m) 2.4  
 Building Length (m) 22.7  
 Building Width (m) 13.7  
 Building Plan Area (m2) 244

## Building Location

Wind Zone Very High

Select by Building Consent Authority Map

or Preference Very High

Wind Region Preference selected

Lee Zone Preference selected

Ground Roughness Preference selected

Site Exposure Preference selected

Topographic Class Preference selected

Earthquake Zone 3

Soil Type D&amp;E (deep to very soft)

Annual exceedance probability

1/500 (NZS3604:2011 default)

## Bracing Units required for Wind

| Demand W (BU) |              |  |
|---------------|--------------|--|
|               | Walls single |  |
| along slab    | 877          |  |
| across slab   | 1486         |  |

## Bracing Units required for Earthquake

| Demand along / across E (BU) |       |  |
|------------------------------|-------|--|
|                              | Walls |  |
| single                       |       |  |
| slab                         | 1935  |  |

## BRACING SCHEDULE - Not to Scale

## Sheet 6

Paterson Homes Ltd

S Neale

## GIB EzyBrace® 2011 Software



## SINGLE OR UPPER STOREY WALLS ACROSS

V08/11

| Lines            |            | Bracing Elements    |                             |                                 |                      |              |          |                        |     |
|------------------|------------|---------------------|-----------------------------|---------------------------------|----------------------|--------------|----------|------------------------|-----|
| 1                | 2          | 3                   | 4                           | 5                               | 6                    | 7            | 8        | 9                      | 10  |
| Line Total Check | Line Label | Bracing Element No. | Available Wall Length L (m) | Angle to Bracing line (degrees) | Element Height H (m) | Bracing Type | Supplier | Bracing Units Achieved |     |
|                  |            |                     |                             |                                 |                      |              |          | W                      | E   |
| 175              | a          | 1                   | 0.7                         |                                 | 2.4                  | EP1          | Ply      | 88                     | 91  |
|                  |            | 2                   | 0.7                         |                                 | 2.4                  | EP1          | Ply      | 88                     | 91  |
| 238              | b          | 1                   | 1                           |                                 | 2.4                  | EP1          | Ply      | 126                    | 130 |
|                  |            | 2                   | 0.9                         |                                 | 2.4                  | EP1          | Ply      | 113                    | 117 |
| 370              | c          | 1                   | 1.9                         |                                 | 2.4                  | GS2-N        | GIB®     | 186                    | 163 |
|                  |            | 2                   | 2.4                         |                                 | 2.4                  | GS2-N        | GIB®     | 235                    | 206 |
| 523              | d          | 1                   | 3.5                         |                                 | 2.4                  | GS2-N        | GIB®     | 343                    | 301 |
|                  |            | 2                   | 3.7                         |                                 | 2.4                  | GS1-N        | GIB®     | 255                    | 222 |
| 688              | e          | 1                   | 1.9                         |                                 | 2.4                  | EP1          | Ply      | 238                    | 247 |
|                  |            | 2                   | 3.6                         |                                 | 2.4                  | EP1          | Ply      | 450                    | 468 |
| 675              | f          | 1                   | 2.4                         |                                 | 2.4                  | EP1          | Ply      | 300                    | 312 |
|                  |            | 2                   | 2.4                         |                                 | 2.4                  | EP1          | Ply      | 300                    | 312 |
|                  |            | 3                   | 0.6                         |                                 | 2.4                  | EP1          | Ply      | 75                     | 78  |

|                               |   | Wind |    | Earthq. |      |
|-------------------------------|---|------|----|---------|------|
| Totals Achieved               | W | 188% | EQ | 142%    | 2795 |
| Concrete Slab                 |   |      |    |         | OK   |
| Totals Required (from Demand) |   |      |    |         | 1486 |

Paterson Homes Ltd

S Neale

## GIB EzyBrace® 2011 Software



## SINGLE OR UPPER STOREY WALLS ALONG

V08/11

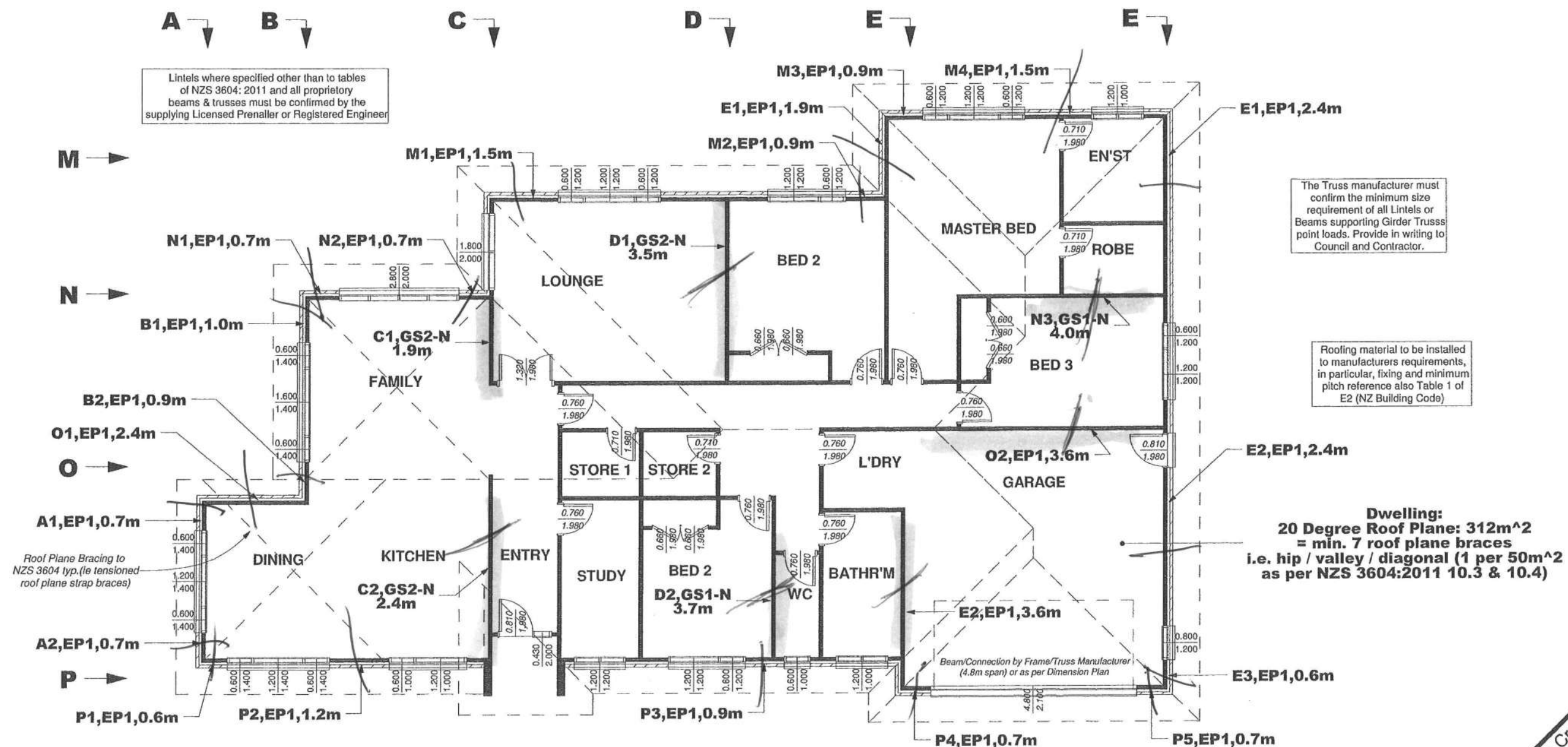
| Lines            |            | Bracing Elements    |                             |                                 |                      |              |          |                        |     |
|------------------|------------|---------------------|-----------------------------|---------------------------------|----------------------|--------------|----------|------------------------|-----|
| 1                | 2          | 3                   | 4                           | 5                               | 6                    | 7            | 8        | 9                      | 10  |
| Line Total Check | Line Label | Bracing Element No. | Available Wall Length L (m) | Angle to Bracing line (degrees) | Element Height H (m) | Bracing Type | Supplier | Bracing Units Achieved |     |
|                  |            |                     |                             |                                 |                      |              |          | W                      | E   |
| 600              | m          | 1                   | 1.5                         |                                 | 2.4                  | EP1          | Ply      | 188                    | 195 |
|                  |            | 2                   | 0.9                         |                                 | 2.4                  | EP1          | Ply      | 113                    | 117 |
|                  |            | 3                   | 0.9                         |                                 | 2.4                  | EP1          | Ply      | 113                    | 117 |
|                  |            | 4                   | 1.5                         |                                 | 2.4                  | EP1          | Ply      | 188                    | 195 |
| 422              | n          | 1                   | 0.7                         |                                 | 2.4                  | EP1          | Ply      | 88                     | 91  |
|                  |            | 2                   | 0.7                         |                                 | 2.4                  | EP1          | Ply      | 88                     | 91  |
|                  |            | 3                   | 4                           |                                 | 2.4                  | GS1-N        | GIB®     | 276                    | 240 |
| 750              | o          | 1                   | 2.4                         |                                 | 2.4                  | EP1          | Ply      | 300                    | 312 |
|                  |            | 2                   | 3.6                         |                                 | 2.4                  | EP1          | Ply      | 450                    | 468 |
| 226              | p          | 1                   | 0.6                         |                                 | 2.4                  | EP1          | Ply      | 75                     | 78  |
|                  |            | 2                   | 1.2                         |                                 | 2.4                  | EP1          | Ply      | 150                    | 166 |
| 288              |            | 3                   | 0.9                         |                                 | 2.4                  | EP1          | Ply      | 113                    | 117 |
|                  |            | 4                   | 0.7                         |                                 | 2.4                  | EP1          | Ply      | 88                     | 91  |
|                  |            | 5                   | 0.7                         |                                 | 2.4                  | EP1          | Ply      | 88                     | 91  |

|                               |   | Wind |    | Earthq. |      |
|-------------------------------|---|------|----|---------|------|
| Totals Achieved               | W | 264% | EQ | 122%    | 2314 |
| Concrete Slab                 |   |      |    |         | OK   |
| Totals Required (from Demand) |   |      |    |         | 877  |

Proposed New Building for: Lot 46 Simpson Cres  
 RAUMATI  
 Prepared by: The PlanWorkz  
 Drawn: S. Neale  
 Date: 13-08-13  
 Issue: A  
 Job Number PA 046

Design Plans Ltd - The Plan Workz  
 340 Rosette Road, Raumati Beach  
 T: 022 9005 551 M: 021 672 182  
 All Original Drawings Printed  
 On 100% Recycled Paper

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00007

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

Prepared by: The PlanWorkz

Drawn: S. Neale

Date: 13-08-13

Issue: A

Job Number PA 046

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PO Box 227, Paraparaumu  
340 Rosetta Road, Paraparaumu  
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Builder to ensure that proposed foundation height will allow a satisfactory drainage connection to the sewer main.

Internal Farming not containing load-bearing or bracing elements may use shot-fired anchors at max. 600mm centres (typ.)

Typical to GS Bracing Elements (INTERNAL):  
As per NZS 3604  
OR  
75 x 3.8mm shot fired fasteners c/w 16mm washers, 150mm and 300mm from each end of the element and 600mm thereafter.

DPC to all timber members in contact with concrete/slab

Pipes to be inspected by local BCA before covering with sand.

Consult with Truss Manufacturer if any areas of slab thickening are required for specific truss point loading.

#### MINIMUM FINISHED FLOOR LEVEL ABOVE -

**PROTECTED GROUND**  
100mm BRICK VENEER  
150mm OTHER CLADDINGS  
**UNPROTECTED GROUND**  
150mm BRICK VENEER  
225mm OTHER CLADDINGS

#### Bottom Plate Fixings

**Cast-In Anchors:**  
M12 Bolts set within 150mm of each end of the plate and at max 1200mm centres.  
All min. 90mm into slab and maintain min. 50mm edge distance.

**Proprietary Post-fixed Anchors:**  
Set within 150mm of each end of the plate and at max 900mm centres.

As per 7.5.12 NZS 3604 2011

Weatherboard clad framed wing walls by pre-nailer  
DPC to concrete/frame interface

See Figure 1.2.8.2  
Detail Sheet 20

ENGINEER STRUCTURAL DESIGN  
TAKES PRECEDENCE

180 x 670 x 450mm deep footing  
c/w vertical D12 @ 600mm centres  
and horizontal 2/D12 bars (75mm to ground cover to lower)

#### ENTRY FOOTING DETAIL

00000

ENGINEER STRUCTURAL  
DESIGN

100mm Concrete 25MPa slab (single pour)  
Ductile Plus 500E 665 Reinforcement Mesh  
1.0mm Polythene vapour barrier  
on 25mm blinding on 100mm (min.)  
approved hardfill (granular base to 7.5.3.2  
NZS 3604 2011)

Confirm with owner/project manager location of tiles in Kitchen/Living/Entry areas and position control joints to suit

Confirm with owner/project manager location of tiles in Bathroom area and position control joints to suit

Confirm with owner/project manager position of control joints in Garage to suit

Garage Door Rebate

See Footing Detail Adjacent

#### FOUNDATION PLAN - Scale 1:100

#### Sheet 8

#### Note:

Dimensions are to frame and rebate edge. They do not reflect any desired overhang of the external framing (to be allowed for in conjunction with Dimension Plan - Sheet 4).

Confirm with Project Manager location of Concrete Slab Control Joints

Standard Foundation Only Shown - Any Engineered Foundation Design to take Precedence

Check with frame/truss manufacturer on additional load areas and modify slab to suit.

FFL 8.6  
10/03/2013

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

Prepared by:  
The PlanWorkz

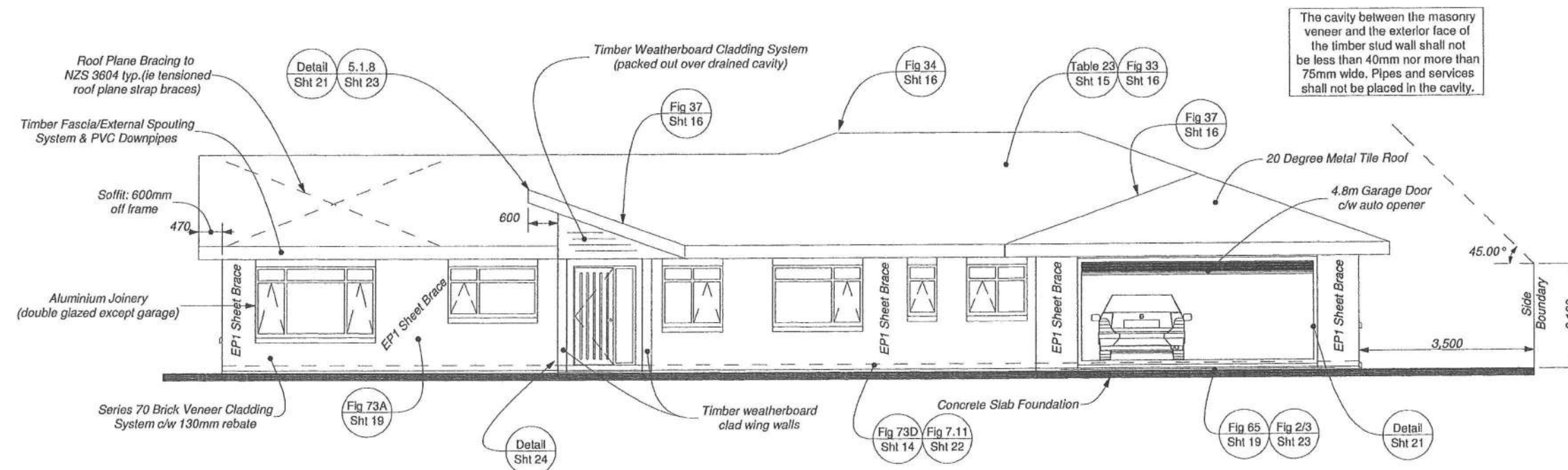
Design Plans Ltd. t/a The Plan Workz  
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T: 8022 9065 M: 021 672 1182  
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Drawn: S. Neale  
Date: 13-08-13

Issue: A  
02-09-13  
Job Number  
PA 046

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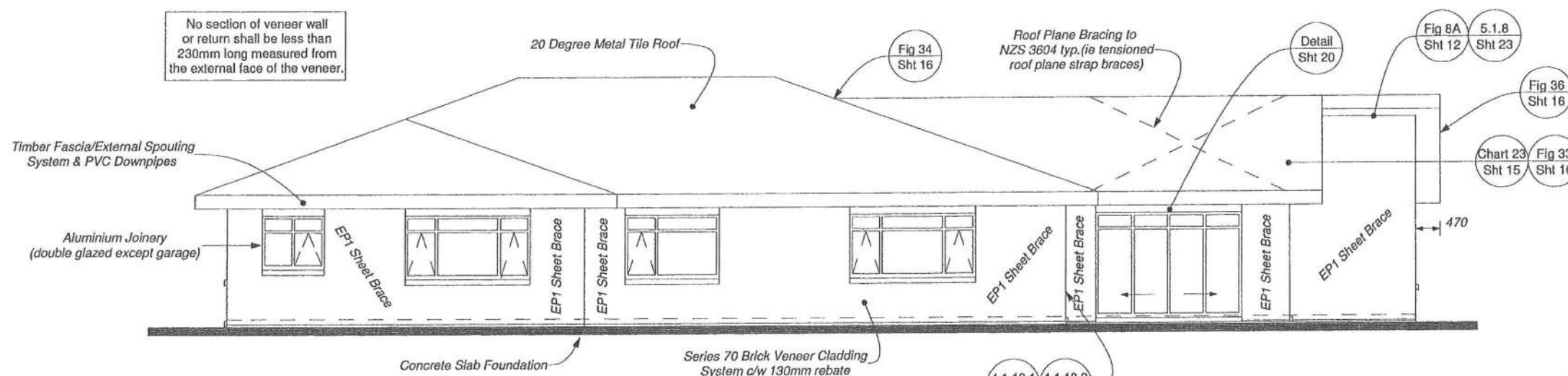
**FRONT ELEVATION - Scale 1:100**  
**Sheet 9**

Joinery styles indicative only.  
Allow for opening sizes as shown.  
Exact style to be confirmed by Owner/Project manager.

**Additional Details**

4.1.19.1 Sht 18 4.1.19.2 Sht 18 = Meter Box Penetration

4.1.19.3 Sht 18 5.3.34 Sht 12 = Pipe Penetration



**REAR ELEVATION - Scale 1:100**  
**Sheet 9**

00000

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

Prepared by: The PlanWorkz

Drawn: S. Neale

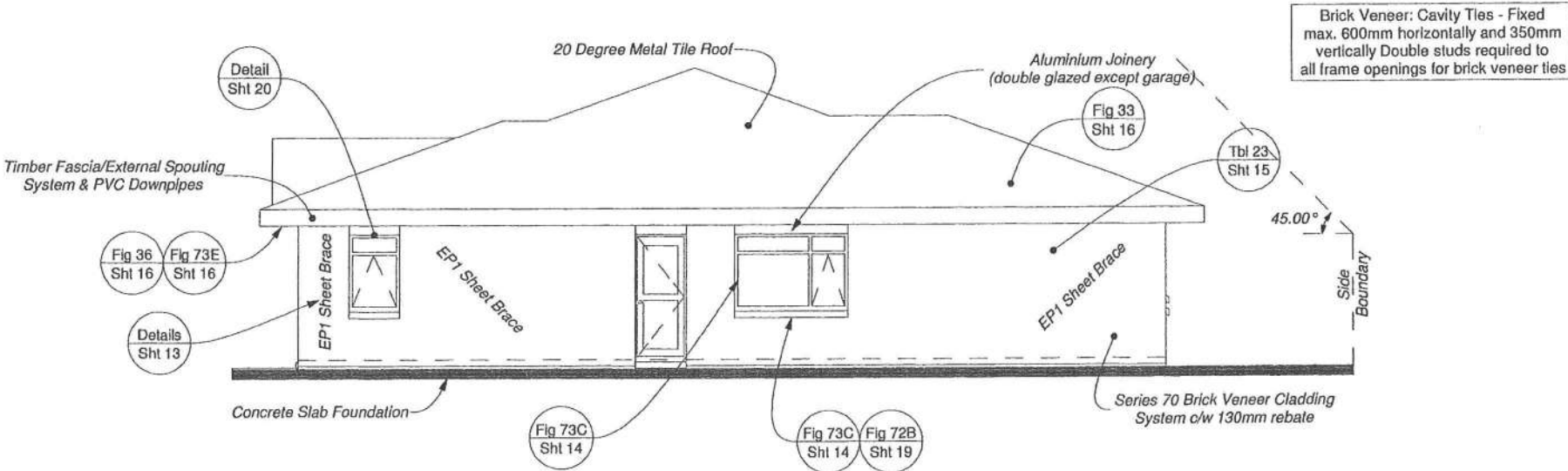
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Issue: A

Job Number PA 046

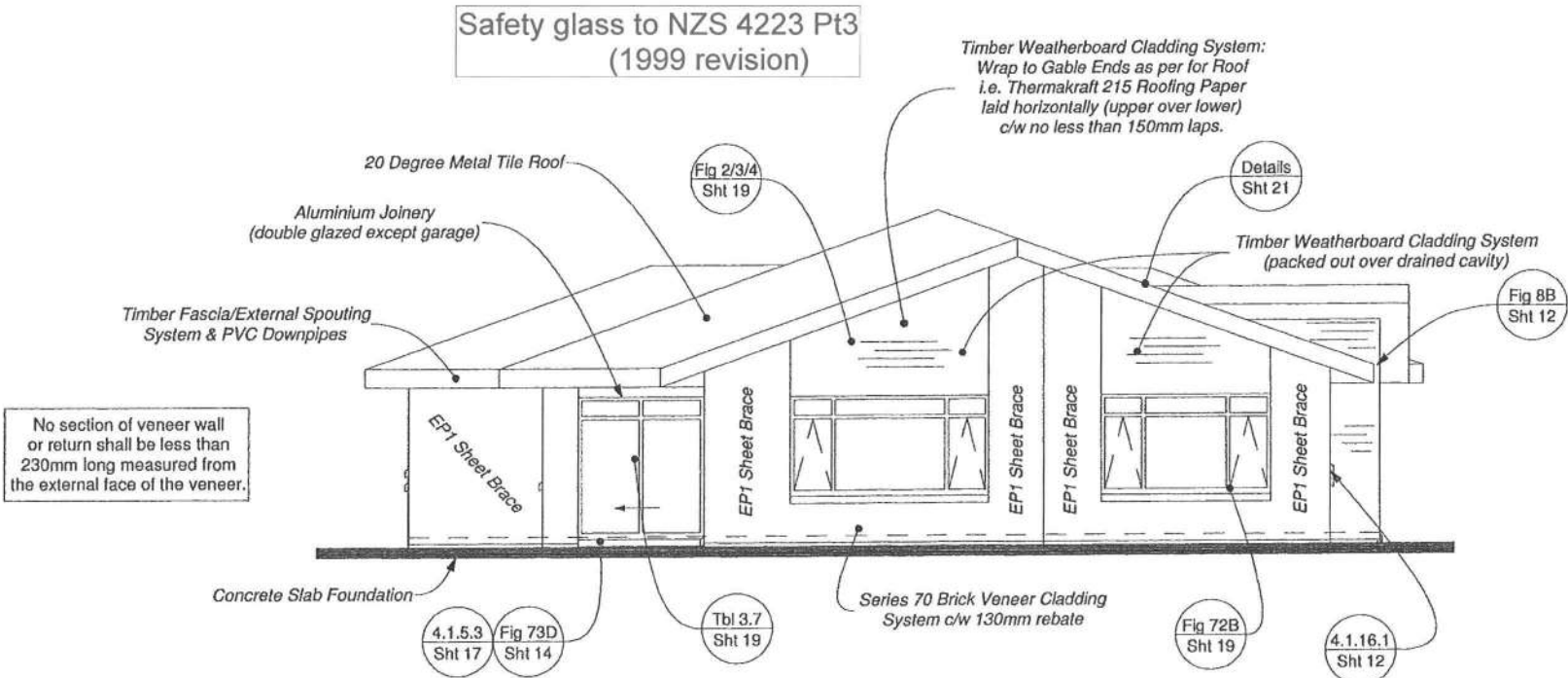
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**SIDE1 ELEVATION - Scale 1:100**  
**Sheet 10**

Joinery styles indicative only.  
Allow for opening sizes as shown.  
Exact style to be confirmed by Owner/Project manager.



**SIDE2 ELEVATION - Scale 1:100**  
**Sheet 10**

Joinery styles indicative only.  
Allow for opening sizes as shown.  
Exact style to be confirmed by Owner/Project manager.

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

Prepared by: **The PlanWorkz**  
S. Neale  
Date: 13-08-13

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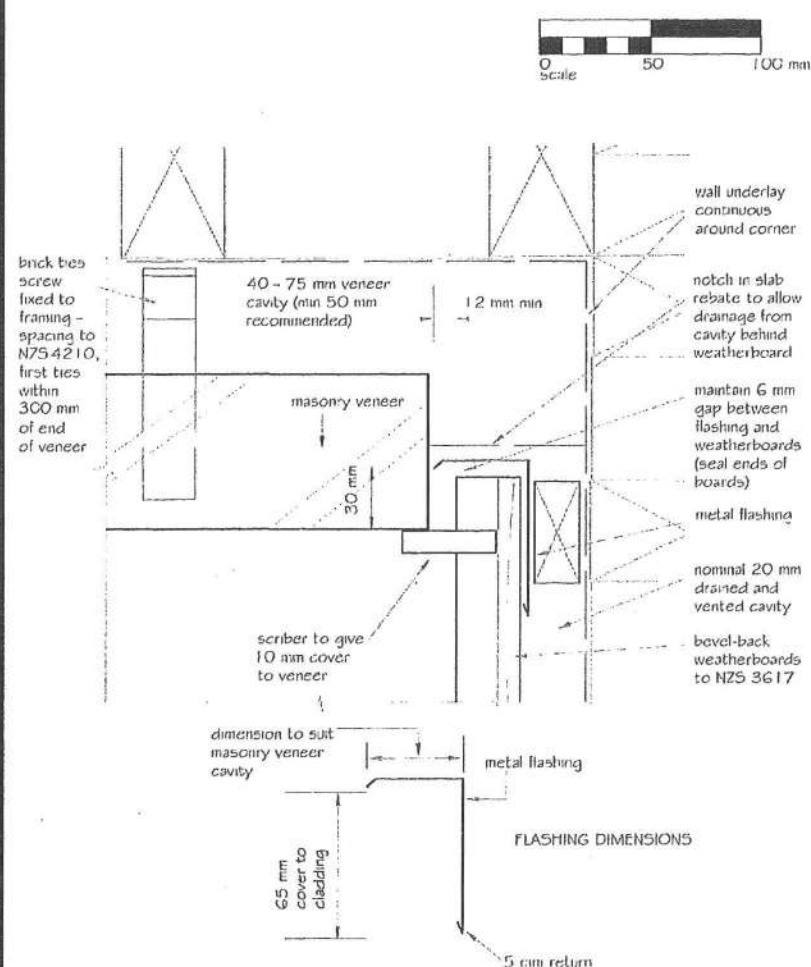
Issue: **A**  
02-09-13

Job Number  
**PA 046**

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Drawn: S. Neale  
 Date: 13-08-13  
 Job Number: PA 046  
 Issue: A  
 02-09-13



BRANZ  
THEORY:  
HORIZONTAL REVEAL-BACK TIMBER  
WEATHERBOARDS  
INTERNAL CORNER - ON CAVITY

4.1.16.1

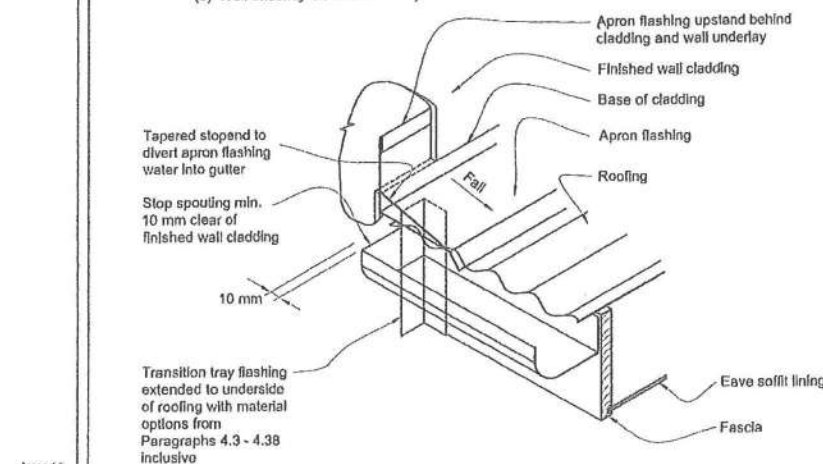
BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.16.1

DETAILS - Not to Scale

Sheet 12

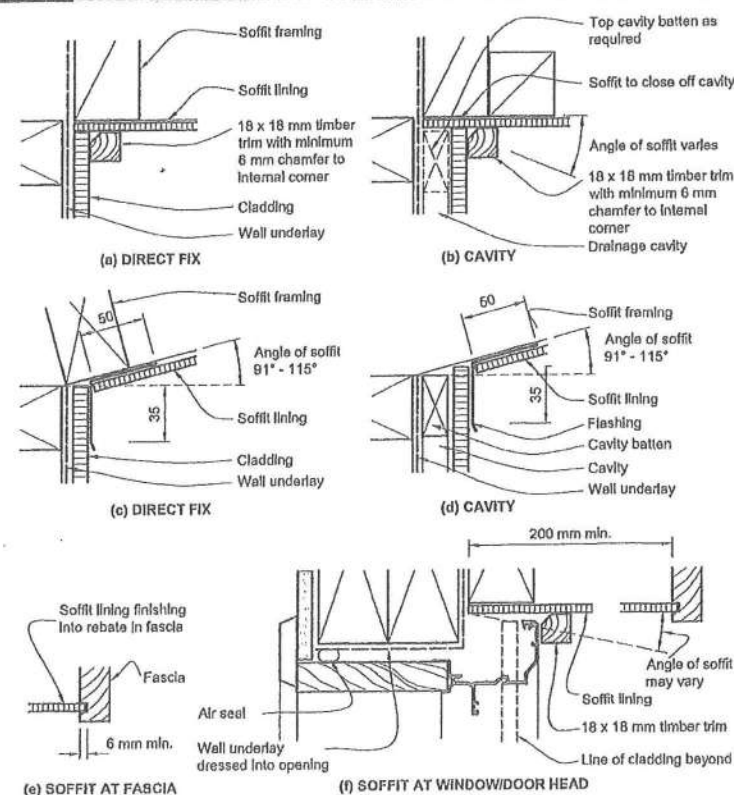
Figure 8B: Rainwater penetration

- NOTE: (1) The upstand at the lower edge of the apron flashing may be preformed to a larger size and then trimmed on site to suit.  
(2) The transition flashing bridges gap at the end of the fascia to protect the soffit framing.  
(3) Wall underlay omitted for clarity.



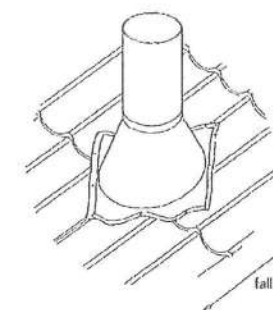
Amend 5  
Aug 2011

Figure 8A: Rainwater penetration

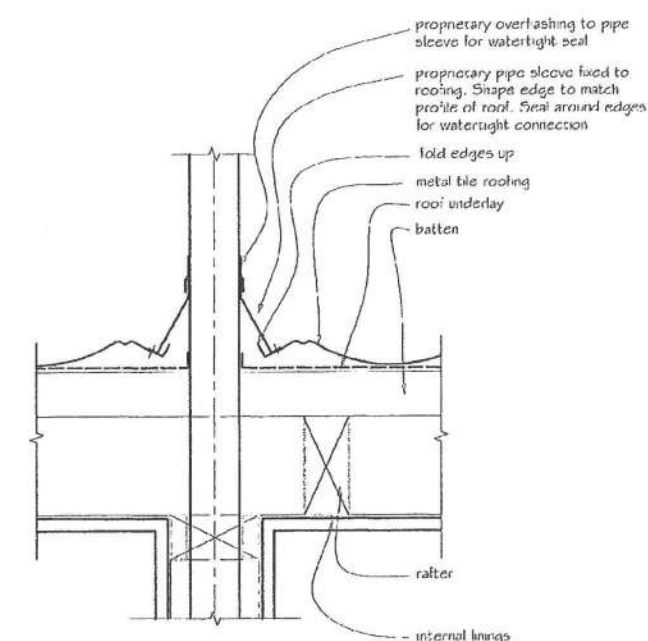


Amend 2  
Jul 2005

Amend 5  
Aug 2011



5.3.34a Chimney - metal flue - Isometric



BRANZ

METAL TILE DETAILS  
PIPE PENETRATION UP TO 350 MM DIAMETER

5.3.34

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 5 - ROOFING 5.3.34

00012

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI  
Prepared by: The PlanWorkz  
Drawn: S. Neale  
Date: 13-08-13  
Issue: A  
Job Number PA 046

Design Plans Ltd: 1/8 The Plan Workz  
PO Box 227, Paraparaumu  
340 Roseta Road, Paraparaumu  
T: 902 9095 M: 021 572 182  
At Original Drawings Printed  
On 100% Recycled Paper

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METAL TILE DETAILS

5.3.34

Single sided structural plywood brace

| EP1 | 0.6 m | 7mm Ecoply <sup>®</sup> , Ecoply Banier or Shadowclad <sup>®</sup> one side | 125 | 130 |
|-----|-------|-----------------------------------------------------------------------------|-----|-----|
|-----|-------|-----------------------------------------------------------------------------|-----|-----|

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe<sup>®</sup>, is recommended.

Use GIB HandiBraz<sup>®</sup> hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

One layer of 7mm Ecoply plywood, Ecoply Banier or Shadowclad exterior wall cladding fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

#### Fasteners

Fasten with 50 x 2.8 mm galvanised or stainless steel flat head nails for direct fix, or 60 x 2.8 mm over cavity battens. Place fasteners no less than 7 mm from sheet edges.

#### Fasteners for H3.2 CCA treated Ecoply

Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised.

In certain circumstances stainless steel fasteners may be required. Refer to table 8 of the Ecoply Specification and Installation Guide for these circumstances and further fastener selection advice.

Stainless steel fasteners must be annular grooved.

#### Fastening Centres

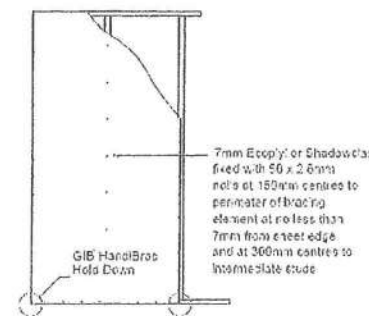
Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs.

Where more than one sheet forms the bracing element each sheet must be nailed off independently.

#### Fastening to Cavity Battens

The brace element may be fixed over cavity battens.

The cavity battens must be a minimum of 40 x 20 mm nailed in staggered formation at 150 mm centres to studs around the perimeter of the brace element, and nailed to the intermediate studs within the element at 300 mm centres. A minimum of 50 mm x 2.8 mm flat head galvanised or annular grooved stainless steel nails must be used.



Ecoply<sup>®</sup> Bracing Systems are designed to meet the requirements of the New Zealand Building Code and have been tested and analysed using the P21 method referenced in NZS3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply, Shadowclad and Laserframe SGB timber framing manufactured by Carter Holt Harvey Limited trading as Carter Holt Harvey Woodproducts New Zealand, and GIB<sup>®</sup> products manufactured by Winstone Wallboards Ltd. Substituting materials may compromise performance of the system. GIB<sup>®</sup> and GIB HandiBraz<sup>®</sup> are registered trade marks of Fletcher Building Holdings Ltd.

0800 746 399  
www.chhwproducts.co.nz

ecoply

Carter Holt Harvey<sup>®</sup> Woodproducts has a range of bracing specifications called the EP bracing series. The EP bracing series simplifies the design and construction of bracing elements using Ecoply plywood, by itself or in conjunction with GIB<sup>®</sup> plasterboard.

Full specification material can be found at [www.chhwproducts.co.nz/ecoply-bracing](http://www.chhwproducts.co.nz/ecoply-bracing)

Higher bracing performance per metre than existing elements

Reduced number of element types

Single sided and double sided bracing elements

Special EPGB bracing element design for where cladding comes to soffit line\*

High performance bracing element including GIB<sup>®</sup> Standard plasterboard

A single type of hold-down for all bracing elements

Direct fix or cavity construction

Simplified construction using GIB HandiBraz<sup>®</sup>

Single page specifications for each bracing element type

Code compliant with NZS3604:2011

| EP1  | 0.6 m | 7mm Ecoply <sup>®</sup> , Ecoply Banier or Shadowclad <sup>®</sup> one side                                                             | 125 | 130 |
|------|-------|-----------------------------------------------------------------------------------------------------------------------------------------|-----|-----|
| EP2  | 0.6 m | 7mm Ecoply <sup>®</sup> , Ecoply Banier or Shadowclad <sup>®</sup> each side                                                            | 140 | 150 |
| EPG  | 0.4 m | 7mm Ecoply <sup>®</sup> Ecoply Banier or Shadowclad <sup>®</sup> one side and 10mm GIB <sup>®</sup> Standard plasterboard other side    | 100 | 115 |
|      | 1.2 m |                                                                                                                                         | 150 | 150 |
| EPGS | 0.4 m | 7mm Ecoply <sup>®</sup> , Ecoply Banier or Shadowclad <sup>®</sup> one side* and 10mm GIB <sup>®</sup> Standard plasterboard other side | 100 | 115 |
|      | 1.2 m |                                                                                                                                         | 150 | 120 |

\* Plywood side of element must be a maximum of 300mm below top plate

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**DETAILS - Not to Scale**

**Sheet 13**

00013

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

Prepared by: The PlanWorkz

Drawn: S. Neale

Date: 13-08-13

Issue: A

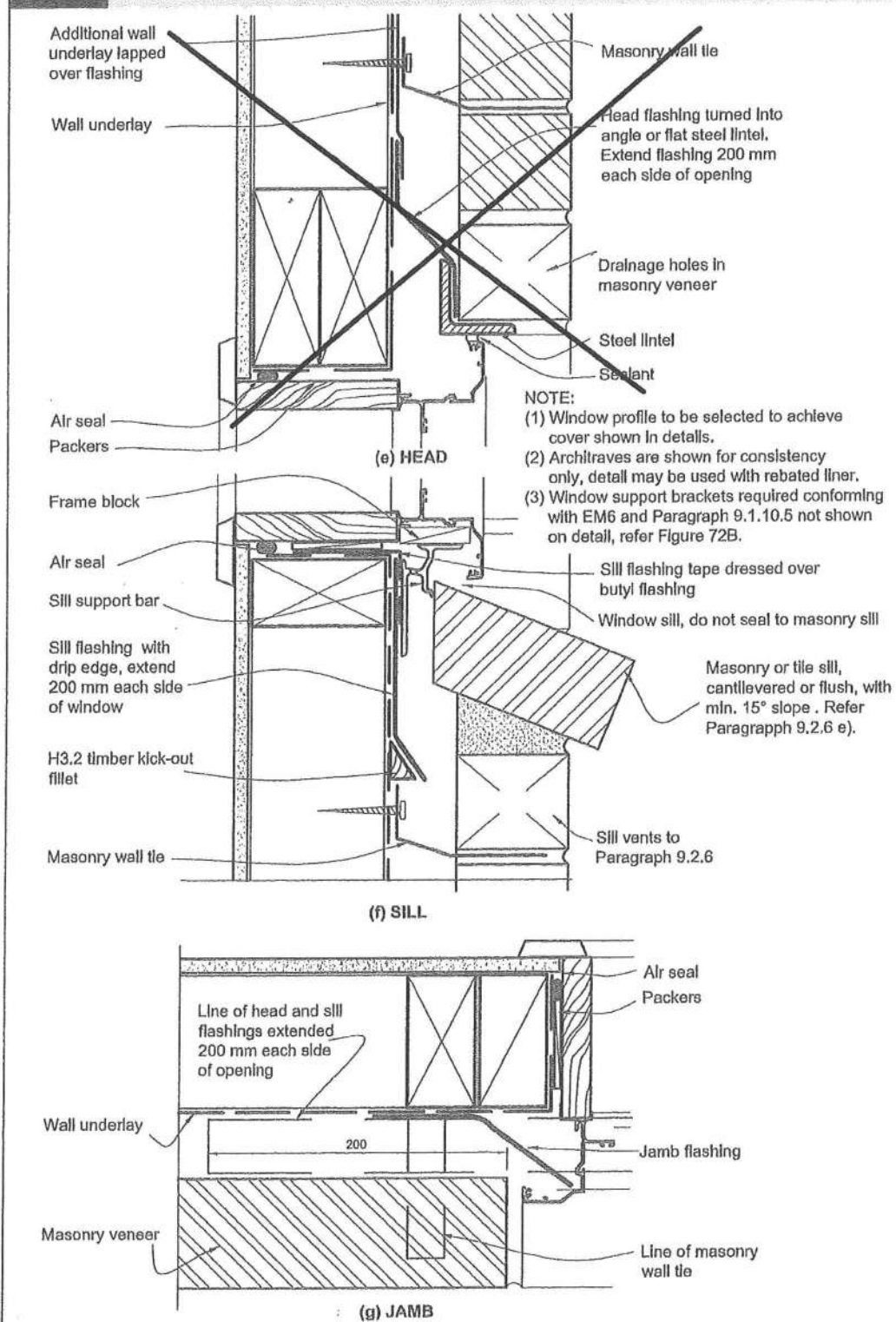
Job Number PA 046

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PO Box 227, Papanui  
340 Rosetta Road, Papanui  
T: 022 2005 111 M: 021 672 182  
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Figure 73C: Masonry veneer window and door installation



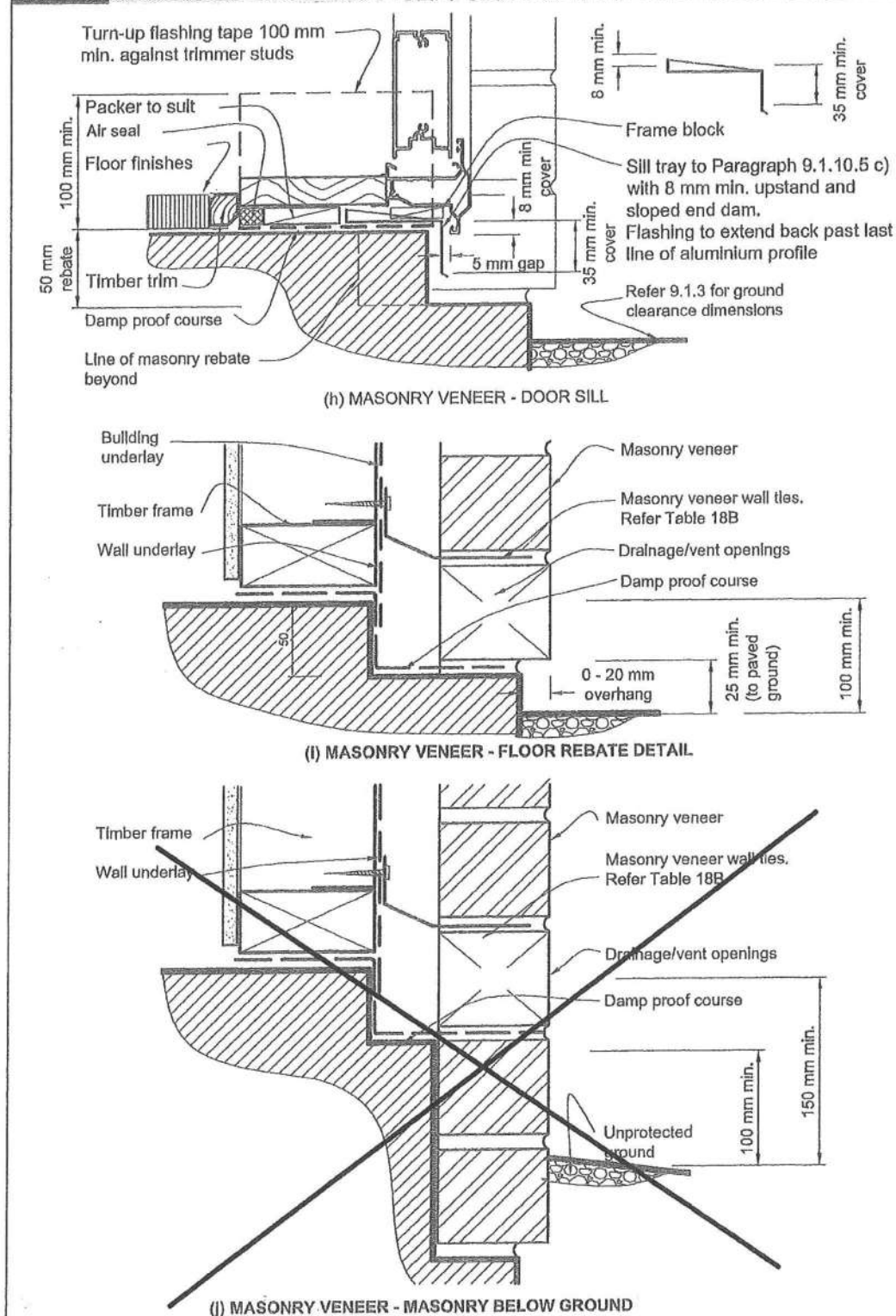
1 August 2011

DEPARTMENT OF BUILDING AND HOUSING

**DETAILS - Not to Scale**

**Sheet 14**

Figure 73D: Masonry veneer of wall



DEPARTMENT OF BUILDING AND HOUSING

1 August 2011

00014

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

Prepared by:  
The PlanWorkz

Drawn: S. Neale

Date: 13-08-13

Issue: A  
Job Number  
PA 046

Design Plans Ltd - 1/4 The Plan Workz  
PO Box 227, Paraparaumu  
340 Rosetta Road, Paraparaumu  
T: 992 9999 M: 021 672 182  
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| Type                                                      | Description                                                         | All (1)     | Situation 1 (2)<br>minimum<br>mm                       | Situation 2 (3)<br>minimum<br>mm | Situation 3 (3a)<br>minimum<br>mm | Figure<br>reference<br>(as example)         |
|-----------------------------------------------------------|---------------------------------------------------------------------|-------------|--------------------------------------------------------|----------------------------------|-----------------------------------|---------------------------------------------|
| Aprons:<br>general                                        | Transverse flashing<br>over roofing                                 |             | 130 (4)                                                | 200 (4)                          | 200 mm                            | Figure 7 and<br>Figure 44<br>(X values)     |
|                                                           | Parallel flashing over<br>roofing                                   |             | Two crests, finish in next trough –<br>refer 4.6.1.1b) |                                  |                                   | Figures 47,<br>48 (Y values)                |
| Ridges/<br>hips                                           | Transverse flashing<br>over roofing                                 |             | Refer Aprons: general                                  |                                  |                                   | Figures 43,<br>45b, 48                      |
| Changes<br>in roof<br>pitches                             | Upper lap under<br>roofing                                          | 250 mm min. |                                                        |                                  | Not permitted<br>under E2/AS1     | Figure 44                                   |
|                                                           | Transverse flashing<br>over roofing                                 |             | Refer Aprons: general                                  |                                  |                                   |                                             |
| Barges                                                    | Overlap to barge<br>board                                           |             | 50 (8)                                                 | 70 (8)                           | 90 mm                             | Figure 47<br>(Z values)                     |
| Cappings                                                  | Overlaps to cladding                                                |             | 50 (8)                                                 | 70 (8)                           | 90 mm                             | Figure 10<br>(Z values)                     |
|                                                           | Slope to top: parapet<br>and balustrade<br>– metal capping          | 5° min.     |                                                        |                                  |                                   | Figures 10,<br>11, 12, 130                  |
|                                                           | Slope to balustrade<br>– flush-finished EIFS<br>and fibre cement(5) | 10° min.    |                                                        |                                  |                                   | Figures 117,<br>129, 130                    |
| Roof<br>or Deck<br>to Wall<br>– See<br>membranes<br>below | Lap under cladding<br>above                                         | 75 mm min.  |                                                        |                                  | 90 mm                             | Figures 7, 28,<br>30, 35, 37,<br>44, 48, 50 |
|                                                           | Clearance below<br>cladding                                         | 35 mm min.  |                                                        |                                  |                                   |                                             |
|                                                           | Total upstand                                                       | 110 mm min. |                                                        |                                  |                                   |                                             |

1 August 2011

DEPARTMENT OF BUILDING AND HOUSING

Table 18A: Seismic zone classification for buildings in New Zealand

| Seismic zone | Refer NZS 3604 | Less than 180 kg/m <sup>2</sup>       | 180-220 kg/m <sup>2</sup> | More than 220 kg/m <sup>2</sup> |
|--------------|----------------|---------------------------------------|---------------------------|---------------------------------|
|              |                | (Typically 70-90 mm veneer thickness) |                           |                                 |
| A            | EM             | EH(1)                                 | SED(2)                    |                                 |
| B            | EM             | EM                                    | SED(2)                    |                                 |
| C            | EL             | EM                                    | SED(2)                    |                                 |
| X            | SED(2)         | SED(2)                                | SED(2)                    |                                 |

#### NOTES

- EM may be used if the supported area does not exceed 0.20 m<sup>2</sup> eg. 600 x 300 on timber frame; 600 x 400 on a concrete masonry wall.
- Spacing of ties to be determined by specific engineering design (SED).
- Type B and prefix E indicate ties are manufactured to meet seismic testing conditions set out in AS/NZS 2699.
- L (Light), M (medium), H (High) indicate strength capabilities of ties to meet the testing conditions set out in AS/NZS 2699.
- Using higher strength ties does not permit the maximum spacing of ties to be increased.
- Use seismic zone A for Christchurch region comprising Christchurch City, Waimakariri District and Selwyn District.

## DETAILS - Not to Scale

### Sheet 15

| Type                           | Description                                                                                        | All (1)                  | Situation 1 (2)<br>minimum<br>mm | Situation 2 (3)<br>minimum<br>mm | Situation 3 (3a)<br>minimum<br>mm | Figure<br>reference<br>(as example) |
|--------------------------------|----------------------------------------------------------------------------------------------------|--------------------------|----------------------------------|----------------------------------|-----------------------------------|-------------------------------------|
| Membrane<br>roofs and<br>decks | Lap under cladding<br>above                                                                        | 115 min.                 |                                  |                                  |                                   | Figures 18,<br>62a, c, 64b          |
| Windows                        | Window flange<br>clearance for direct<br>fixed claddings and<br>ply or fibre cement<br>on cavities | 5 mm                     |                                  |                                  |                                   | Eg. Figure 81                       |
|                                | Cover to window/<br>door jamb flange                                                               | 10 mm(7)<br>min.         |                                  |                                  |                                   | Eg. Figure<br>81c                   |
|                                | Cover to window/<br>door sill flange                                                               | 8 mm(7) min.             |                                  |                                  |                                   | Eg. Figure<br>81c                   |
| Sills                          | Sill flashing slope (6)                                                                            | Flat(6)                  |                                  |                                  |                                   | Eg. Figures<br>72a, 81b             |
| Heads                          | Head flashing slope                                                                                | 15° min.                 |                                  |                                  |                                   | Eg. Figure<br>81a                   |
|                                | Lap under cladding<br>above                                                                        | 35 mm min.               |                                  | 60 mm                            |                                   | Eg. Figure<br>81a                   |
|                                | Anti-capillary gap<br>to cladding                                                                  | 5 mm                     |                                  |                                  |                                   | Eg. Figure<br>81a                   |
|                                | Total upstand                                                                                      | 40 mm min.               |                                  |                                  |                                   |                                     |
| Corners                        | Corner flashings (1)                                                                               | 60 mm x 60<br>mm minimum |                                  | 75 x 75 mm                       |                                   | Eg. Figure 79                       |
| Inter-<br>storey<br>junctions  | Junction flashing:<br>slope                                                                        | 15° min.                 |                                  |                                  |                                   |                                     |
|                                | Lap over cladding<br>below (1)                                                                     | 35 mm<br>min.(8)         |                                  | 60 mm                            |                                   | Figure 70                           |
|                                | Lap under cladding<br>above                                                                        | 35 mm min.               |                                  | 60 mm                            |                                   |                                     |
|                                | Clearance under<br>cladding                                                                        | 5 mm min.                |                                  |                                  |                                   |                                     |
|                                | Total upstand                                                                                      | 40 mm min.               |                                  |                                  |                                   |                                     |

NOTES: (1) Unless otherwise dimensioned in details.

(2) Situation 1: Low, Medium, High wind zones, where roof pitch  $\geq 10^\circ$  (X or Z values)

(3) Situation 2: All roof pitches in Very High wind zones,

Very High wind zone where roof pitch  $\leq 10^\circ$  (X or Z values)

(3a) Situation 3: For all roof pitches in Extra High wind zone.

(4) Excluding any soft edge or turn-down to roofing.

(5) For buildings other than housing, slope shall be as per F4/AS1.

(6) For direct fixed window/doors, unless shown. Sill flashing must extend past the condensation channel. Ensure sill flashings are not installed with backwards slope.

(7) Excluding drip edge.

(8) Excluding drip edge.

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Table 18B: Placement of masonry ties

| Location                                                                              | Placement of masonry ties                                                     |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Unsupported panel sides and edges of openings                                         | Within 300 mm of panel side or edge.                                          |
| Top of veneer panels and top of panels under openings                                 | Within 300 mm or two courses (whichever is the smaller) of top of veneer      |
| Bottom of veneer panel in masonry rebate sealed with liquid applied damp-proof course | Within 300 mm or two courses (whichever is the smaller) from bottom of veneer |
| Bottom of veneer panel supported on steel angle lintel                                |                                                                               |
| Bottom of veneer panel in masonry rebate with membrane damp-proof course              | In each of the first two courses                                              |

#### NOTES:

Ties are to be screw fixed (ie. non-impact method) using screws outlined in Table 24.

Table 18C: Minimum base plate area for steel connections

| Zone   | 316, 316L, or 304 stainless steel | 470 g/m <sup>2</sup> galvanising on mild steel |
|--------|-----------------------------------|------------------------------------------------|
| Zone B | Yes                               | Yes                                            |
| Zone C | Yes                               | Yes                                            |
| Zone D | Yes                               | -                                              |

## EXTERNAL MOISTURE

Acceptable Solution E2/AS1

Table 23: External moisture resistance requirements

| Category                                                                     | Application                                                                                                        | Vapour resistance           | Absorbency                                      | Water resistance                 | pH of extract                                                 | Shrinkage             | Mechanical                                                                                    |
|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------|----------------------------------|---------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------|
| Roof (1)<br>Underlay<br>(Bitumen and fire-retardant paper-based products)(2) | All roofs                                                                                                          | $\leq 7$ MN s/g ASTM E96 B. |                                                 |                                  | NZS 2295: 2006 section 3                                      |                       |                                                                                               |
| Flexible Wall Underlay<br>(Includes paper and synthetic underlays)           | Wall claddings over a cavity(6)<br>Flexible underlays over rigid underlays – refer Paragraph 9.1.7 (h)             |                             |                                                 |                                  | NZS 2295: 2006 section 2<br>No minimum Absorbency requirement |                       |                                                                                               |
| Rigid Wall Underlay<br>(plywood(6) and fibre cement sheet)                   | Direct fixed absorbent wall claddings(4) (eg. timber, fibre cement etc)<br>Direct fixed non-absorbent claddings(3) | $\leq 7$ MN s/g ASTM E96 B. |                                                 | $\geq 20$ mm NZS 2295            |                                                               |                       |                                                                                               |
| Air Barrier                                                                  | Where no internal linings                                                                                          | $\leq 7$ MN s/g ASTM E96 B. | $\geq 100$ g/m <sup>2</sup> AS/NZS 4201: Part 6 | $\geq 20$ mm AS/NZS 4201: part 4 | $\geq 6.0$ and $\leq 9.0$                                     | $\leq 0.5\%$ NZS 2295 | Edge tear strength NZS 2295<br>Air resistance BS 6538: Part 3: $\geq 0.1$ MN s/m <sup>3</sup> |
| DPC/DPM                                                                      | All applications                                                                                                   | $\geq 90$ MN s/g ASTM E96   |                                                 |                                  |                                                               |                       |                                                                                               |

#### NOTE:

- Metal roofs and direct-fixed metal wall claddings require paper-based underlays
- Excluding synthetic underlays
- Use paper based underlays where directly behind (in contact with) profiled metal wall cladding
- Excludes profiled metal wall cladding
- Plywood to be treated in accordance with NZS 3802
- Bitumen based products shall not be used in direct contact with LOSP-treated plywood
- Applies only to air barriers used with non-absorbent claddings.

Amend 5  
Aug 2011

00015

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

Prepared by:  
The PlanWorkz

Drawn: S. Neale

Date: 13-08-13

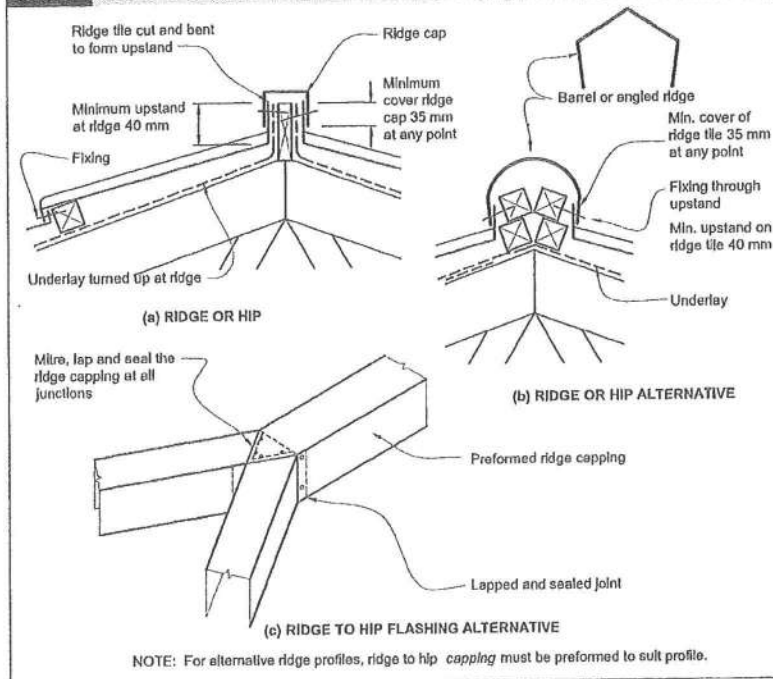
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PA 046

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340 Rosetta Road, Raumati Beach  
T: 902 8035 M: 021 672 182  
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Figure 34: Ridge and hip flashing details



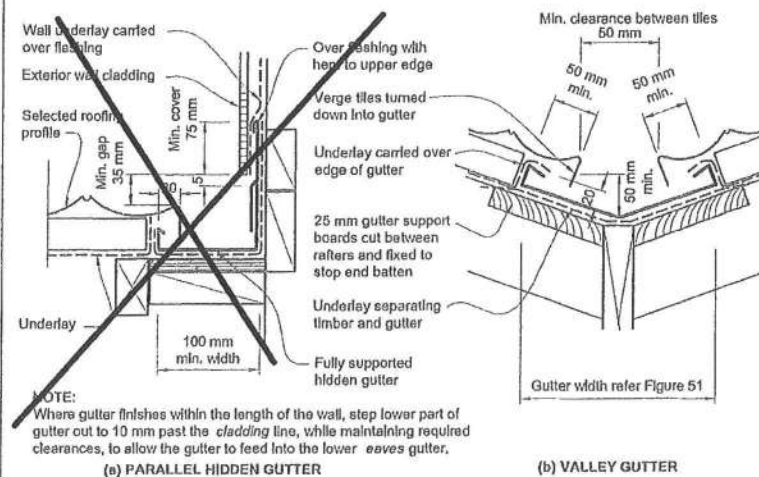
Amend 2  
Jul 2005

Amend 2  
Jul 2005

Amend 5  
Aug 2011

Figure 37: Valley gutter details

NOTE: (1) Refer to Table 8 for maximum catchment areas for valley gutters.  
(2) Minimum width of valley gutter may reduce to 160 mm, providing roof catchment area is in accordance with Table 8. In this case, minimum dimensions as shown, shall apply.

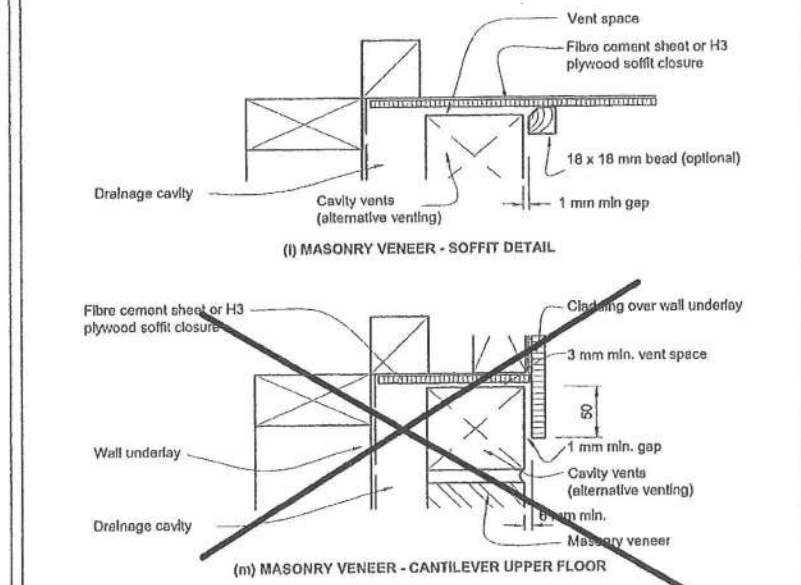


NOTE: Where gutter finishes within the length of the wall, step lower part of gutter out to 10 mm past the cladding line, while maintaining required clearances, to allow the gutter to feed into the lower eaves gutter.

Amend 2  
Jul 2005

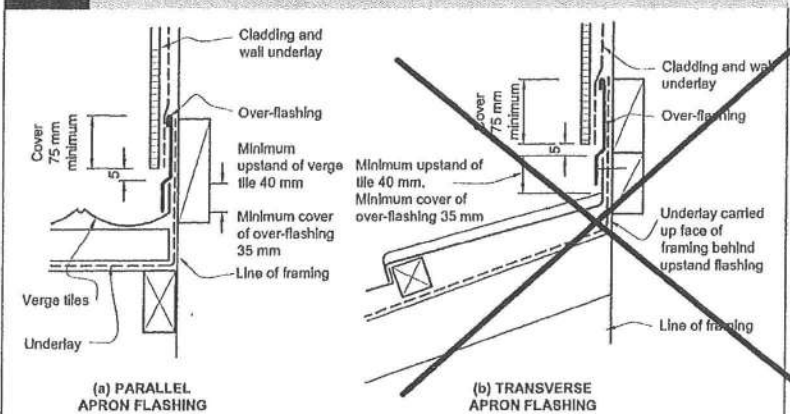
Amend 5  
Aug 2011

Figure 73E: Masonry veneer - soffit detail



Amend 5  
Aug 2011

Figure 35: Apron flashing details

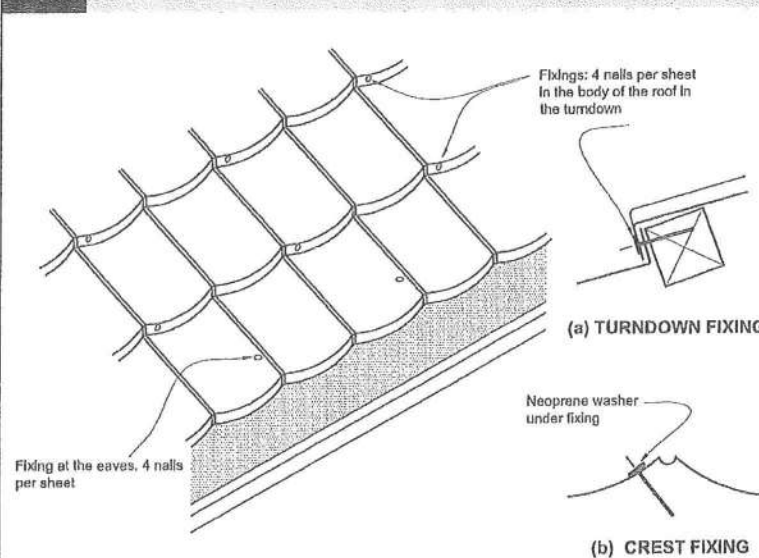


1 August 2011

DEPARTMENT OF BUILDING AND HOUSING

Amend 5  
Aug 2011

Figure 33: Roof tile fixing details

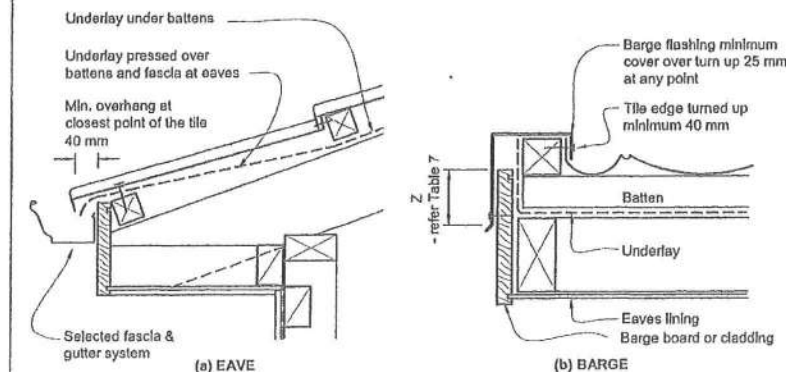


DEPARTMENT OF BUILDING AND HOUSING

1 August 2011

Figure 36: Eave and barge flashing details

NOTE: If alternative barge flashing profiles are used, these profiles must achieve equivalent covers.



Amend 5  
Aug 2011

DETAILS - Not to Scale

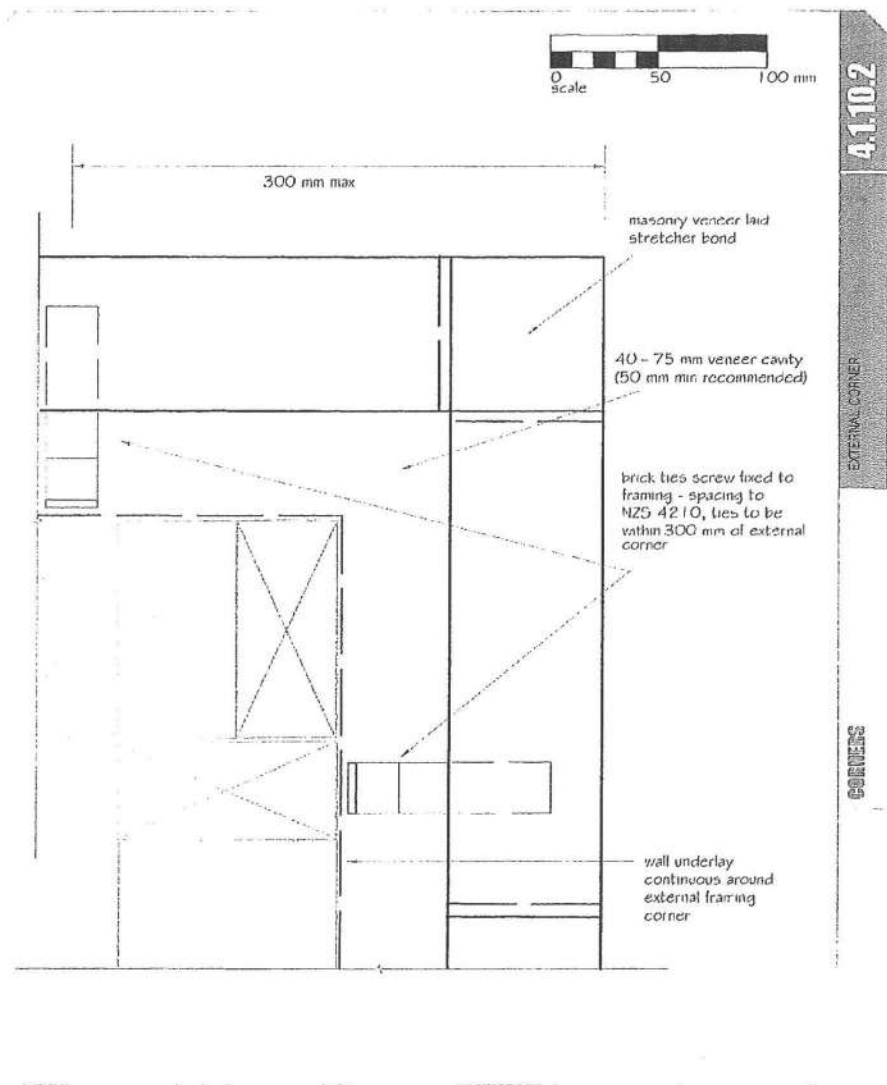
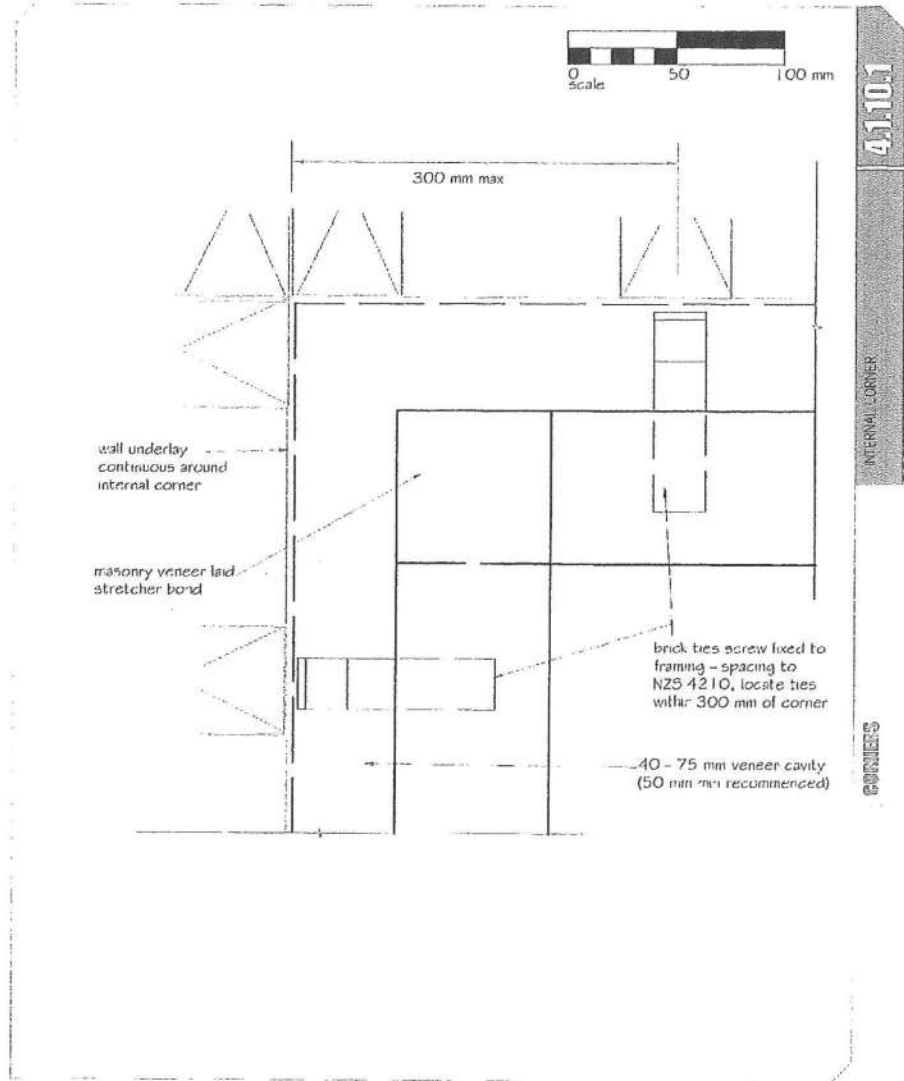
Sheet 16

00016

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BRANZ  
CORNERS  
INTERNAL CORNER

4.1.10.1

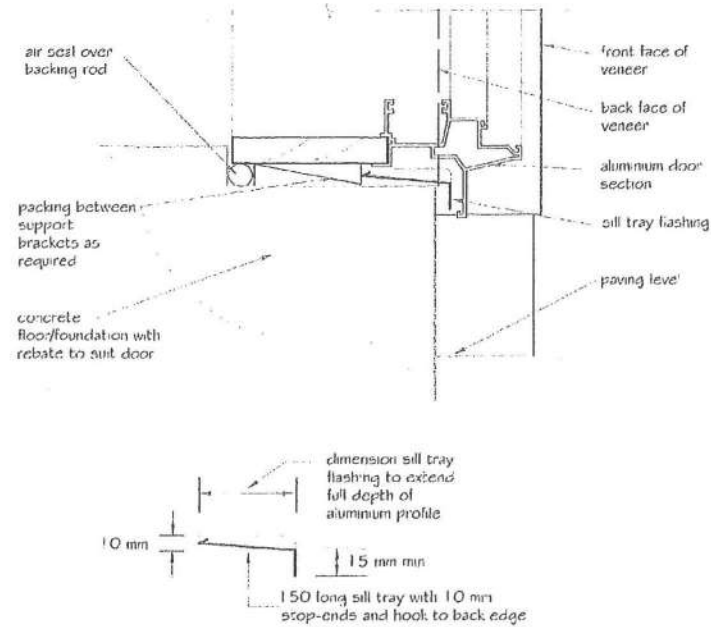
BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.10.1

DETAILS - Not to Scale  
Sheet 17

BRANZ  
CORNERS  
EXTERNAL CORNER

4.1.10.2

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.10.2



BRANZ  
CORNERS  
EXTERNAL CORNER

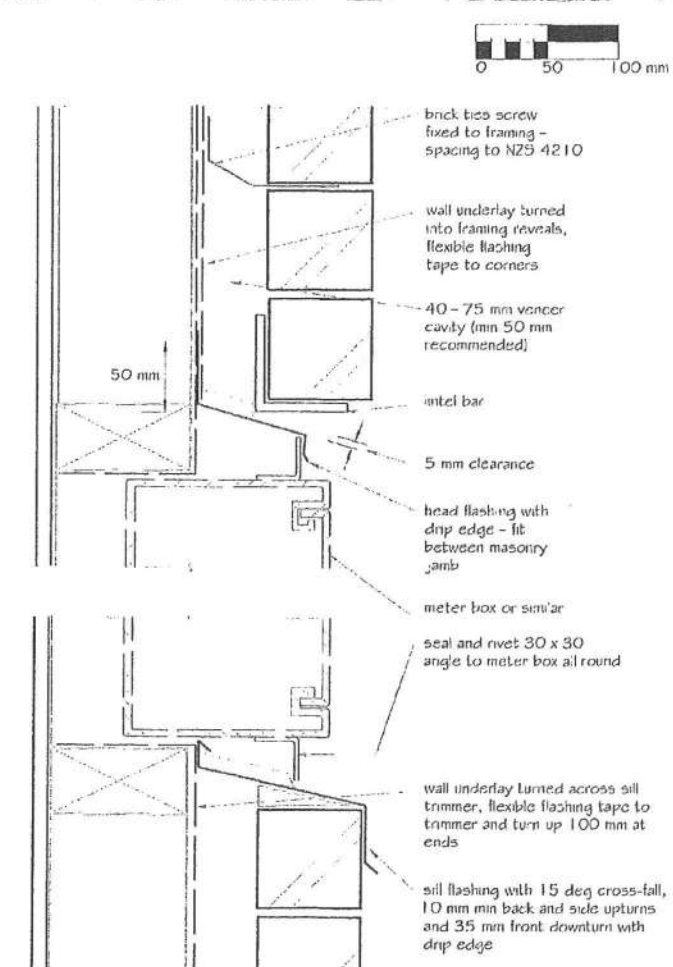
4.1.5.3

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.5.3

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI  
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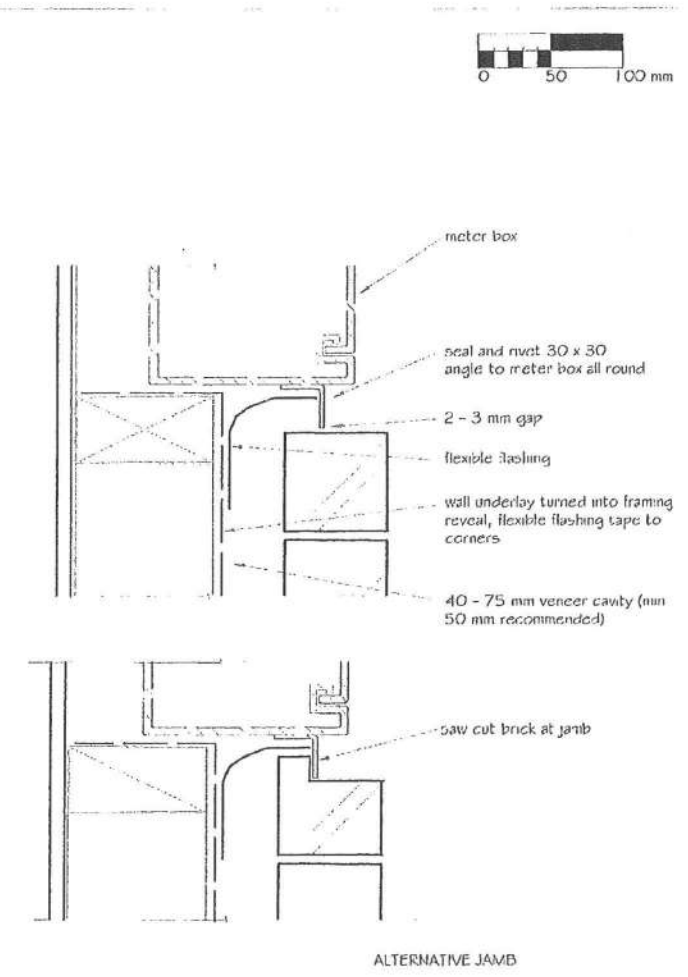
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**4.1.19.1**

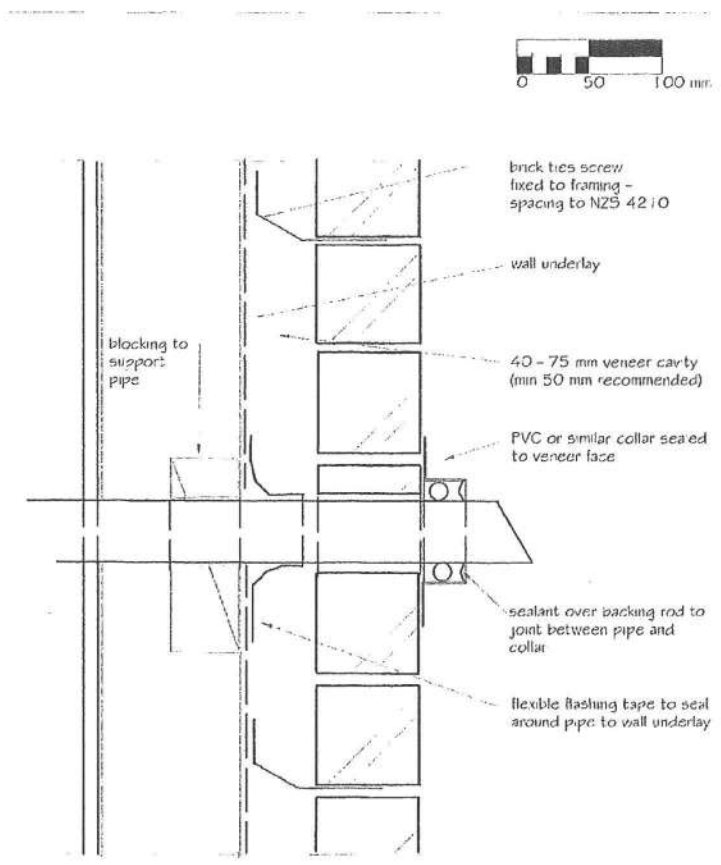
BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.19.1

**DETAILS - Not to Scale**  
**Sheet 18**



**4.1.19.2**

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.19.2



**4.1.19.3**

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.19.3



BRANZ  
PENETRATIONS  
METER BOX HEAD/SILL PROTECTED LOCATIONS



BRANZ  
PENETRATIONS  
PIPES UP TO 150 MM PROTECTED LOCATIONS

**4.1.19.3**

PENETRATIONS

**4.1.19.2**

PENETRATIONS

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

Prepared by: The PlanWorkz

Drawn: S. Neale

Date: 13-08-13

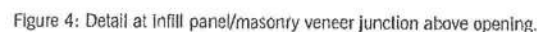
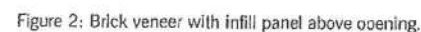
Issue: A

Job Number PA 046

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**Figure 72B:** Sectional view of window and door on frame, vertical underlayment cavity.

**NOTE:**

- (1) Detailed cladding omitted for clarity, refer to specific claddings.
- (2) Head to be treated similarly with continuous wall underlay and flexible tape at corners.
- (3) Refer individual cladding details for jamb flashings.

Wall underlay turned into opening

100 mm min. turn-up to flexible tape

Cavity batten

Sill support bar - refer B.1, 10.5 b)

Wall underlay turned into opening over framing

Flexible tape turned out 50 mm min. over underlay

100 mm max.

50 mm min. lap

Line of cladding

Flexible tape full width of opening over underlay



Figure 3. Types of shrinkage control joints.

**Figure 65:** Garage cladding, drainage, and exterior wall cladding

Line of interior finished floor level

Base of exterior wall cladding

Ramp down

20 mm set down for garage door

Exterior paving

Unpaved ground

25 mm min. clearance between bottom of cladding and drive at garage door openings

| <b>Minimum clearances (mm)</b> | <b>Masonry veneer</b> |          | <b>Other claddings</b> |          |          |          |          |     |
|--------------------------------|-----------------------|----------|------------------------|----------|----------|----------|----------|-----|
|                                | <b>A</b>              | <b>B</b> | <b>A</b>               | <b>B</b> | <b>C</b> | <b>D</b> | <b>E</b> |     |
| <b>Concrete slab</b>           | 100                   | 150      | 150                    | 225      | 100      | 175      | 50       |     |
| <b>Timber floor</b>            | Refer Note 1)         |          |                        |          |          | 100      | 175      | 502 |

**NOTE:** 1) Refer to NZS 3604 for requirements.

2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

Amend 5  
Aug 2011

000

requirements,  
minimum 50 mm below  
of timber floor framing.

Amend 5  
Aug 2011

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

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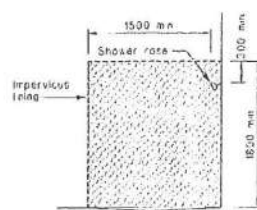
02

Job Number

PA

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(a) Plan



(b) Section

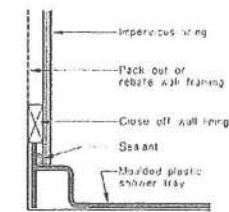
Diagram illustrating the construction detail of a wall, showing the following components from top to bottom:

- Imperious lining
- Pack out or rebate with framing
- Close off wall lining
- Scaff.
- Stainless steel shoring tray

Dimensions indicated:

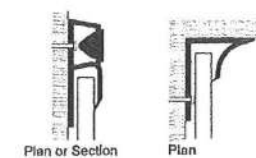
- Vertical dimension: 50mm
- Horizontal dimension: 10mm

(a) Stainless steel shower tray



(b) Moulded plastic shower tray

Plan or Section



Plan or Section



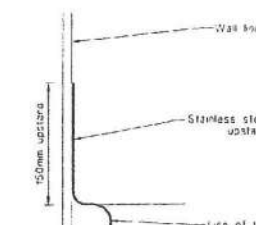
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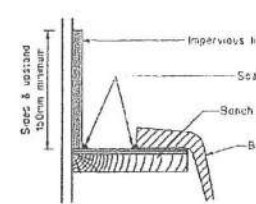
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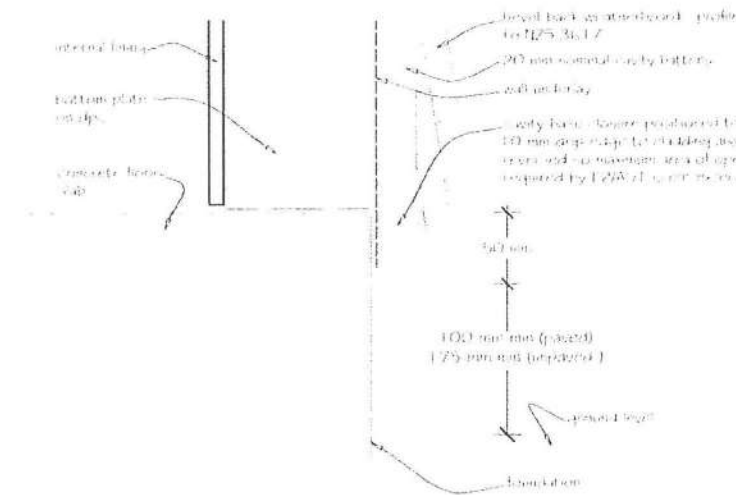
(a) Junctions of bath and wall



(b) Tub, sink and basin



(b) Tub, sink and basin

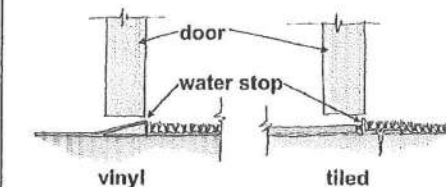


PRICE OF UNIT

1202

**Bathroom door thresholds:**

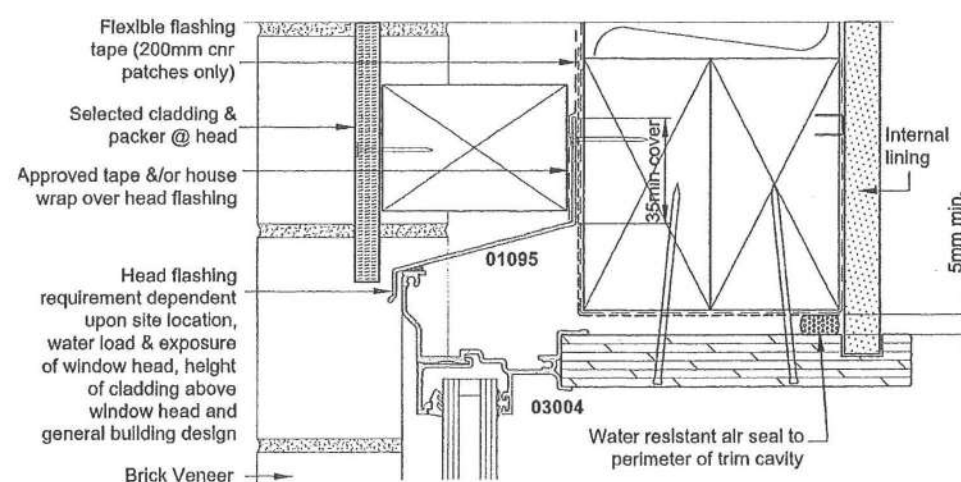
➤ provide barrier



vinyl

tiler

Sheet 20



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**BRANZ** **BASE OF WALL**  
**CAVITY – CONCRETE FOOTING/FLOOR SLAB**

### 1.2.8.2

BRANZ 12 SYSTEMS AND FINISHES - HORIZONTAL WEATHERBOARDS 1.2.8.1

0002

Proposed New Building for: Lot 46 Simpson Cres

RAUMATI

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340 Roselle Road, Parapara  
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All Original Drawings  
On 100%

Prepared by:  **The PlanWorkz**

S. Neale

Issue: 08-13

by:  The PlanWork  
Drawn: S. Ne  
Date: 1

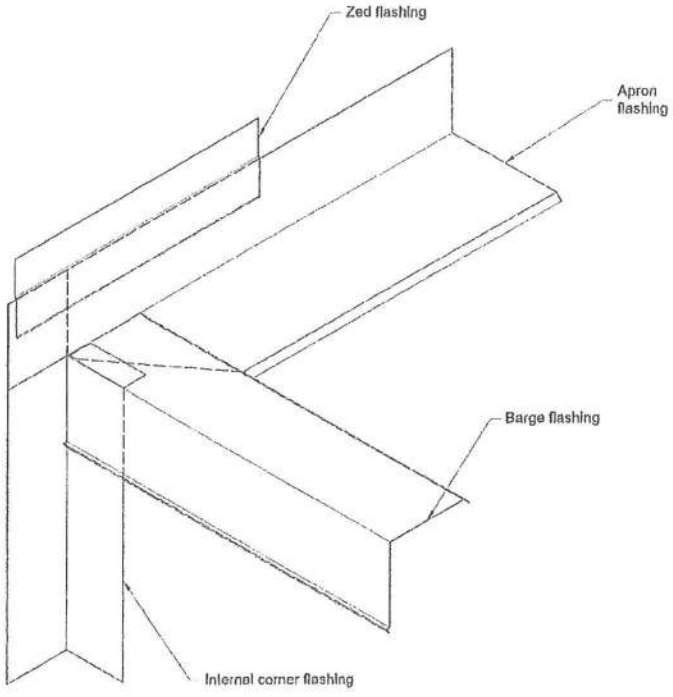
Date: 13-9

|                 |          |
|-----------------|----------|
| Issue: <b>A</b> | 02-09-13 |
| Job Number      | PA 04    |

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# General Detail General



Outlet Code: DA01

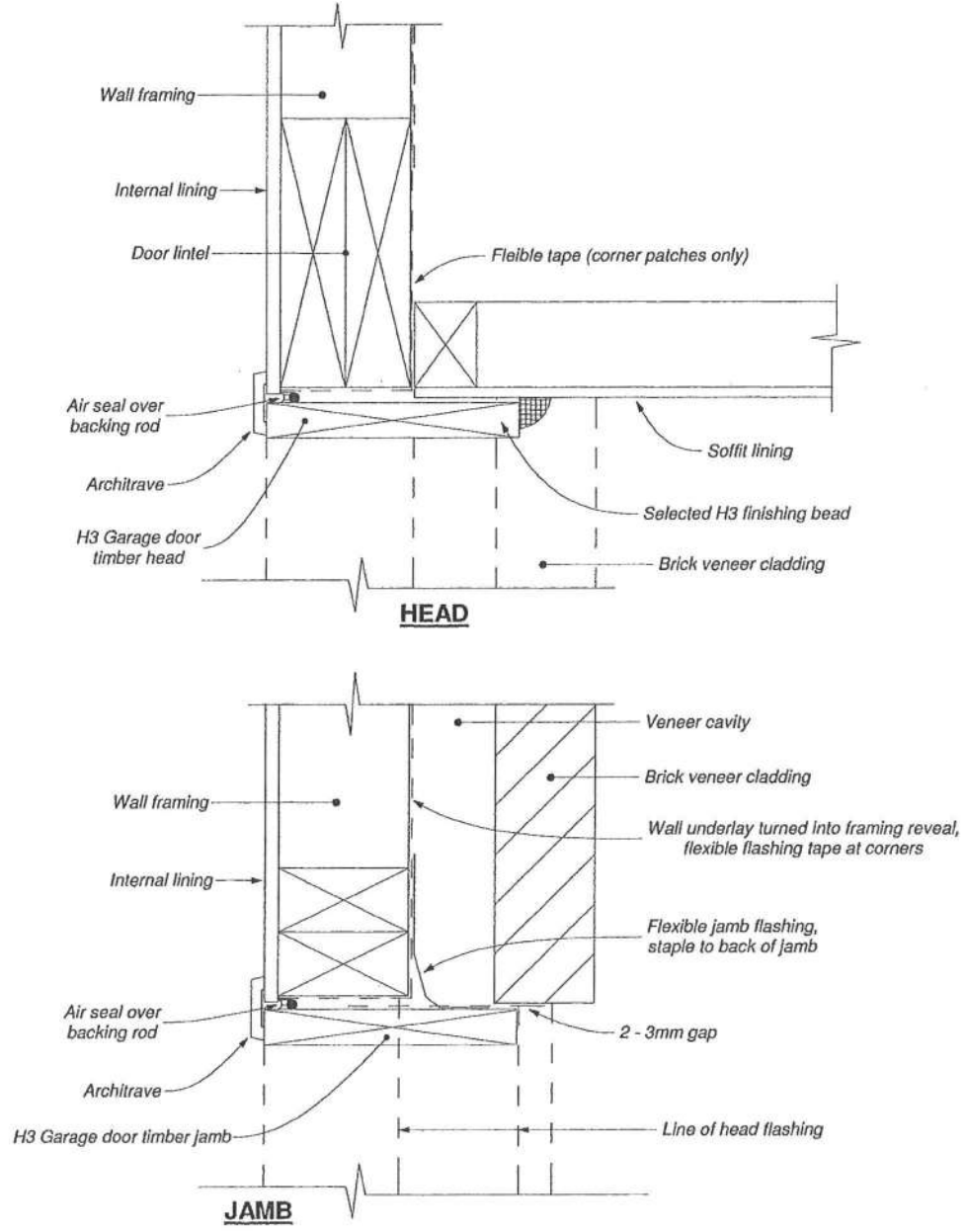
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## Barge / Wall Junction Detail

All dimensions in millimetres Scale 1:5  
genr\_general-jcn\_barge\_vali  
Version: 1.00  
genr\_general.dwg  
11 November 2008

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**DETAILS - Not to Scale**  
**Sheet 21**



## GARAGE DOOR / BRICK VENEER SHEET DETAIL Not to Scale

0002

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

Prepared by: **The PlanWorkz**

Drawn: S. Neale

Date: 13-08-13

Issue: **A**

Job Number  
**PA 046**

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340 Rosetta Road, Paenataramu  
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Table 13.1 – Ceiling battens (see 13.2.1 and 13.2.2)

| Maximum spacing of ceiling battens<br>(mm) | Size of ceiling battens for a maximum span (mm) of: |                  |                   |
|--------------------------------------------|-----------------------------------------------------|------------------|-------------------|
|                                            | 600<br>(mm x mm)                                    | 900<br>(mm x mm) | 1200<br>(mm x mm) |
| 400                                        | 45 x 19                                             | 70 x 35          | 70 x 35           |
| 600                                        | 70 x 19                                             | 70 x 35          | 70 x 35           |

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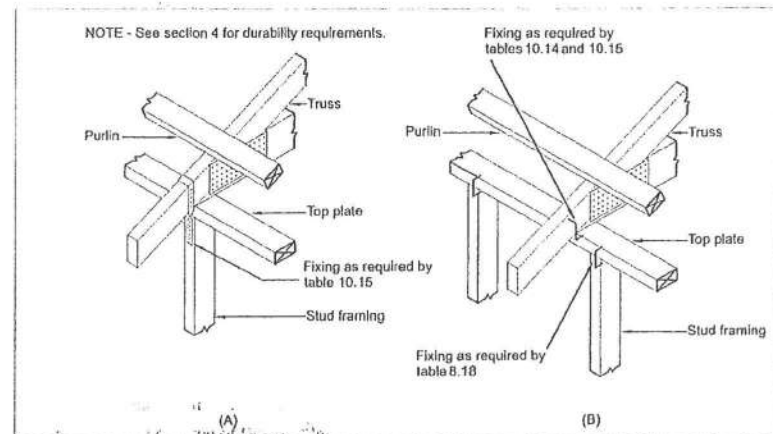


Figure 10.21 – Truss/top plate connections (see 10.2.2.6)

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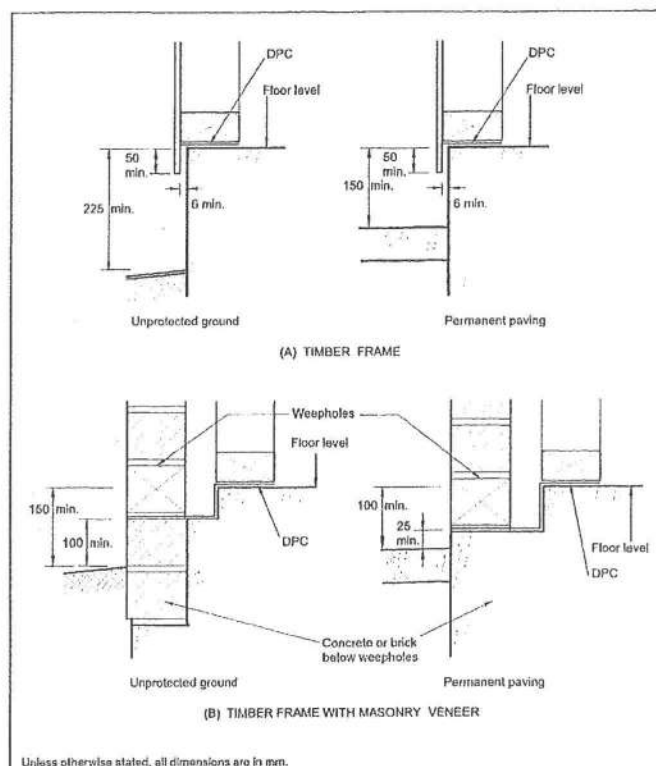


Figure 7.11 – Minimum heights of finished concrete (residential, habitable) slab-on-ground floors above adjoining finished ground level (see 7.5.2.1)

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## SECTION 10 – ROOF FRAMING

NZS 3604:2011

Table 10.18 – Nailing schedule for hand-driven and power-driven nails (see 10.5.1)

| Joint                                                                                      | Hand-driven nails                                              |                            | Power-driven nails                                            |                            |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------|---------------------------------------------------------------|----------------------------|
|                                                                                            | Length (mm) x diameter (mm) and type                           | Number/Location            | Length (mm) x diameter (mm) and type                          | Number/Location            |
| <b>Roof framing</b>                                                                        |                                                                |                            |                                                               |                            |
| Rafter or jack rafter to ridge board or top plate (except skillion roofs) (see 10.2.1.3.7) | See table 10.1                                                 | See table 10.1             | See table 10.1                                                | See table 10.1             |
| Truss to top plate of external wall                                                        | See tables 10.14 and 10.15                                     | See tables 10.14 and 10.15 | See tables 10.14 and 10.15                                    | See tables 10.14 and 10.15 |
| Truss to top plate of internal wall                                                        | 100 x 3.75                                                     | 2                          | 90 x 3.15                                                     | 2                          |
| Ceiling batten to parallel top plate of internal wall bracing element                      | 75 x 3.15                                                      | 2 at 400 mm centres        | 90 x 3.15                                                     | 2 at 400 mm centres        |
| Collar tie or cleat to rafter                                                              | 75 x 3.15                                                      | 4                          | 75 x 3.06                                                     | 4                          |
| Filiches to ridge board and roof members for each side on both joints                      | 60 x 2.8                                                       | 3                          | 60 x 2.8                                                      | 3                          |
| Hip rafter to top plate                                                                    | See table 10.1                                                 | See table 10.1             | See table 10.1                                                | See table 10.1             |
| Underpurlin strut to underpurlin or top plate or strutting beam                            | 100 x 3.75 together with fixing types as set out in table 10.5 | 2                          | 90 x 3.15 together with fixing types as set out in table 10.5 | 3                          |
| Strutting beam to top plate                                                                | See table 10.7                                                 | See table 10.7             | See table 10.7                                                | See table 10.7             |
| <b>Roof braces at each connection to a framing member:</b>                                 |                                                                |                            |                                                               |                            |
| (a) 90 mm x 19 mm brace                                                                    | 75 x 3.15                                                      | 3                          | 75 x 3.15                                                     | 3                          |
| (b) 70 mm x 45 mm brace runner                                                             | 100 x 3.75                                                     | 2                          | 90 x 3.15                                                     | 3                          |
| (c) 90 mm x 45 mm brace                                                                    | 100 x 3.75                                                     | 3                          | 90 x 3.15                                                     | 5                          |
| (d) Steel strip brace                                                                      |                                                                |                            |                                                               |                            |
| (i) At ends                                                                                | 60 x 3.15                                                      | 3                          | –                                                             | –                          |
| (ii) Other cases                                                                           | 60 x 3.15                                                      | 2                          | –                                                             | –                          |
| (iii) To ends of braces                                                                    | –                                                              | –                          | –                                                             | –                          |

NOTE –  
(1) Nail lengths and diameters are the minimum required.  
(2) Refer to 4.4 for required protective coatings for metal fasteners.  
(3) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

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## DETAILS - Not to Scale

### Sheet 22

## SECTION 10 – ROOF FRAMING

NZS 3604:2011

Table 10.18 – Nailing schedule for hand-driven and power-driven nails (continued) (see 10.5.1)

| Joint                                                                                                                                                                                                                                          | Hand-driven nails                    |                                 | Power-driven nails                   |                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------|--------------------------------------|---------------------------------|
|                                                                                                                                                                                                                                                | Length (mm) x diameter (mm) and type | Number/Location                 | Length (mm) x diameter (mm) and type | Number/Location                 |
| <b>Roof framing (continued)</b>                                                                                                                                                                                                                |                                      |                                 |                                      |                                 |
| Blocking between rafters, joists or truss chords, 90 mm x 45 mm                                                                                                                                                                                | 100 x 3.75                           | 2 (end nailed)                  | 90 x 3.15                            | 2 (end nailed)                  |
| Outrigger to gable top plate (as for equivalent purlins)                                                                                                                                                                                       | See table 10.10 and table 10.11      | See table 10.10 and table 10.11 | See table 10.10 and table 10.11      | See table 10.10 and table 10.11 |
| Outrigger to rafter                                                                                                                                                                                                                            | 100 x 3.75 or 75 x 3.15              | 2 (end nailed) 4 (skewed)       | 90 x 3.15                            | 3 (end nailed)                  |
| Flying rafter to outrigger                                                                                                                                                                                                                     | 100 x 3.75                           | 2                               | 90 x 3.15                            | 3                               |
| Outrigger blocking to top plate                                                                                                                                                                                                                | 100 x 3.75                           | 4 (skewed)                      | 90 x 3.15                            | 4 (skewed)                      |
| Purlin or batten directly to rafter or top chord                                                                                                                                                                                               | See table 10.10 and table 10.11      | See table 10.10 and table 10.11 | See table 10.10 and table 10.11      | See table 10.10 and table 10.11 |
| <b>Roof sarking</b>                                                                                                                                                                                                                            |                                      |                                 |                                      |                                 |
| Board sarking to rafters or top chords:                                                                                                                                                                                                        |                                      |                                 |                                      |                                 |
| (a) Boards not exceeding 75 mm wide                                                                                                                                                                                                            | 2½ x finished thickness              | 1                               | –                                    | –                               |
| (b) Boards exceeding 75 mm wide                                                                                                                                                                                                                | –                                    | 2                               | –                                    | –                               |
| Sheet material for sheet sarking to:                                                                                                                                                                                                           |                                      |                                 |                                      |                                 |
| (a) Rafters or top chords at sheet edges                                                                                                                                                                                                       | 30 x 2.5 FH                          | 150 mm centres                  | –                                    | –                               |
| (b) Intermediate supports                                                                                                                                                                                                                      | –                                    | 300 mm centres                  | –                                    | –                               |
| Purlins or battens through sarking to rafter or top chord                                                                                                                                                                                      | See table 10.15                      | See table 10.15                 | See table 10.15                      | See table 10.15                 |
| NOTE –<br>(1) Nail lengths and diameters are the minimum required.<br>(2) Refer to 4.4 for required protective coatings for metal fasteners.<br>(3) Proprietary fixings with the required fixing capacity indicated in the tables may be used. |                                      |                                 |                                      |                                 |

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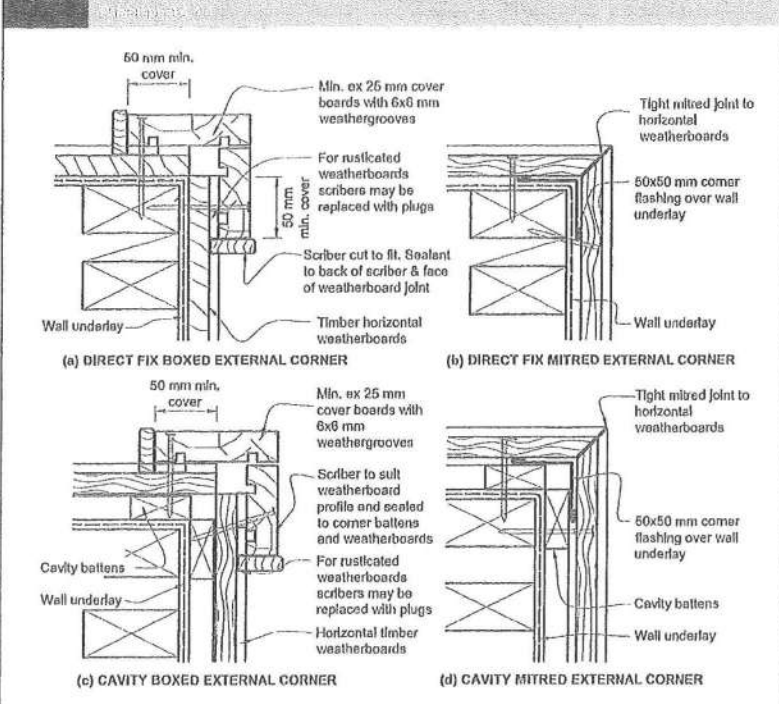
Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

Prepared by: The PlanWorkz  
Drawn: S. Neale  
Date: 13-08-13  
Issue: A  
Job Number: PA 046

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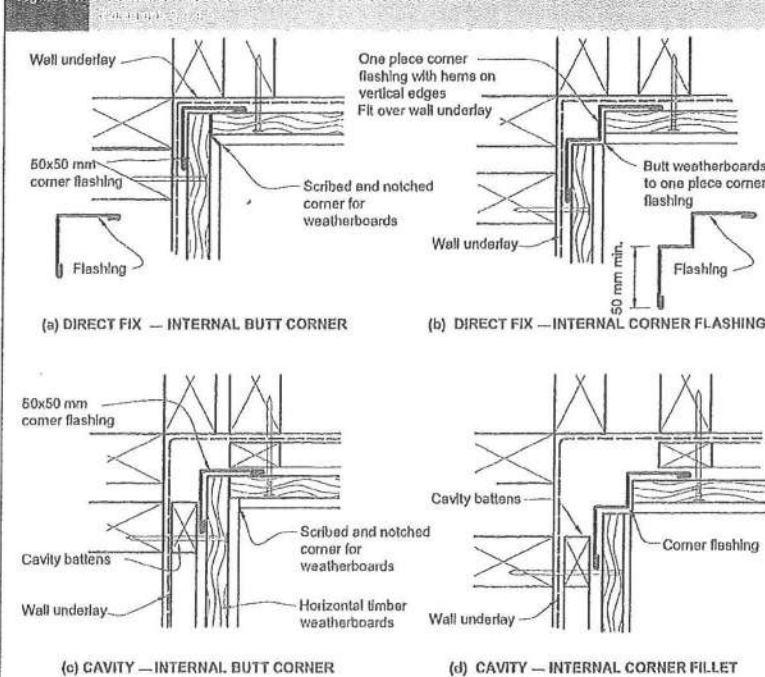
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Figure 78: Details of external corners to be protected with weatherboards.



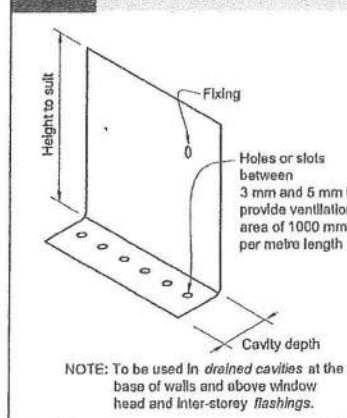
Amend 5  
Aug 2011

Figure 79: Details of internal corners to be protected with weatherboards.



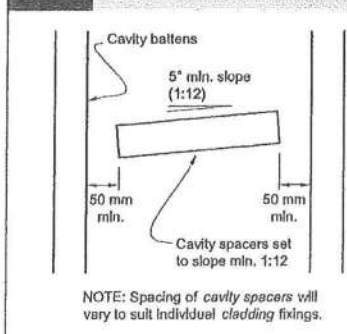
Amend 5  
Aug 2011

Figure 66: Details of external corners to be protected with weatherboards.



Amend 5  
Aug 2011

Figure 67: Details of external corners to be protected with weatherboards.

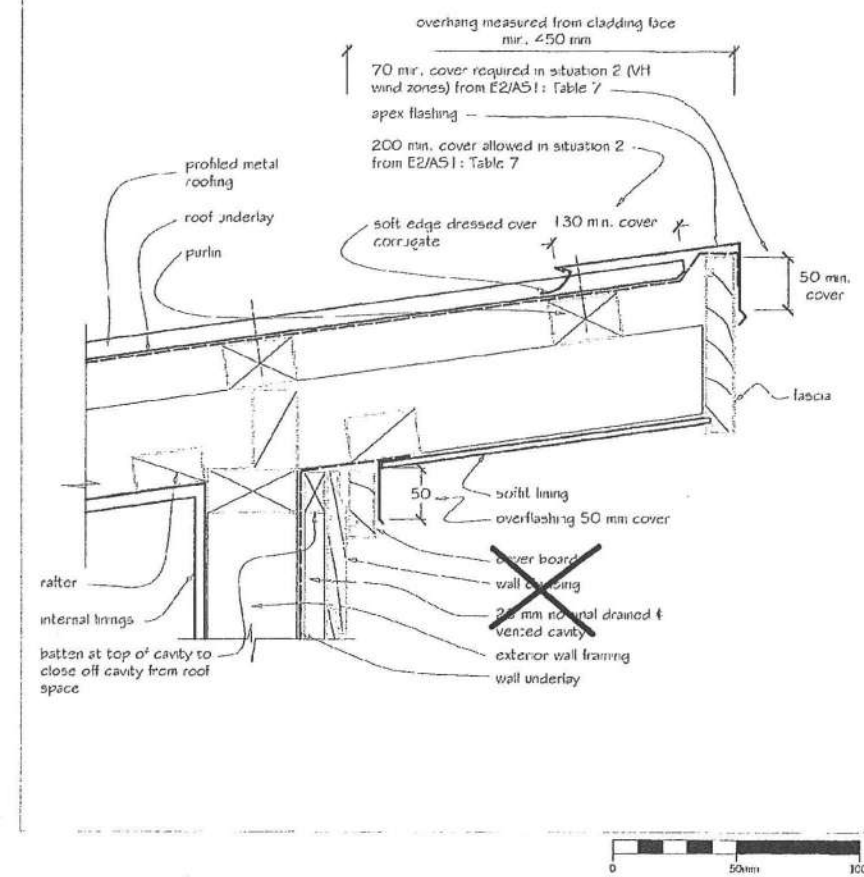


Amend 5  
Aug 2011

## BRANZ PROFIED METAL LONGRUN DETAILS APEX - OVERHANG - TIMBER FASCIA

5.1.8

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 5 - ROOFING 5.1.8



5.1.8

PROFIED METAL LONGRUN DETAILS

DETAILS - Not to Scale  
Sheet 23

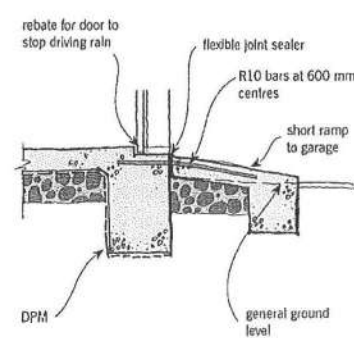


Figure 2: Garage entrance. (Reinforcing in footing not shown)

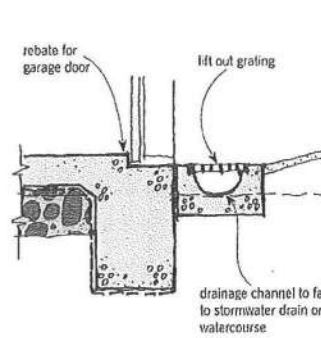
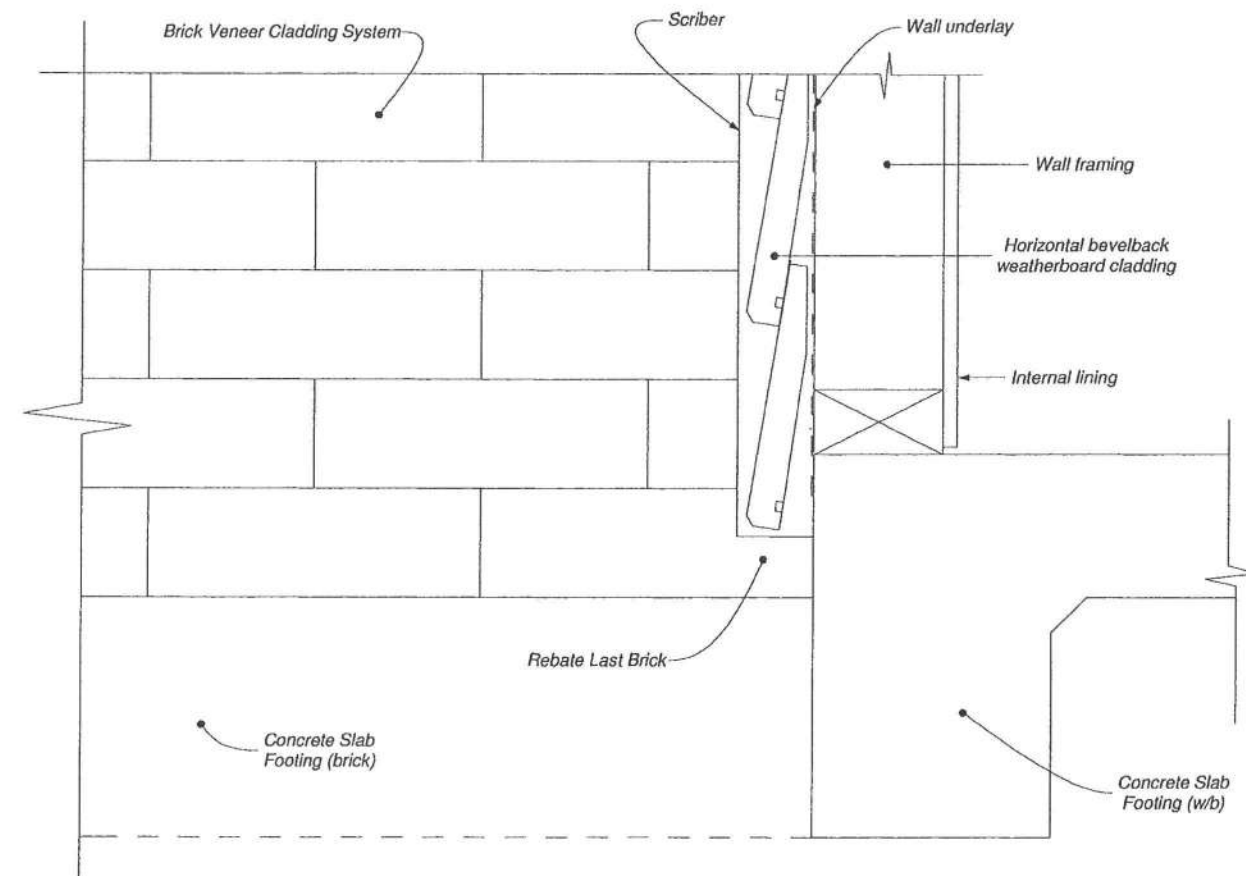


Figure 3: Garage entrance with step down approach. (Reinforcing not shown)

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI  
Prepared by: The PlanWorkz  
Drawn: S. Neale  
Date: 13-08-13  
Issue: A  
Job Number PA 046

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**WEATHERBOARD/BRICK VENEER BASE OF WALL DETAIL**  
**Not to Scale**

**DETAILS - Not to Scale**  
**Sheet 24**

00021

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI  
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The Plan Workz

Drawn: S. Neale

Date: 13-08-13

Issue: A  
02-09-13  
Job Number  
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RBW



- 2/. Site Plan
- 3/. Floor Plan
- 4/. Dimension Plan
- 5/. Drainage Plan
- 6/. Bracing Schedule
- 7/. Bracing/Roof Plan

- 8/. Foundation Plan
- 9/. Front/Rear Elevations
- 10/. Side1/Side2 Elevations
- 11/. Cross Section AA
- 12/. - 24/. Details

Included Addendum:  
Frame & Truss Design & Plan  
GIB EzyBrace Systems June 2011  
H1 Compliance Assessment Sheet  
Certificate of Design Work

*Boundary*

**Proposed New Dwelling for:**  
**Lot 46 727m<sup>2</sup>**  
**(31.4% Site Coverage)**  
**12 Simpson Cresnet**  
**RAUMATI**

*Plans to be read in conjunction w/ Acoustic report.*

*Engineer*

00001

RECEIVED  
 - 5 SEP 2013  
 BY: 1-24 JPH

Proposed New Building for: Lot 46 Simpson Cres  
 RAUMATI

Prepared by: **The PlanWorkz**

Drawn: S. Neale

Date: 13-08-13

Issue: **A**

Job Number: **PA 046**

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 340 Rosetta Road, Raumati Beach  
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**DEVELOPED FLAT BUILDING SITE**  
(KCDC Indicative Contours Shown)

**VERY HIGH WIND ZONE**

**Lot 46 727m<sup>2</sup>**  
**(31.4% site coverage)**  
**12 Simpson Crescent**  
**Raumati**

**SIMPSON CRESCENT**

**PROPOSED DWELLING**

**Water Tank**

**Soak Pit**

20mm PE 80 (MDPE)  
Water Supply In

100mm Waste out to 150mm PVC-U  
local authority gravity drain  
(See Drainage Plan)

6.0 6.5 7.0 7.5 8.0 8.5 9.0 9.5 10.0 10.5

19.810m @ 355°42'00"

7.445

28.040m @ 57°06'00"

3.000

20.670m @ 148°01'00"

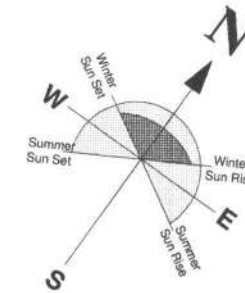
3.500

4.115

4.088

38.420m @ 54°16'00"

5.310m @ 340°02'00"




**SITE PLAN - Scale 1:200**  
**Sheet 2**

**STANDARDS/CODES**  
All references to standards and codes etc shall be taken as reference to latest version including ammendments

00002

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI

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Prepared by:  **The Plan Workz**

Drawn: S. Neale

Date: 13-08-13

Issue: **A**

02-09-13

**Job Number**  
**PA 046**

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# FRAMING KEY

See Dimension Plan

Claddings to be installed to manufacturers requirements in particular, fixing and ground clearance.

## VERY HIGH WIND ZONE

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.

## GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS, ETC.

JOINERY

HIGH WIND 1100pa DWP

VERY HIGH WIND 1550pa DWP

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

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

## MAIN WALLS (Brick/Weatherboard - worst case):

### BUILDING ENVELOPE RISK MATRIX

| RISK FACTOR         | RISK SEVERITY |        |      |           |   | SUB TOTALS |
|---------------------|---------------|--------|------|-----------|---|------------|
|                     | LOW           | MEDIUM | HIGH | VERY HIGH |   |            |
| Wind Zone           | 0             | 0      | 1    | 2         | 2 | 2          |
| No. Stories         | 0             | 0      | 1    | 2         | 4 | 0          |
| Roof/Wall Design    | 0             | 0      | 1    | 3         | 5 | 0          |
| Eaves Width         | 0             | 1      | 1    | 2         | 5 | 1          |
| Envelope Complexity | 0             | 1      | 3    | 3         | 6 | 3          |
| Deck Design         | 0             | 0      | 2    | 4         | 6 | 0          |
| TOTAL RISK SCORE    |               |        |      |           |   | 6          |

### TIMBER TREATMENT - B2/AS1 (amend 7)

|      |                                                                                                                                                                                                                                                                                                                                                                                              |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H1.2 | <ul style="list-style-type: none"> <li>Enclosed Roof Framing, Trusses &amp; Ceiling Elements</li> <li>Enclosed Wall Framing (protected from weather except all cantilever deck elements and cavity battens)</li> <li>Floor Framing (protected from weather but exposed to ground atmosphere)</li> <li>Internal Wall Framing</li> <li>Mid-Floor framing</li> <li>Interior Flooring</li> </ul> |
| H3.1 | Cavity Battens                                                                                                                                                                                                                                                                                                                                                                               |
| H3.2 | Framing Exposed To Weather (and above ground)                                                                                                                                                                                                                                                                                                                                                |
| H4   | Framing Exposed To Weather (and in contact with ground ie fence posts, landscape timbers)                                                                                                                                                                                                                                                                                                    |
| H5   | Framing Exposed To Weather (and in contact with ground ie house piles, poles and crib walling)                                                                                                                                                                                                                                                                                               |

### 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 NZ made MONIER CLAY BRICKS are used, control joints are NOT REQUIRED. For recommendations on control joints for imported clay bricks, refer to the manufacturer.

### VENTILATION SCHEDULE

#### Opening area (min.) for each room as follows:

|                                                         |                                             |
|---------------------------------------------------------|---------------------------------------------|
| Kitchen/Family/Dining - 53.43 x 5% = 2.67m <sup>2</sup> | Bedroom 3 - 12.81 x 5% = 0.64m <sup>2</sup> |
| Lounge - 22.83 x 5% = 1.14m <sup>2</sup>                | Bathroom - 6.17 x 5% = 0.31m <sup>2</sup>   |
| Bedroom 2 - 13.45 x 5% = 0.67m <sup>2</sup>             | WC - 2.43 x 5% = 0.12m <sup>2</sup>         |
| Master Bedroom - 19.78 x 5% = 0.99m <sup>2</sup>        | Bedroom 4 - 9.90 x 5% = 0.50m <sup>2</sup>  |
| Ensuite - 5.60 x 5% = 0.28m <sup>2</sup>                | Study - 16.72 x 5% = 0.84m <sup>2</sup>     |

## FLOOR PLAN - Scale 1:100

Area = 244m<sup>2</sup> (over brick)

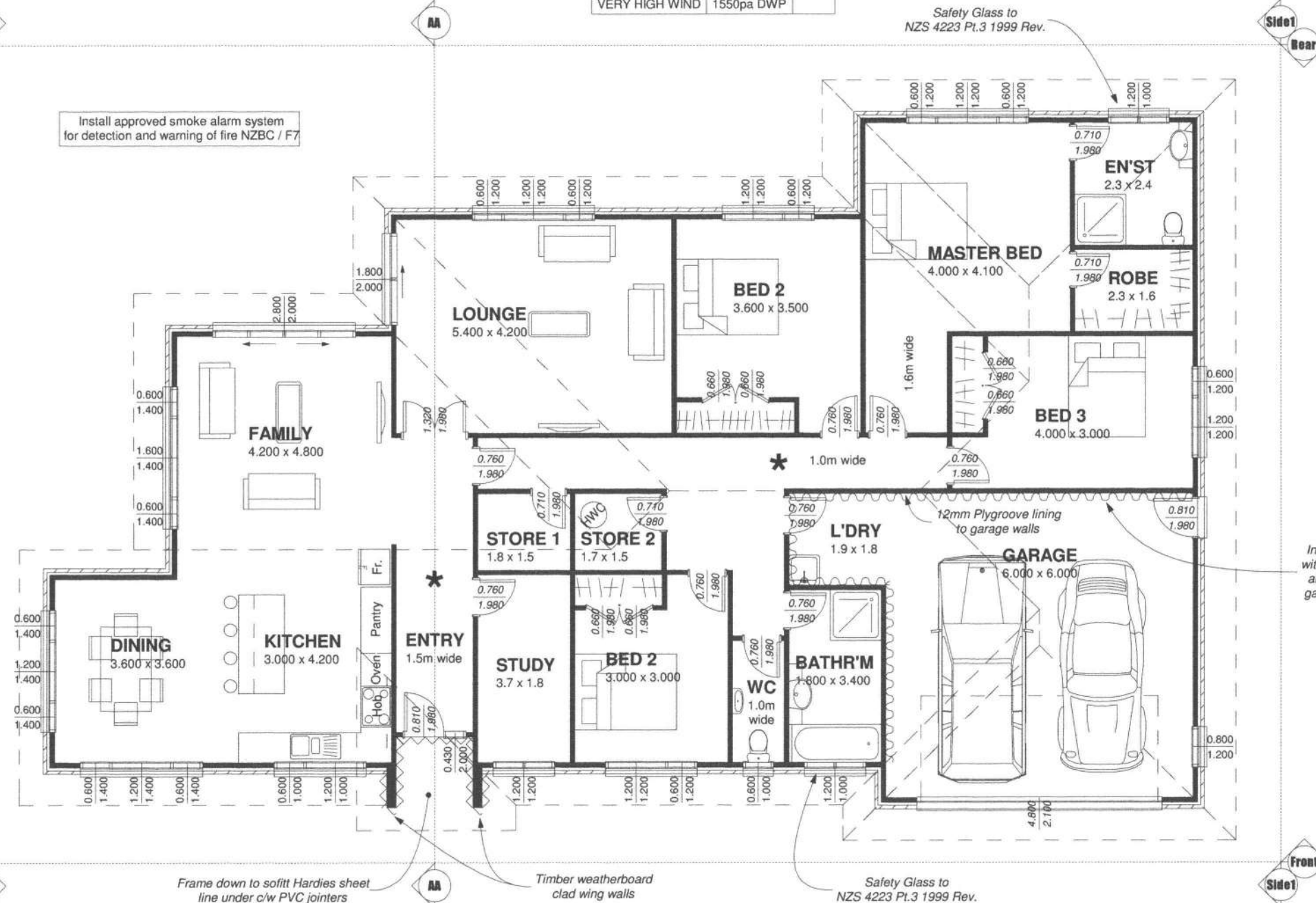
### Sheet 3

Note: Room Sizes Shown Indicative Only. (refer to Dimension Plan for all accurate sizes)

~~~~~ = Timber Weatherboards Direct Fixed over Plywood

* = Smoke alarms within 3.0m of Bedroom doors

Builder to verify & check all dimensions & levels on site. All construction to comply with NZS 3604: 2011, NZBC, Local authority bylaws & engineer. Builder to verify all beams, joists, studs, rafter & other structural members on site to confirm full compliance.



Joinery styles indicative only
Allow for opening sizes as shown
Exact style to be confirmed by owner
&/or project manager

Provide:
Electrical Certification Documentation
after completion and prior to
Code of Completion Issue

elec
cert

Insulate to isolate
with R2.2 insulation
all walls between
garage and house

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI

Prepared by: The PlanWorkz
Drawn: S. Neale
Date: 13-08-13
Issue: A
Job Number: PA 046

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00003

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DIMENSION PLAN - Scale 1:100

Sheet 4

Note: All dimensions to be checked on site.

All dimensions to internal 90mm framing.

Dimensions are to frame and do not reflect any desired overhang of the external framing (to be allowed for in conjunction with Foundation Plan - Sheet 8).

All Framing by Approved Frame/Truss Manufacturer or not less than: (to be confirmed by cladding choice)

VERY HIGH WIND FRAMING KEY

Loadbearing Framing (SG 8): - (Table 8.4 NZS 3604:2011)

Single or Upper Level of Two

Up to 2.4m Stud $\frac{90}{400}$ = 90 x 45mm Frame Studs @ 400mm centres max.

Up to 2.7m Stud $\frac{90}{300}$ = 90 x 45mm Frame Studs @ 300mm centres max.

Internal Framing (SG 8): - (Table 8.4 NZS 3604:2011)

Single or Upper Level of Two

Up to 2.4m Stud $\frac{90}{400}$ = 90 x 45mm Frame Studs @ 400mm centres max.

Up to 2.7m Stud $\frac{90}{400}$ = 90 x 45mm Frame Studs @ 400mm centres max.

Dwangs: Min 45 x 45mm at not less than 1350mm centres
Note: Dwangs supporting linings or claddings to be flush with face of studs
Dwangs may be staggered either side of a horizontal straight line by a centre to centre distance not exceeding 300mm
All as per Section 8 - NZS 3604:2011

Double studs required to all openings for brick veneer ties

0000

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI

Prepared by:



Drawn: S. Neale
Date: 13-08-13

Issue: A
Job Number PA 046

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340 Rea Road, Raumati Beach
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Maximum Length of Discharge Pipes
 Waste water fixtures = 2.5m
 WC pan 100mm = 6.0m
 WC pan 80mm = 2.5m

A Tempering valve is required to be installed on the hot water service

Minimum Gradient of Discharge Pipes
 1:20 for 32mm diameter pipes
 1:40 for pipes 65mm diameter and under
 1:60 for pipes 100mm diameter and under

All Pipework to be clearly labelled and colour coded to prevent cross-contamination of household and town supplies

Min 40mm wastes to GT @ 1:40 min falls & max 2.5m long unvented. Confirm location of Shower and Vanity wastes

Seismic restraint to be provided to appliance and flue as per manufacturers recommendations and NZBC C/AS1, Sections 9.1.2 and 9.2.2

All Roof Planes = 312m² at 20 Degrees
 i.e. min. 4x DP's @ 1 per 100m² using RP80 (80mm dia) DP's

Inspection and/or access points as specified by G13, AS1 & AS2

All penetrations through concrete to be sleeved

Water Tank:
 2.1m line of repose (confirm with chosen tank dimensions)

11,000 Litre Watersmart Buried Water Storage Tank (feeds to all WC's and outdoor taps)

Storage tank o/flow stormwater drain out to soak pit

20mm PE 80 (MDPE) Water Supply In (See Site Plan)

110mm Dia uPVC Waste Drain

100mm Waste out to 150mm PVC-U local authority gravity drain (See Site Plan)

Soak Pit

Confirm dimensions with Kitchen Designer
 Air admittance valve

65mm uPVC Kitchen waste

100mm Dia uPVC Stormwater Drain

Water Pipes Tested to 1500kPa

Side Boundary

All work & materials to comply with NZBC and all relevant plumbing & drainlaying regulations

00005

DRAINAGE PLAN (provisional) - Scale 1:100

Sheet 5

NOTE: Any shown dimensions from slab edge to inside of service rooms or fixing centreline. Check on site.

(as built to be supplied to local authority prior to issuing Code of Compliance certificate)

Proposed New Building for: Lot 46 Simpson Cres
 RAUMATI

Prepared by: **The PlanWorkz**
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 PO Box 227, Paraparaumu
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02-09-13

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GIB EzyBrace® 2011 Software

Demand Calculation Sheet single storey V06/11

Job Details

| | |
|--------------------|---------------------|
| Name | Paterson Homes Ltd |
| Street and Number | 12 Simpson Crescent |
| Lot and DP Number | Lot 46 |
| City/Town/District | Paraparaumu |
| Designer | S Neale |
| Company Name | The Plan Workz |
| Date | 30/08/2013 |

Building Specification Select Lining Option 10 or 13 mm GIB® Plasterboard

| | |
|---------------------------------|--------|
| Number of storeys | single |
| Floor Loading | 2kPa |
| Foundation Type | slab |
| Cladding Weight | heavy |
| Roof Weight | light |
| Room in Roof Space | no |
| Roof Pitch (degrees) | 20 |
| Roof height above eaves (m) | 2.6 |
| Building height to apex (m) | 4.9 |
| Ground to lower floor level (m) | 0.3 |
| Stud Height (m) | 2.4 |
| Building Length (m) | 22.7 |
| Building Width (m) | 13.7 |
| Building Plan Area (m2) | 244 |

Building Location

| | |
|--|---------------------|
| Wind Zone | Very High |
| Select by Building Consent Authority Map or Preference | Very High |
| Wind Region | Preference selected |
| Lee Zone | Preference selected |
| Ground Roughness | Preference selected |
| Site Exposure | Preference selected |
| Topographic Class | Preference selected |

| | |
|-------------------------------|------------------------------|
| Earthquake Zone | 3 |
| Soil Type | D&E (deep to very soft) |
| Annual exceedance probability | 1/500 (NZS3604:2011 default) |

| | | | |
|---------------------------------|-----------|---------------------------------------|------|
| Bracing Units required for Wind | | Bracing Units required for Earthquake | |
| Demand W (BU) | | Demand along / across E (BU) | |
| along | slab 877 | Walls | |
| across | slab 1486 | single | |
| | | slab | 1935 |

BRACING SCHEDULE - Not to Scale

Sheet 6

GIB EzyBrace® 2011 Software

SINGLE OR UPPER STOREY WALLS ACROSS V06/11

| Lines | | Bracing Elements | | | | | | | |
|------------------|------------|---------------------|-----------------------------|---------------------------------|----------------------|--------------|----------|------------------------|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Line Total Check | Line Label | Bracing Element No. | Available Wall Length L (m) | Angle to Bracing line (degrees) | Element Height H (m) | Bracing Type | Supplier | Bracing Units Achieved | |
| | | | | | | | | W | E |
| 175 | a | 1 | 0.7 | | 2.4 | EP1 | Ply | 88 | 91 |
| | | 2 | 0.7 | | 2.4 | EP1 | Ply | 88 | 91 |
| 238 | b | 1 | 1 | | 2.4 | EP1 | Ply | 125 | 130 |
| | | 2 | 0.9 | | 2.4 | EP1 | Ply | 113 | 117 |
| 370 | c | 1 | 1.9 | | 2.4 | GS2-N | GIB® | 188 | 163 |
| | | 2 | 2.4 | | 2.4 | GS2-N | GIB® | 235 | 206 |
| 523 | d | 1 | 3.5 | | 2.4 | GS2-N | GIB® | 343 | 301 |
| | | 2 | 3.7 | | 2.4 | GS1-N | GIB® | 255 | 222 |
| 688 | e | 1 | 1.9 | | 2.4 | EP1 | Ply | 238 | 247 |
| | | 2 | 3.6 | | 2.4 | EP1 | Ply | 450 | 468 |
| 675 | f | 1 | 2.4 | | 2.4 | EP1 | Ply | 300 | 312 |
| | | 2 | 2.4 | | 2.4 | EP1 | Ply | 300 | 312 |
| | | 3 | 0.6 | | 2.4 | EP1 | Ply | 75 | 78 |

| | | | | | | |
|-------------------------------|---|------|----|------|------|---------|
| Totals Achieved | W | 188% | EQ | 142% | Wind | Earthq. |
| Concrete Slab | | | | | OK | OK |
| Totals Required (from Demand) | | | | | 1486 | 1935 |

GIB EzyBrace® 2011 Software

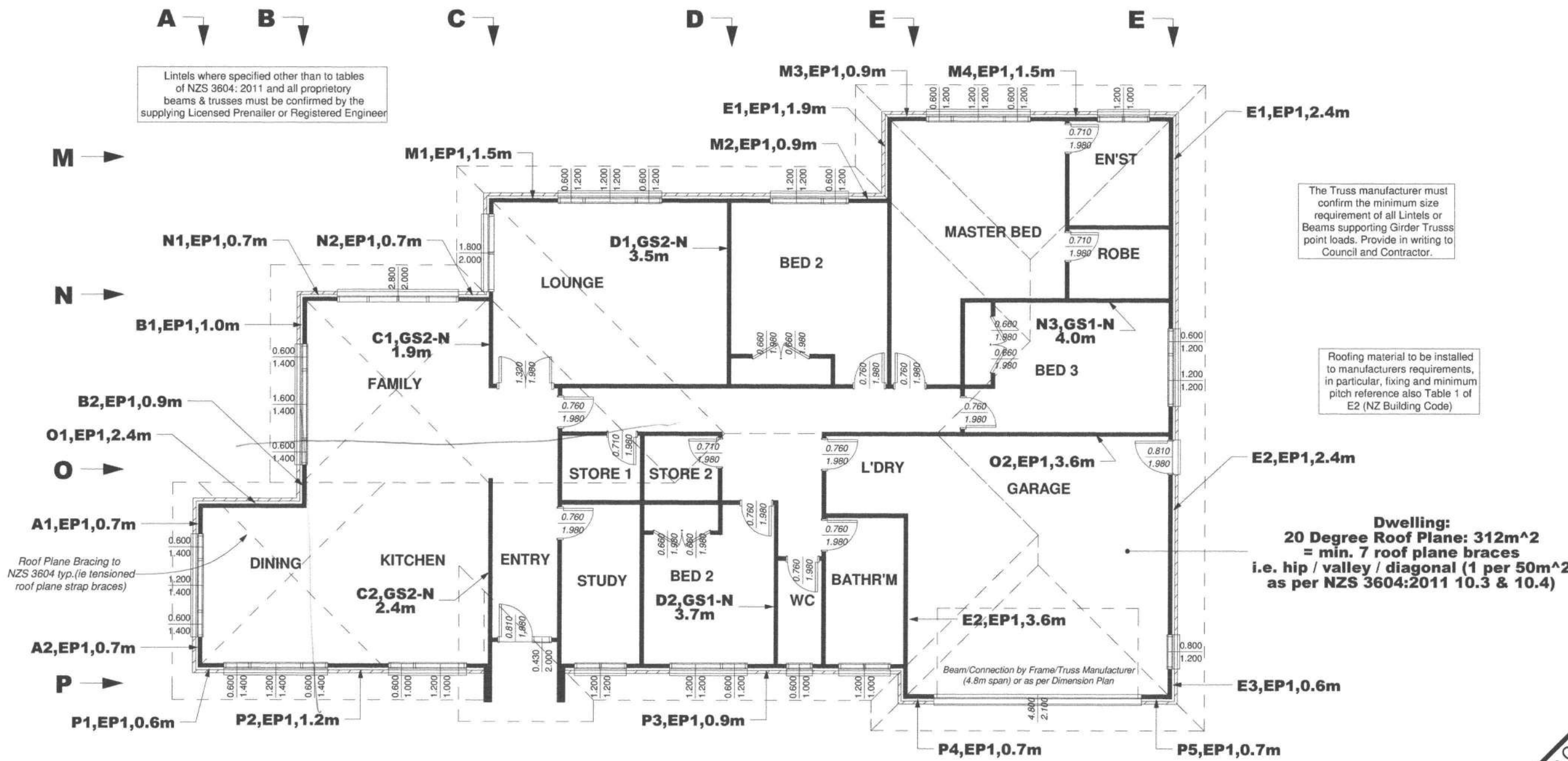
SINGLE OR UPPER STOREY WALLS ALONG V06/11

| Lines | | Bracing Elements | | | | | | | |
|------------------|------------|---------------------|-----------------------------|---------------------------------|----------------------|--------------|----------|------------------------|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Line Total Check | Line Label | Bracing Element No. | Available Wall Length L (m) | Angle to Bracing line (degrees) | Element Height H (m) | Bracing Type | Supplier | Bracing Units Achieved | |
| | | | | | | | | W | E |
| 600 | m | 1 | 1.5 | | 2.4 | EP1 | Ply | 188 | 195 |
| | | 2 | 0.9 | | 2.4 | EP1 | Ply | 113 | 117 |
| | | 3 | 0.9 | | 2.4 | EP1 | Ply | 113 | 117 |
| | | 4 | 1.5 | | 2.4 | EP1 | Ply | 188 | 195 |
| 422 | n | 1 | 0.7 | | 2.4 | EP1 | Ply | 88 | 91 |
| | | 2 | 0.7 | | 2.4 | EP1 | Ply | 88 | 91 |
| | | 3 | 4 | | 2.4 | GS1-N | GIB® | 276 | 240 |
| 750 | o | 1 | 2.4 | | 2.4 | EP1 | Ply | 300 | 312 |
| | | 2 | 3.6 | | 2.4 | EP1 | Ply | 450 | 468 |
| 225 | p | 1 | 0.6 | | 2.4 | EP1 | Ply | 75 | 78 |
| | | 2 | 1.2 | | 2.4 | EP1 | Ply | 150 | 156 |
| 288 | | 3 | 0.9 | | 2.4 | EP1 | Ply | 113 | 117 |
| | | 4 | 0.7 | | 2.4 | EP1 | Ply | 88 | 91 |
| | | 5 | 0.7 | | 2.4 | EP1 | Ply | 88 | 91 |

| | | | | | | |
|-------------------------------|---|------|----|------|------|---------|
| Totals Achieved | W | 264% | EQ | 122% | Wind | Earthq. |
| Concrete Slab | | | | | OK | OK |
| Totals Required (from Demand) | | | | | 877 | 1935 |

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Prepared by: The PlanWorkz
Drawn: S. Neale
Date: 13-08-13
Issue: A
Job Number PA 046

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BRACING PLAN - Scale 1:100

Sheet 7

Note: All Bracing Elements to be installed as per Manufacturers Installation Instructions
GIB Braces refer to 10mm GIB linings as standard.

00007

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI

Prepared by:

PlanWorkz

Drawn: S. Neale
Date: 13-08-13

Issue: A
02-09-13
Job Number
PA 046

Design Plans Ltd: 1/2 The Plan Workz
PO Box 227, Paraparaumu
340 Roseneath Road, Paraparaumu
T: 902 9090 M: 021 672 182
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Builder to ensure that proposed foundation height will allow a satisfactory drainage connection to the sewer main.

Internal Farming not containing load-bearing or bracing elements may use shot-fired anchors at max. 600mm centres (typ.)

Typical to GS Bracing Elements (INTERNAL):
As per NZS 3604
OR
75 x 3.8mm shot fired fasteners c/w 16mm washers, 150mm and 300mm from each end of the element and 600mm thereafter.

DPC to all timber members in contact with concrete/slab

Pipes to be inspected by local BCA before covering with sand.

Consult with Truss Manufacturer if any areas of slab thickening are required for specific truss point loading.

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

Bottom Plate Fixings

Cast-in Anchors:
M12 Bolts set within 150mm of each end of the plate and at max 1200mm centres.
All min. 90mm into slab and maintain min. 50mm edge distance.

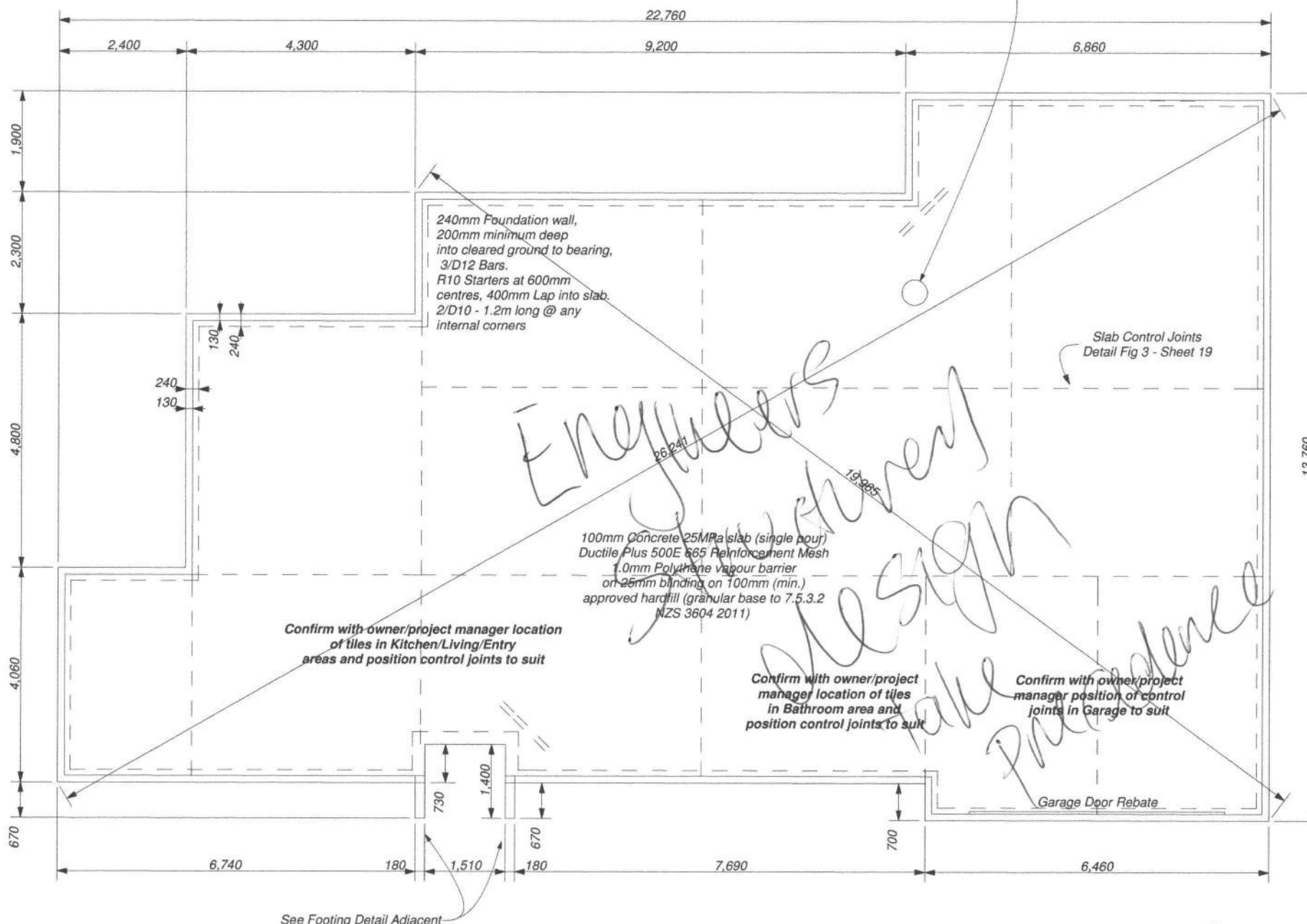
Proprietary Post-fixed Anchors:
Set within 150mm of each end of the plate and at max 900mm centres.
As per 7.5.12 NZS 3604 2011

Weatherboard clad framed wing walls by pre-nailer
DPC to concrete/frame interface

See Figure 1.2.8.2
Detail Sheet 20

180 x 670 x 450mm deep footing
c/w vertical D12 @ 600mm centres
and horizontal 2/D12 bars (75mm to ground cover to lower)

ENTRY FOOTING DETAIL



FOUNDATION PLAN - Scale 1:100

Sheet 8

Note:

Dimensions are to frame and rebate edge. They do not reflect any desired overhang of the external framing (to be allowed for in conjunction with Dimension Plan - Sheet 4).

Confirm with Project Manager location of Concrete Slab Control Joints

Standard Foundation Only Shown - Any Engineered Foundation Design to take Precedence

Check with frame/truss manufacturer on additional load areas and modify slab to suit.

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI

Prepared by:

Drawn: S. Neale

Date: 13-08-13

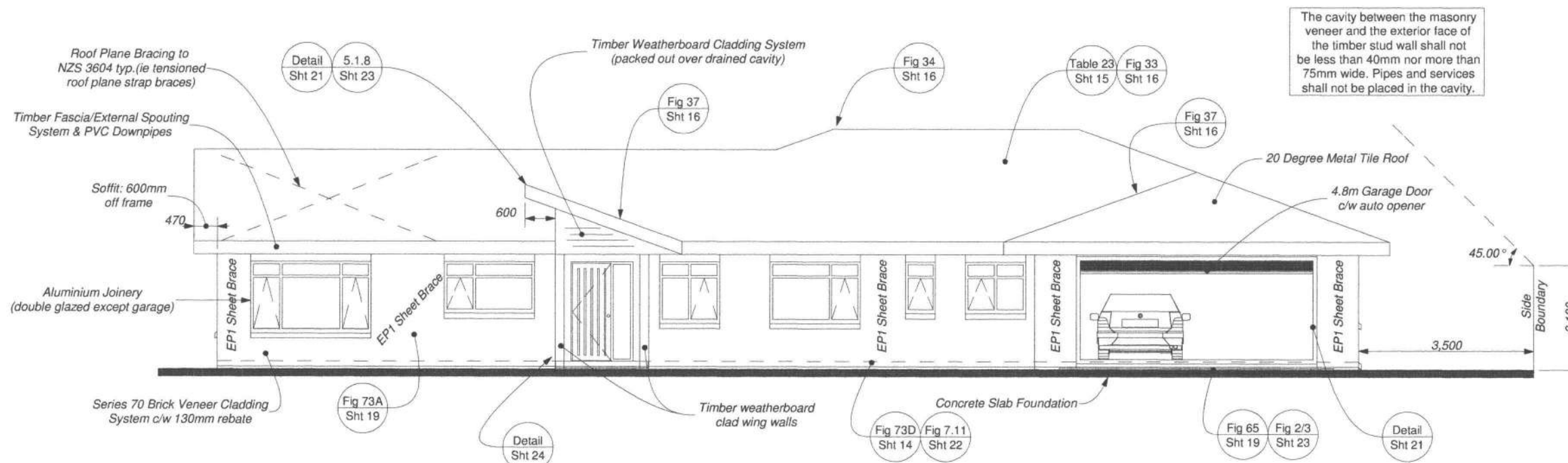
Issue: A

Job Number

PA 046

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PO Box 227, Paraparaumu
T: 902 9085 M: 021 672 182
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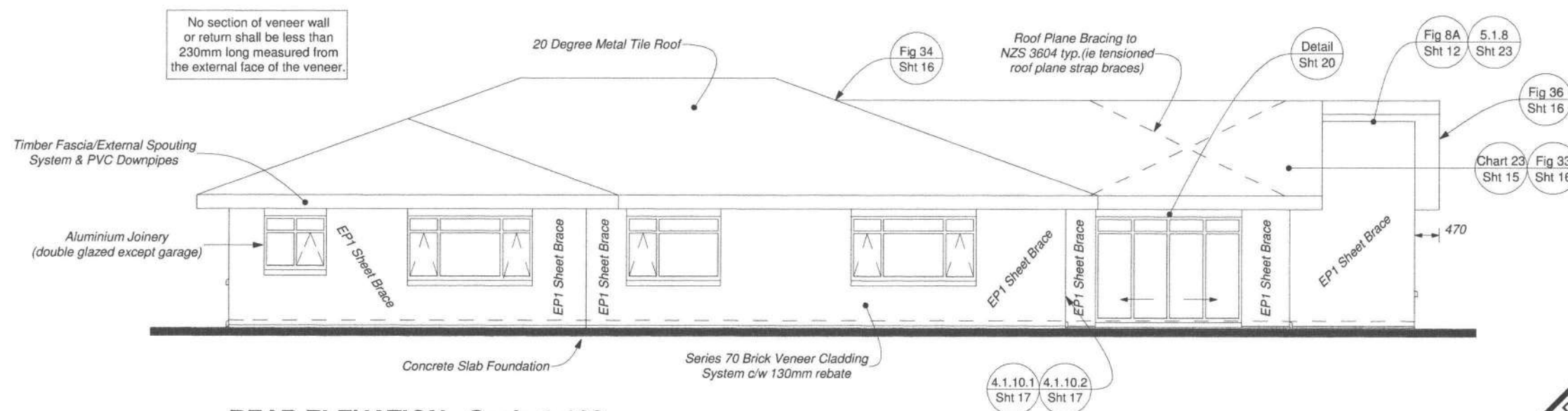
FRONT ELEVATION - Scale 1:100
Sheet 9

Joinery styles indicative only.
Allow for opening sizes as shown.
Exact style to be confirmed by Owner/Project manager.

Additional Details

4.1.19.1 Sht 18 4.1.19.2 Sht 18 = Meter Box Penetration

4.1.19.3 Sht 18 5.3.34 Sht 12 = Pipe Penetration

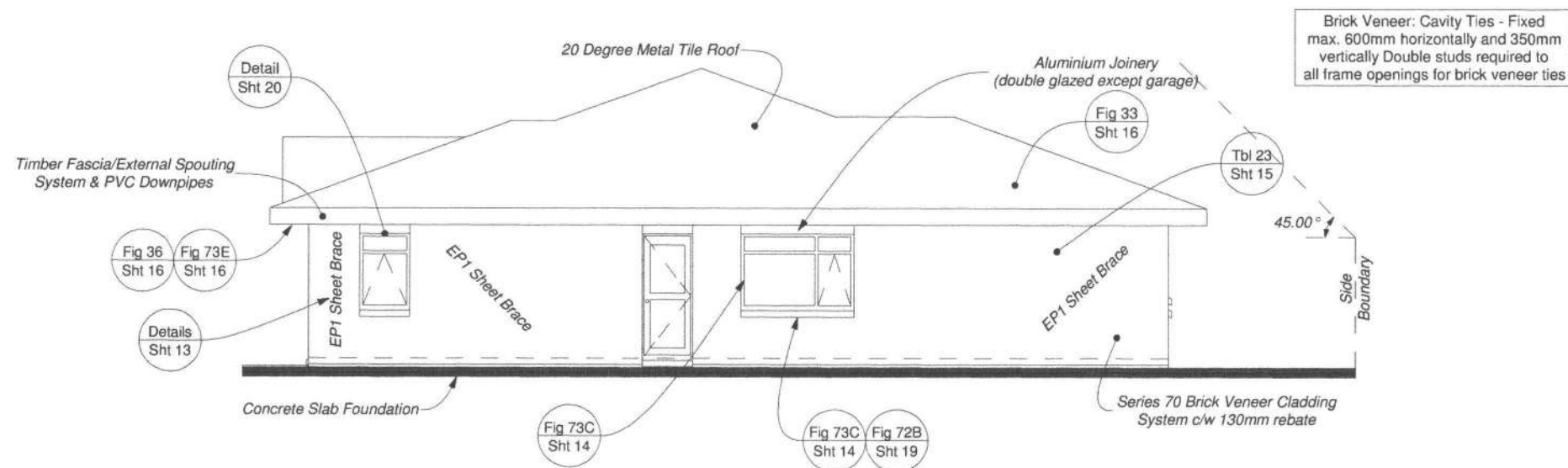


REAR ELEVATION - Scale 1:100
Sheet 9

00000

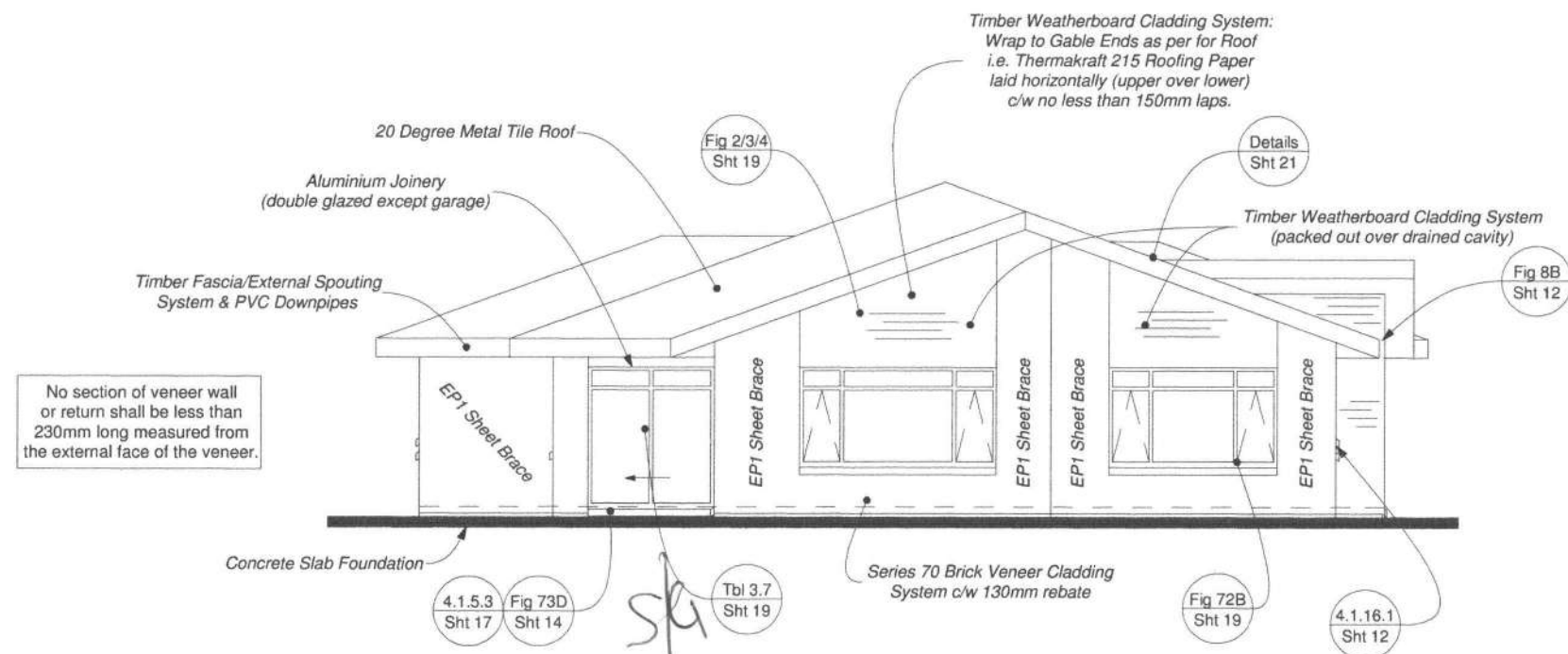
Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Prepared by: The PlanWorkz
Design Plans Ltd - 1a The PlanWorkz
340 Rosetta Road, Paraparaumu
T: 902 9095 M: 021 672 182
All Original Drawings Printed
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Date: 13-08-13 Issue: A
Job Number PA 046

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SIDE1 ELEVATION - Scale 1:100
Sheet 10

Joinery styles indicative only.
Allow for opening sizes as shown.
Exact style to be confirmed by Owner/Project manager.



SIDE2 ELEVATION - Scale 1:100
Sheet 10

Joinery styles indicative only.
Allow for opening sizes as shown.
Exact style to be confirmed by Owner/Project manager.

00010

Proposed New Building for: Lot 46 Simpson Cres

Prepared by: **PlanWorkz**

Drawn: S. Neale

Date: 13-08-13

Issue: **A**

Job Number: **PA 046**

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PO Box 227, Paraparaumu
T: 902 9085 M: 021 672 162
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ROOF TRUSS CONNECTION (to internal walls:)

- The bottom chord of any truss that crosses a non-loadbearing internal wall containing any wall bracing elements shall be connected to the top plate of the wall either directly, or by a ceiling batten running parallel to the plate, and fixed to both the plate and the bottom chord.
- Install all ceiling framing and roof cladding before connecting trusses.
- Do not connect or support bottom chord at points other than those designated by the truss manufacturer.

ROOF TRUSSES

Roof trusses shall be specifically designed in accordance with NZS 3603.
Max. span between load points - 12m
Max. eaves overhang - 750mm
Max. truss spacings - 1200mm (light roof) & 900mm (heavy roof)

Metal Tile Roofing and Battens
Thermakraft 215 Roofing Paper c/w no less than 150mm laps.
Proprietary trusses @ 900mm centres
(See Truss / Frame Manufacturers Design attached)
R3.2 ceiling insulation
Ex 75 x 40mm ceiling battens GIB board lining -
(10mm @ 450mm centres, 13mm @ 600mm centres)
Roof plane bracing - See Sheet 7 & Elevations
20 DEGREE PITCH.

VERY HIGH WIND ZONE ROOF TRUSS CONNECTION (to external walls:)

The fixing for a roof truss at its support shall be given by the truss design
BUT not less than -
Up to 8.0m span between load points:
- 2/100 x 3.75 skewed nails + 3 wire dogs (or 6.7kN alt fixing)
8.0m - 11m span between load points:
- 2/100 x 3.75 skewed nails + 4 wire dogs (or 8.7kN alt fixing)
11m - 12m span between load points:
- 2/100 x 3.75 skewed nails + U strap of 27mm x 1.2mm
and 10/30 x 3.15 nails at each end (or 16kN alt fixing)

Supply copy of relevant warranties for roofing, membrane systems or fascia/gutter systems as appropriate to Council

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

Claddings to be installed to manufacturers requirements in particular, fixing and ground clearance.

50 x 40mm SG8 Battens:
max spacing 370mm / max span 900mm
Fixings: 2/90 x 3.15 gun nails or 0.8 kN alt fixings
- as per Table 10.12 NZS 3604: 2011

Wrap to Gable Ends as per for Roof
i.e. Thermakraft 215 Roofing Paper
laid horizontally (upper over lower)
c/w no less than 150mm laps.

Joinery styles indicative only
Allow for opening sizes as shown
Exact style to be confirmed by
owner/project manager

Beams and Lintels by Frame/Truss manufacturer
Concealed fascia (Klass) external rainwater system &
PVC downpipes - Hardiflex soffits and P.V.C. jointers.
Series 70 Brick Veneer (c/w 130mm offset) main &
timber weatherboard feature cladding to N.Z.S. 3604 11.7
& manufacturers installation & warranty requirements.
Tekton building wrap to all external wall
framing installed and secured as per manufacturers
instruction and BRANZ appraisal 548.
Protect edge of slab with subfloor polythene.
Ex 75 x 40mm ceiling battens GIB board lining -
(10mm @ 450mm centres, 13mm @ 600mm centres).
10mm GIB to 90 x 45mm H1.2 framing to N.Z.S. 3604.
Min. R2.4 insulation to all external framing.

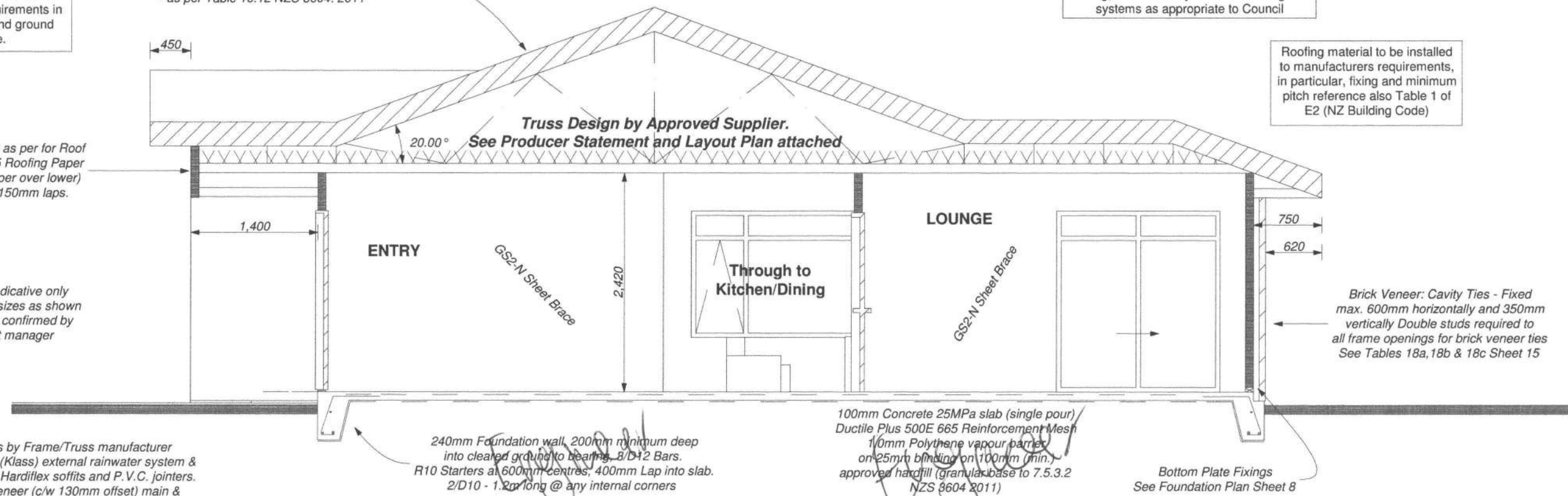
MINIMUM FINISHED FLOOR LEVEL ABOVE -

PROTECTED GROUND

100mm BRICK VENEER
150mm OTHER CLADDINGS

UNPROTECTED GROUND

150mm BRICK VENEER
225mm OTHER CLADDINGS



SECTION AA - Scale 1:50

Sheet 11

To be read in conjunction with all other Sections/Details

All work to comply with the NZBC and NZS 3604.

All truss loads to exterior frames.

Truss manufacturer to notify builder of any additional
load bearing walls and modify foundation to suit.

Double studs required to
all openings for brick veneer ties

Builder to verify & check all dimensions & levels on site. All
construction to comply with NZS 3604: 2011, NZBC, Local
authority bylaws & engineer. Builder to verify all beams,
joists, studs, rafter & other structural members on site to
confirm full compliance.

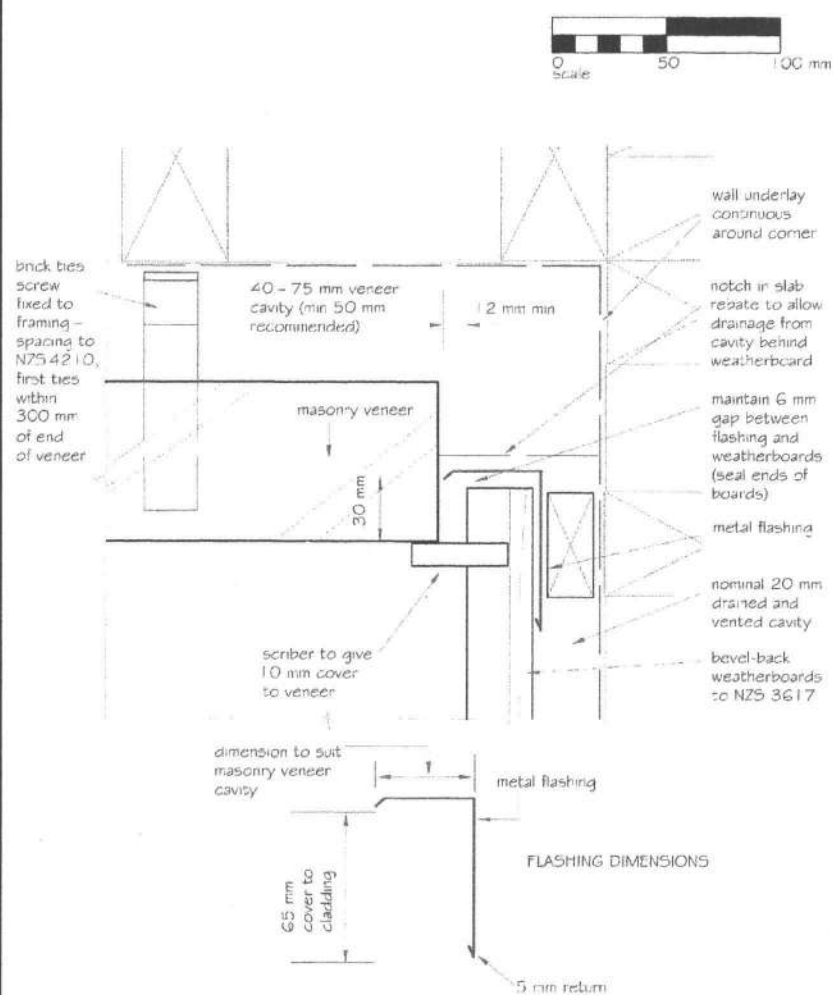
0001

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI

Prepared by: **The PlanWorkz**
Drawn: S. Neale
Date: 13-08-13
Issue: A
Job Number: PA 046

Design Plans Ltd - t/a The PlanWorkz
PO Box 227, Paraparaumu
340 Rosella Road, Raumati Beach
T: 902 9095 M: 021 672 182
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BRANZ
 FILENAME:
**HORIZONTAL BEVEL-BACK TIMBER
 WEATHERBOARDS**
 INTERNAL CORNER - ON CAVITY

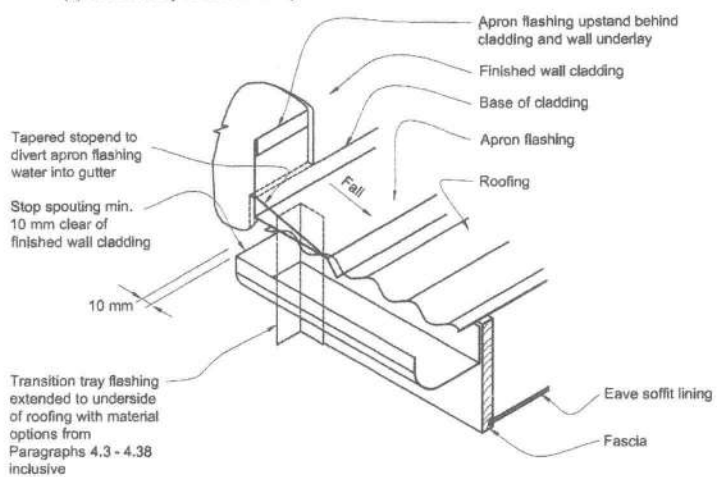
4.1.16.1

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.16.1

DETAILS - Not to Scale
Sheet 12

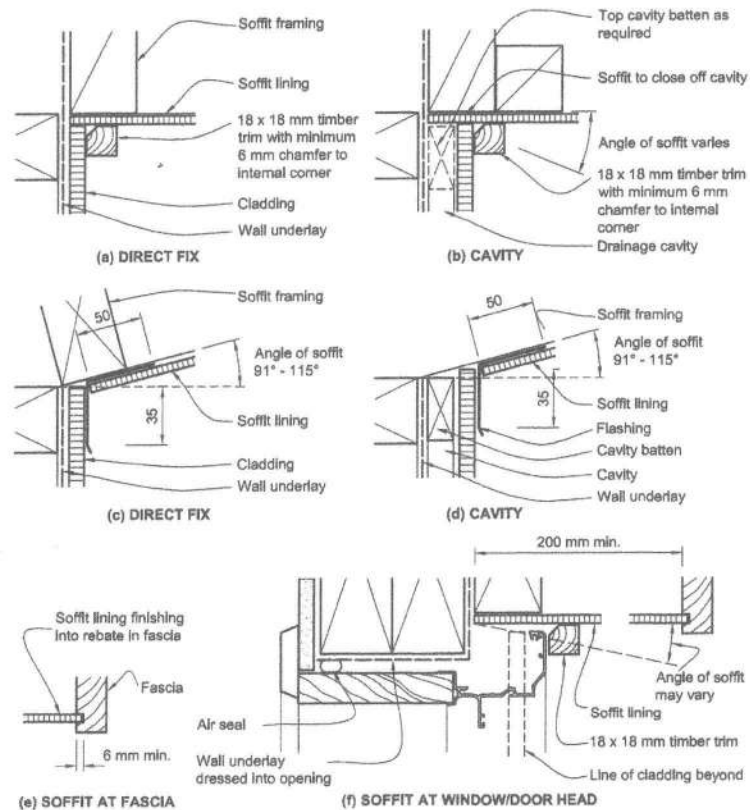
Figure 5B: Gutter/wall junction
 Paragraphs 5.1 and 5.2

NOTE: (1) The upstand at the lower edge of the apron flashing may be preformed to a larger size and then trimmed on site to suit.
 (2) The transition flashing bridges gap at the end of the fascia to protect the soffit framing.
 (3) Wall underlay omitted for clarity.



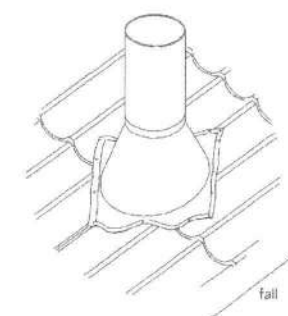
Amend 5
 Aug 2011

Figure 8A: Soffit/wall junction
 Paragraphs 5.3, 8.1.3.1, 8.4.6, 9.7.5, 9.8.6

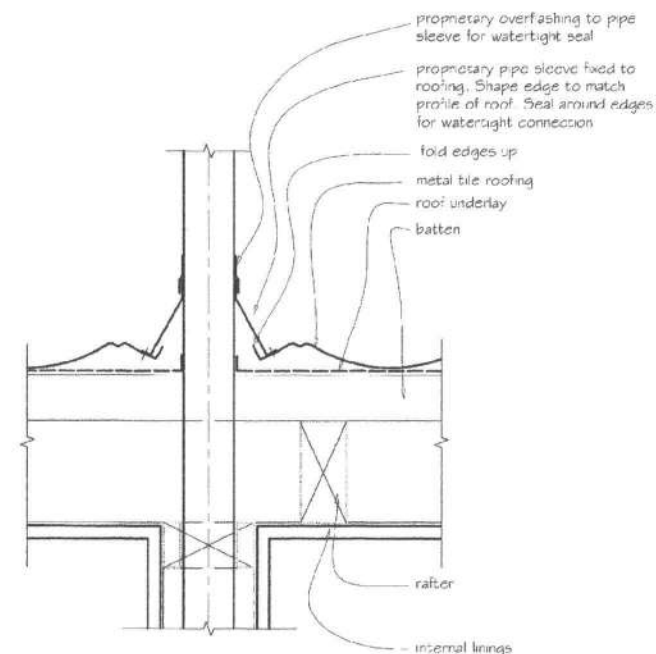


Amend 2
 Jul 2006

Amend 5
 Aug 2011



5.3.34a Chimney - metal flue - isometric



0 50mm 100mm

BRANZ

METAL TILE DETAILS
PIPE PENETRATION UP TO 350 MM DIAMETER

5.3.34

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 5 - ROOFING 5.3.34

00012

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
 Prepared by: **The PlanWorkz**
 Design Plans Ltd - 1/8 The Plan Workz
 P.O. Box 227, Paraparaumu
 340 Roseta Road, Paraparaumu
 T: 902 9085 M: 021 672 182
 All Original Drawings Printed
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Drawn: **S. Neale**
 Date: **13-08-13**
 Issue: **A**
 Job Number
PA 046

02-09-13

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| | | | | |
|-----|-------|---|-----|-----|
| EP1 | 0.6 m | 7mm Ecoply®, Ecoply Barrier or Shadowclad® one side | 125 | 130 |
|-----|-------|---|-----|-----|

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604 stud and top plate tables for load bearing and non load bearing walls. Kilm dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

One layer of 7mm Ecoply plywood, Ecoply Barrier or Shadowclad exterior wall cladding fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fasteners

Fasten with 50 x 2.8 mm galvanised or stainless steel flat head nails for direct fix, or 60 x 2.8 mm over cavity battens. Place fasteners no less than 7 mm from sheet edges.

Fasteners for H3.2 CCA treated Ecoply

Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised

In certain circumstances stainless steel fasteners may be required. Refer to table 8 of the Ecoply Specification and Installation Guide for these circumstances and further fastener selection advice.

Stainless steel fasteners must be annular grooved

Ecoply® Bracing Systems are designed to meet the requirements of the New Zealand Building Code and have been tested and analysed using the P21 method referenced in NZS3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply, Shadowclad and Laserframe SGB timber framing manufactured by Carter Holt Harvey Limited trading as Carter Holt Harvey Woodproducts New Zealand, and GIB® products manufactured by Winstone Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB Handibrac® are registered trade marks of Fletcher Building Holdings Ltd.

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www.chhwoodproducts.co.nz

ecoply

Fastening Centres

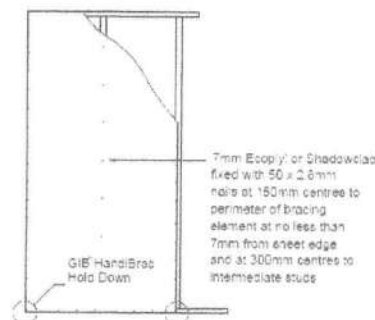
Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs.

Where more than one sheet forms the bracing element each sheet must be nailed off independently.

Fastening to Cavity Battens

The brace element may be fixed over cavity battens.

The cavity battens must be a minimum of 40 x 20mm nailed in staggered formation at 150mm centres to studs around the perimeter of the brace element, and nailed to the intermediate studs within the element at 300mm centres. A minimum of 50mm x 2.8mm flat head galvanised or annular grooved stainless steel nails must be used.



ECOPLY BRACING SPECIFICATION EP1

Carter Holt Harvey® Woodproducts has a range of bracing specifications called the EP bracing series. The EP bracing series simplifies the design and construction of bracing elements using Ecoply plywood, by itself or in conjunction with GIB® plasterboard. Full specification material can be found at www.chhwoodproducts.co.nz/ecoply-bracing

Higher bracing performance per metre than existing elements

Reduced number of element types

Single sided and double sided bracing elements

Special EPGS bracing element design for where cladding comes to soffit line*

High performance bracing element including GIB® Standard plasterboard

A single type of hold-down for all bracing elements

Direct fix or cavity construction

Simplified construction using GIB Handibrac®

Single page specifications for each bracing element type

Code compliant with NZS3604:2011

| | | | | |
|------|-------|---|-----|-----|
| EP1 | 0.6 m | 7mm Ecoply®, Ecoply Barrier or Shadowclad® one side | 125 | 130 |
| EP2 | 0.6 m | 7mm Ecoply®, Ecoply Barrier or Shadowclad® each side | 140 | 150 |
| EPG | 0.4 m | 7mm Ecoply® Ecoply Barrier or Shadowclad® one side and 10mm GIB® Standard plasterboard other side | 100 | 115 |
| | 1.2 m | | 150 | 150 |
| EPGS | 0.4 m | 7mm Ecoply®, Ecoply Barrier or Shadowclad® one side* and 10mm GIB® Standard plasterboard other side | 100 | 115 |
| | 1.2 m | | 150 | 120 |

* Plywood side of element must be a maximum of 300mm below top plate

Ecoply® Bracing Systems are designed to meet the requirements of the NZBC and have been tested and analysed using the P21 method referenced in NZS3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply, Shadowclad and Laserframe SGB timber framing manufactured by Carter Holt Harvey Limited trading as Carter Holt Harvey Woodproducts New Zealand, and GIB® products manufactured by Winstone Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB Handibrac® are registered trade marks of Fletcher Building Holdings Ltd.

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ECOPLY BRACING SPECIFICATION EP SUMMARY

DETAILS - Not to Scale
Sheet 13

00013

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI

Prepared by: **The PlanWorkz**

Design Plans Ltd - 1/6 The Plan Workz
PO Box 227, Paraparaumu
340 Rosedale Road, Raumati Beach
T: 902 9698 M: 021 672 182
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Drawn: S. Neale
Date: 13-08-13

Issue: **A**
02-09-13

Job Number
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Figure 73C: Masonry veneer window and door installation
Paragraphs 9.2.4, 9.2.6 and 9.2.9

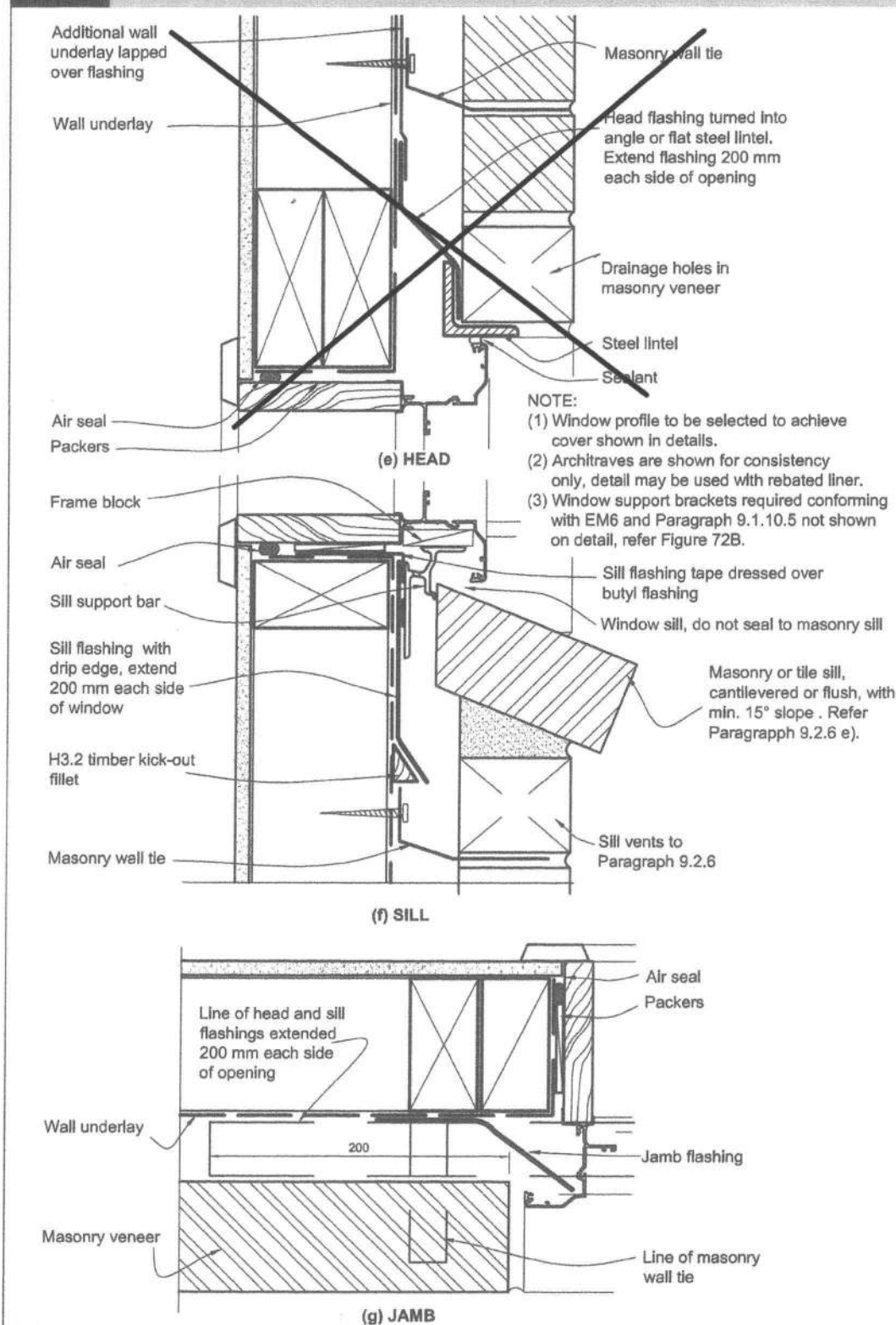
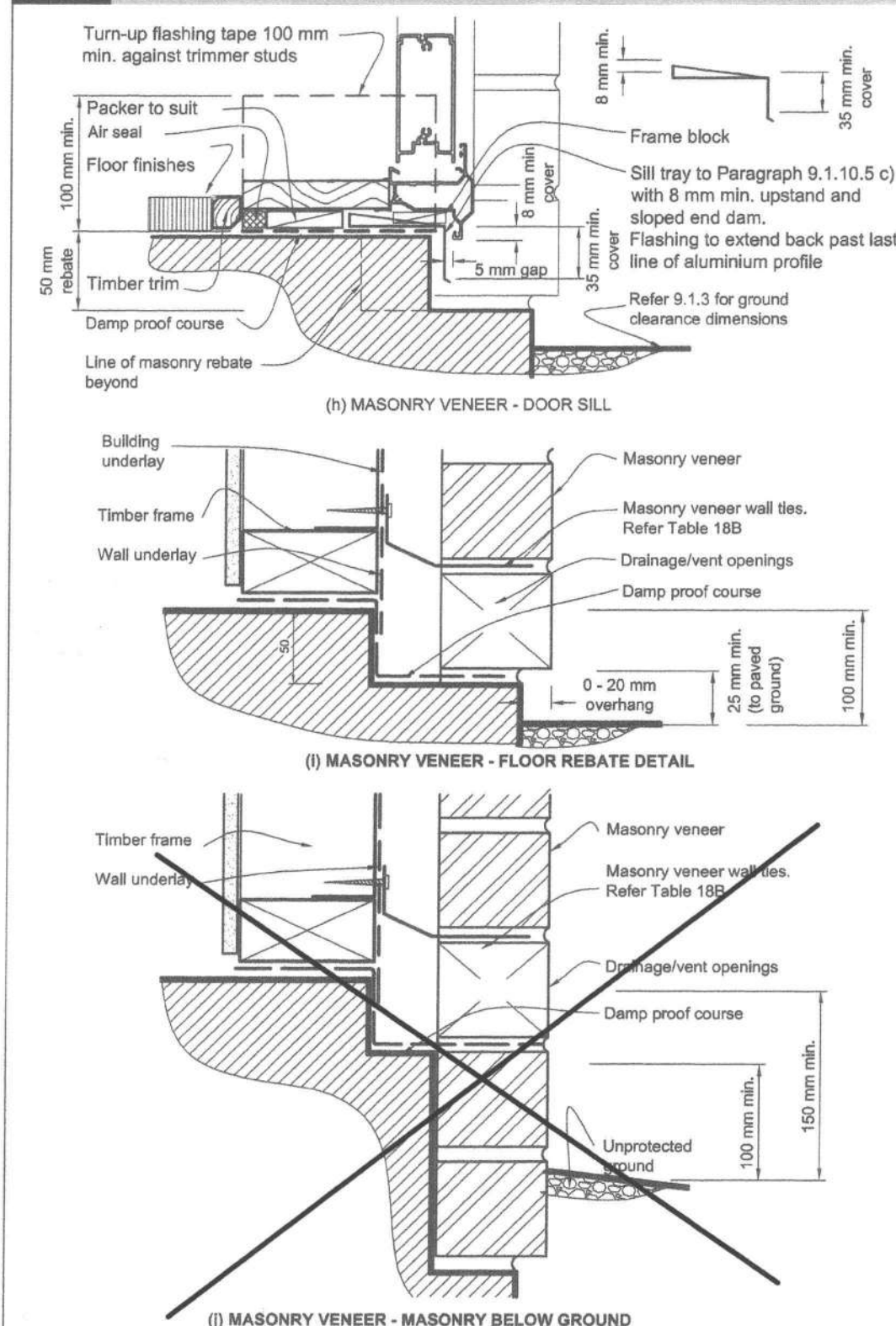


Figure 73D: Masonry veneer details
Paragraph 9.2.5



1 August 2011

DEPARTMENT OF BUILDING AND HOUSING

DEPARTMENT OF BUILDING AND HOUSING

1 August 2011

DETAILS - Not to Scale
Sheet 14

00014

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI

Prepared by:
The PlanWorkz

Drawn: S. Neale

Date: 13-08-13

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Design Plans Ltd - via The Plan Workz
PO Box 227, Paraparaumu
T: 902 9695 M: 021 672 182
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| Table 7: Metal flashings – general dimensions
Paragraphs 4.6, 4.6.1.1, 4.6.1.2, 4.6.1.3, 4.6.1.4, 4.6.1.5, 4.6.1.6, 4.6.1.7, 5.1, 6.4, 6.5, 7.4.4, 8.3.8, 9.1.3, 9.1.10.2, 9.1.10.4 and 9.4.5.3 | | | | | | |
|--|---|--------------------|--|----------------------------------|--------------------------------------|---|
| Type | Description | All (1) | Situation 1 (2)
minimum
mm | Situation 2 (3)
minimum
mm | Situation 3
(3a)
minimum
mm | Figure
reference
(as example) |
| Aprons:
general | Transverse flashing
over roofing | | 130 (4) | 200 (4) | 200 mm | Figure 7 and
Figure 44
(X values) |
| | Parallel flashing over
roofing | | Two crests, finish in next trough –
refer 4.6.1.1b) | | | Figures 47,
48 (Y values) |
| Ridges/
hips | Transverse flashing
over roofing | | Refer Aprons: general | | | Figures 43,
45b, 46 |
| Changes
in roof
pitches | Upper lap under
roofing | 250 mm min. | | | Not permitted
under E2/AS1 | Figure 44 |
| | Transverse flashing
over roofing | | Refer Aprons: general | | | |
| Barges | Overlap to barge
board | | 50 (8) | 70 (8) | 90 mm | Figure 47
(Z values) |
| Cappings | Overlaps to cladding | | 50 (8) | 70 (8) | 90 mm | Figure 10
(Z values) |
| | Slope to top; parapet
and balustrade
– metal capping | 5° min. | | | | Figures 10,
11, 12, 130 |
| | Slope to balustrade
– flush-finished EIFS
and fibre cement(5) | 10° min. | | | | Figures 117,
129, 130 |
| Roof
or Deck
to Wall
– See
membranes
below | Lap under cladding
above | 75 mm min. | | | 90 mm | Figures 7, 26,
30, 35, 37,
44, 48, 50 |
| | Clearance below
cladding | 35 mm min. | | | | |
| | Total upstand | 110 mm min. | | | | |

1 August 2011

DEPARTMENT OF BUILDING AND HOUSING

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DEPARTMENT OF BUILDING AND HOUSING

| Table 7, continued | | Metal flashings – general dimensions
Paragraphs 4.6, 4.6.1.1, 4.6.1.2, 4.6.1.3, 4.6.1.4, 4.6.1.5, 4.6.1.6, 4.6.1.7, 5.1, 6.4, 6.5, 7.4.4, 8.3.8, 9.1.3, 9.1.10.2, 9.1.10.4 and 9.4.5.3 | | | | | |
|---|--|---|----------------------------------|----------------------------------|-----------------------------------|-------------------------------------|-------------------------|
| Membrane roofs and decks | Lap under cladding above | 115 min. | | | | | Figures 18, 62a, c, 64b |
| Type | Description | All (1) | Situation 1 (2)
minimum
mm | Situation 2 (3)
minimum
mm | Situation 3 (3a)
minimum
mm | Figure
reference
(as example) | |
| Windows | Window flange clearance for direct fixed claddings and ply or fibre cement on cavities | 5 mm | | | | Eg. Figure 81 | |
| | Cover to window/door jamb flange | 10 mm(7) min. | | | | Eg. Figure 81c | |
| | Cover to window/door sill flange | 8 mm(7) min. | | | | Eg. Figure 81c | |
| Sills | Sill flashing slope (6) | Flat(6) | | | | Eg. Figures 72a, 81b | |
| Heads | Head flashing slope | 15° min. | | | | Eg. Figure 81a | |
| | Lap under cladding above | 35 mm min. | | | 60 mm | Eg. Figure 81a | |
| | Anti-capillary gap to cladding | 5 mm | | | | Eg. Figure 81a | |
| | Total upstand | 40 mm min. | | | | | |
| Corners | Corner flashings (1) | 50 mm x 50 mm minimum | | | 75 x 75 mm | Eg. Figure 79 | |
| Inter-storey junctions | Junction flashing: slope | 15° min. | | | | | |
| | Lap over cladding below (1) | 35 mm min.(8) | | | 60 mm | Figure 70 | |
| | Lap under cladding above | 35 mm min. | | | 60 mm | | |
| | Clearance under cladding | 5 mm min. | | | | | |
| | Total upstand | 40 mm min. | | | | | |
| NOTES: (1) Unless otherwise dimensioned in details. | | | | | | | |

Amend 2 Jul 2005

- NOTES:** (1) Unless otherwise dimensioned in details.
(2) **Situation 1:** Low, Medium, High wind zones, where roof pitch $\geq 10^\circ$ (X or Z values)
(3) **Situation 2:** All roof pitches in Very High wind zones, Very High wind zone where roof pitch $\leq 10^\circ$ (X or Z values)
(3a) **Situation 3:** For all roof pitches in Extra High wind zone.
(4) Excluding any soft edge or turn-down to roofing.
(5) For buildings other than housing, slope shall be as per F4/AS1.
(6) For direct fixed window/doors, unless shown, Sill flashing must extend past the condensation channel. Ensure sill flashings are not installed with backwards slope.
(7) Excluding drip edge.
(8) Excluding drip edge.

DEPARTMENT OF BUILDING AND HOUSING

1 August 2011

EXTERNAL MOISTURE

Acceptable Solution E2/AS1

| Table 23: Properties of roof underlays and building wraps
Paragraphs 6.7, 8.1.5, 8.2.3, 8.2.6, 8.4.7, 9.1.3, 9.1.4, 9.1.7, 9.1.12, 9.1.8.2, 9.2.4, 9.2.5, 9.3.3, 9.3.5, 9.4.2, 9.4.3, 9.5.3, 9.6.1.1, 9.6.9.1, 9.6.9.2, 9.7.2.1, 9.8.3 and 9.8.4 | | | | | | | |
|---|--|-----------------------------------|--|--------------------------|---|--------------------------|---|
| Category | Application | Vapour resistance | Absorbency | Water resistance | pH of extract | Shrinkage | Mechanical |
| Roof (1) Underlay
(Bitumen and fire-retardant paper-based products)(2) | All roofs | ≤ 7 MN
s/g ASTM
E96 B. | | | NZS 2295: 2006 section 3 | | |
| Flexible Wall Underlay
(Includes paper and synthetic underlays) | Wall claddings over a cavity(6)
Flexible underlays over rigid underlays – refer Paragraph 9.1.7 (h)
Direct fixed absorbent wall claddings(4) (eg. timber, fibre cement etc)
Direct fixed non-absorbent claddings(3) | | | | NZS 2295: 2006 section 2
No minimum Absorbency requirement
NZS 2295: 2006 section 2
Minimum Absorbency 100 g/m ² tested to NZS 2295 | | |
| Rigid Wall Underlay
(plywood(5) and fibre cement sheet) | Wall claddings over a cavity(6)
Direct fixed absorbent wall claddings (eg. timber, fibre cement etc) | ≤ 7 MN
s/g ASTM
E96 B. | | ≥ 20 mm
NZS 2295 | | | |
| Air Barrier | Where no internal linings | ≤ 7 MN
s/g ASTM
E96 B. | ≥ 100 g/m ²
AS/NZS 4201: part 6 | ≥ 20 mm
NZS 2295 | ≥ 6.0 and
≤ 9.0 | $\leq 0.5\%$
NZS 2295 | Edge tear strength
NZS 2295
Air resistance
BS 6538:
Part 3: ≥ 0.1
MN s/m ³ |
| DPC/DPM | All applications | ≥ 90 MN
s/g ASTM
E96 | | | | | |

- NOTE:**
1) Metal roofs and direct-fixed metal wall claddings require paper-based underlays
2) Excluding synthetic underlays
3) Use paper based underlays where directly behind (in contact with) profiled metal wall cladding
4) Excludes profiled metal wall cladding
5) Plywood to be treated in accordance with NZS 3802
6) Bitumen based products shall not be used in direct contact with LOSP-treated plywood
7) Applies only to air barriers used with non-absorbent claddings.

Amend 5 Aug 2011

| Table 18A: Specification of Type B veneer ties for spacing of 600 mm (max) horizontal & 400 mm (max) vertical
Paragraph 9.2.7 | | | |
|--|---------------------------------------|---------------------------|---------------------------------|
| Seismic zone | Veneer | | |
| Refer NZS 3804 | Less than 180 kg/m ² | 180–220 kg/m ² | More than 220 kg/m ² |
| | (Typically 70–90 mm veneer thickness) | | |
| A | EM | EH(1) | SED(2) |
| B | EM | EM | SED(2) |
| C | EL | EM | SED(2) |
| X | SED(2) | SED(2) | SED(2) |

- NOTES:**
(1) EM may be used if the supported area does not exceed 0.20 m² eg. 600 x 300 on timber frame; 500 x 400 on a concrete masonry wall.
(2) Spacing of ties to be determined by specific engineering design (SED).
(3) Type B and prefix E indicate ties are manufactured to meet seismic testing conditions set out in AS/NZS 2599.
(4) L (Light), M (Medium), H (High) indicate strength capabilities of ties to meet the testing conditions set in out in AS/NZS 2599.
(5) Using higher strength ties does not permit the maximum spacing of ties to be increased.
(6) Use seismic zone A for Christchurch region comprising Christchurch City, Waimakariri District and Selwyn District.

| Table 18B: Placement of wall ties
Paragraph 9.2.5 and 9.2.7 | |
|---|---|
| Location | Placement of masonry ties |
| Unsupported panel sides and edges of openings | Within 300 mm of panel side or edge. |
| Top of veneer panels and top of panels under openings | Within 300 mm or two courses (whichever is the smaller) of top of veneer |
| Bottom of veneer panel in masonry rebate sealed with liquid applied damp-proof course | Within 300 mm or two courses (whichever is the smaller) from bottom of veneer |
| Bottom of veneer panel supported on steel angle lintel | |
| Bottom of veneer panel in masonry rebate with membrane damp-proof course | In each of the first two courses |

NOTES:
Ties are to be screw fixed (ie. non-impact method) using screws outlined in Table 24.

| Table 18C: Corrosion protection to masonry wall ties
Paragraph 9.2.7 | | |
|---|-----------------------------------|--|
| | 316, 316L, or 304 stainless steel | 470 g/m ² galvanising on mild steel |
| Zone B | Yes | Yes |
| Zone C | Yes | Yes |
| Zone D | Yes | - |

DETAILS - Not to Scale

Sheet 15

00015

Proposed New Building for: **Lot 46 Simpson Cres**

Prepared by: **The PlanWorkz**

Design Plans Ltd - 1/6 The Plan Workz
340 Resena Road, Resena Beach
T: 902 9095 M: 021 672 182
All Original Drawings Printed On 100% Recycled Paper

Drawn: **S. Neale**

Date: **13-08-13**

Issue: **A**

Job Number: **PA 046**

02-09-13

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Figure 34: Ridge or hip flashings for metal tile
Paragraphs 8.3.3 and 8.3.8

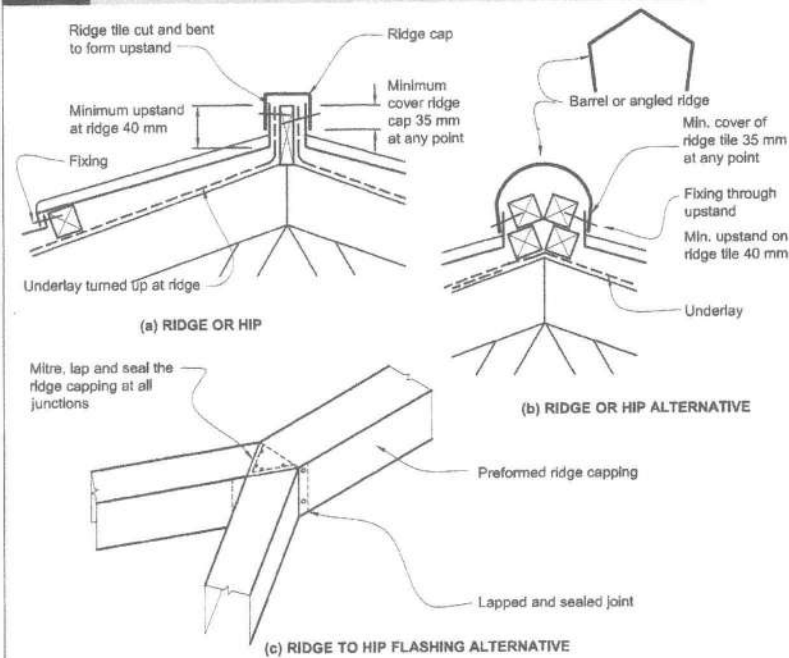


Figure 37: Hidden and valley gutter flashings for metal tile
Paragraphs 8.1.5.2, 8.3.3, 8.3.8, Figure 51

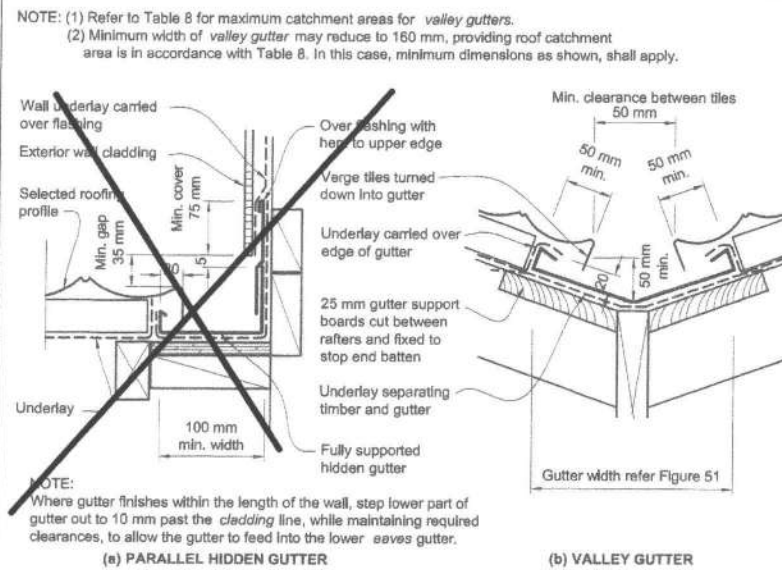


Figure 73E: Masonry veneer details
Paragraphs 9.2.5 and 9.2.6

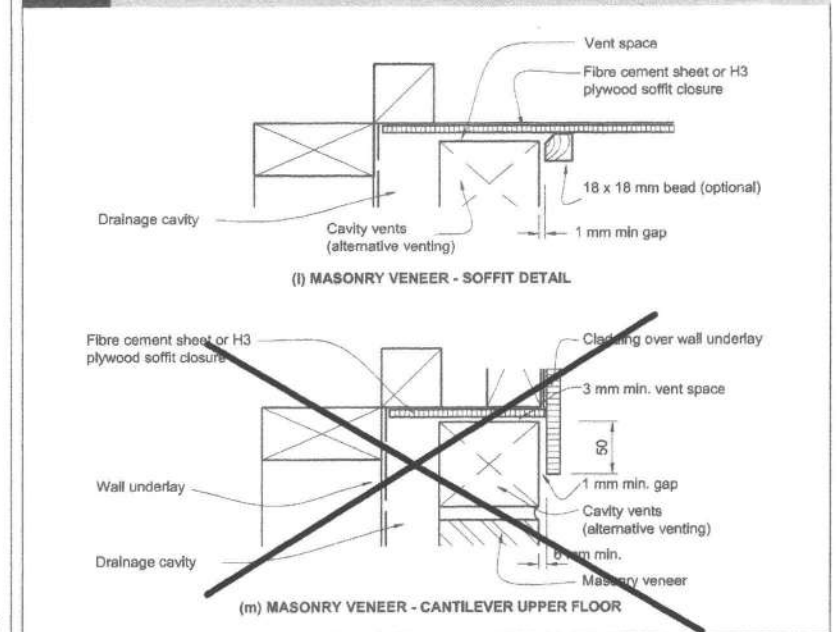


Figure 35: Apron flashings for metal tile
Paragraphs 8.3.3 and 8.3.8

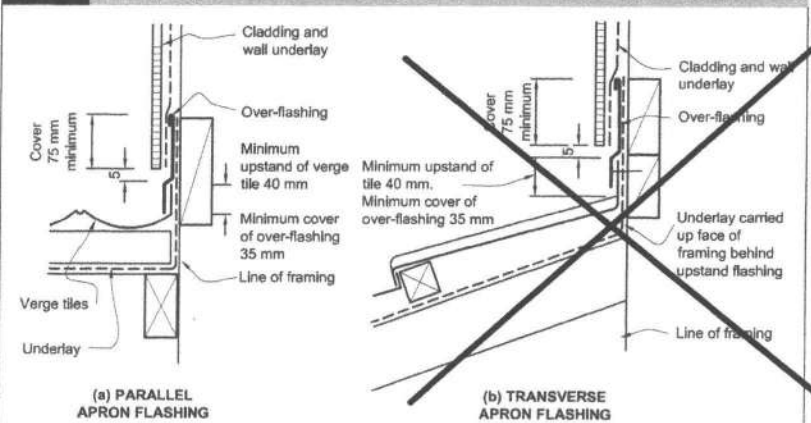


Figure 33: Metal tile fixings
Paragraph 8.3.7

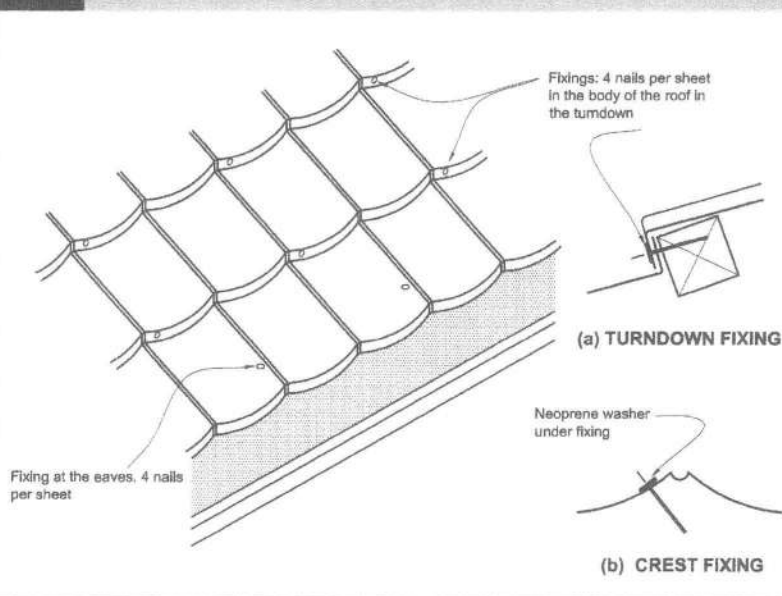
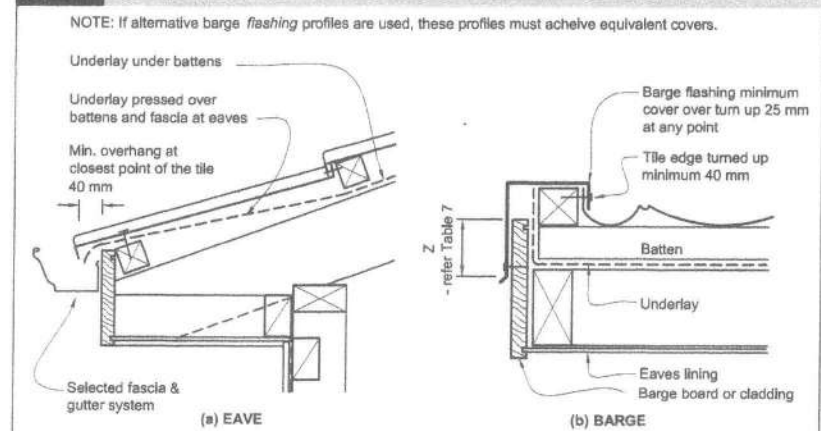


Figure 36: Eaves and barge for metal tile
Paragraphs 8.3.2 and 8.3.6



DETAILS - Not to Scale

Sheet 16

DEPARTMENT OF BUILDING AND HOUSING

1 August 2011

00016

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Prepared by: The PlanWorkz
Design Plans Ltd. 1/6 The Plan Workz
PO Box 227, Paraparaumu
340 Reseda Road, Paraparaumu Beach
T: 902 9095 M: 021 672 182
On 100% Recycled Paper
Drawn: S. Neale
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