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Code Compliance Certificate

Section 95, Building Act 2004

The Owner

Butterfield Zoe Christina	No.	070508
60 Campbell Avenue	Issue date	7/06/07
PARAPARAUMU	Application date	11/05/07

The Building

Street Address	60 Campbell Ave, Paraparaumu
Valuation No.	1526580300
Legal Description	LOT 153 DP 70896 CT 39A/76
Intended Use	Heating
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential Dwelling
Proposal	Install Metro Eco Pioneer Ped Woodfire
Estimated Value	\$2,800

Code Compliance

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

- The building work complies with the building consent; and
- The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

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

Name:

Date: 17 JUN 2007



Code Compliance Certificate

Section 43(3), Building Act 1991

Application

Z BUTTERFIELD	No.	981164
60 CAMPBELL AVENUE	Issue date	7/09/99
PARAPARAUMU	Overseer	Don Blaikie

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages ALTERATIONS TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$10,000
Location	60 CAMPBELL AVE, PARAPARAUMU
Legal Description	LOT 153 DP 70896 CT 39A/76
Valuation No.	1526580300

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

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

Name: R. M. Linnan

Date: 7/9/99



KAPITI COAST DISTRICT COUNCIL

Ref:

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

Applicant

ZOE CHRISTINA BUTTERFIELD
60 CAMPBELL AVENUE
PARAPARAUMU

Consent Details

Consent/PIM No.: 951162
Date issued: 19/02/96
Valn No: 1526580300
Overseer: B Todd

Project Descrn:

ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
NEW GARAGE

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: RESIDENTIAL

Project Location: 60 CAMPBELL AVE, PARAPARAUMU

Legal Description: LOT 153 DP 70896 CT 39A/76

Estimated Value: \$ 6,413

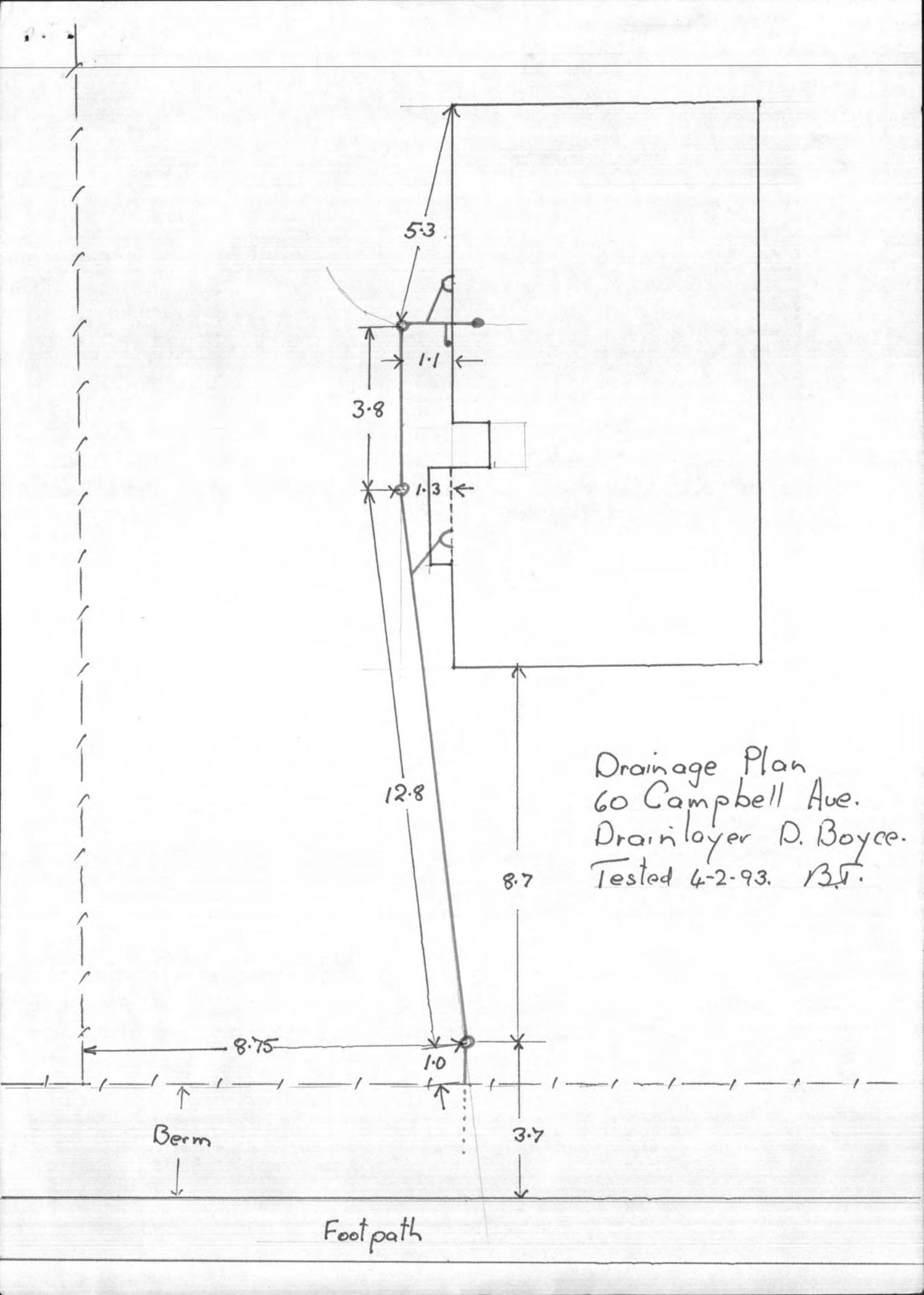
The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: Zoe Christina BUILDING CONTROL OFFICER DATE: 19-2-96

Ngarara Building, Rimu
Road. Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563



16.10.92

KAPITI QUASI DISTRICT COUNCIL

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer
PRIVATE AND
PARAPARAUMU

1. I. Z. Butterfield do. Horizon Homes (full name)
PLEASE PRINT

P.O. Box 246 Paraparaumu.....

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

(PROPERTY Address in full
if different from above)

60. Campbell Ave

Lot 153 DP 70896

Fees Payable (on application)

Inspection \$

Connection \$

Total \$

N.C Subdivision Refurbishment

Note: All dwelling units to pay full inspection fees.

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

Owners Signature

Date

THIS PART TO BE COMPLETED BY PLUMBER

1. David Boyce 4 Beach Rd Wairere Beach Levin (full name)

of (address)

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

(Signature)

(Craftsman Licence No.)

(Date)

1. Existing Water Supply	To be retained/dismantled
2. Pressure: high/low	"Header Tank"/Pressure Reducing Valve
3. H/W Cylinder Type	Exhaust Pipe/Pressure Relief Valve
4. Approximate Age of Water Piping	Copper/PVC/Alkathene
5. If premises have swimming pool what capacity	Filter plant Yes/No
6. State precisely how it is proposed to make the new connection:	

OFFICE USE ONLY

Permit No. <u>1909</u>	Job Inspected <u>14.12.92</u>	Building Register Entry
Date Issued <u>11-11-92</u>	Connection Recorded <u>December. 92</u>	



16.10.92

KAPITI COAST-DISTRICT COUNCIL

APPLICATION FOR SEWER CONNECTION AND PERMIT

KAPITI COAST DISTRICT COUNCIL

Private Bag 601
PARAPARAHUAI1. Z. Butterfield c/o Horizon Homes
PLEASE PRINT

(Full name)

P.O. Box 246, Paraparahuai. (Postal Address)

hereby apply for an ordinary connection to the KAPITI COAST DISTRICT COUNCIL Sewer from the premises owned by me at

(PROPERTY Address in full
if different from above)

60 Campbell Ave.

Lot 153 DP 70896

Fees Payable (on application)

Inspection \$

Note: All dwelling units to pay full inspection fees.

Connection \$

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

Total \$

N/C Subdivider
Reticulation

Owners Signature

Date

THIS PART TO BE COMPLETED BY DRAINLAYER

1. David Boyce (full name)

4 Beach Rd ~~4 Beach Rd~~ Whiterere Beach Levin (address)being a licensed Drainlayer apply for permission to connect the premises mentioned above to the
KAPITI COAST DISTRICT COUNCIL Sewer.

NOTE Connection NOT permitted until permit obtained.

(Signature)

(License No.)

(Date)

OFFICE USE ONLY

Permit No. 1909	Job Inspected 4-2-83	Building Register Entry
Date Issued 11-11-92	Connection Recorded 11	



SITE CHECK SHEET

NAME:

ADDRESS: LOT: DP:

PROJECT: CONSENT NO:

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION: CHECK RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO.	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE SIGNATURE
FREESTANDING FIRES						
Seismic fixing		✓				
Hearth		✓				
Flue		✓				
Flashing		✓	OK			
Smoke Alarms		✓				1/6/2007
INBUILT FIRES						
Chimney & Flue						
Seismic fixing						
Smoke alarms						
SWIMMING POOLS						
Fencing						
Gates – Door						
Water Supply						
Backwash disposal						
Windows						

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building			Services		
Plumbing			Resource Management		
EHO			Air Conditioning		
Lifts					
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE OF COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT.

CODE COMPLIANCE CERTIFICATE NUMBER:

Signature

Designation

Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)			
Plumbing and Drainage			
Building			
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Foopath & Entrance Conditions	Ground		
NOTES:			



Building Consent No. 070508

Building Project. METRO. WOODFIRE

60 Campbell Ave
Paraparaumu.

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS

REQUIRED INSPECTIONS				
Engineer	32	Lapse and cancellation after 12mths of consent	21	Minimum FFL to comply with NZS3604
Site	2	Engineer design specific components	22	Deck and stair balustrades with greater drop than 1 m
Commencement	3	foundations to solid bearing of 200mm	23	Installation of solid fuel appliance (wood burner) comply and secured
Foundation	4	NZS3604 as accept. solution in terms of NZ Bld Code	23A	Second hand wood burner - certified
Block	5	Not approved as Habitable BUILDING	24	Chimney to be cleaned prior to fitting of new unit
Pre Slab(Plumbing)	6	Not approved as Habitable ROOM	24A	Section F7 requires fitting of smoke detectors
Sub Floor	7	Fit proprietary Head, Jamb, Sill flashings & air seals to ext joinery	25	Contractor to leave site clean and clear
Drainage	8	As in V H Wind Zone, ext load bearing walls, extra fixing for roof	26	Sewer and water services to be disconnected and capped
Pre Wrap	8A	As in Very High Wind Zone, extra fixings for roof	27	Provide from contractor roof warranty
Pre Clad/Stucco	8B	All glazing, constr. system to comply with V H Wind and CCZ	28	Contractor warranty covering roof, fascia and gutter system
Pre Lining (Building)	9	Note and comply with all endorsements on approved plans	29	Provide from contractor texture coating warranty
Wet Areas	10	Names and Reg'n of plumber and drain layer req'd	30	To comply with food hygiene regulations 1974
Post Line	11	Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	31	As in CCZ, all fixings need to be stainless steel
Brick Veneer	12	Hot & Cold water pipes tested to 1500kPa	33	Approval only given for relocation purposes
Retaining Wall	13	Roof storm water to be connected to existing	34	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
	14	Copper water pipes not permitted	38	Window sashes on upper levels less than 760mm above floor to have stays fixed
* = plumbing inspections	15	Owner/builder to ensure prop foundation height will allow satisfactory connection	39	Construction of playground to comply with NZS 5828
	16	Drainlayer to discuss septic tank, etc	40	Fencing, gates, doors directly leading to swimming pool to comply Pool act 1987
STANDARD CONSENT CONDITIONS	17	Owner's responsibility to arrange septic tank design	41	Owner's legal responsibility to provide locking lid for spa pool
37	18	Roof stormwater to be disposed inside property boundary	42	Intended appraised/approved Polystyrene Texture Coating system to be advised
72	19	Roof stormwater to be piped to kerb	43	Textured systems should be applied by licensed, trained applicators - supply warranty
80	20	Tempering valve to be installed on HW cylinder	44	Exterior cladding system to be completed and inspected prior to internal lining.

FOR OFFICE USE ONLY

FEES	APPLICATION FEE	\$.....
Building Fee	\$.....	
Sewer Connection	\$.....	
Water Connection	\$.....	
Vehicle Crossing	\$.....	
Damage Deposit	\$.....	
Structural Checking	\$.....	
Building Research Levy	\$.....	
Development Levy	\$.....	
DBH Levy	\$.....	
Compliance Schedule	\$.....	
Digital Storage Fee	\$.....	
Certificate of Title Charge	\$.....	
Photocopying	\$.....	
SUBTOTAL	\$.....	
Less Fee Paid	\$.....	
TOTAL	\$.....	
GST INCLUDED	\$.....	

AUTHORISATION FOR REFUND OF DEPOSIT:

Deposit held = \$.....

Cost to Repair Damage Caused During Construction = \$.....

Total Balance to be Refunded \$.....

Authority Number: _____

Authorised: _____ DATE: _____

NON STANDARD ADDENDA



Bodhi

Building consent 070508

Section 51, Building Act 2004

The building

Street address of building: 60 Campbell Ave, Paraparaumu

Legal description of land where building is located: LOT 153 DP 70896 CT 39A/76

Valuation number: 1526580300

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Z Butterfield

Contact person: Zoe

Mailing address: 60 Campbell Avenue, Paraparaumu

Street address/registered office:

Phone number: Landline: 902 2506 Mobile:

Daytime: After hours:

Facsimile number:

Email address:

Website:

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

Full Name: The Heating Centre

Mailing Address: P O Box 298, Paraparaumu

Phones: 298 6556

Building work

The following building work is authorised by this building consent:

Install Metro Eco Pioneer Ped Woodfire

Heating

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

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

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Signature

SMjones.
Customer Services

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 11/05/07

Z Butterfield
60 Campbell Avenue
Paraparaumu

Dear Sir/Madam

Approval of Building Consent: 070508

Description: Install Metro Eco Pioneer Ped Woodfire
Location: 60 Campbell Ave, Paraparaumu
Legal Description: LOT 153 DP 70896 CT 39A/76

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

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

As the owner you are also responsible for the following:

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

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

Addenda to Application

Application

The Heating Centre P O Box 298 Paraparaumu	No.	070508
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Project

Description	Domestic Fireplaces Being Stage 1 of an intended 1 Stages Install Metro Eco Pioneer Ped Woodfire
Intended Life	Indefinite, but not less than 50 years
Intended Use	Heating
Estimated Value	\$2,800
Location	60 Campbell Ave, Paraparaumu
Legal Description	LOT 153 DP 70896 CT 39A/76
Valuation No.	1526580300

Contractor: The Heating Centre 3 Ihakara Street Paraparaumu : 298-6556

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. Final Inspection - Fire
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. Installation of solid fuel appliances must comply with manufacturers specifications and be secured against seismic movement ie EARTHQUAKES.
3. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
4. Woodburners must be designed to have an emission of less than 1.5 grams of particles per kilogram of dry wood burnt (as measured in accordance with AS/NZS 4013:1999), and a thermal efficiency of greater than 65% (as measured in accordance with AS/NZS 4012:1999).
5. From 1 September 2005 a National Environmental Standard for Wood Burners has been introduced as an Amendment to the RMA 1991. The new standard sets out regulations governing emission rates and energy efficiency (for more information check www.mfe.govt.nz). The granting of this building consent for the installation of a woodburner is NOT an authority to install and operate a non-complying woodburner.
6. The granting of this building consent for the installation of a woodburner is NOT an authority to install and operate a non-complying woodburner.
7. Since 1 September 2005, the NZ standard for woodburners has applied to all units installed on properties less than 2 hectares in lot size. The standard applies only to woodburners. It does not apply to open fires, multi fuel burners (eg coal), cooking stoves or pellet burners. The granting of this building consent for the installation of a woodburner is NOT an authority to install and operate a non-complying woodburner.

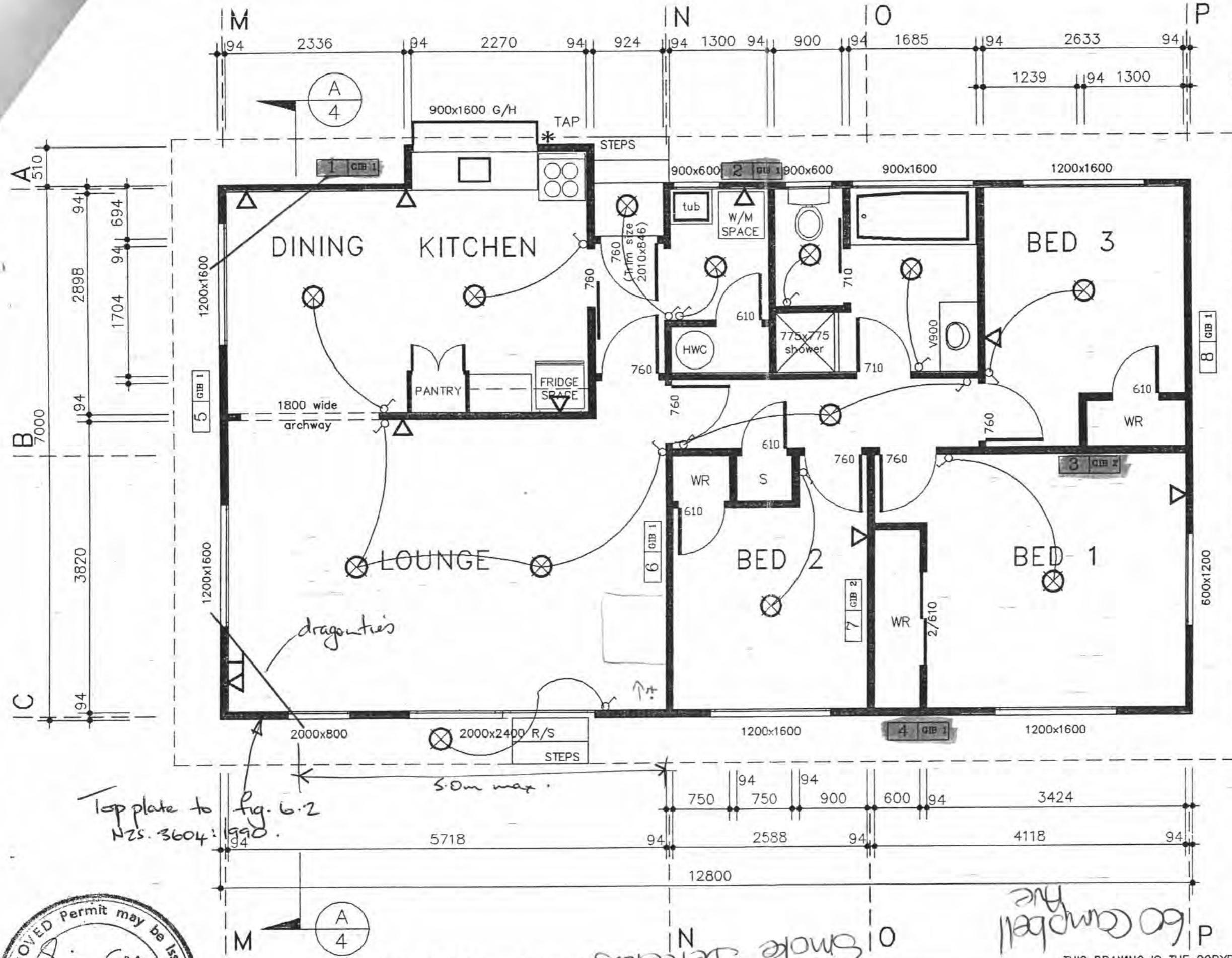
I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:



-08-1992



FLOOR PLAN

SCALE 1:50

COPPER WATER PIPES FOR COLD WATER

NOT PERMITTED

Paul of Some Date N

THE DRAWING IS THE
LAST PAGE

THIS DRAWING IS THE COPYRIGHT OF HORIZON HOMES LTD.

NOTE:
ALL DIMENSIONS ARE APPROXIMATE
ONLY AND ARE SUBJECT TO
PERMIT ISSUE.

SHEET No. 2
JOB No. P491

FAILURE TO OBSERVE THESE CONDITIONS
MAY NEGATE WARRANTIES

MAY NEGATE WARRANTIES

Steel Pipe may be joined without fasteners, however, three equally spaced Moulds or Strambeams Steel Pipe rivets should be used to secure Enamelled and Strambeams Steel Pipe together.

- Enamelled Flue Pipe must not be cut or crimped.
- Enamelled Flue Pipe must be swept by mechanical means only. (We recommend mixed head or polypropylene brushes). Under NO circumstances should chemical flue cleaners, (soot or sealants) or steel chimney brushes be used.
- Enamelled Flue Pipe must be sealed with Stovax Flue Cement or equivalent.
- Enamelled Flue Pipe MUST be installed in locations where the Flue Pipe is visible after installation is complete.
- Enamelled Flue Pipe must be installed in accordance with SFP Installation Instructions, using compositionally suitable by SFP. It is the responsibility of the installer to ensure no water leaks into the Enamelled Flue System.
- Enamelled Flue Pipe will be warranted for one year from time of installation providing the assembled Flue Pipe is installed in accordance with SFP Installation Instructions, using compositionally suitable by SFP. It is the responsibility of the installer to ensure no water leaks into the Enamelled Flue System.

CONDITIONS OF USE

WITREOUS ENAMELLED FLUE PIPE

HI-THERM STAINLESS STEEL FLUE PIPE

- HI-THERM Flue Pipe is a high temperature, matt finish Flue Pipe designed for use on slow combustion, solid fuel heaters.
- HI-THERM Flue Pipe is ideal for heaters that have high flue temperatures and that also can be operated under circumstances that may produce creosoting of Flue Pipes for short periods of time, ie, on refuelling and with air control in shut or low position. Clean air guidelines must be observed.
- HI-THERM Flue Pipe is a **maintainable** product.

What is the difference between Vitreous Enamelled and Hi-Therm Flue Pipe?

- **Enamelled Flue Pipe** has a base metal of low carbon mild steel. The longevity of **Enamelled Flue Pipe** is dependent on the quality of the enamelled surface on the **Inside of the Flue Pipe ONLY**.
- **HI-THERM** is a decorative finish only. The longevity is ensured by the **Stainless Steel Flue Pipe**.
- **Enamelled Flue Pipe** is very resistant to scratching, but may chip or craze. **HI-THERM Flue Pipe** is more readily scratched, but will not chip or craze.
- **HI-THERM Flue Pipe** is easily restored to original finish, **Enamelled Flue Pipe** cannot be restored.
- **HI-THERM Flue Pipe** may be cut or crimped without affecting the Flue Pipe longevity. **Enamelled Flue Pipe** **MUST NOT** be treated in any way that affects the inside enamelled surface.
- **Enamelled Flue Pipe** finish and longevity can be affected by a wide range of incorrect heater operation procedures.
- **HI-THERM Flue Pipe** finish may whiten with over-firing of the heater. Longevity of the Flue Pipe is not affected by the condition of **HI-THERM** paint finish.
- **Enamelled Flue Pipe** can be damaged internally by drilling or riveting.

Date of Installation:
Woodfire Make:
Woodfire Model:
Serial No.:
Installed By:
Owners:

FAILURE TO OBSERVE THESE CONDITIONS
MAY NEGATE WARRANTIES

CONDITIONS

HI-TERM Pipe must be swept by mechanical means only. (We recommend mixed head of polypropylene brushes. Under NO circumstances should flame cleaners, (soot destroyers) or steel chimney brushes be used.

HI-TERM Pipe must be secured together with a minimum of three Monel Steel rivets to be a MAINTAINABLE finish. To maintain paint finish or touch up use only genuine STOVE BRIGHTEST Aerosol. (Refer label on packaging).

The paint finish appearance may change, depending on Wood Pipe operation and is designed to leak into the HI-THERM Pipe System.

HI-TERM Pipe must be used in accordance with the manufacturers instructions. Clean air of the wood fire must be operated in accordance with the manufacturers instructions. Clean air of polypropylene brushes. Under NO circumstances should flame cleaners, (soot destroyers) or steel chimney brushes be used.

HI-TERM Pipe should not be used on a Wood Fire burning related or wet (unseasoned) wood. Only use newspaper when lighting the fire; never burn colour printed brochures or junk mail.

HI-TERM Pipe must be secured around the joint.

The stainless steel pipe used in "HI-THERM" Stainless Steel Pipe "is warranted for three years, providing the above conditions are met.

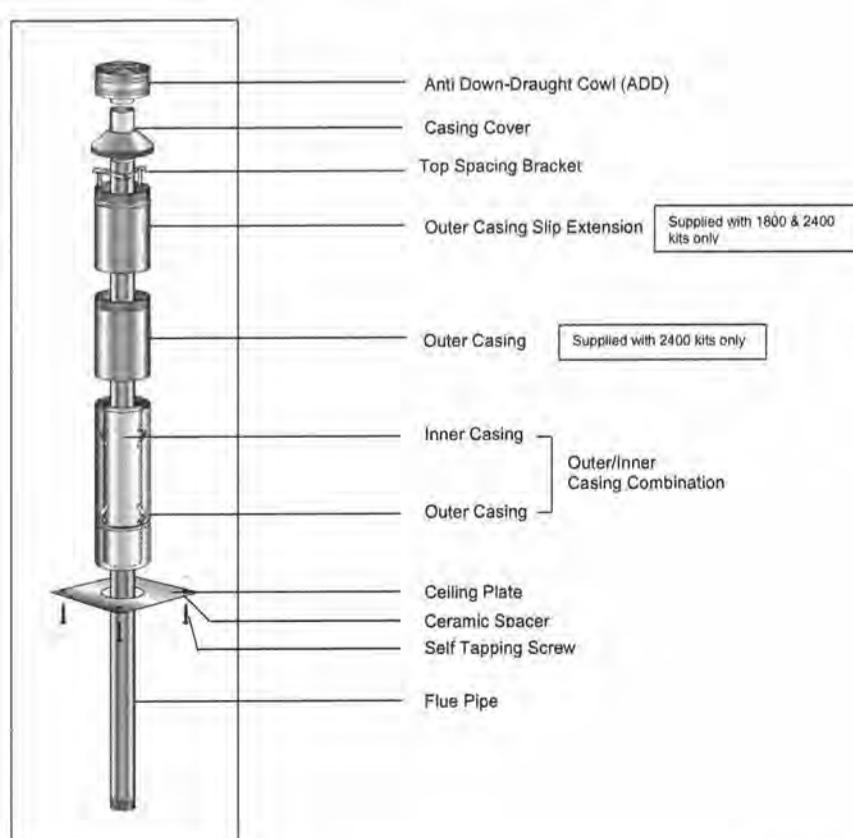
CONDITIONS OF USE

HI-THERM STAINLESS STEEL FLUE PIPES



Sheetmetal Fabricated Products Ltd.

**150mm
Free Standing Wood Fire Flue Kit
Installation Instructions
Complies with AS/NZS 2918:2001**



150 MM

FREE STANDING WOODFIRE FLUE KIT INSTALLATION
INSTRUCTIONS

WARNING: THIS FLUE KIT HAS BEEN MANUFACTURED IN ACCORDANCE WITH AS/NZS 2918:2001 AND TESTED TO APPENDIX F. TO ENSURE SAFETY THIS FLUE KIT MUST BE INSTALLED AS OUTLINED IN THESE INSTRUCTIONS AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODE OR CODES. WOOD FIRE AND FLUE CLEARANCES FROM COMBUSTIBLE WALLS MUST BE IN ACCORDANCE WITH WOOD FIRE MANUFACTURER'S SPECIFICATIONS AND AS/NZS 2918:2001. THESE INSTALLATION INSTRUCTIONS ARE FOR TESTED APPLIANCES ONLY.

CAUTION: MIXING FLUE SYSTEM COMPONENTS FROM DIFFERENT SOURCES OR MODIFYING THE DIMENSIONAL SPECIFICATION OF COMPONENTS MAY RESULT IN HAZARDOUS CONDITIONS. WHERE SUCH ACTION IS CONSIDERED, THE MANUFACTURER SHOULD BE CONSULTED IN THE FIRST INSTANCE.

CAUTION: IT IS THE RESPONSIBILITY OF THE INSTALLER TO ENSURE THAT THE INSTALLATION OF THIS FLUE KIT COMPLIES WITH AS/NZS 2918:2001, THE APPLIANCE MANUFACTURERS SPECIFICATIONS FOR FLUE PIPE SHIELD AND CEILING PLATE AND THAT THE RELEVANT BUILDING CODES ARE ADHERED TO.

BENDS AND EXTENSIONS TO THE LENGTH OF A FLUE SYSTEM ARE PERMITTED (AS/NZS 2918:2001 4.1)

- 1) Locate Wood Fire in its proposed position and mark a point on the ceiling that is directly above the centre of the Wood Fire's Flue Spigot. Check that the Wood Fire's location allows the OUTER CASING to clear all structural roof timbers.
- 2) Cut a 250mm square hole in ceiling. Directly above cut a hole in roof to accommodate OUTER CASING.
- 3) Fit timber nogs around ceiling, i.e. Nogs form a 250mm square aperture that allows air to circulate freely over the OUTER CASING surface.
- 4) Position the OUTER CASING so that it is flush with the underneath of the ceiling and protrudes through the roof the required height. Note that AS/NZS 2918:2001 4.9.1(a) states, "the FLUE PIPE shall extend not less than 4.6m above the top of the floor protector". Refer to diagram B.

a) If the FLUE PIPE is within 3 metres of the ridge, the FLUE PIPE must protrude at least 600mm above the ridge of the roof.
b) If the distance from the ridge is more than 3 metres, the FLUE PIPE must protrude at least 1000mm above roof penetration.
c) The FLUE PIPE must be more than 3 metres from any nearby structure. (Refer diagram C).

Additional FLUE PIPE, OUTER CASING and/or INNER CASING may have to be added to ensure the following:

- i) The correct minimum roof penetration height.
- ii) Sufficient overall height to encase the FLUE PIPE which must extend a minimum of 4.6 metres from the floor protector. Refer diagram B.

Note that the INNER CASING should extend 200mm above roof penetration.

150 FWFKIT 1.4.4

NB: Do not secure the OUTER CASING SLIP EXTENSION onto the OUTER CASING, as final adjustment will be required when fitting cowl assembly. See Paragraph 11.

- 5) Fix an appropriate flashing around the OUTER CASING to seal onto the roofing material. Refer to the manufacturer's recommendations for correct fitting. NB: On iron roofs, fixings such as metal angle brackets (approximately 25mm x 25mm) can be fitted under the flashing to securely fix the roof to OUTER CASING.
- 6) Drill holes in ceiling plate for the fixing screws. Place CEILING PLATE over Wood Fire's Flue Spigot, ensuring the folded edges are facing the ceiling.
- 7) Position bottom length of FLUE PIPE (crimped end downwards) into Wood Fire Flue Spigot.
Refer to the supplier of the Wood Fire and use flue pipe sealant if recommended.
- 8) Assemble FLUE PIPES together ensuring seams are straight, offsetting the seams will ensure a neat fit. FLUE PIPES must be assembled with crimped ends down (towards Wood Fire). Secure each joint with a minimum of three Monel Steel rivets equally spaced around the joint. If using HI-THERM FLUE PIPE the protective wrapping should be left on the FLUE PIPE during installation.
- 9) From the roof lower FLUE PIPE through OUTER CASING into the bottom FLUE PIPE securing with three monel rivets.
- 10) Check that the FLUE PIPE SPACING BRACKETS inside the INNER CASING are correctly positioned and then from the roof slide the INNER CASING into the OUTER CASING until the brackets rest on to the internal swage ring of the OUTER CASING, this will ensure the INNER CASING is the correct 12mm above ceiling level.
Check the INNER CASING when correctly positioned extends a minimum of 200mm above the roof penetration.
- 11) Before securing the OUTER CASING SLIP EXTENSION to the OUTER CASING with 3 rivets, ensure the FLUE PIPE extends above the top of the OUTER CASING SLIP EXTENSION 145mm. Adjust SLIP EXTENSION to obtain this measurement.
- 12) Fit TOP SPACER BRACKET to the FLUE PIPE making sure the lugs fit snugly inside OUTER CASING SLIP EXTENSION. Make sure TOP SPACER BRACKET fits hard down onto OUTER CASING SLIP EXTENSION.
- 13) Fit CASING COVER over the FLUE PIPE and push down firmly onto TOP SPACER BRACKET.
- 14) Fit COWL but do not secure, as removal for flue cleaning will be necessary. Deform or ovalise the stub of the COWL to ensure it is a tight friction fit.
- 15) Fasten CEILING PLATE to ceiling using screws and ceramic spacers provided. Ensure an even air gap around FLUE PIPE when fixing. Remove protective plastic from CEILING PLATE. N.B. 12mm air gap between ceiling plate and ceiling must be maintained.
- 16) Leave all installation and operating instructions with the owner.

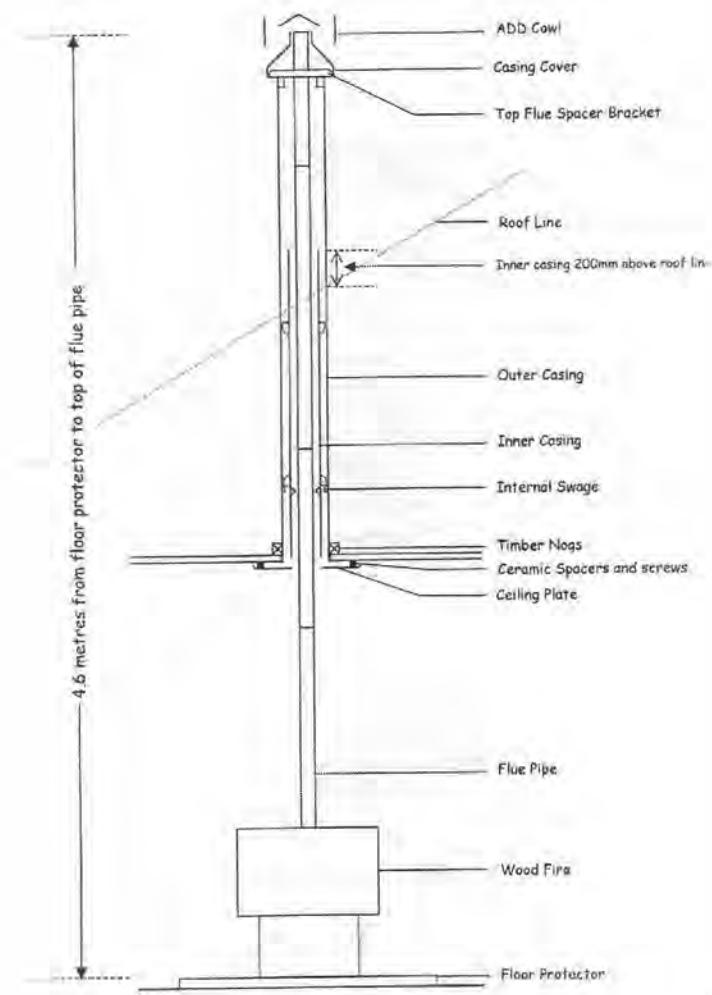
Cleaning of Flue Pipes before lighting the fire.

Stainless Steel pipe should be wiped clean using a soft cloth and methylated spirits to remove finger marks and oils used to manufacture the flue pipe.

Enamelled flue pipes should be wiped with a soft cloth.

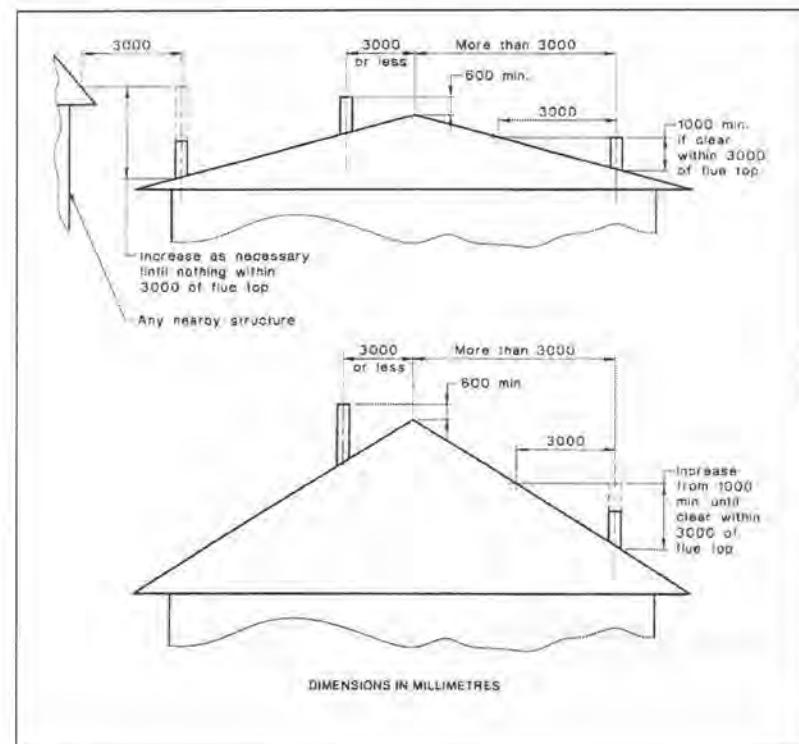
Hi-Therm flue pipe can be touched up using only STOVE BRIGHT aerosol paint.

Diagram B



150 FWFKIT 1.4.4

Diagram C AS/NZS 2918:2001 pg 37



150 FWFKIT 1.4.4

150 FWFKIT 1.4.4

■ INSTALLATION CLEARANCES & SPECIFICATIONS

Minimum clearances shown are in mm, with a Pioneer double flue mounted shield fitted. All Metro woodfires comply with AS/NZS2918:2001.

Specifications were correct at the time of printing, but may alter and those detailed within should be used only as a guide. Refer to the installation and operation manual supplied with every Metro, or if in doubt, consult your Metro retailer.

Clearance reductions

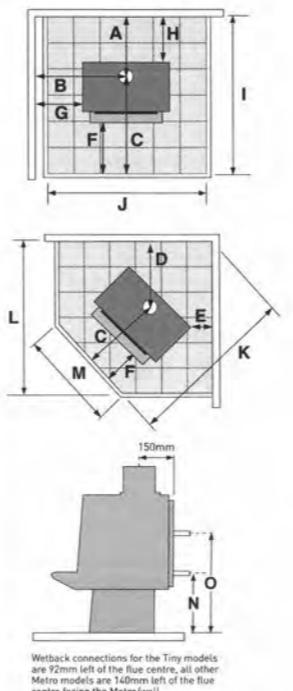
AS/NZS 2918:2001 allows for a reduction in minimum clearances as detailed in tables 3.1 and 3.2 of the standard which your Metro retailer will be able to advise you on. Pioneer has also tested certain model Metros with "side extensions" fitted to the Pioneer double flue mounted shield, to achieve a reduction in clearances, details are:

Model	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
ECO Tiny Rad	225	552	580	420	150	200	300	75	805	650	1165	925	250	280	470
ECO Wee Rad	260	525	580	385	80	200	220	110	840	825	1125	950	425	295	485
ECO Rad (DV)	250	575	625	435	80	200	200	100	875	905	1240	1065	505	338	528
ECO Euro Rad (DV)	250	625	625	435	80	200	250	100	875	905	1240	1065	505	338	528
ECO Tiny Ped	210	430	580	290	25	200	185	60	790	650	990	875	250	280	470
ECO Pioneer Ped	260	595	580	385	85	200	300	110	840	825	1120	950	425	295	485
ECO Xtreme Ped (DV)	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515
ECO Aspire Ped (DV)	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515
ECO Tiny Trad	210	430	580	290	25	200	185	60	790	650	990	875	250	295	485
ECO Pioneer Trad	260	595	580	385	85	200	300	110	840	825	1120	950	425	295	485
ECO Aspire Trad (DV)	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515
LTD Wee Rad	250	555	580	400	80	200	250	100	830	825	1145	950	425	295	485
LTD Rad	250	575	625	455	80	200	200	100	875	905	1265	1065	505	353	543
LTD Mega Rad	270	675	725	500	125	200	300	120	995	905	1425	1175	505	353	543
LTD Pioneer Ped	250	595	580	400	85	200	300	100	830	825	1145	950	425	295	485
LTD Xtreme Ped	250	575	625	455	110	200	240	100	875	905	1265	1065	505	340	530
LTD Aspire Ped	250	575	625	455	110	200	240	100	875	905	1265	1065	505	340	530
LTD Mega Ped	270	610	725	465	130	200	275	120	995	905	1400	1140	505	340	530

Model	Width	Depth	Height	Firebox	*Area
ECO Tiny Ped/Trad	490	530	665	36 litres	120m ²
ECO & LTD Pioneer Ped/Trad	590	530	665	50 litres	150m ²
ECO & LTD Xtreme Ped/Trad	670	575	715	68 litres	200m ²
ECO & LTD Aspire Ped/Trad	670	575	715	68 litres	220m ²
LTD Mega Ped	670	675	715	103 litres	280m ²
ECO Tiny Rad	505	530	665	36 litres	120m ²
ECO & LTD Wee Rad	607	530	665	50 litres	150m ²
ECO & LTD Rad & ECO Euro Rad	750	575	745	68 litres	220m ²
LTD Mega Rad	750	675	745	103 litres	280m ²
LTD Compact Insert Firebox	560	410	550	50 litres	130m ²
ECO Insert Firebox	560	500	550	56 litres	140m ²
LTD Hi Output Insert Firebox	560	500	550	63 litres	150m ²

*Area - Estimated on a 2.4m stud height in an average climate/insulation. If you are unsure of the correct Metro for your requirements, please consult with your Metro retailer.

- The LTD Pioneer Ped installed with a Pioneer double flue mounted shield with side extensions fitted can have side clearances B and G reduced by 80mm if installed into an alcove which does not project forward of the Metro.
- The ECO Aspire Ped, ECO Xtreme Ped and ECO Aspire Trad installed with a Pioneer double flue mounted shield with side extensions fitted reduces minimum corner clearance E from 170mm to 110mm. In this situation use the LTD Metro equivalent for measurements E, D, K & L. [i.e use LTD Aspire Ped chart for ECO Aspire Ped for E, D, K & L].
- The LTD Wee Rad and LTD Pioneer Ped rear clearance [H] and overall floor protector depth [I] can reduce by 50mm providing a wetback is not fitted and therefore maintenance access is not required.



■ FLOOR PROTECTORS

Freestanding Metro woodfires do not require an insulating floor protector, as they are tested and comply with the minimum floor protector requirements of AS/NZS 2918:2001. Note:

- The minimum floor protector sizes are specified in the clearance chart above.
- A floor protector can include ceramic tiles with grouted joints, a sheet of toughened glass, panel steel or any other non combustible material laid directly onto a wooden floor.
- If being installed onto a concrete or non combustible floor, no floor protector is required.

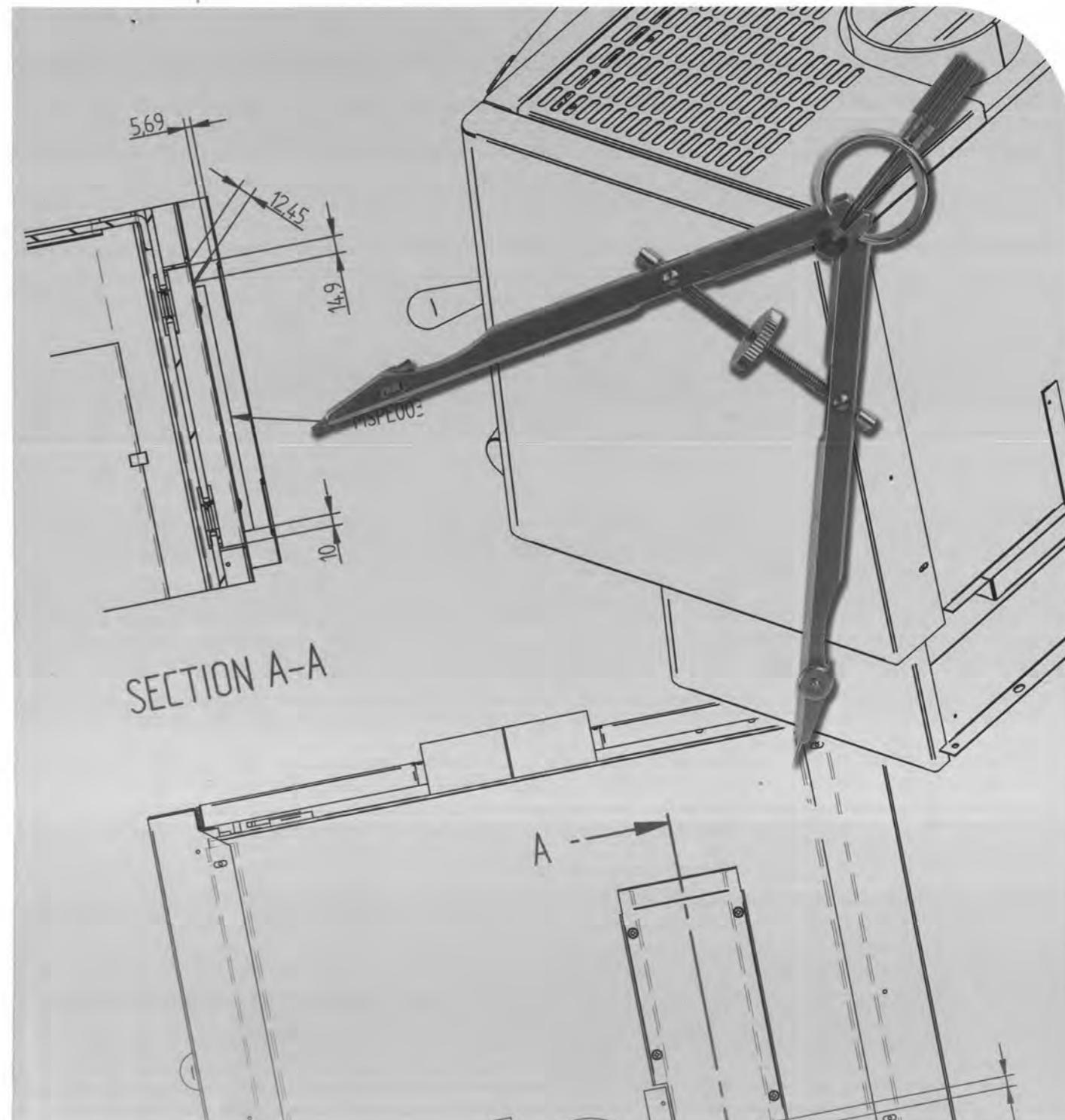
■ FLUE SYSTEMS

All Metro freestanding woodfires should be installed with the energy efficient Metro ECO Flue System which comes complete with detailed installation instructions. All Metro ECO Flue Systems include Metro's vertical discharge cowl which improves draft and performance.

PIONEER
MANUFACTURING LIMITED

Mamaku Street | PO Box 11 | Inglewood | New Zealand
Phone 06-756 6520 | Fax 0800 HOTFAX - 0800 468 329
www.metrofires.co.nz | info@metrofires.co.nz

All measurements listed are correct at time of printing.



METROFIRES

PROVISIONAL
TECHNICAL
BULLETIN 07



NEW ZEALAND HOME HEATING
ASSOCIATION
Member

NATIONAL ENVIRONMENTAL STANDARDS

National Environmental Standards came into effect throughout New Zealand in 2005, imposing a minimum 65% efficiency and maximum 1.5gm emission requirements on all woodfires installed on properties with a land area of less than two hectares. Properties of two hectares or more are exempt from this National Environmental Standard. This effectively creates two woodfire markets, and as a consequence Metro are manufacturing a range of product for each:

ECO Metros – Designed for properties less than two hectares, ECO Metro woodfires surpass the requirements of the National Environmental Standard. Utilising advanced combustion technology ECO Metros have a more complex firebox design which operate at higher combustion temperatures, but offer shorter burn times than their LTD Metro equivalents.

LTD Metros – Designed for properties two hectares or more, LTD Metros retain features like overnight burning and genuine wetbacks while still meeting internationally accepted efficiency and emission standards.

Note – Some regional councils have imposed emission requirements which take precedence over the national standard, while some other councils within New Zealand have imposed or are considering adopting bylaws relating to environmental issues. If in doubt talk to your Metro retailer. The following table was correct at the time of printing in February 2007.

ECO Models	Tested Emission & Efficiency		Complies with National Environmental Standards
	Without Wetback	With Wetback	
ECO Tiny Rad	0.94gms/75.0%	0.85gms/67.0%	With & Without Wetback
ECO Wee Rad	0.88gms/70.4%	0.96gms/65.2%	With & Without Wetback
ECO Euro Rad (DV)	0.72gms/72.0%	Not tested	Without Wetback only
ECO Rad (DV)	0.89gms/68.2%	0.94gms/68.8%	With & Without Wetback
ECO Tiny Ped	0.72gms/78.0%	Tests pending	Without Wetback approved
ECO Pioneer Ped	0.88gms/70.4%	0.96gms/65.2%	With & Without Wetback
ECO Xtreme Ped	0.86gms/69.4%	1.04gms/67.4%	With & Without Wetback
ECO Aspire Ped	0.65gms/70.4%	1.08gms/70.2%	With & Without Wetback
ECO Tiny Trad	0.72gms/78.0%	Tests pending	Without Wetback approved
ECO Pioneer Trad	0.88gms/70.4%	0.96gms/65.2%	With & Without Wetback
ECO Aspire Trad	0.65gms/70.4%	1.08gms/70.2%	With & Without Wetback
ECO Insert	0.91gms/65.0%	Not tested	Without Wetback only

• All ECO Metros "without wetbacks" can be installed on any property size New Zealand wide. Nelson & Christchurch have specific zones restricting the installation of woodfires for homes that have not had an existing woodfire previously installed (see your Metro retailer)

• All ECO Metros "with wetbacks" can be installed within New Zealand on any property that is two hectares or more in size. Most ECO models can be installed with a wetback in clean air zones, some restrictions apply to some models/regions

• Test certificates for all Metro ECO fires are detailed on the Metro website - www.metrolires.co.nz

LTD Models	Tested Emission & Efficiency	Complies with AS/NZS 2918:2001
LTD Wee Rad	2.3gms/71%	With & Without Wetback
LTD Rad	3.3gms/63%	With & Without Wetback
LTD Mega Rad	2.0gms/65.6%	With & Without Wetback
LTD Pioneer Ped	2.3gms/71%	With & Without Wetback
LTD Xtreme Ped	3.3gms/63%	With & Without Wetback
LTD Aspire Ped	3.3gms/63%	With & Without Wetback
LTD Mega Ped	2.0gms/65.6%	With & Without Wetback
LTD Compact Insert	2.3gms/58%	With & Without Wetback
LTD Hi Output Insert	2.3gms/58%	With & Without Wetback

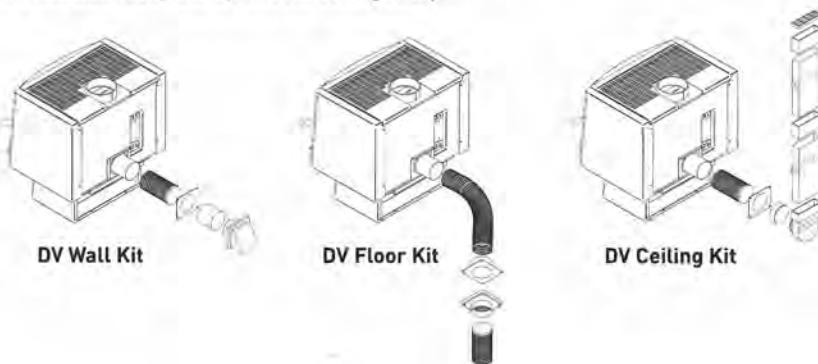
• All LTD Metros "with or without wetbacks" can be installed anywhere in New Zealand providing the property is two hectares or more

DIRECT VENT ECO METROS

New to the Metro range are the larger ECO Metros which incorporate the very latest Direct Vent [DV] technology. These "DV" Metros offer two significant advantages;

- All air consumed during combustion enters the appliance near the bottom/rear of the firebox, this enables both the primary and secondary air supply to be pre-heated to very high temperatures before entering the firebox. This air supply is ducted over the rear face of the firebox, then through preheating tubes fitted into the firebox's secondary burn chamber, resulting in emission and efficiency levels detailed in the chart above, that were previously unattainable.
- Metros with the "DV" technology also offer the option of connecting the air supply to outside the home. laboratory testing confirms a typical woodfire producing 10kW's of heat at 67% efficiency consumes 8.4 litres of air per second burning fuel with a 17% moisture content, equating to around one "roomful" of air every hour. By connecting the air supply to outside the home the Metro consumes air drawn in from outside the home rather than using the heated air from within the home, saving fuel and further increasing the overall efficiency of the Metro.

There are three Direct Vent kits available – DV WALL KIT ducts through an outside wall, DV FLOOR KIT ducts through the floor directly behind the Metro and the DV CEILING KIT ducts into the wall cavity and up into the ceiling cavity.



INSERT SPEC SHEET

Pre Installation

Metro fireplace inserts are tested to/comply with AS/NZS 2918:2001 incorporating appendix "E" when installed in accordance with the installation and operation manual supplied with every Metro woodfire. Prior to installing your Metro fireplace insert into a masonry chimney, it is important that certain clearances and other requirements are complied with as detailed below :-

Chimney – The masonry chimney must be swept and checked for:-

- Cracks and general overall condition, with repairs carried out if necessary by a suitably qualified person.
- Cavity dimensions to ensure the fireplace insert will fit, it is usually necessary to remove the fire bricks from the lower masonry chimney cavity.
- The base of the masonry chimney cavity on which the Metro fireplace insert will rest must be level, if it is not, it should be levelled using mortar.
- If an ash removal door exists in the base of the chimney it should be sealed shut to prevent air entering the cavity.

Mantle – If a timber or combustible mantleshelf exists above the fireplace insert opening, it should be a minimum distance above the top of the Metro's fascia, minimum distances are:-

- Metro LTD Hi Output fireplace insert = 460mm
- Metro LTD Compact fireplace insert = 400mm
- Metro ECO fireplace insert = 340mm

If less than the above minimum specified, a deflector or heat shield will be required to be fitted under the mantle.

ECO Insert Fan – On properties less than 2 hectares, the Metro ECO Insert must be installed with Metro's ECO Insert fan which is a single speed, thermostatically controlled device. This fan must be permanently wired and therefore requires the services of a registered electrician. Fitting instructions for the fan are supplied with the fan module.

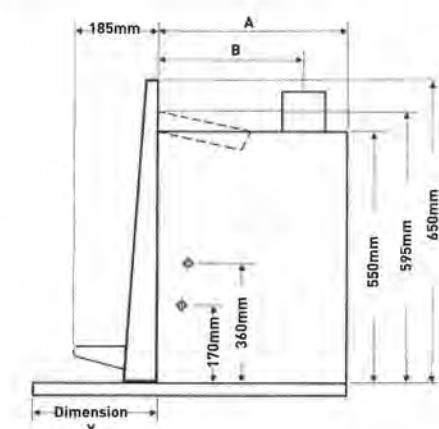
Floor Protector Requirements

Metro fireplace inserts are designed to be installed direct onto a concrete base. An insulated floor protector must extend a minimum of 200mm to each side of the door opening making the minimum floor protector width 825mm. The minimum floor protector projection forward of the Metro is dependant on the height of the fireplace insert above the combustible floor. The following schedule of floor protector projections is measured from behind the Metro fascia being the total floor protector depth as shown in the diagram below. Note, the heights specified above the combustible floor can be achieved by the thickness of the floor protector, raising the fireplace insert or a combination of these two.

Dimension X	0mm	10mm	15mm	20mm	25mm	30mm	35mm	40mm	41mm	45mm	50mm
LTD Compact	439mm	439mm	425mm	417mm	403mm	392mm	381mm	367mm	N/A	356mm	350mm
LTD Hi Output	455mm	455mm	455mm	436mm	424mm	408mm	396mm	366mm	350mm	350mm	350mm
ECO	Only 300mm minimum projection is required irrespective of the height of the floor protector.										

Fascia Model	Base width	Body Width
LTD & ECO Trend Fascia	810mm	810mm
LTD & ECO Trad Fascia	900mm	810mm

Firebox Model	A	B	Wash
LTD Compact	410mm	315mm	560mm
LTD Hi Output	500mm	405mm	560mm
ECO	500mm	405mm	560mm



Flue Systems

All Metro woodfires should be installed with the Metro ECO Flue System which comes complete with detailed installation instructions. All Metro ECO Flue Systems include Metro's vertical discharge cowl which improves draft and performance.

Vented Zero Clearance Cabinet

The function of the Metro "Vented Zero Clearance Cabinet [VZCC]" is to enable the Metro LTD Hi Output and ECO Insert Fireplace to be installed into a timber framed wall. The VZCC therefore replaces the more traditional masonry chimney at a fraction of the cost. Detailed instructions for the VZCC are available from your Metro retailer.

The wall opening cavity size required:

Width of opening	Height of opening
- 700mm suggested	- 685mm suggested
- 800mm maximum	- 690mm maximum
- 690mm minimum	- 685mm minimum

Depth of opening
- 575mm minimum





KAPITICOAST
DISTRICT COUNCIL
SITE CHECK SHEET

NAME: Z. BUTTERFIELD

ADDRESS: 60 CAMPBELL Ave. LOT: 153 DP: 70.89.6,

PROJECT: Garage CONSENT NO: 951162

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION CHECK RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
FOUNDATIONS						
Siting	✓		Found & Slab Ok to pour.	Yes	No	25/1/96 Bp
Footing - Piles			Slab un-reinforced.			
Steel	✓		but vapour barrier under			
Min Floor Level Cert						
CONCRETE FLOOR						
Building	✓					
P & D Wastes, etc						
SUB FLOOR						
Connections						
Braces						
Blocking						
Insulation						
BLOCKFILL 1						
BLOCKFILL 2						
PRE-LINE						
Wall Framing	✓					
Moisture	✓		%			
Bracing	✓					
Fixings	✓					
Lintels	✓					
Roof Framing						
Trusses	✓					
Bracing	✓					
Fixings	✓					
P & D 1500 KPA test						
POSTLINE						
DRAIN TEST - SEWER						
DRAIN TEST - STORMWATER						

FINAL INSPECTIONS

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION CHECK RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
Insulation						
Joinery & Flashings						
Glazing (Safety etc)						
Range/Bathroom Fans						
Comb, Heater/Chimney						
Floor Levels						
Post Connections						
Subfloor Ventilation						
Subfloor Access						
Room Ventilation						
EXTERIOR CLADDINGS						
Walls	✓	✓				
Roof	✓	✓				
Hot Water Temp						
HW Cyl, Valves & Restraint						
Waste & Drain Vents						
Gully Traps						
Spouting & Downpipes						
Stormwater Drains		✓				
ENG SUPERVISION CERT						
FIRE FACILITIES						
EGRESS						
DISABLED						
EHO						

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building	<i>ACB</i>	19.2.09	Services		
Plumbing	<i>...</i>	...	Resource Management		
Drainage	<i>...</i>	...	Air Conditioning		
EHO					
Lifts					
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT.
CODE COMPLIANCE CERTIFICATE NUMBER ...

Signature

Designation

Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE

Application No: 95162Date: 6/20/2023
Address: 60 Campbell Av.

FEE CALCULATION SHEET

ADMIN = \$36 per hour

PLAN VETTING = \$60 per hour

INSPECTIONS = \$40

TECHNICAL CONSULTANTS = Cost + 10%

NETWORK UTILITY OPERATORS = Cost + 10%

Classification	\$	Plan Vetting				Total \$	Consultants		Total \$	Inspections						Total \$	Admin \$	PIM \$	Total	
		PI	D	Bld	EH		T/P			Site	PI	D	Bld	EH						
1 Fire Places, Signs	0-1500																36	NIL		
2 Sheds, Carports	1501-4000																36	NIL		
3 Garages, Conservatories, Swim Pool, Etc	4001-10000	1	4	75-2		30.00	1	13		200-	36	50	391-							
4 House Additions	4001-10000																36	50		
5 House Additions	10001-50000																36	50		
6 Dwellings	50001-100000																36	100		
7 Dwellings	100001-150000																36	100		
8 Dwellings	150001-200000																54	100		
9 Dwellings	200001-250000																54	140		
10 Dwellings	250001-300000																72	140		
11 Dwellings	300000 +																72	160		
12 Commercial/Industrial	0-10000																36	50		
13 Commercial/Industrial	10001-50000																36	60		
14 Commercial/Industrial	50001-100000																36	100		
15 Commercial/Industrial	100001-150000																36	100		
16 Commercial/Industrial	150001-200000																54	100		
17 Commercial/Industrial	200001-250000																54	140		
18 Commercial/Industrial	250001-300000																54	140		
19 Commercial/Industrial	350001-350000																54	140		
20 Commercial/Industrial	350001-400000																72	160		
21 Commercial/Industrial	400001-450000																72	180		
22 Commercial/Industrial	450001-500000																72	200		
23 Commercial/Industrial	500000 +																72	250		

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS	STANDARD CONDITIONS		
14 ✓	2		17
1 ← ✓	3	✓	18
7	4	✓	19
16	5	✓	20
2 ↗ ?	6		21
3	7		22
4 ✓	8		23
8	9	✓	30
5	10		
10	11		
12	12		
6 ✓	13		
9	14		
11 ✓	15		
13 ✓	16		
15			

NON STANDARD CONDITION

Neighbours consent required for boundary
fire wall.

TYPE OF BUILDING	Dwelling	Retail	Additions	Accessory	
	New	Industrial	Alterations	Other	



DEPARTMENT	REQUIREMENTS			COMMENTS	CHECKED/DATE STAMP
		Yes	No		
Town Planning	Zoning Confirms	/	/		APPROVED 4-11-95 DATE District Planner Kapiti Coast District Council
	Dispensation	/	/		
	Planning Consent	/	/		
	Special Floor Level		/		
Plumbing					
Drainage					
Stormwater	To Channel			To existing	APPROVED Consent may be issued DATE 20/11/95 Officer Kapiti Coast District Council
	To Drain				
	Confined to Lot				
Building	Neighbours consent required			- boundary firewall prefab type timber frame	APPROVED Consent may be issued DATE 21/11/95 R88 Officer Kapiti Coast District Council
Structural	Specific Design				
	Foundation				
	Structure				
	Roof				
Subdivisional Engineer					
	Earthworks Bylaw Conditions				
Environmental Health					
Site- Foopath & Entrance Conditions			Ground		
Ergo. VE & Footpath OK Ground OK.				R.W. 17-11-95	

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

To: Kapiti Coast District Council
[Cross each applicable box and attach relevant documents in triplicate]

CONSENT NO.

951162

PART A : GENERAL

(Complete Part A in all cases - Refer over for Parts B-E, sign and date)

APPLICANT (OWNER*)		PROJECT								
Name: <u>ZOE BUTTERFIELD</u>		<input checked="" type="checkbox"/> Cross One								
Mailing address: <u>60 CAMPBELL AVENUE</u>										
Contact [Print Name and position]: <u>Zoe Butterfield</u>										
Phone: <u>2970682</u> . Fax _____										
<p>*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.</p>										
FOR COUNCIL USE										
Received: <u>16/11/95</u>										
Application fee: \$ <u>240.00</u>										
Receipt No: <u>837864</u>										
Paid By: <u>Z.C. Butterfield</u>										
<p>NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL</p>										
<p>This Application is for:</p> <p><input checked="" type="checkbox"/> Building Consent only, in accordance with project information</p> <p><input type="checkbox"/> Both building consent and a project information memorandum</p>										
<p>FOR COUNCIL USE:</p> <p>NOTES:</p>										
<table border="1"> <thead> <tr> <th colspan="2">Size of Building</th> </tr> </thead> <tbody> <tr> <td>Floor area m²</td> <td><u>28.8</u></td> </tr> <tr> <td>No of stories</td> <td><u>1</u></td> </tr> <tr> <td>No of Units</td> <td><u>1</u></td> </tr> </tbody> </table>			Size of Building		Floor area m ²	<u>28.8</u>	No of stories	<u>1</u>	No of Units	<u>1</u>
Size of Building										
Floor area m ²	<u>28.8</u>									
No of stories	<u>1</u>									
No of Units	<u>1</u>									



KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT Section 35, Building Act 1991

Applicant

ZOE CHRISTINA BUTTERFIELD
60 CAMPBELL AVENUE
PARAPARAUMU

Consent Details

Consent/PIM No.: 951162
Date issued: 11/12/95
Date of applicn: 16/11/95
Valn No: 1526580300
Overseer: B Todd

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
NEW GARAGE

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: RESIDENTIAL

Project Location: 60 CAMPBELL AVE, PARAPARAUMU

Legal Description: LOT 153 DP 70896 CT 39A/76

Estimated Value: \$ 6,413

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

	\$	791.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
TOTAL:	\$	791.00

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

This building consent is issued subject to previously advised conditions.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: B Todd BUILDING CONTROL OFFICER DATE: 11/12/95



KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT ADDENDA 951162

APPLICANT: ZOE CHRISTINA BUTTERFIELD : 60 CAMPBELL AVENUE : PARA
LOCATION: 60 CAMPBELL AVE, PARAPARAUMU
BUILDER: FREEMAN & HONEY

General requirements

a) The District Inspector is to be given 24 hours notice before carrying out the following inspections.

INITIAL INSPECTION

FOUNDATION INSPECTION

PRE-SLAB INSPECTION, CONCRETE FLOOR

PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING

FINAL INSPECTION BUILDING

FINAL INSPECTION STORMWATER

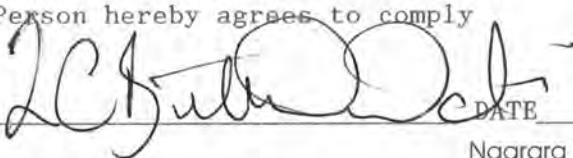
b) To arrange for any of the above required inspections by the District Inspector, please contact B Todd on (04) 298-0902 between the hours of 8.00 am and 4.30 pm.

Conditions of consent

- 1 All foundations are to be to solid bearing minimum of 300mm
- 2 Work to comply with NZS3604-1990.
- 3 Not approved as a habitable building.
- 4 Note and comply with endorsements on approved plans.
- 5 NEIGHBOURS CONSENT REQUIRED FOR BOUNDARY FIREWALL.

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

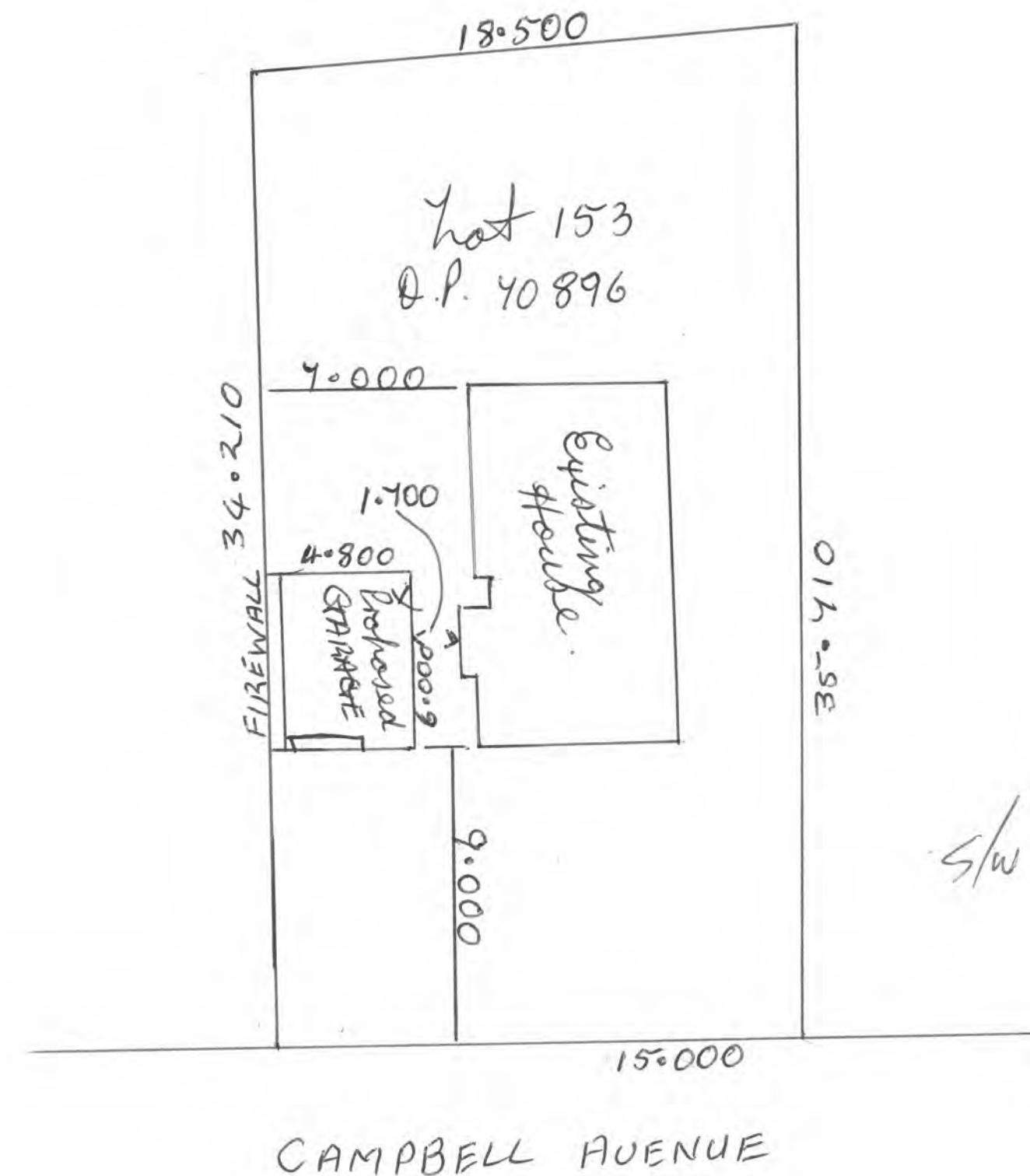
OWNER/BUILDER/AUTHORISED PERSON



DATE

Ngarara Building, Rimu
Road, Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563

OFFICE
COPY



CAMPBELL AVENUE



FOR: J. B. Butterfield
AT: 60 Campbell Avenue
Paraparaumu



DISTRIBUTOR: Freeman & Honey
C1 Best Road, Lettoral
P. O. I. Otaki

SITE PLAN

DATE:
13-11-95

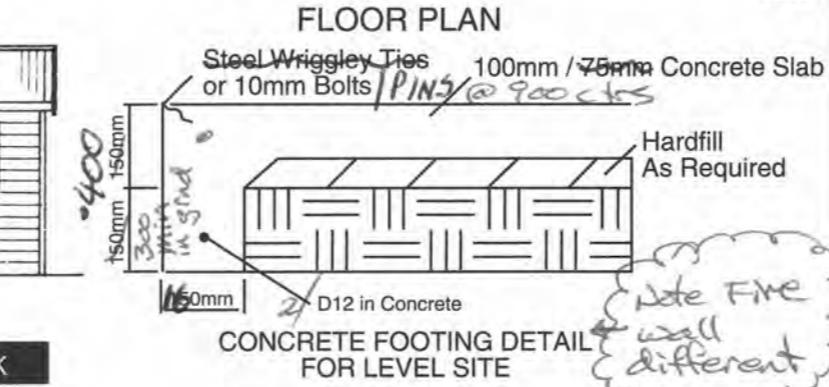
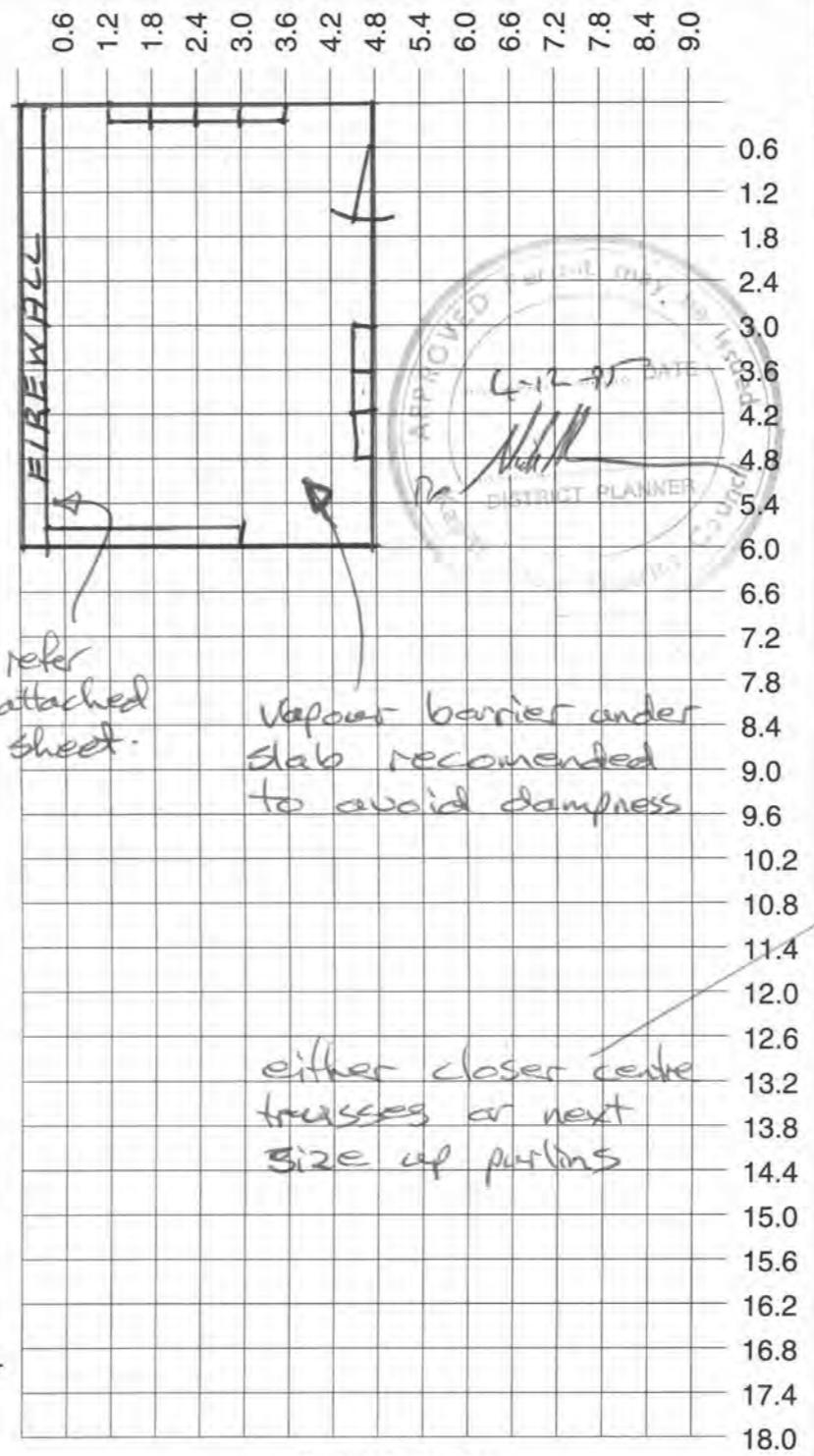
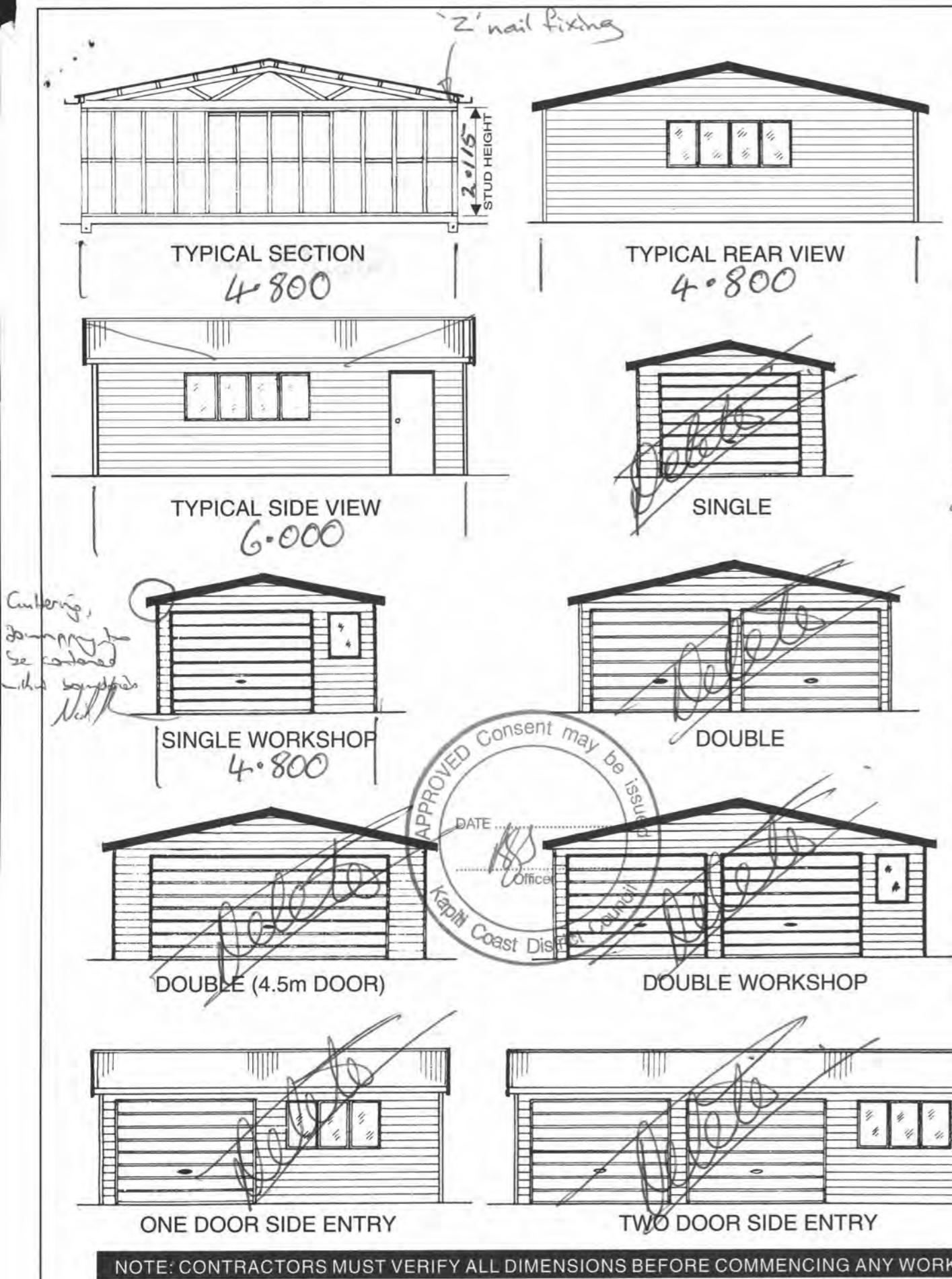
SCALE:
1:200

SHEET

3

SKYLINE GARAGE

SPECIFICATIONS



FOUNDATIONS:

As per detail, or 200 x 200 concrete piles @ 1200 max. centres under studs.

DAMPCOURSE:

2 ply d.p.c. under all bottom plates.

FRAMING:

All timber is boric treated Laser frame. All framing is housed, i.e. studs checked into plates and noggs checked into studs. Studs 90 x 35 Laser frame @ 600 centres. Top & bottom plates & noggs are 90 x 35 Laser frame.

WALL BRACES:

For sheet metal weatherboards refer to "Bracing resistance of Skyline Buildings Ltd wall systems" established by Auckland Uniservices Ltd.

Galvanised steel angle braces.

ROOF TRUSSES:

Design series: Gang nail - 4260 and CH 2722 Trusses up to 6m wide spaced @ 2400 centres (Max.) Trusses over 6m wide spaced @ 1800 centres (Max.)

12.5° 15° 20° 25° 30°

90 x 45 Laser frame @ 1100 centres max.

ROOF PITCH:

90 x 45 Laser frame @ 1100 centres max.

PURLINS:

90 x 35 Laser frame on edge, up to 6m Garage width - 1 Row, over 6m Garage width - 2 rows

2650 opening - 2 x 140 x 45

2950 opening - 2 x 180 x 45.

4530 opening - Fitch Beam.

TRUSS STIFFENERS:

75 x 35 Laser frame on flat @ 45° angle over top - plates at each corner up to 7.2m garage length, over 7.2m length additional dragon ties at either side of centre truss.

DRAGON TIES:

.55 (24 GA) Zincalume steel gutters fixed to two sides of building.

SPOUTING:

.40 (26 GA) 65 x 50 Zincalume steel, 1 off per gutter.

RIDGING:

.40 (26 GA) Zincalume steel.

ROOFING:

.40 (26 GA) Zincalume steel long run ribbed roofing.

DOORS:

Side door - Timber frame, Zincalume steel clad each side. Main doors - .40 (26 GA) Zincalume steel overdoors or Galv. steel roller doors.

EXTERIOR SHEATHING:

.40 (26 GA) Zincalume steel weatherboards, 113mm profile. Color Cote / Colour Steel

.40 (26 GA) Zincalume steel weatherboards, 155mm profile. Color Cote / Colour Steel

Ultra*Clad .40 (26 GA) Zincalume steel weatherboards. Color Cote / Colour Steel

Hardiplank weatherboard.

NOTES:

On Color Cote / Colour Steel / Hardiplank Buildings. Zincalume Steel components referred to in spouting, exterior sheathing, doors and ridging are made of Zincalume Steel with baked on silicone polyester paint, known as 'COLOR STEEL' or 'COLOR COTE' (Trade Terms).

FOR:

Mr. B. Butterfield
60 Campbell Ave.
Paraparaumu.

DESIGN
MARK



DISTRIBUTOR: Freeman & Honey
41- Best Rd Lettora.
P. O. I. Otaki.

DATE:

13-11-95

SCALE: 1:100

SHEET

1



Gib® Residential Garage Boundary Walls

ADDITION TO: 'GIB BOARD® FIRE RATED SYSTEMS, 1992'**Scope of Use**

The solution offered in this bulletin is intended for use when a 30/30/30 or 60/60/60 Fire Resistance Rating (FRR) is required by the NZBC Acceptable Solution C3/AS1 for single storey residential garage boundary walls.

Compliance with the NZBC

Under normal conditions of dry internal use Gib Board® Fire Rated Systems have a serviceable life in excess of 50 years and satisfy the requirements of NZBC Clause B2 – Durability.

Gib Board® Fire Rated Systems provide passive fire protection in accordance with the requirements of NZBC Clause C3 – Spread of Fire.

Gib® Residential Garage Boundary Walls have been specifically designed to fall inwards, away from the adjacent property boundary, when collapse conditions are reached during a fire and therefore satisfy the requirements of NZBC Clause C4 – Structural Stability during Fire.

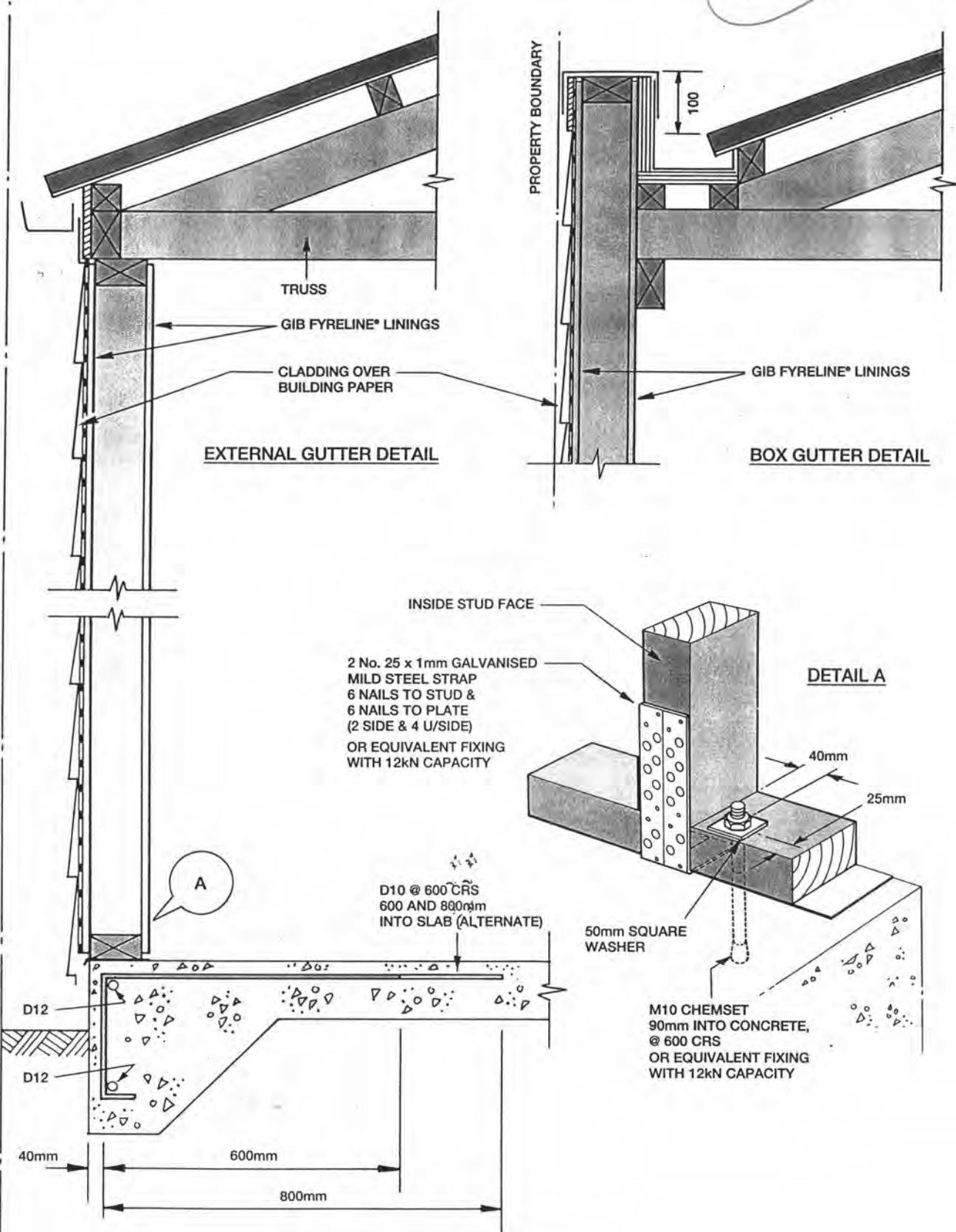
NOTES:

- i) Wall construction in accordance with 'Gib Board® Fire Rated Systems, 1992' GBTL 30 or GBTL 60 depending on the required Fire Resistance Rating (FRR).
- ii) Sheets joints in the external Gib Fyreline® linings on the outside of the frame, i.e., under the cladding system, do not require taping and stopping.
- iii) Impervious cladding materials with a ventilating air-space, such as steel or aluminium weatherboards, may be installed over building paper directly over the external Gib Fyreline® lining.
- iv) Absorbent cladding materials such as plywood or fibre cement must be separated from the external Gib Fyreline® lining by means of vertical battens, with a nominal depth of 50mm, and building paper behind the cladding material.

Reference

Macdonald Barnett Partners, Consulting Civil and Structural Engineers, Report No 5109 CRB, dated 13 October 1993, and Producer Statement dated 1 March 1994.

THIS
APPLICATION.



WINSTONE WALLBOARDS LTD

Auckland Tel 0-9-634 2184 Fax 0-9-634 3972
Wellington Tel 0-4-568 4293 Fax 0-4-568 7844
Christchurch Tel 0-3-332 3159 Fax 0-3-337 1014



KAPITI COAST DISTRICT COUNCIL

Ref:

PROJECT INFORMATION MEMORANDUM Section 31, Building Act 1991

Applicant

ZOE CHRISTINA BUTTERFIELD
60 CAMPBELL AVENUE
PARAPARAUMU

PIM Details

Consent/PIM No.: 951162
Date issued: 5/12/95
Date of applicn: 16/11/95
Valn No: 1526580300
Overseer: B Todd

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
NEW GARAGE

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: RESIDENTIAL

Project Location: 60 CAMPBELL AVE, PARAPARAUMU

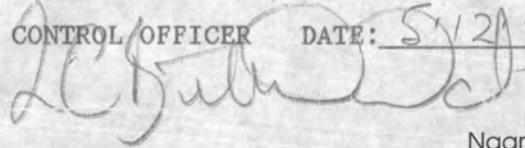
Legal Description: LOT 153 DP 70896 CT 39A/76

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

This project information memorandum includes:

- Details of relevant utility systems
- Details of authorisations which have been granted

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: Ben Reich BUILDING CONTROL OFFICER DATE: 5/12/95


Ngarara Building, Rimu
Road, Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563



PROJECT INFORMATION MEMORANDUM

Planning Requirements

APPLICANT: Z BUTTERFIELD

MAILING ADDRESS: 60 CAMPBELL Ave PARAPARAUMU.

SITE ADDRESS: u u u

LOT NO: 153 DP: 10896

PROJECT: New Building Alteration
Removal/Demolition Relocated Building
(approx age _____ years)

INTENDED USE: Garage

ZONING: TRANSITIONAL DISTRICT PLAN:

PROPOSED DISTRICT PLAN: Residential

USE PERMITTED: Non-complying

RESOURCE CONSENT GRANTED: Yes 27/11/95 Refers to attached letter.

DESIGNATIONS ON PROPERTY: NO KNOWLEDGE OF ANY

EASEMENTS: No knowledge of any

SITE SUBJECT TO INUNDATION: NOT KNOWN TO BE

COASTAL BUILDING LINE RESTRICTION: N/A

RELOCATABLE ZONE: N/A

MINIMUM FLOOR LEVEL (50 year event) _____ Metres above mean sea level

RECOMMENDED MINIMUM

FLOOR LEVEL (100 year event) _____ Metres above mean sea level

YARD AND HEIGHT REQUIREMENTS: Non-complying

TREE/BUILDING PRESERVATION: N/A

OTHER COMMENTS: Spouting/Draining must be
controlled within the boundaries of the property

NOTE: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the **minimum** floor level will be required from a Registered Surveyor prior to foundation inspection.

SPECIAL FEATURES OF THE ABOVE LAND

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

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

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

(Plumbing & Drainage)

SEWER AVAILABLE/CONNECTED _____

WATER AVAILABLE/CONNECTED

SITE PLAN OF EXISTING SERVICES (IF ANY)

LOCATION OF SEWER LATERAL

LOCATION AND SIZE OF WATER TOBY

LOCATION OF EASEMENTS (IF ANY)

LOCATION OF PUBLIC DRAINS (IF ANY)

STORMWATER DISPOSAL TO CHANNEL

DRAIN

ADDITIONAL COMMENTS



10.12.2
RM950382

27 November 1995

Z C Butterfield
60 Campbell Avenue
PARAPARAUMU

Dear Sir/Madam

**APPLICATION FOR RESOURCE CONSENT (NON-COMPLYING) TO ERECT A
DETACHED GARAGE ON A SIDE BOUNDARY AT 60 CAMPBELL AVENUE,
PARAPARAUMU**

Your application for consent to a Non-complying Activity from the provisions of the Transitional District Plan and/or the Proposed District Plan relating to the erection of a detached garage on a side boundary at 60 Campbell Avenue Paraparaumu, has been considered by Council's Hearing Commissioners who have approved the application subject to the following conditions:

1. That a Building Consent is obtained for this proposal pursuant to the Building Act 1991.
2. That the garage is sited in accordance with the plans submitted with this application for Resource Consent.
3. That the garage when erected complies with all requirements of the Proposed and Transitional District Plans other than yard requirements.
4. That any guttering or downpiping is constructed or fitted in a manner which ensures that it is wholly located on the applicant's property.

Yours faithfully



N J Aiken
PLANNER, DEVELOPMENT CONTROL

KLN

KAPITICOAST
DISTRICT COUNCIL
SITE CHECK SHEET

NAME: Butterfield ADDRESS: 60 Campbell St - fram LOT: DP:
PROJECT: House Adams CONSENT NO: 981168

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION CHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
FOUNDATIONS		✓	Piles Amended to 125x125			W/B 9.1.99
Siting	✓	✓				
Footing - Piles	✓	✓				
Steel						
Min Floor Level Cert						
CONCRETE FLOOR						
Building						
P & D Wastes, etc						
SUB FLOOR			See Site Note 9052			W/B 10.6.99
Connections	✓	?	It is completed			W/B 14.6.99
Braces	✓	✓				
Blocking	✓	?				
Insulation	✓	?				
BLOCKFILL 1						
BLOCKFILL 2						
PRE-LINE			See Site Notes 9052 & 60			
Wall Framing	✓		1. Extension to complete			W/B 9.7.99
Moisture	✓		2. % Roof, Bracing			
Bracing	✓		3. Provide extra bracing each side Roof to form x with Extra tiebacks			
Fixings	✓		4. Provide T in top dragon tie as per Approved Plan			
Lintel	✓		5. Provide 6KN wall plate connections			
Roof Framing	✓		6. Double braces only (i.e. Should be 2x4)			
Trusses	✓		7. Angle brace south side Not completed			
Bracing	✓					
Fixings	✓					
P & D 1500 KPA test						
POSTLINE	✓					
DRAIN TEST - SEWER						
DRAIN TEST - STORMWATER						

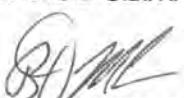
FINAL INSPECTIONS

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION CHECK RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
Insulation	✓	✓				
Joinery & Flashings	✓	✓				
Glazing (Safety etc)	✓	✓				
Range/Bathroom Fans						
Comb, Heater/Chimney						
Floor Levels	✓	✓				
Post Connections	✓					
Subfloor Ventilation	✓	✓				
Subfloor Access	✓	✓				
Room Ventilation	✓					
EXTERIOR CLADDINGS	✓		ALL COMPLETED AT THIS FINAL STAGE			BM 7/9/99
Walls	✓	✓				
Roof		✓				
Hot Water Temp						
HW Cyl, Valves & Restraint						
Waste & Drain Vents						
Gully Traps						
Spouting & Downpipes	✓	✓				
Stormwater Drains						
ENG SUPERVISION CERT						
FIRE FACILITIES						
EGRESS						
DISABLED						
EHO						
<u>BARRIERS</u>						
<u>LANDSCAPING</u>						

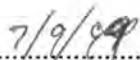
BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building	BM	7/9/99	Services		
Plumbing			Resource Management		
Drainage			Air Conditioning		
EHO					
Lifts					
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT.
 CODE COMPLIANCE CERTIFICATE NUMBER ...



Signature



Designation

Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE

Application No: 98164
Date: 24/9/98
Site Address: 24780 Campbell Av. Frank

FEE CALCULATION SHEET

ADMIN = \$40 per hour
PLAN VETTING = \$72 per hour
INSPECTIONS = \$60
DIGITAL SCANNING = \$22.50

TECHNICAL CONSULTANTS = Cost + 10%
NETWORK UTILITY OPERATORS = Cost + 10%

Hse Addns

CLASSIFICATION	\$	PLAN VETTING				TOTAL \$	CONSULTANTS	TOTAL \$	INSPECTIONS					DIG SCAN	TOTAL \$	ADMIN \$	PIM	TOTAL
		PI	D	Bld	EH				T/P									
1	Fire Places, Signs	0-1500															40	Nil
2	Sheds, Carports	1501-4000															40	Nil
3	Garages, Conservatories, Swim Pool, etc	4001-10000															40	50
4	House Additions	4001-10000	15	\$108 - 2					\$36 - 1					5	✓ \$360 -	40	50	594
5	House Additions	10001-50000															40	50
6	Dwellings	50001-100000															40	100
7	Dwellings	100001-150000															40	100
8	Dwellings	150001-200000															60	100
9	Dwellings	200001-250000															60	140
10	Dwellings	250001-300000															80	140
11	Dwellings	300000 +															80	160
12	Commercial/ Industrial	0-10000															40	50
13	Commercial/ Industrial	10001-50000															40	60
14	Commercial/ Industrial	50001-10000															40	100
15	Commercial/ Industrial	100001-150000															40	100
16	Commercial/ Industrial	150001-200000															60	100
17	Commercial/ Industrial	200001-250000															60	140
18	Commercial/ Industrial	250001-300000															60	140
19	Commercial/ Industrial	350001-350000															60	140
20	Commercial/ Industrial	350001-400000															80	160
21	Commercial/ Industrial	400001-450000															80	180
22	Commercial/ Industrial	450001-500000															80	200
23	Commercial/ Industrial	500000 +															80	250

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		STANDARD ADDENDA		
14	✓	32		17
1	✓	2		18
17		3	✓	19
7		4	✓	20
16		5		21
2	✓	6		22
3	✓	7	✓	23
18		8		30
4	✓	9	✓	31
8		10		33
5	✓	11	—	24
10		12		
12	✓	13	✓	
6	✓	14		
9		15		
11		16		
13				
15				

STANDARD CONDITIONS	
1	34
2	
3	

NON STANDARD ADDENDA

2059

Note

2059

Date: 1/1/19

Numbered stamp for use only

RC 981164
KAPITI COAST DISTRICT COUNCIL
BUILDING INSPECTION

BUILDING INSPECTIONS 2059
KAPITI COAST DISTRICT COUNCIL

Page 1.

Private Bag 601, Paraparaumu

Date: 9/1/19

Owner/Builder

Butlers field

Address

60 Campbell Ave.

Work

Demolition Addition P.C. 981164

NOTIFICATION OF INSPECTION

A practice inspector has reviewed the following items requiring change or correction to comply with approved Building Consent No 981164.

1. Roof bracing provide extra stiffeners to both sides of roof to provide "X" braces with extra tensioners.
2. Provide timber dragon ties to truss cords as noted on approved plans.
3. Provide 6KN type plate connections to top plate joints.
4. Angle braces provided for (6). braces are only 1.8 long should be 2.4. Provide extra angle braces or provide diagonal braces to form "X" with tensioners to remaining walls.
4. One angle brace where Ranch side placed together miss out. Provide 1.2 shed brace.

W.C. Blakie
Building Control Officer.

Note

Date:

2060

NUMBERED COPY, TO BE RETURNED

KAPITI COAST DISTRICT COUNCIL

BUILDING INSPECTION 5020



BUILDING INSPECTIONS

2060

KAPITI COAST DISTRICT COUNCIL

Page 1

Private Bag 601, Paraparaumu

Date: 9/7/99

Owner/Builder Butterfield

Address 60 Campbell Ave

Work Addition

NOTIFICATION OF INSPECTION

Preline Court Street 2

3. Ceiling battening to be fixed with two screws per fixing point or extra 100mm Nail.
6. Exterior to be completed.
7. Provide centre partition with fixings at 150 Centres around perimeter of sheets to form Gib 3 brace.
8. Ceiling fix as diagram. 150 Centres perimeter where gable is approved.

New inspection will be Required
Timing

M. Blawie
Building Control Officer.

DEPARTMENT	REQUIREMENTS			COMMENTS	CHECKED/DATE/STAMP
		Yes	No		
Town Planning	Zoning				APPROVED 19/10/98 DATE L. J. [Signature] MANAGER PLANNING Kapiti Coast District Council
	Confirms				
	Dispensation				
	Planning Consent				
	Special Floor Level				
Plumbing					
Drainage					
Stormwater	To Channel	✓		To exist	APPROVED Consent may be issued 29/9/98 DATE Officer [Signature] Kapiti Coast District Council
	To Drain				
	Confined to Lot				
Building					
Structural	Specific Design				
	Foundation				
	Structure				
	Roof				
Subdivisional Engineer					
	Earthworks Bylaw Conditions				
Environmental Health					
Site- Foopath & Entrance Conditions				Ground	
	No Driveway			Approve fir click on site when excavating	25.9.98 MJS



APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

To: Kapiti Coast District Council
[Cross each applicable box and attach relevant documents in duplicate]

CONSENT NO

981164

PART A : GENERAL

(Complete Part A and B in all cases - Refer over for Parts C-E, sign and date)

APPLICANT (OWNER*)		PROJECT						
Name: <u>ZOE BUTTERFIELD</u>		Cross One						
Mailing address: <u>60 CAMPBELL AVE</u>								
<u>PARAPARAUMU</u>								
Contact [Print Name and position]: _____								
Phone: <u>2970682</u> Fax _____								
<p>*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.</p>								
FOR COUNCIL USE								
Received: <u>21/9/08</u>								
Application fee: \$ <u>240.00</u>								
Receipt No: <u>731922</u>								
Paid By: <u>Westpac Crd</u>								
<u>Z.C. Butterfield</u>								
NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL								
This Application is for:								
<input type="checkbox"/> Building Consent only, in accordance with project information								
<input type="checkbox"/> Both building consent and a project information memorandum								
PLEASE NOTE The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section		CONFIDENTIALITY Plans and Specifications <ol style="list-style-type: none"> <input type="checkbox"/> I/We require that my//our: <input type="checkbox"/> plans <input type="checkbox"/> specifications be treated as confidential in order to protect: <input type="checkbox"/> the security of the building <input type="checkbox"/> copyright Signed: _____						
		SIZE OF BUILDING <table border="1"> <tr> <td>Floor area m²</td> <td></td> </tr> <tr> <td>No of stories</td> <td><u>1</u></td> </tr> <tr> <td>No of Units</td> <td></td> </tr> </table>	Floor area m ²		No of stories	<u>1</u>	No of Units	
Floor area m ²								
No of stories	<u>1</u>							
No of Units								

PART B : BUILDING DETAILS

(Complete Part B in all cases)

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate):

The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:

- Building certificates
- Producer statements
- References to accreditation certificates issued by the Building Industry Authority
- References to determinations issued by the Building Industry Authority

Proposed procedures, if any, for inspection during construction

PART C : PROJECT DETAILS

(Complete Part C only if you have not applied separately for a project information memorandum)

Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings

New provisions to be made for vehicular access, including parking

Provisions to be made in building over or adjacent to any road or public place

New provisions to be made for disposing of stormwater and wastewater

Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains

New connections to public utilities

Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise

Any cultural heritage significance of the building or building site, including whether it is on a marae

PART D : KEY PERSONNEL

(Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)

Designer(s): _____

Building Certifier(s): _____

Builder/s Mr B BUTTERFIELD CARLO BOOTH "O.M.R.C" 027472840
"ACI" HOME IMPROVEMENT BUILDERS.

Registered Drainlayer: _____ REG NO: _____

Craftsman Plumber: _____ REG NO: _____

Other: _____

PART E : COMPLIANCE SCHEDULE DETAILS

E1: Systems Necessitating a Compliance Schedule

(Complete Part e1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- Automatic sprinkler systems or other systems of automatic fire protection
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- Emergency warning systems for fire or other dangers
- Emergency lighting systems
- Escape route pressurisation systems
- Riser mains for fire service use.
- Any automatic back-flow preventer connected to a potable water supply

Received with thanks by 49/81
 KAPITI COAST DISTRICT COUNCIL
 Receipt no. 733573

22-10-98 16:13

COPY *COPY* *COPY*
 DR BC981164
 BUTTERFIELD Z
 2 BUTTERFIELD Z
 Z BUTTERFIELD 60 CAMPBELL AVENUE:PARAP
 Z C BUTTERFIELD

776.50-
 776.50

Received with thanks by 47/01
 KAPITI COAST DISTRICT COUNCIL
 22-09-98 15:11 Receipt no. 731922
 DR BC9999 TRF 981164
 ** Refund * 240.00
 SUSPENSE BUILDING CONSENT FILES:*****
 DR BC981164
 BUTTERFIELD Z 240.00-
 Z BUTTERFIELD 60 CAMPBELL AVENUE:PARAP

Signed for
 Name: Joe CHRISTINA BUTTERFIELD
 Position: OWNER

Date: 21/10/98

FOR OFFICE USE ONLY		
FEES	APPLICATION DEPOSIT	\$240.00
Building	\$594-	
Sewer Connection	\$.....	RECEIPT NO 731922
Water Connection	\$.....	DATE 22-10-98
Vehicle Crossing	\$.....	INVOICE NO 27526
Damage Deposit	\$400-	DATE 20-10-98
Structural Checking	\$.....	RECEIPT NO 733573
Building Research Levy	\$.....	DATE 22-10-98
Development Levy	\$.....	FEES PAID BY: <u>Z C Butterfield</u>
BIA Levy	\$.....	<u>Z C Butterfield</u>
Compliance Schedule	\$.....	
Digital Storage Fee	\$22.50	BUILDING CONSENT NUMBER <u>981164</u> DATE ISSUED <u>30.10.98</u>
Certificate of Title Change	\$.....	AUTHORISATION FOR REFUND OF DEPOSITS
Photocopying	\$.....	Deposit held = \$400-
SUBTOTAL	\$106.50	Cost to Repair Damage Caused During Construction = \$.....
Less Deposit Paid	\$240.00	Total Balance to be Refunded \$400-
TOTAL	\$776.50	Authority Number: <u>4250</u> Authorised: <u>BCMC</u> DATE: 7-9-99
GST INCLUDED	\$.....	



Building Consent

Section 35, Building Act 1991

Application

Z BUTTERFIELD	No.	981164
60 CAMPBELL AVENUE	Issue date	30/10/98
PARAPARAUMU	Application date	24/09/98
	Overseer	Don Blaikie

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES ALTERATIONS TO DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	\$10,000
Location	60 CAMPBELL AVE, PARAPARAUMU
Legal Description	LOT 153 DP 70896 CT 39A/76
Valuation No.	1526580300

Charges

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

Building Research Levy	\$ 1,016.50
Building Industry Authority Levy	\$ 0.00
Total	\$ 1,016.50

PAID

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

Signed for and on behalf of the Council:

Name: D. Lee

Date: 21.11.98

Addenda to Application

Application

Z BUTTERFIELD	No.	981164
60 CAMPBELL AVENUE		
PARAPARAUMU		

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES ALTERATIONS TO DWELLING
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Location	60 CAMPBELL AVE, PARAPARAUMU
Legal Description	LOT 153 DP 70896 CT 39A/76
Valuation No.	1526580300

Builder: R BUTTERFIELD

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. INITIAL INSPECTION - PREVIOUSLY COMPLETED
 2. FOUNDATION INSPECTION
 3. SUBFLOOR INSPECTION, SUSPENDED FLOOR
 4. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
 5. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
 6. FINAL INSPECTION BUILDING
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. All foundations are to be to solid bearing minimum of 300mm
3. Work to comply with NZS3604-1990.
4. Metal head flashings required over all exterior joinery.
5. Note and comply with endorsements on approved plans.
6. Roof stormwater to be connected to existing water disposal system.

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

OWNER/BUILDER/
AUTHORISED PERSON

Date:

COUNCIL COPY



RESIDENTIAL SPECIFICATION

SPECIFICATION OF THE WORK TO BE DONE AND THE MATERIALS TO BE USED IN THE ERECTION AND EXTERNAL COMPLETION AS PER THE ACCOMPANYING DRAWINGS

FOR

MISS Z BUTTERFIELD

All references to standards and codes etc, shall be taken as reference to latest version, including amendments.

AT

60 CAMPBELL AVENUE
LOT 153
DP 70896

THIS SPECIFICATION IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING DRAWINGS AND ANY OTHER DRAWINGS WHICH MAY BE ISSUED DURING THE CURRENCY OF THE CONTRACT.

ANY ITEM IN THIS SPECIFICATION AND NOT SHOWN ON THE DRAWINGS AND VICE VERSA SHALL BE EQUALLY BINDING AS THOUGH INCLUDED IN BOTH.

THE CONTRACTOR SHALL PROVIDE A FORM OF CONTRACT WHICH IS TO BE COMPLETED BY ALL PARTIES BEFORE THE COMMENCEMENT OF ANY WORK ON SITE. ANY ADDITIONS, OMISSIONS OR VARIATIONS TO THE CONTRACT SHALL BE AUTHORISED IN WRITING AND AN AGREED PRICE STATED.

THE OWNERS ARE TO ENSURE THAT ALL BOUNDARY MARKER PEGS ARE IN PLACE AND EXPOSED FOR INSPECTION. OWNERS: Miss Z Butterfield

CONTRACTOR:

OWNERS' SOLICITOR:
ADDRESS:

COUNCIL COPY

CONTRACT DOCUMENTS:

- 1 THE ACCOMPANYING DRAWINGS
- 2 THIS SPECIFICATION
- 3 CONCRETE WORK Nzs 3109 (1980) 1996
- 4 TIMBER CONSTRUCTION Nzs 3604 (1990)
- 5 THE ENGINEERS' CALCULATIONS) PROPOSED EXTENSIONS TO EXISTING RESIDENCE
NOTE TO THE BUILDER AND OTHER CONTRACTORS REGARDING THE WORK TO BE CARRIED OUT AND THE MATERIALS TO BE SUPPLIED AND USED.

All relevant aspects of the New Zealand Building Code.

PLEASE PROVIDE A QUOTATION ON THE FOLLOWING:

COMPLETION OF ALL EXCAVATION AND CONCRETE WORK, STRUCTURAL WORK, FLOORING, INTERNAL FRAMING AND INSULATION.

COMPLETION OF ALL WALL AND CEILING LINING INCLUDING STOPPING (SEPARATE QUOTATION).

COMPLETION OF ALL PLUMBING LINES AND CONNECTIONS

COMPLETION OF ALL ELECTRICAL WORK.

COMPLETION OF EXTERIOR INCLUDING ROOFING, PLASTERING, TEXTURED COATING AND PAINTING

THE OWNERS WILL UNDERTAKE THE FOLLOWING WORK:

INTERIOR JOINERY THROUGHOUT, INCLUDING DOORS AND FRAMES, CUPBOARDS AND SHELVING, KITCHEN CABINETS AND ALL HARDWARE AND FITTINGS, ETC.

INTERIOR PAINTING AND PAPERHANGING

THE SUPPLY AND FITTING OF ALL APPLIANCES AND FIXTURES EXCEPT THOSE SPECIFICALLY MENTIONED UNDER THE PLUMBER. PRELIMINARY AND GENERAL (ALL TRADES)

1 PERMITS

THE CONTRACTOR SHALL ARRANGE TO OBTAIN ALL PERMITS TO BUILD, ETC., ARRANGE ALL INSPECTIONS AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES, AND THE VARIOUS SUPPLY AUTHORITIES.

2 PROTECTION OF WORK

ALL PARTS OF THE WORK LIABLE TO INJURY AND ALL ADJOINING PROPERTY, EXISTING WORK, FOOTWAYS, TREES, ETC., ARE TO BE PROTECTED UNTIL COMPLETION OF THE CONTRACT.

3 PC SUMS (NETT SUMS)

THE PC SUMS QUOTED IN THIS SPECIFICATION ARE NETT AND THE CONTRACTOR OR SUB CONTRACTOR CONCERNED MUST ADD ANY CARTAGE, FIXING CHARGES AND PROFIT REQUIRED.

4 SITE

THE SITE OF THE WORK WILL BE POINTED OUT TO TENDERERS WHO ARE ADVISED TO VISIT SAME AND CHECK THE SLOPE OF THE GROUND, QUALITY OF THE SOIL, ETC., AS NO EXTRAS WILL BE PAID FOR FOUNDATION WORK, SITE DRAINAGE AND LEVELLING NOT DETAILED OR SPECIFIED

5 BY-LAWS

THE WHOLE OF THE WORK IN THIS CONTRACT IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LOCAL AUTHORITIES' REGULATIONS. 6 EXTENT OF WORK

THIS CONTRACT COMPRISES THE ERECTION AND COMPLETION IN THE SOUNDEST AND MOST WORKMANLIKE MANNER OF ALL THE WORK DESCRIBED OR REASONABLY IMPLIED BY THE ACCOMPANYING DRAWINGS AND NOTES IN ACCORDANCE WITH THIS SPECIFICATION AND THE SUPPLY OF ALL PLANT, TOOLS, LABOUR, MATERIALS, FIXTURES AND FITTINGS REQUIRED FOR THE DUE COMPLETION OF THE WORK.

7 INSURANCE

THE CONTRACTOR SHALL AT ALL TIMES, KEEP THE WHOLE OF THE WORKS FULLY COVERED BY INSURANCE: FIRE, PUBLIC LIABILITY, WORKERS COMPENSATION, ETC.

8 TEMPORARY SERVICES

THE CONTRACTOR SHALL ARRANGE FOR ALL TEMPORARY SERVICES, PAY ALL FEES IN CONNECTION THEREWITH AND REMOVE SAME ON COMPLETION OF THE CONTRACT: SHEDS, TOILET, POWER, WATER, SCAFFOLDING.

9 MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN THE PROPERTY FOR A PERIOD OF 30 (THIRTY) DAYS AFTER COMPLETION AND ANY DAMAGE DONE ARISING DURING THAT TIME THROUGH FAULTY WORKMANSHIP OR MATERIALS SHALL BE MADE GOOD AT THE CONTRACTORS EXPENSE.

10 COMPLETION

ON COMPLETION ALL TRADE DEBRIS IS TO BE REMOVED FROM THE SITE AND THE BUILDING LEFT CLEAN WITH SERVICES AND MECHANICAL PARTS IN GOOD ORDER.

EXCAVATOR

1 GENERALLY

REMOVE ALL TURF AND OTHER VEGETATION, INCLUDING STUMPS, ETC., FROM THE AREA TO BE BUILT ON.

BULLDOZE THE SITE TO THE LEVELS SHOWN ON THE DRAWINGS (CHECK ORIGINAL CONDITIONS).

EXCAVATE AS REQUIRED FOR ALL WALL FOOTINGS, PILE FOOTINGS, STEPS, ETC., AS SHOWN ON THE DRAWING.

FOOTING EXCAVATIONS ARE TO BE TAKEN DOWN TO A SOLID BEARING AND BE NOT LESS THAN 300mm DEEP.

EXCAVATIONS ARE TO BE STEPPED TO SUIT THE SLOPE OF THE GROUND, AND KEPT LEVEL AT THE BOTTOM, MAINTAINED FREE FROM WATER OR FALLEN MATERIAL AND SHALL BE FIRM BEFORE PLACING REINFORCING OR CONCRETE.

BACKFILL AND RAM THE EARTH AROUND THE FOUNDATIONS AFTER CONCRETE WORK HAS FIRMLY SET.

DEPOSIT THE SURPLUS SPOIL ON THE SITE AS DIRECTED BY THE OWNERS, CONCRETOR

1 MATERIALS

CONCRETE TO BE PRE-MIXED WITH A TEST OF 17 500kPa AFTER 28 DAYS

REINFORCING STEEL SHALL BE ROUND MILD STEEL RODS OR REINFORCING MESH AS DETAILED, FREE FROM SCALE, LOOSE RUST, PAINT, GREASE, DIRT ETC.

FORMWORK SHALL BE ERECTED AND BRACED IN SUCH A MANNER THAT THE CONCRETE SHALL FINISH TO THE DIMENSIONS SHOWN OR SPECIFIED. THE FORMWORK IS TO BE HOSED OUT AND KEPT WET BEFORE AND WHILE THE CONCRETE IS BEING PLACED.

2 CONCRETE WORK

CONSTRUCT THE VARIOUS FOOTINGS AS DETAILED ON THE DRAWINGS AND REINFORCED AS SHOWN.

CONSTRUCT THE VARIOUS CONCRETE CORNERS, BASE WALLS, STEPS AND TERRACE SLABS, AS INDICATED ON THE DRAWINGS AND REINFORCED AS SHOWN.

HARD FILLING TO BE 75mm SCORIA OR PIT METAL COMPACTED ON LAYERS OF 150mm DEPTH MIN. COVER WITH 25mm SAND AND OVERLAY WITH BLACK POLYTHENE DAMP PROOF COURSE WITH TAPERED JOINTS.

ALL FLOOR SLABS TO BE LAID TO BE TRUE AND STRAIGHT SURFACES, SCREDED, WOOD FLOATED AND FINISHED WITH A STEEL FLOAT OR POWER FLOAT TO A FINE FINISH. THICKNESS AND REINFORCING AS DETAILED ON DRAWINGS.

ALLOW TO BUILD IN ALL HOLDING DOWN BOLTS, PIPES, WIRES, ETC., AS REQUIRED, PRIOR TO THE POURING OF THE CONCRETE.
HOLDING DOWN BOLTS TO BE 300mm MAXIMUM FROM CORNERS AND AT 1.2m CENTERS MAXIMUM.

ALL EXPOSED CONCRETE WORK (EXCEPT FLOORS) TO BE ROUGHENED AND SCRATCHED FOR SUBSEQUENT PLASTERING. CONSTRUCT THE VARIOUS CONCRETE PILES ETC., AS SHOWN ON THE DRAWINGS, SET OUT ON THE FOUNDATION PLAN IN ACCORDANCE WITH NZS 3604.

2 CONSTRUCTION

ALL MATERIALS ARE TO BE THE BEST OF THEIR RESPECTIVE KINDS AND GRADES LAID TRUE TO THEIR VARIOUS LINES AND LEVELS AND CONSTRUCTED IN A PROPER TRADESMANLIKE MANNER,
TO MAKE THE WHOLE OF THE WORKS A SOUND CONSTRUCTION IN ACCORDANCE WITH THE LOCAL BYLAWS. ALL TIMBER WORK ABUTTING OR RESTING ON MASONRY UNITS OR CONCRETE IS TO BE PROTECTED WITH A BITUMEN FABRIC DAMP-PROOF COURSE.

BEARERS ARE TO BE LAID IN LONG LENGTHS, BUTTED OVER PILES WHERE JOINED, AND SUPPORTED WITH 100 x 50 mm FLITCHES. SUB-FLOOR BRACING TO BE DIAGONAL AS REQUIRED BY NZS 3604 AND AS DIRECTED BY THE LOCAL AUTHORITY INSPECTOR.

FLOOR JOISTS ARE TO BE ON EDGE AND LAID TRUE AND FLAT AND SET OUT TO SUIT THE FLOORING SHEETS, NAILED WITH TWO 100mm NAILS AT EVERY CROSSING AND TRIMMED AS REQUIRED FOR STAIR WELLS AND BALCONY OPENINGS, SLABS, ETC.

DOUBLE THE FLOOR JOISTS AT EACH END OF THE BUILDING AND UNDER THE BEARING PARTITIONS. FLOOR JOISTS SPANNING MORE THAN 2.5 m ARE TO BE STIFFENED WITH HERRINGBONE STRUTTING OR SOLID BLOCKING AT 2.5m CENTERS MAX. PLATES TO BE IN LONG STRAIGHT LENGTHS .BOTTOM PLATES AND WALL PLATES TO BE BUTT JOINTED OVE CONTIUOUS SUPPORT, TOP PLATES TO BE HALVE JOINTED OR BUTT JOINTED AND FASTENED WITH NAIL PLATES.

STUDS ARE TO BE SET OUT TO ACCOMODATE 2.4m HIGH WALL LINING SHEETS AND ARE TO BE HELD TO THE PLATES WITH TWO 100mm FLAT HEAD NAILS AT EACH END.

BOWED STUDS ARE TO BE STRAIGHTENED AND SUPPORTED. LINTELS ARE TO BE CHECKED 15mm MIN. INTO SOLID TRIMMER STUDS. WHERE BUILT UP TRIMMER STUDS ARE USED, ONE 100 x 50 mm STUD IS TO BE RUN UP PAST THE TRIMMER TO THE TOP PLATE AND THE REMAINING 100 x 50 mm STUD IS TO BE RUN UP TO THE UNDERSIDE OF THE LINTEL, AND BLOCKED ABOVE.

NOGGING SHALL BE 100 x 50 mm SPACED IN ROWS AT 800 CENTERS MAX. TO ACCOMODATE THE WALL LINING SHEETS AND WHERE REQUIRED DRILLED OR NOTCHED FOR VENTILATION. TO BE NAILED WITH TWO 75mm NAILS AT EACH END.

CEILING NOGGING TO BE SET OUT TO ACCOMODATE THE CEILING LINING SHEETS AND CORNICES, AROUND THE PERIMETER OF EACH ROOM AND IN ROWS AT 900 CENTERS MAX.

BRACING TO BE LET IN FLUSH WITH THE FACE OF THE WALL FRAMES AND RAKED AS NEARLY AS PRACTICABLE TO 45 DEGREES AND NOT MORE THAN 55 DEGREES FROM HORIZONTAL.

THE WALL FRAMES ARE TO BE ASSEMBLED, SQUARED, BRACED AND ERECTED. THE BOTTOM PLATES ARE TO BE STRAIGHTENED AND FASTENED DOWN, THE CORNERS ARE TO BE PLUMBED BOTH WAYS AND THE TOP PLATES ARE TO BE HELD STRAIGHT WITH TEMPORARY
BRACING UNTIL THE CEILING AND ROOF FRAMING AND BRACING HAS BEEN COMPLETED.

CEILING JOISTS ARE TO BE ON EDGE AND SPIKED TO THE WALL PLATES WITH TWO 100mm NAILS AT EACH END.

CEILING JOISTS SPANNING MORE THAN 2m ARE TO BE STIFFENED WITH CEILING RUNNERS WELL SPIKED AT EVERY CROSSING.

EXPOSED RAFTERS TO BE PLUMB CUT AND HOUSED INTO BEAMS, BIRDSMOUTHED TO PLATES AND FASTENED WITH MILD STEEL PLATES ACCORDING TO DETAIL DRAWINGS.

SUPPLY AND FIX RIDGE BEAMS, RIDGE BOARDS, ROOF STRUTS AND BRACES AS REQUIRED TO COMPLETE THE ROOF FRAMING AND AS DETAILED ON THE DRAWINGS.

EAVES RUNNER TO BE NAILED TO THE OUTSIDE OF THE WALL FRAMES

EAVES BEARERS TO BE NAILED SECURELY TO EACH RAFTER OVERHEAD.

3 EXTERIOR FINISH

ANY EXTERIOR TIMBER JOINERY, TIMBER LINING OR TRIM IS TO BE GIVEN A COAT OF PRIMER PRIOR TO FIXING. BEHIND ALL WALL CLADDING FIT A BREATHER TYPE BUILDING PAPER LAPPED 100mm AND CARRIED UP TO TOP PLATE LEVEL.

FIX EXTERNAL CLADDING ACCORDING TO MANUFACTURERS' RECOMMENDATIONS TO ALL EXTERIOR WALL SURFACES.

BUILD IN THE VARIOUS EXTERIOR JOINERY FRAMES AS SUPPLIED UNDER "JOINER". FIT SILL TRAY, HEAD CAPPING AND FLASHING AS REQUIRED.

4 INTERIOR FINISH

INTERIOR WALL LININGS GENERALLY TO BE 9.5mm GIB BOARD SHEETS FIXED BY THE HORIZONTAL METHOD USING 30mm GIB CLOUTS. JOINTS TO BE STAGGERED BY 600 mm. UNBRACED WALLS SHOULD BE GLUED AND NAILED AT 300mm CENTERS.

BRACED WALLS SHOULD BE GLUED AND NAILED AT 150mm CENTERS. ALL EXTERNAL CORNERS SHOULD BE REINFORCED WITH GIB LINE ANGLES.

ALL JOINTS MUST BE TAPED AND STOPPED WITH GIB BEDDING AND FINISHING COMPOUNDS IN ACCORDANCE WITH THE GIB BOARD FIXING INSTRUCTIONS.
INSULATION

1 FLOORS

BEFORE LAYING THE PARTICLE BOARD FLOORING, COVER THE FLOOR AREA WITH DOUBLE SIDED PERFORATED ALUMINIUM FOIL DISHED 100mm BETWEEN THE FLOOR JOISTS AND WITH DRAIN HOLES AT THE BOTTOM OF EACH DISH. CLOSE ALL DISHED CAVITIES AT EACH END AND FIT THE FOIL CLOSELY AROUND ALL PIPES, ETC.

2 WALLS AND CAVITIES

ALL THE WALLS AND CEILINGS ARE TO BE TIGHTLY PACKED WITH FIBREGLASS INSULATING BATS TO AN INSULATION VALUE OF 2.2 IN CEILINGS AND 1.6 IN WALLS. AN ADEQUATE VAPOUR BARRIER MUST BE INSTALLED AT THE EXTERIOR SIDE OF THE INSULATING BATS

ROOFER

1 SUPPLY AND FIX

SUPPLY AND FIX LONGRUN CORRUGATED IRON OR COLORSTEEL ROOFING IRON TO COLOR AND STYLE APPROVED BY THE OWNER.

PLUMBER AND DRAINLAYER

1 GENERALLY

THE WHOLE OF THE PLUMBING AND DRAINLAYING SHALL BE DONE IN STRICT ACCORDANCE WITH THE LOCAL AUTHORITIES' BYLAWS AND DRAINS SHALL BE LAID BY REGISTERED TRADESMEN ONLY.

THE PLUMBING CONTRACTOR SHALL OBTAIN ALL PERMITS FOR THE WORK AND PAY ALL FEES IN CONNECTION WITH THESE.

2 EXTERIOR WORK

SUPPLY AND FIX ALL NECESSARY FLASHINGS, LEAD CAPS, SILL TRAYS ETC., IN CONJUNCTION WITH THE BUILDER TO MAKE A THOROUGHLY WATERTIGHT JOB.

SUPPLY AND FIX PVC SPOUTING TO ALL EAVES IN THE POSITION SHOWN ON THE DRAWINGS, LAY TO EVEN FALLS. DOWNPipes TO BE SEALED INTO STORMWATER DRAINS AT FOOT.

3 DRAINS

STORMWATER IS TO BE TAKEN IN PVC PIPES AND FITTINGS TO THE STORMWATER MAIN CONNECTION.

SEWER PIPES TO BE 100mm PVC PIPES AND FITTINGS LAID WITH EVEN FALLS AND EASY BENDS TO A MAIN CONNECTION AS DIRECTED.

PROVIDE AND FIX ALL NECESSARY GULLY TRAPS, TERMINAL AND BACK VENTS, CLEANING EYES, INSPECTION JUNCTIONS AND BENDS ETC. AS MAY BE NECESSARY TO COMPLY WITH THE LOCAL AUTHORITIES REGULATIONS.

JOINER

1 TIMBER GRADES

EXTERIOR JOINERY - HEART RIMU OR FINGER JOINTED RADIATA

DOOR SILLS - HEART MATAI

INTERIOR JOINERY - DA RIMU OR FINGER JOINTED RADIATA OR CLEAN RADIATA.

ALL TO BE DRY SEASONED TIMBER RUN TO SPECIFIED OR STANDARD PROFILES.

2 WINDOWS

Referring to NZS 4223 Pts 1, 2 & 3

ALUMINIUM WINDOWS ARE TO BE OF THE SIZES AND TYPES AS INDICATED ON THE DRAWINGS. THE WINDOW FRAMES ARE TO BE ANODISED OR POWDER COATED TO THE OWNERS' CHOICE AND GLAZED WITH CLEAR GLASS.

THE CONTRACTOR SHALL SUPPLY AND GLAZE ALL WINDOWS AND EXTERIOR DOORS. SHOP DETAILS SHOULD BE PROVIDED FOR APPROVAL BEFORE MANUFACTURE. PERFORMANCE MUST COMPLY WITH NZS 3504

FLASHINGS TO BE ALUMINIUM TO BS1470. REVEALS TO BE TIMBER (FINGER JOINTED RADIATA) SUITABLE FOR PAINTING. BEDDING COMPOUND TO BE BUTYL SEALANT/RTV SILICONE. *Fix suitable screws etc.*

3 DOORS

EXTERIOR DOOR FRAMES AND DOORS ARE TO BE OF THE SIZES AND TYPES AS SHOWN ON THE DRAWINGS. INTERIOR DOORS ARE TO BE FLUSH TYPE, WITH DA RIMU FACING SHEETS AND CLASHING STRIP TO THE CLOSING EDGE.

WINDOWS AND DOORS SHALL BE CAREFULLY DELIVERED, STORED AND PROTECTED FROM DAMAGE.

INSTALLATION TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS' DIRECTIONS.

4 FITTINGS

CONSTRUCT THE VARIOUS FITTINGS AS SHOWN ON THE DRAWINGS. CUPBOARDS ARE TO BE CONSTRUCTED OF SUPERFINE PARTICLE BOARD, LAMINATED WHERE SHOWN AND FASTENED TOGETHER BY APPROVED METHODS.

CUP HINGES ARE TO BE USED ON ALL CUPBOARD DOORS. KITCHEN DOORS ARE TO BE CONSTRUCTED FROM SOLID TIMBER ACCORDING TO THE OWNERS' REQUIREMENTS.

DRAWERS ARE TO BE FITTED WITH PURPOSE BUILT METAL DRAWER RUNNERS AND BE MADE ACCORDING TO THE DRAWINGS.

ELECTRICIAN

1 GENERALLY

THE CONTRACT INCLUDES THE SUPPLY AND INSTALLATION OF THE ELECTRIC WIRING SYSTEM COMPLETE. THE WHOLE OF THE WORK SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE LOCAL AUTHORITIES' BY-LAWS AND THE ELECTRICAL CONTRACTOR IS TO OBTAIN ALL PERMITS FROM THE LOCAL AUTHORITY, PAY ALL FEES IN CONNECTION THEREWITH AND ARRANGE FOR ALL INSPECTIONS REQUIRED

2 SUPPLY

ARRANGE FOR A MAINS SUPPLY TO THE BUILDING

3 BOARDS

PROVIDE AND SET UP AS REQUIRED ONE METER BOARD AND CASE IN THE POSITION SHOWN WITH ALL NECESSARY EQUIPMENT THEREON NEATLY LABELLED.

PROVIDE AND SET UP WHERE DIRECTED A SWITCHBOARD PANEL WITH ALL NECESSARY FUSES, SWITCHES AND MAIN SWITCHES PROPERLY MOUNTED LABELLED, AND HINGED ON ONE SIDE. THIS PANEL MAY BE COMBINED WITH THE METERBOARD.

4 LIGHTS

PROVIDE AND FIX THE LIGHTING POINTS, POWER OUTLETS, RADIO AND TV POINTS ETC., IN THE POSITIONS SHOWN ON THE DRAWINGS.

ALL LIGHT FITTINGS MUST BE PROVIDED BY THE OWNER. 5 FITTINGS AND APPLIANCE

ALL ELECTRICAL APPLIANCES WILL BE PROVIDED BY THE OWNERS. THE FOLLOWING APPLIANCES WILL NEED TO BE WIRED UP:

ELECTRIC OVEN AND RANGE

HOT WATER CYLINDER

EARTH ALL METAL WASTE PIPES AND METAL FITTINGS AS REQUIRED BY THE REGULATIONS

PAINETR AND PAPERHANGER

1 GENERALLY

ALL PAINT AND WARNISH TO BE DELIVERED TO THE JOB IN NEW TINS AND APPLIED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.

THE OWNERS TO SELECT THE COLOR SCHEME

2 EXTERIOR

WOODWORK-PRIME, STOP AND PAINT IN TWO UNDERCOATS FOLLOWED BY ONE FINISH COAT IN ACRYLIC GLOSS. EXPOSED METALWORK TO BE SURFACE TREATED TO REMOVE ANY RUST ETC., GIVEN AN APPROVED PRIMER FOLLOWED BY ONE UNDERCOAT AND ONE FINISH COAT.

3 INTERIOR

EXPOSED RAFTERS AND TIMBER CEILING TO BE STAINED WITH TWO COATS OF LINSEED OIL-BASED STAIN. ALL OTHER CEILINGS TO BE GIVEN TWO COATS OF SATIN FINISH PAINTS.

WALLS OF SERVICE ROOMS TO BE SEALED AND LINED WITH VINYL WALLPAPER. ALL OTHER WALL AREAS TO BE LINED WITH LINING PAPER AND PAINTED WITH SATIN FINISH WALL PAINT.

FLUSH DOORS AND TIMBER FACED CUPBOARDS AND DRAWERS SHOULD RECIEVE TWO COATS OF WATER BASED PRIMER SEALER FOLLOWED BY SPRAYED ENAMEL OR LACQUER FINISH APPLIED ACCORDING TO THE PAINT MANUFACTURERS' RECOMMENDATIONS.

ALL OTHER INTERIOR WOODWORK TO BE PRIMED, STOPPED AND FINISHED WITH A SATIN FINISH PAINT.

4 COMPLETION

ON COMPLETION, THE RESIDENCE IS TO BE LEFT CLEAN AND TIDY, WINDOWS AND OTHER GLASSWORK TO BE CLEANED.

ALL TRADE DEBRIS IS TO BE REMOVED FROM THE SITE AND THE BUILDING LEFT READY FOR OCCUPANCY.



Project Information Memorandum

Section 31, Building Act 1991

Application

Z BUTTERFIELD	No.	981164
60 CAMPBELL AVENUE	Issue date	20/10/98
PARAPARAUMU	Application date	24/09/98
	Overseer	Don Blaikie

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES ALTERATIONS TO DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	\$10,000
Location	60 CAMPBELL AVE, PARAPARAUMU
Legal Description	LOT 153 DP 70896 CT 39A/76
Valuation No.	1526580300

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

This project information memorandum includes:

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

Signed for and on behalf of the Council:

Name:

Date: 20.10.98



PROJECT INFORMATION MEMORANDUM

Planning Requirements

APPLICANT: Baileyfield.

MAILING ADDRESS: _____

SITE ADDRESS: 60 Campbell Av. - Plan

LOT NO: _____ DP: _____

INTENDED USE: See above.

ZONING: TRANSITIONAL DISTRICT PLAN: N/A

PROPOSED DISTRICT PLAN: Residential

USE PERMITTED: Permitted activity

RESOURCE CONSENT GRANTED: None listed

DESIGNATIONS ON PROPERTY: None listed

EASEMENTS: None listed

SITE SUBJECT TO INUNDATION: Not known to be .

COASTAL BUILDING LINE RESTRICTION: WTA

RELOCATABLE ZONE: N/A

MINIMUM FLOOR LEVEL (50 year event) N/A Metres above mean sea level

RECOMMENDED MINIMUM

FLOOR LEVEL (100 year event) **N/A** Metres above mean sea level

YARD AND HEIGHT REQUIREMENTS: Comply.

TREE/BUILDING PRESERVATION: None listed

OTHER COMMENTS:

NOTE: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the minimum floor level will be required from a Registered Surveyor prior to foundation inspection.

SPECIAL FEATURES OF THE ABOVE LAND

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

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

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

(Plumbing & Drainage)

SEWER AVAILABLE/CONNECTED

WATER AVAILABLE/CONNECTED

SITE PLAN OF EXISTING SERVICES (IF ANY) Plan Supplied

LOCATION OF SEWER LATERAL

LOCATION AND SIZE OF WATER TOBY

LOCATION OF EASEMENTS (IF ANY) none begin

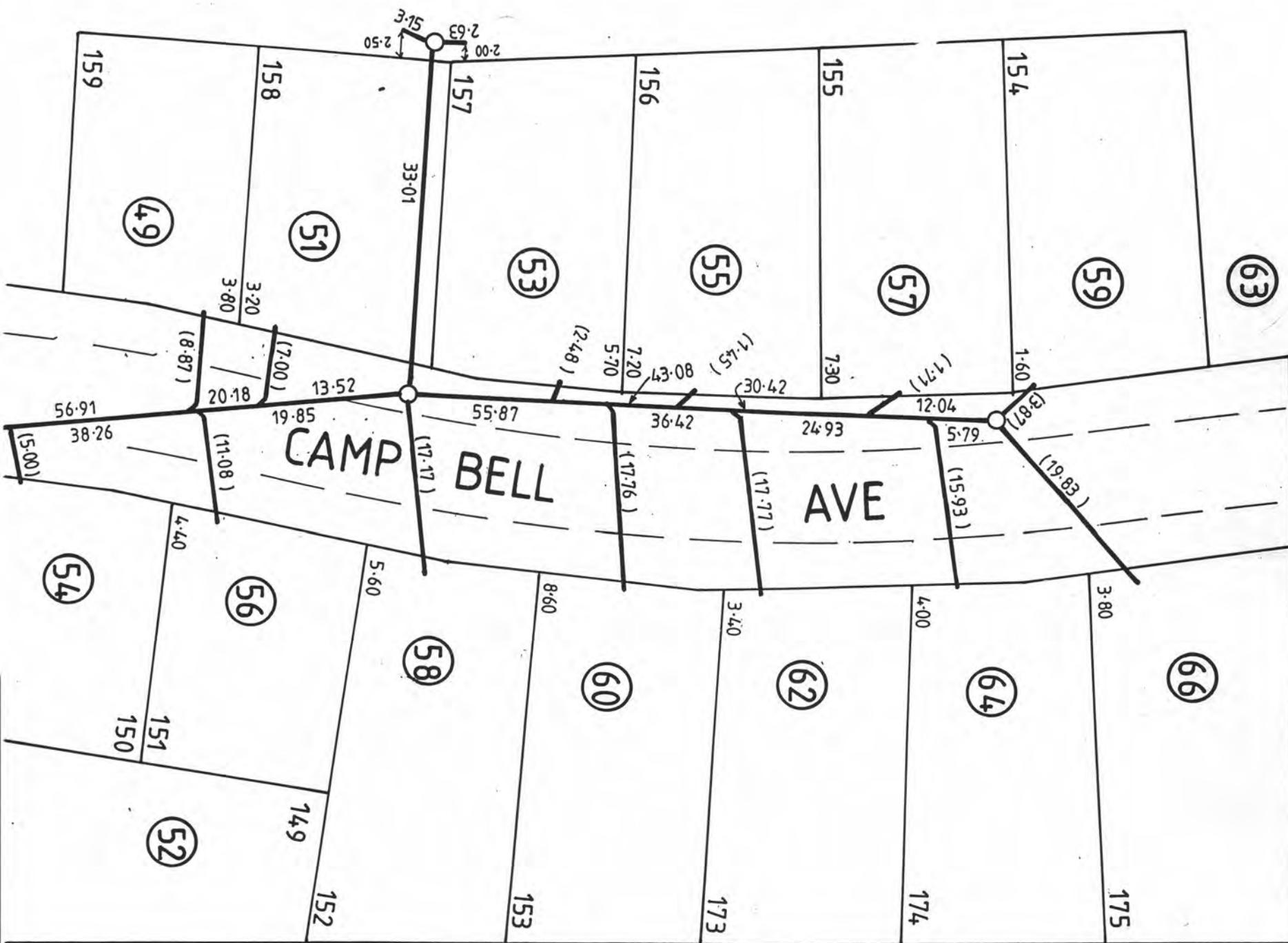
LOCATION OF PUBLIC DRAINS (IF ANY) none known

STORMWATER DISPOSAL TO CHANNEL

DRABBL

ON SITE

ADDITIONAL COMMENTS



5

195

T-B - 0.30
T-K - 4.80

71

30.70 X

70

T-B - 0.30
T-K - 4.70

177

196

67

15.70 X

68

T-B - 0.30
T-K - 4.60

176

63

1.20 x 79.00

84.70 x 14.30

(15.90) 89.60

66

T-B - 0.10
T-M - 0.80
T-K - 5.40

T-B - 0.30
T-M - 0.70
T-K - 3.90

59

CAMPBELL

73.70

4.00

175

154

2.20

T-B - 0.40
T-M - 0.90
T-K - 4.20

57

61.00
48.10

64

T-B - 0.30
T-M - 0.80
T-K - 5.40

174

155

7.30

T-B - 0.00
T-M - 0.80
T-B - 4.40

55

38.30
29.30

62

T-B - 0.40
T-M - 0.80
T-K - 4.80

173

156

7.50

5.60

T-B - 0.40
T-M - 0.80
T-K - 4.10

53

16.10
15.40

60

T-B - 0.30
T-M - 0.80
T-K - 5.10

153

157

T-B - 0.30
T-M - 0.80
T-K - 4.50

51

26.20

58

T-B - 0.20
T-M - 1.40
T-K - 5.50

152

158

T-B - 0.30
T-M - 0.80
T-K - 4.50

49

3.30
26.20

7.30
0.00

56

T-B - 0.40
T-M - 1.10
T-K - 4.70

159

4.00

107.60
(15.80) 112.10

99.60
5.40

151

References

Prior C/T 32A/400

Land and Deeds 69

Transfer No.

N/C. Order No. B, 142663,2



N
96/1

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 5th day of February one thousand nine hundred and ninety-one
under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that J L ANDREWS LIMITED at Paraparaumu

Is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, to be the several admeasurements a little more or less, that is to say: All that parcel of land containing 624 square
metres more or less situate in the District of Kapiti Coast being Lot 153 on Deposited Plan
70896



39A/176

Measurements are Metric



KAPITI COAST DISTRICT COUNCIL

SITE CHECK SHEET

NAME: Z. Bunerfield.....

ADDRESS: 60 Campbell Ave.....

PROJECT: Dwelling.....

LOT: 153. DP: 70896

PERMIT NO: 349.....

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

COMPONENT TO BE INSPECTED	C H E C K	INSP REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
FOUNDATIONS						
Siting	/		Anchor piles + braced piles all Ok.	Yes	No	P.W. 1.12.92.
Footings	/					
Steel	/					
BOND/BEAMS						
1st						
2nd						
3rd						
CONCRETE FLOOR						
Building						
P&D						
Elect						
Gas						
EHO						
SUB FLOOR	/		Subfloor connections OK. 1 kit req. to braced pile across building. Raad face.	Yes	No	P.W. 4.12.92.
Connections	/					
Braces	/					
Blocking	/					
PRE LINE			Pre line insp. M/C OK all else OK.	Yes	No	B5. 15/12/92.
Wall Framing						
Bracing						
Fixings						
Lintels						
Roof Framing						
Trusses						
Bracing						
Fixing						
P&D						
Elect			OK Drain Tested.	Yes	No	JH 14/12/92
Gas						
EHO						

COMPONENT TO BE INSPECTED	C H E C K	INSPECT REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
INSULATION						
Wall/Floors						
Ceiling/Skillion						
WALL LINING			Fast lining h.p. Extra nails fitted while on site CK	Yes	No	PLW - 11-1-93
Building						
EHO						
EXT CLADDING						
Walls						
Roof						
JOINERY						
NZS4211						
NZS4223						
FIRE FIGHTING EQUIPMENT						
EGRESS COMPONENTS						
DISABLED PERSONS FACILITIES ETC						
Final Insp.		✓	Unable to site. Ceiling insulation otherwise all OK incl. P&D.			8/2/93/BG

FINAL INSPECTION

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building			Power		
Plumbing			Gas		
Drainage			Services		
EHO			Resource Management		
Lifts			Air Conditioning		
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT. CODE COMPLIANCE CERTIFICATE NUMBER

Signature

Designation

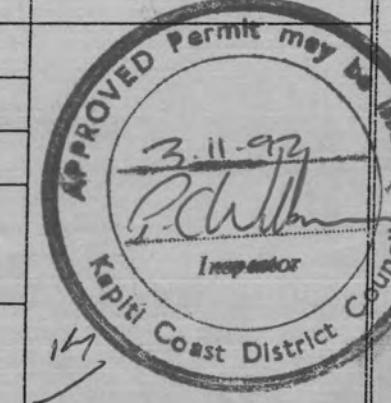
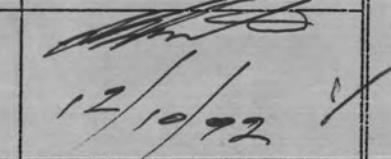
Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE.

OWNER Lot DP

PROPERTY ADDRESS DATE RECEIVED

TYPE OF BUILDING	Dwelling	Retail	Additions	Accessory
	New	Industrial	Alterations	Other

DEPARTMENT	REQUIREMENTS			COMMENTS	CHECKED/DATE STAMP
Town Planning		Yes	No		
	Zoning Conforms				
	Dispensation				
	Planning Consent				
Plumbing					
Drainage					
Stormwater	To Channel				
	To Drain				
Building	Confined to Lot				
General					
Commercial					
Egress	To NZS 4121				
Structural	Specific Design				
	Foundation				
	Structure				
	Roof				
	Special Floor Level				
	Earthworks Bylaw Conditions				
Site					

KAPITI COAST DISTRICT COUNCIL

File 27

APPLICATION FOR PERMIT

TO : The General Manager, Kapiti Coast District Council

I/We HORIZON HOMES LTD (Print)
 of P. O. Box 246, PARAPARAHUMU (postal address) 2982025 (Telephone) hereby make
 application for permission to have the work described herein, and set out in the plans and specifications attached, carried out on
 the premises situated : (Please ensure this portion is fully completed).

SITE ADDRESS	
Street No.	60
Street Name	CAMPBELL AVE
Town	PARAPARAHUMU

LEGAL DESCRIPTION	
Valuation No.	153
Lot ...	DP 70896
Section C.T	37A/176
Survey District	PARAPARAHUMU

OWNER	
Name	MISS Z. BUNERFIELD
Address	30 NALANDA CRES BROAD MEADOWS WELLINGTON
Phone	4781418
Home	
Bus	

Land Area	624
SIGNATURE OF APPLICANT	<u>De Grafton</u>
DATE	12 OCT 1992

BUILDING

DESCRIPTION OF PROPOSED WORK	
<i>Dwelling AS per plan & specifications</i>	
FLOOR AREA	90.21 @ \$800
	square metres

BUILDER	
Name	HORIZON HOMES LTD
Address	P. O. Box 246 PARAPARAHUMU
Phone	2982025
Home	
Bus	

ESTIMATED VALUES (inc GST)		
Building	67,500	\$ 55,000-00
Plumbing	3,400	\$ 3,400-00
Drainage	1,100	\$ 1,100-00
TOTAL	72,000	\$ 59,500-00

DOCUMENTS SUBMITTED WITH THIS APPLICATION (please tick box) IN DUPLICATE AND TO SCALE			
Site and/or Drainage Plans	<input checked="" type="checkbox"/>	Wall Bracing Calculations	<input checked="" type="checkbox"/>
Floor Plans	<input checked="" type="checkbox"/>	Specifications	<input checked="" type="checkbox"/>
Cross-sections and details	<input checked="" type="checkbox"/>	Structural Calculations	<input checked="" type="checkbox"/>
All elevations	<input checked="" type="checkbox"/>	Other	<input checked="" type="checkbox"/>

IMPORTANT - No work to be commenced before permit is issued.

CONSTRUCTION OF VEHICULAR CROSSINGS

SITE ADDRESS Street No Name Town

FOR OFFICE USE ONLY

Operational Services Manager
KAPITI COAST DISTRICT COUNCIL Please arrange for the construction of the vehicle crossing as detailed below.

Distance to Centre of V.C. from right/left boundary (when viewed from road)	Type A, B, C, D, E or F		Sealed Access	Extra Concrete				Stormwater Outlet Required Cost (\$)	Total Cost (\$)
	Type	Cost (\$)		Extra Width (m)	Extra or Reduced Length (m)	Total Extra (+) or Reduced (-) area (sqm)	Cost (+/-)		
560	B		2.						

SKETCH OF DAMAGE TO FOOTPATH

Also required :

1. Distance from footpath to kerb face 1100 2. Distance from footpath to boundary

200

Date of Completion	Building Permit No <u>349</u>	\$
	Receipt No <u>300569</u>	\$
	Date Paid <u>9-11-92</u>	\$

AUTHORISATION FOR REFUND OF DEPOSITS

Item	OK	Repair Required	Cost	TO : ACCOUNTS CLERK	DATE
Road					
Kerb				Deposit held =	<i>Boysaid</i> \$ /
Path				Cost to Repair Damage Caused During Construction =	\$
Crossing					_____
Stormwater				Balance to be Refunded =	\$
Berm					=====
Other					
Works Completed		Total Amount		Authorised	DATE

PLUMBING & DRAINAGE

DESCRIPTION OF PROPOSED PLUMBING AND DRAINAGE WORK

Plumbing & Drainage as per plan & specification

PLUMBER	
Name	BOYCE PLUMBERS
Address	14 Beach Rd WAITARA
LEVIN	Reg No. 6039
Phone	Home 06/3687565 Bus
Signature	Date 7.10.92

DRAINLAYER		
Name	Boyce	
Address		
.....	Reg No. 6039	
Phone	Home	Bus
Signature	Date 7.10.92	

ESTIMATED VALUES			
Total Value Plumbing Work	\$ 3400-00	Total Value Drainage Work	\$ 1120-00
Labour Value Plumbing Work	\$ 1000-00	Labour Value Drainage Work	\$ 800-00
Fees	\$ 184	Fees	\$ 135

FOR OFFICE USE ONLY

FEES	PLAN EXAMINATION FEE	\$
Building	\$ 1495.00	
Plumbing	\$ 189	
Drainage	\$ 135	
Sewer Connection	Subdivider Retractation \$ N.A.	
Water Connection	" \$ N.A.	
Vehicle Crossing	\$ 656.	
Damage Deposit	\$ <u>Bonus 4</u>	
Structural Checking	\$	
Building Research Levy	\$ 72	
Development Levy	\$	
	\$	
	\$	
	\$	
SUBTOTAL	\$	
Less Deposit Paid	\$	
TOTAL	\$ 1547	
GST INCLUDED	\$ 171.89	
	RECEIPT NO	DATE
	INVOICE NO	DATE
	RECEIPT NO	DATE
	BUILDING PERMIT NO	DATE ISSUED
	PLUMBING PERMIT NO	DATE ISSUED
	DRAINAGE PERMIT NO	DATE ISSUED



KAPITI COAST DISTRICT COUNCIL

NGARARA BUILDING, RIMU ROAD
 PRIVATE BAG 601, PARAPARAUMU
 TELEPHONE (04) 298-5139
 FAX (04) 297-2563

BUILDING CONSENT NO.: 349
Section 35, Building Act 1991

199

Issued by Kapiti Coast District Council
 (Cross each applicable box and attach relevant documents in duplicate)

Project Information Memorandum No.: _____

APPLICANT	PROJECT
Name: <u>Z. Bunerfield</u>	New or relocated building <input type="checkbox"/> Alteration <input type="checkbox"/>
Mailing Address: <u>30 Nalanda Cres</u> <u>Broadmeadows Wellington</u>	Intended use(s) (In detail): <u>Dwelling</u>
Contact: <u>Horizon Homes Ltd</u> <u>Box 246 Paraparaumu</u>	Intended Life: Indefinite but not less than 50 years Specified as _____ years
Phone: <u>2982025</u> Fax: _____	Demolition <input type="checkbox"/>
Application received: <u>12, 10, 92</u>	Being stage _____ of an intended _____ stages
COUNCIL CHARGES	
The Council's total charges payable on the uplifting of this building consent, in accordance with the attached details, are:	
Building research levy:	\$ <u>1475 -</u>
Total:	\$ <u>1547 -</u>
Receipt No.: <u>300569</u>	Estimates value (inclusive of GST) <u>\$72,000</u>
PROJECT LOCATION	
Street address (If any): <u>60 Campbell Ave</u> <u>Paraparaumu</u>	
Legal Description: <u>LOT 153 D.P. 70896</u>	

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

This building consent is issued subject to the conditions specified in the attached addenda 27/2056 pages headed "Conditions of Building Consent No. _____"

Sign for and on behalf of the Council:

Aly Ball

Posit

Date: 11/11/92

ADDRESS OF PROPOSED WORK 60 Campbell Ave, Paraparaumu.OWNER Miss Z. ButterfieldBUILDER Honian Homes.

BUILDING PERMIT CONDITIONS & REQUIREMENTS

1. GENERAL REQUIREMENTS

(a) The District Building Inspector is to be given 24 hours notice before carrying out the following inspections, before placing any concrete/placing foundations and again before fitting any internal linings and upon completion of the work.

(b) To arrange for any of the above mentioned inspections by the DISTRICT BUILDING INSPECTOR
please contact either Building Inspectorate or Plumbing & Drainage Inspector
on 85139 between the hours of 8.00am and 4.30pm

(c) All work is to be carried out in accordance with the Kapiti Coast District Council Bylaws, and in particular with the following SPECIAL REQUIREMENTS:

- + All walls shall conform to NZS. 3604:1990.
- + Fit dragon ties where indicated. Lounge | Dining.
- * Alum joinery to NZS. 4711. 1100 ps. D.W.P min.
- + Fit flashings to all exterior joinery.
- + All pile footings to min depths required but not less than 300mm for ordinary piles.
- * Subfloor ventilation to conform to NZS. 3604 cl. 4.8.
- + Secure trusses to top plates with 2 1/2 nails + nailing.
- + Note and comply with all other endorsements

KB: It is the owners responsibility to ensure the satisfactory overall standard of the workmanship. The issue of the Building Permit does not in any way guarantee or imply continuous supervision of the works by the District Building Inspector.

STRUCTURAL SUPERVISION: All structural work is to be supervised or observed by the Engineer responsible for design who shall furnish a certificate to the District Inspector on completion of the structural work verifying that the work has been completed in accordance with his plans and specification as approved in the building permit and that the workmanship is of satisfactory quality.

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

OWNER/BUILDER/AUTHORISED PERSON

Jan Guphion

DATE

6.11.92

IMPORTANT

An additional inspection is now required for all buildings once internal linings have been installed and prior to GIB stopping, fitting of skirtings and soffit contact building inspectors

KAPITI BOROUGH COUNCIL PLUMBING & DRAINAGE INFORMATION

WATER MAIN

20mm Gold ribbon high density polyethylene pipe class C or D with philmac fittings.
20mm PVC pressure pipe class C or D
20mm Polybutylene pipe and fittings
400mm Deep 600mm Deep under drives.
Stop valve before first take off.
Trench to be left open for inspection

WASTE PIPES to be supported for full length.
Waste pipes under concrete floors to be in as direct line as possible with minimum fall as required in Plumbing and Drainage Regulations.

HOT WATER CYLINDERS

MAINS PRESSURE to have 3/1 valve on inlet. Copper pipe for first 1 metre. Relief pipe to be in copper for full length. Drain.

PRESSURE REDUCING VALVE to have 3/1 valve on inlet and stop valve after P.R. valve and before cylinder.
Valve to be in an accessible position. Drain.
20mm vent pipe to be open and turned over at top.

SUPPLY TANK to have tray under with overflow pipe connected to tray and tank minimum 40mm diameter.

MAIN HWC If this is more than 5 metres from kitchen sink an under sink HWC may be required.

W.C. CISTERNS Over flow to outside.

HOT & COLD SUPPLY No pipes under concrete floors. No copper pipe, for exceptions see Plumbing Inspector.
Polybutylene pipe and fittings to be installed to manufacturers specifications.
Hot and cold pipes to be water tested to mains pressure before covered over and left on.

CURRENT LICENCE To be shown and uplift permit at office before commencement of work.

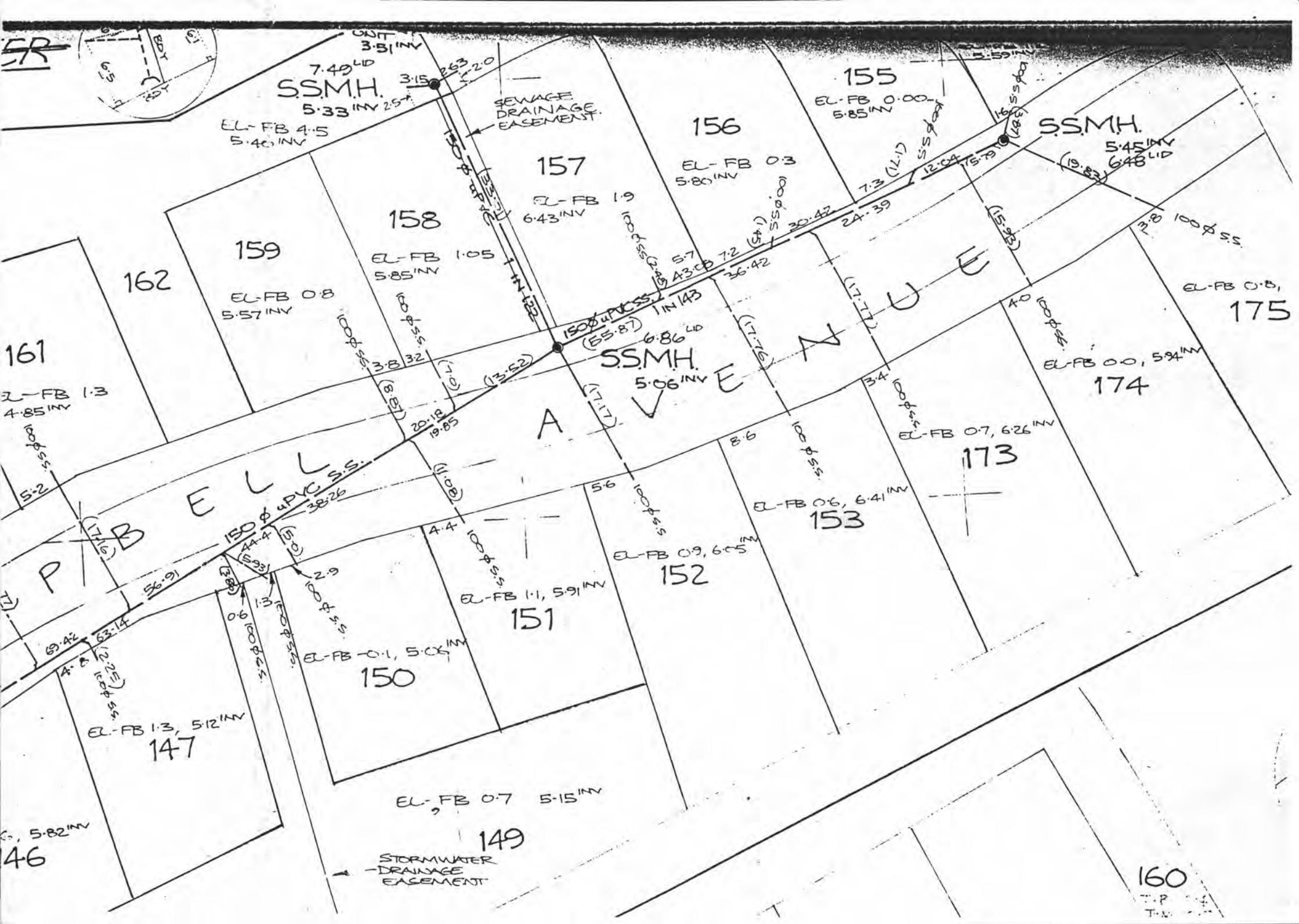
INSPECTIONS required at preslab, preline and final for plumbing and drain test.

DRAINS PVC slip joints.

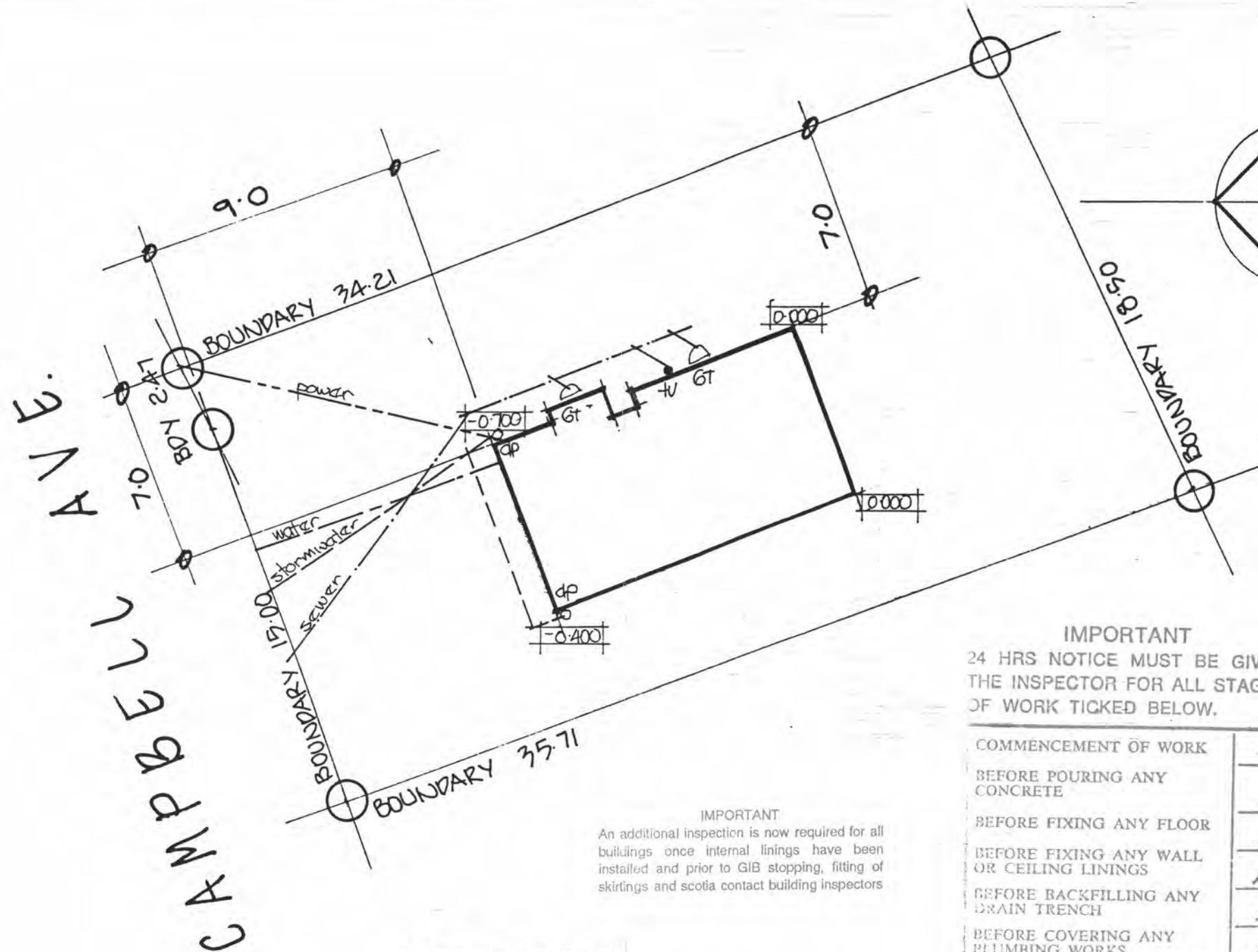
Gullies to finish 80mm above ground level or surrounds to be permitted and finished at time of test.
Water test to top of gully dish or concrete surround. Minimum test to 80 mm above ground level.

Dual Flush w.c. cisterns required





05/08/1992



LEGAL DESCRIPTION
LOT 153
D.P. 70896
SCALE 1:200

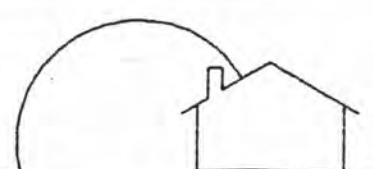
IMPORTANT
24 HRS NOTICE MUST BE GIVEN
THE INSPECTOR FOR ALL STAGES
OF WORK TICKED BELOW.

COMMENCEMENT OF WORK
BEFORE POURING ANY CONCRETE
BEFORE FIXING ANY FLOOR
BEFORE FIXING ANY WALL OR CEILING LININGS
BEFORE BACKFILLING ANY DRAIN TRENCH
BEFORE COVERING ANY PLUMBING WORKS
BEFORE FITTING ANY FLUE CEILING COVER PLATE
ON COMPLETION OF WORKS

NOTE: INSPECTIONS ARE
CARRIED OUT ON WEEKDAYS
ONLY.



BUILDER TO ENSURE THAT PROPOSED
FOUNDATION HEIGHT WILL ALLOW A
SATISFACTORY DRAINAGE CONNECTION
TO THE SEWER MAIN.

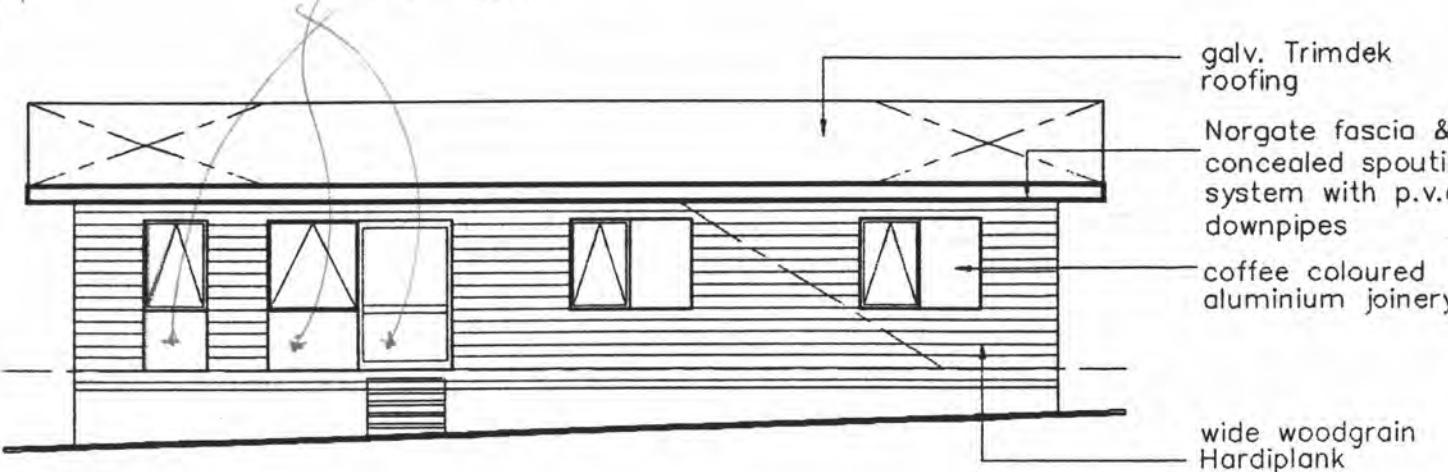


HORIZON HOMES LTD

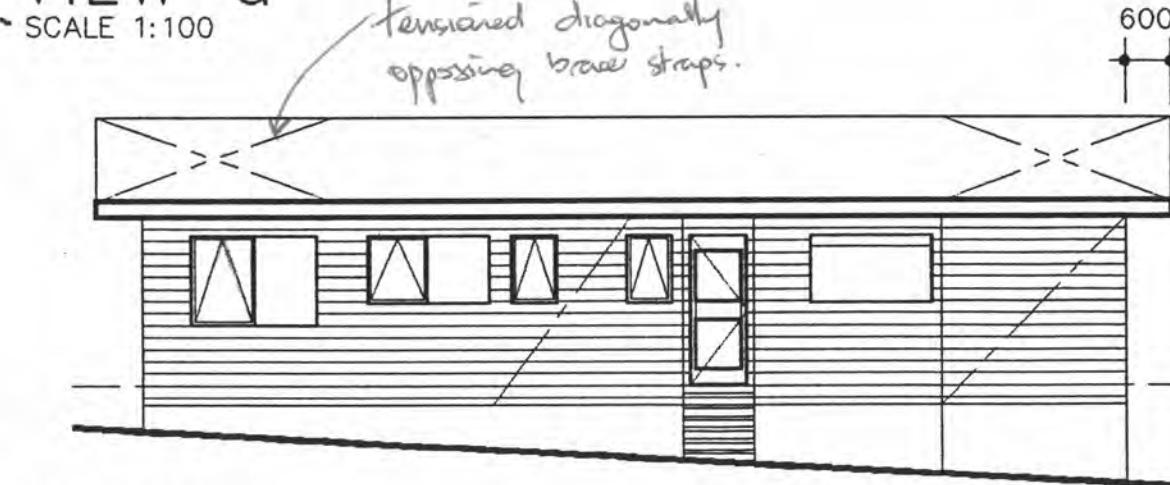
HEAD OFFICE: - P.O. BOX 2347 STORTFORD LODGE, HASTINGS
Telephone (06) 878 3178 Fax (06) 878 8626

PROPOSED BUTTERFIELD RESIDENCE
CAMPBELL AVENUE
PARAPARAUMU

PLAN:	SHEET No.
AH. FAIRLIGHT	1
NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE	JOB No. P491



VIEW a

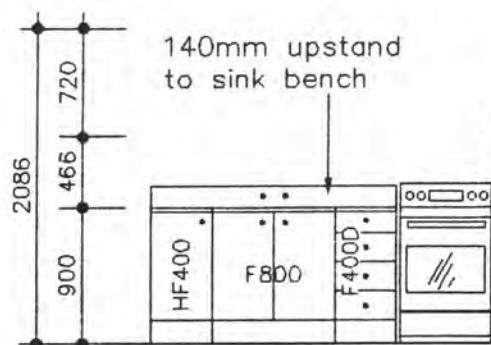


VIEW c

Alum joinery to NDS. 4211

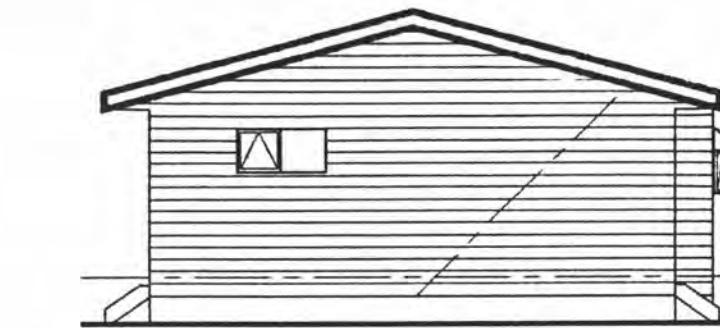
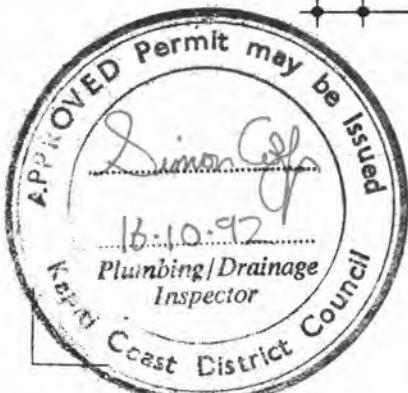
1100 pa D.W.P min

Fit suitable flashings to all exterior joinery.

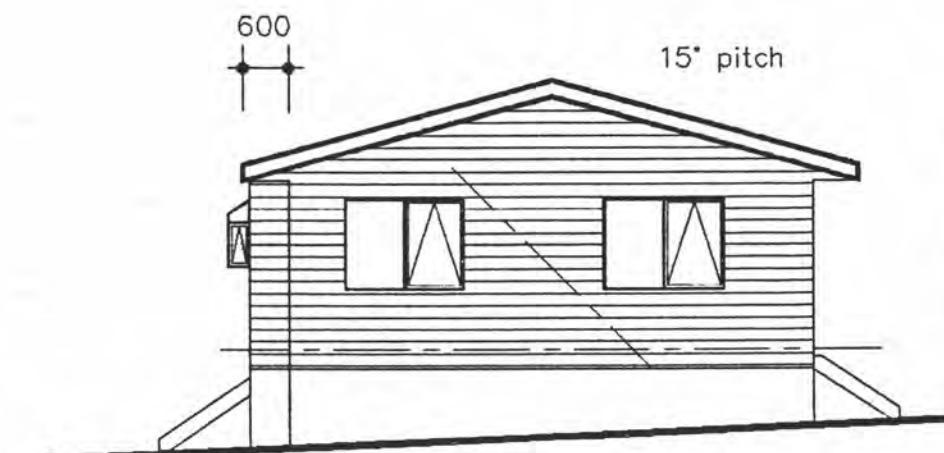


KITCHEN ELEVATIONS

SCALE 1:50



VIEW b

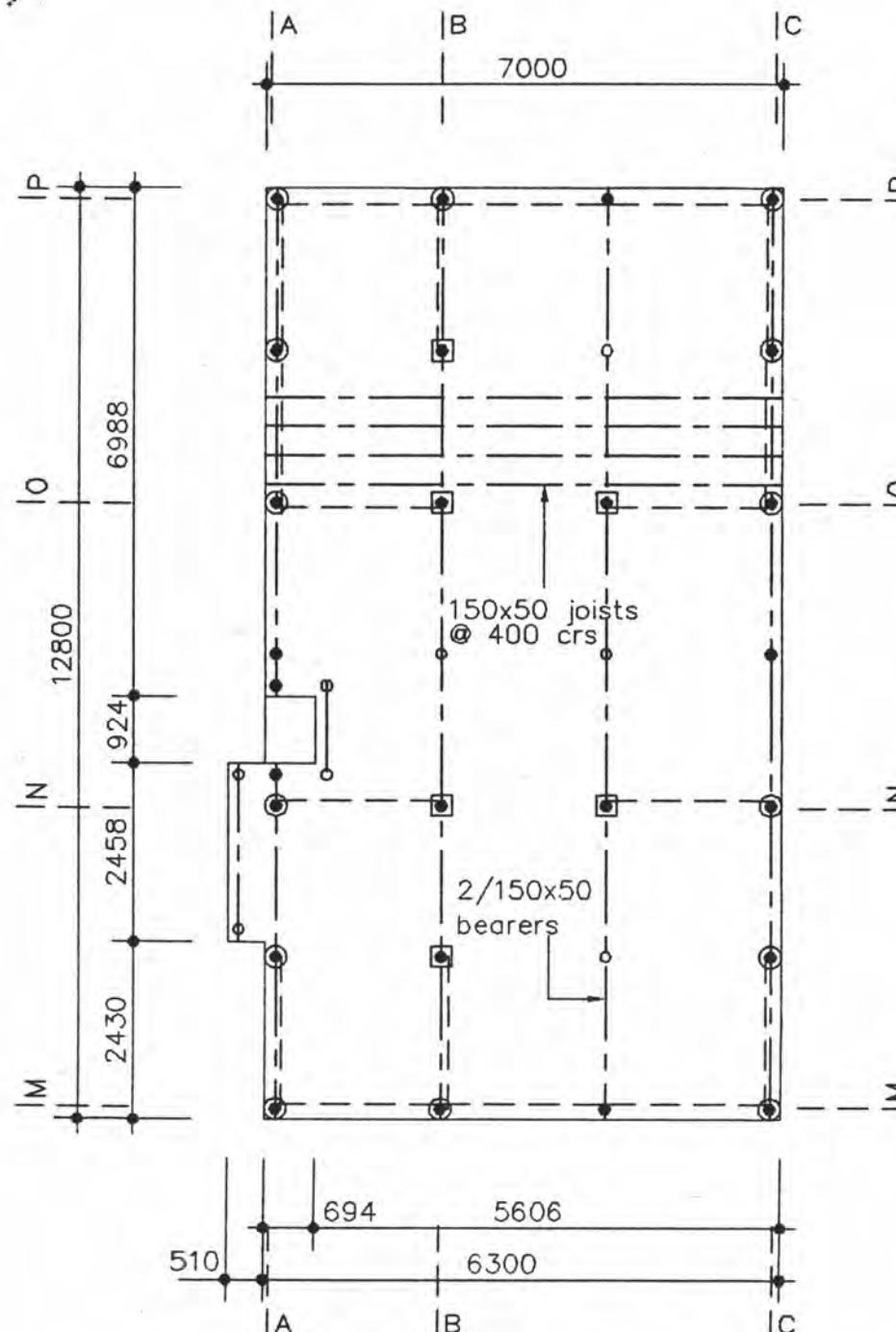


VIEW d

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Legend	Brace Types
○ Light	GIB 1 - Let in steel angle brace sheet on one face.
○ Wall Light	GIB 2 - Let in steel angle brace sheet on both faces.
♂ Light Switch	GIB 3 - Sheet on both faces min 1.2m long
▽ Single Power Point	BR4 - Sheet brace on one face min. 0.9m long, max. 2.4m long
▽▽ Double Power Point	BR5 - Sheet brace on one face min. 1.2m long, max. 2.4m long
▽ Shaver Point	
▽▽▽ Power Point with T.V. aerial	
□ Wall mounted Fluorescent	
— Double Fluorescent	
Lintel Table	BRACING KEY NUMBER TYPE
0 - 950	2/100x50's
950 - 1550	2/125x50's
1550 - 2450	2/150x50's
2450 - 3050	2/200x50's
3050 - 3650	2/250x50's
PLAN: Altered Fairlight	
SHEET No. 3	
NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	
JOB No. P491	





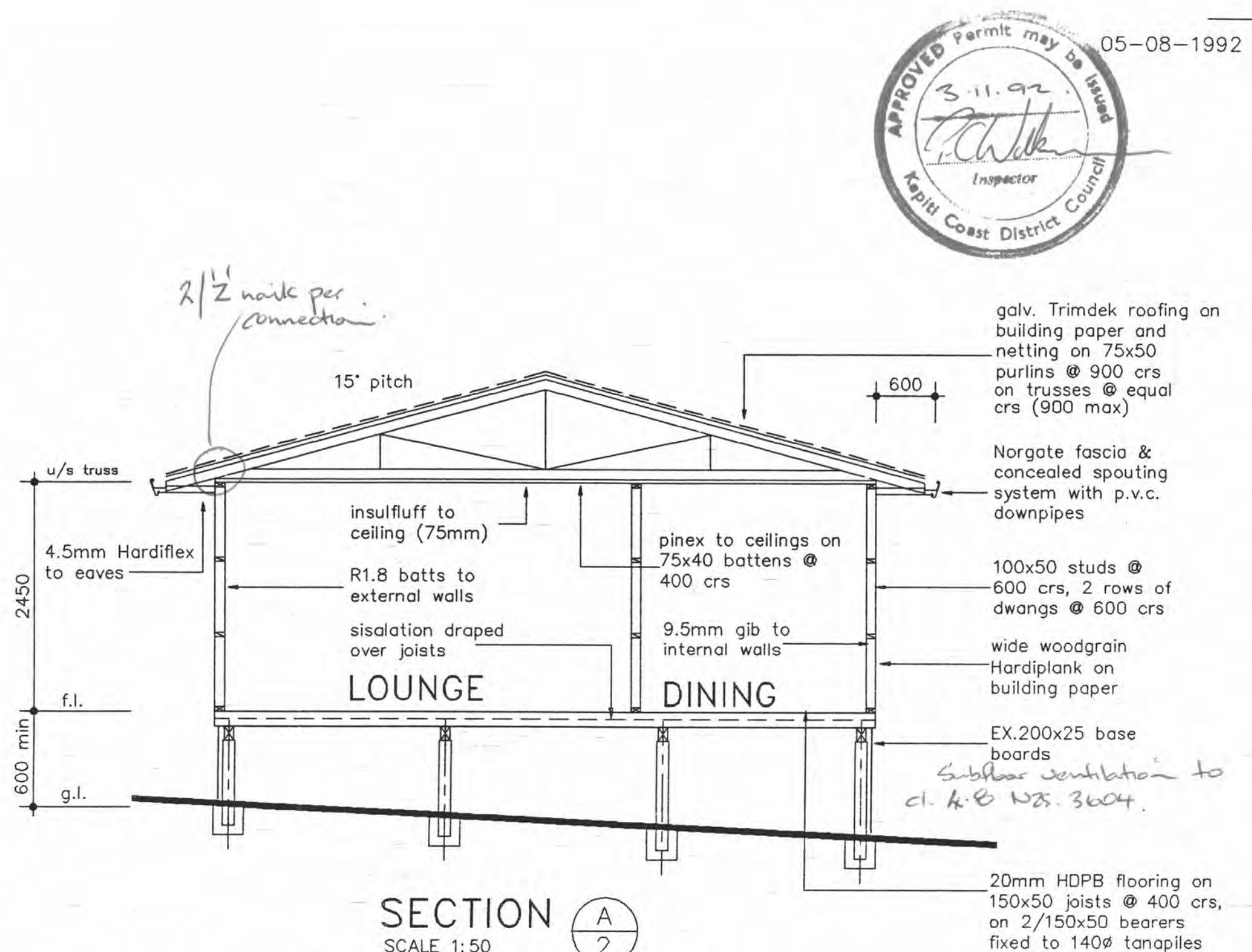
FOUNDATION PLAN

SCALE 1:100

- - Non-Load Bearing Ordinary Piles
- - Load Bearing Ordinary Piles
- - Non-Load Bearing Anchor or Braced Piles
- - Load Bearing Anchor or Braced Piles
- - - - - Timber brace

2 metre Maximum span of bearers

Piles at equal centres



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PLAN:

Altered
Fairlight

NOTE:
ALL DIMENSIONS ARE APPROXIMATE
ONLY AND ARE SUBJECT TO
PERMIT ISSUE.

SHEET No.
4

JOB No.

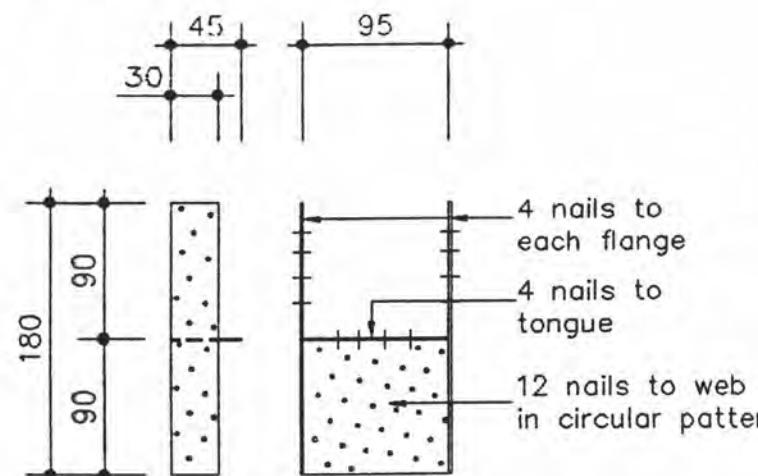
P491

05-08-1992

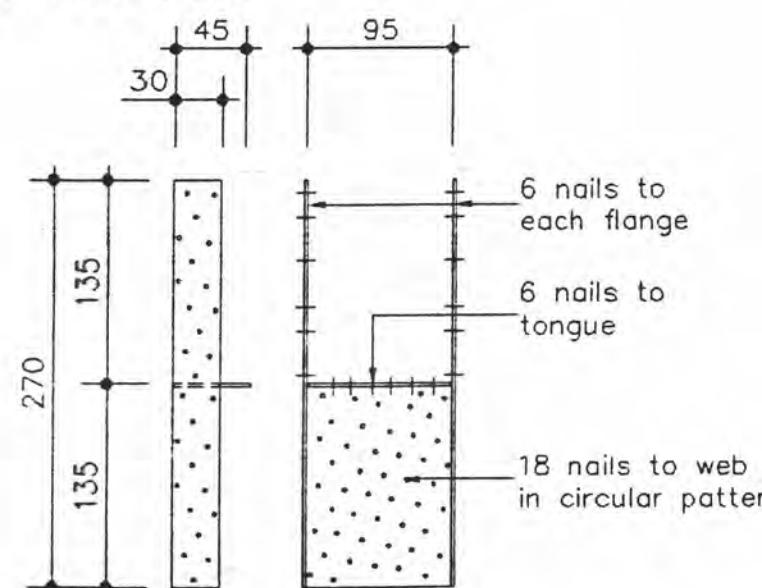


30-04-1992

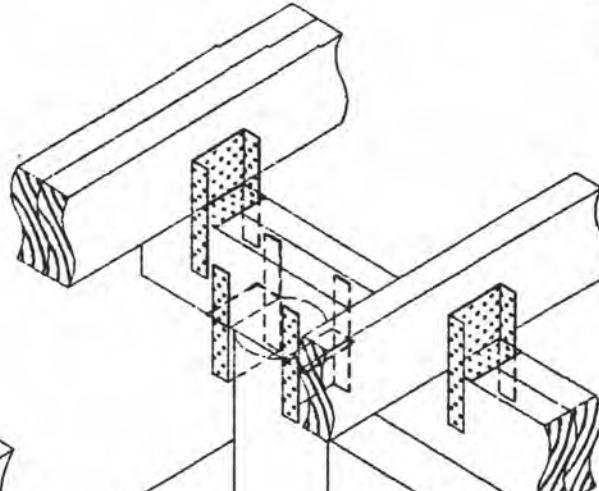
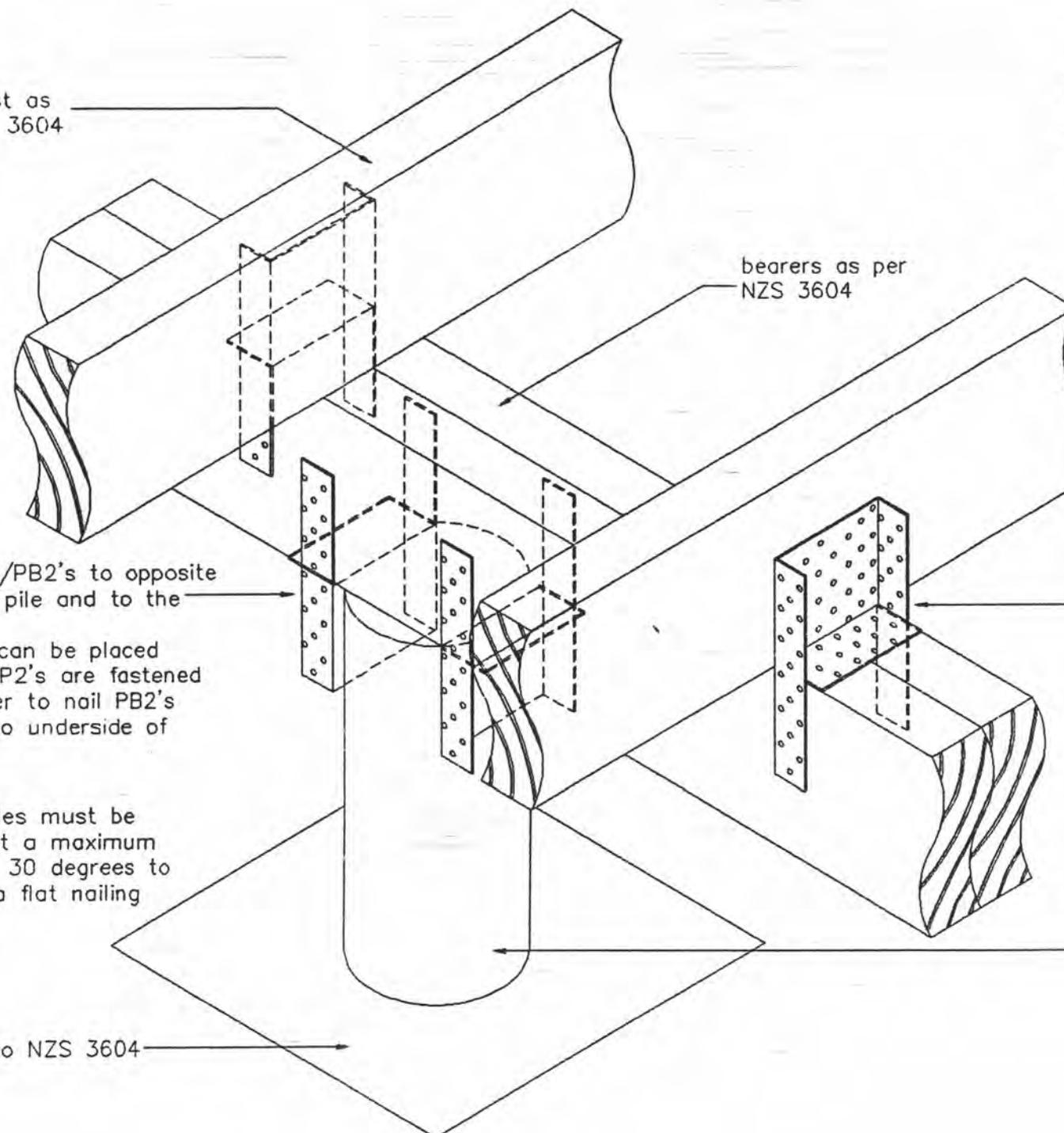
PB2100



PB2L100



floor joist as per NZS 3604



NOTE
bearers and joists greater than 150mm and up to 250mm use the PB2L



ANCHOR/BRACED PILE CONNECTION

SHEET No.

5

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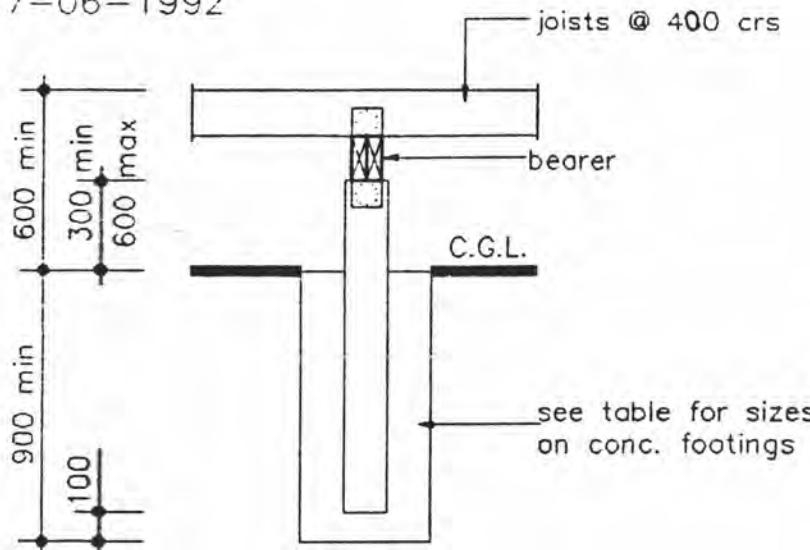
PLAN:
Foundation
DETAILS

NOTE:
ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.

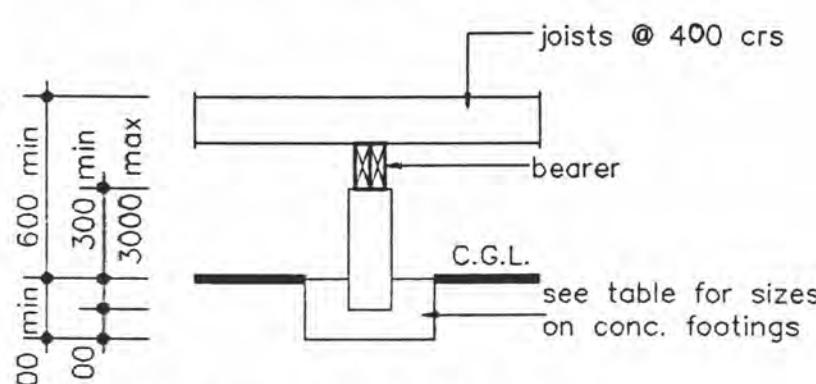
JOB No.

P491

17-06-1992



ANCHOR PILE



ORDINARY PILE

FOOTING DIMENSIONS

DEPTHES

200mm in firm rock
450mm min in expansive clay
300mm in other materials

200mm min for ordinary piles
450mm min for braced piles
900mm min for anchor piles

twice the distance that the footing projects beyond the face of the pile

PLAN DIMENSIONS

ordinary & braced piles

load bearing 425x425mm
non load bearing 275x275mm

anchor piles

load bearing 480 ϕ
non load bearing 400 ϕ

one brace may be fixed to the top of the pile & one to the bottom of the pile

M12 galv. bolt with 50x50x3.0 galv. washer each side typical at each end of brace

BRACED PILE
with brace to top of pile

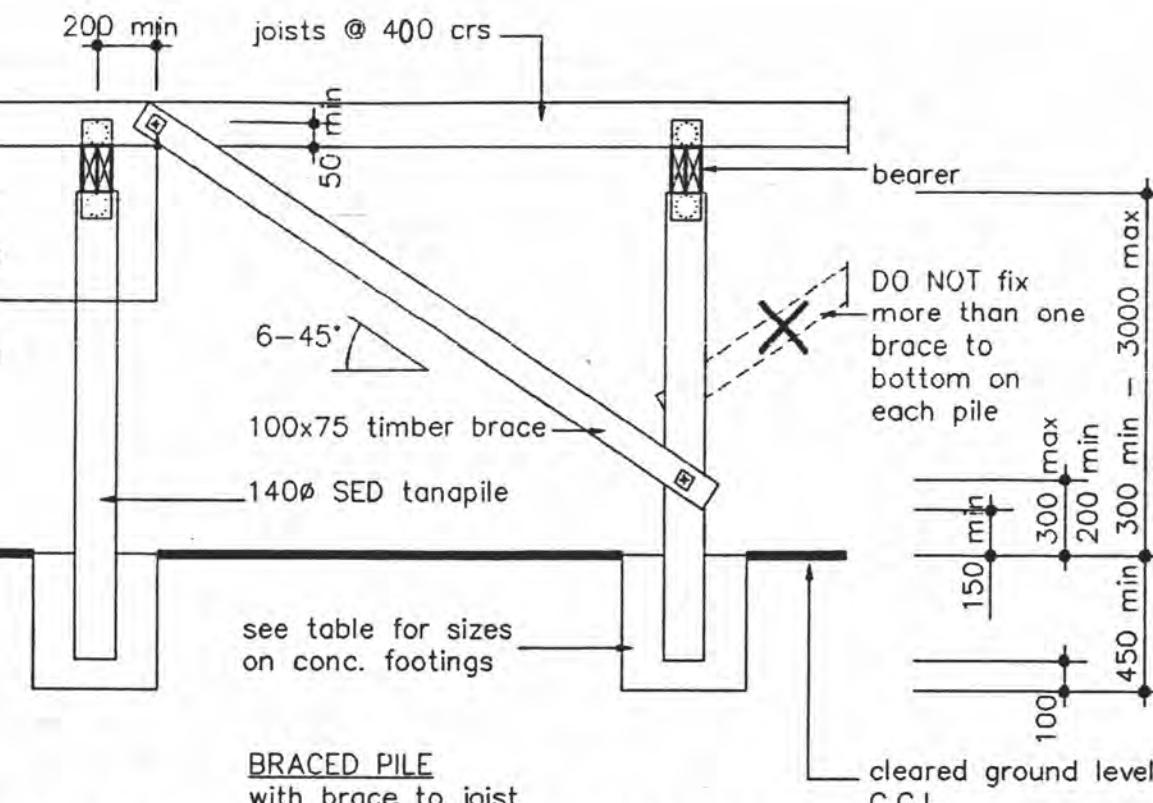
see table for sizes on conc. footings

one brace may be fixed to the top of the pile & one to the bottom of the pile

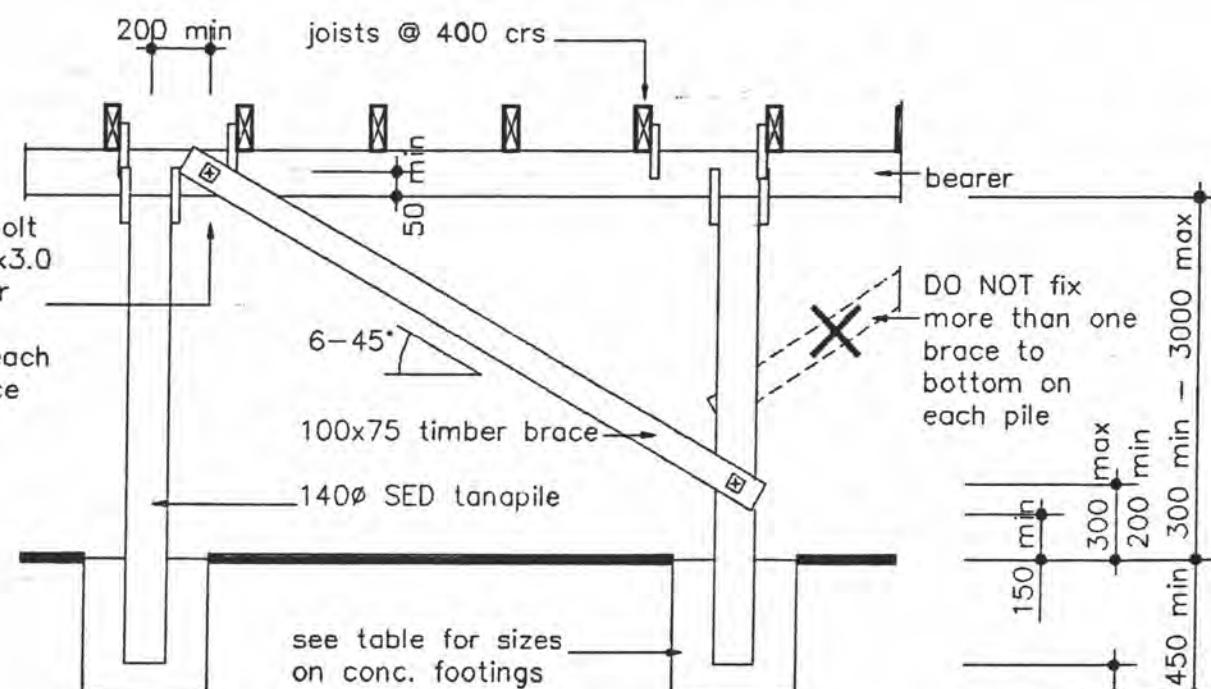
M12 galv. bolt with 50x50x3.0 galv. washer each side typical at each end of brace

BRACED PILE
with brace to top of pile

cleared ground level C.G.L.



TIMBER BRACE ACROSS BEARER



TIMBER BRACE ALONG BEARER

THIS DRAWING IS THE COPYRIGHT OF HORIZON HOMES Ltd.

PLAN:
Foundation
DETAILS

NOTE:
ALL DIMENSIONS ARE APPROXIMATE
ONLY AND ARE SUBJECT TO
PERMIT ISSUE.

SHEET No.

6

JOB No.

PA91



SCALE 1:25

BRACING CALCULATION SHEET

WALLS

PLAN NAME: FAIRLIGHT

19-06-1992

FOR EARTHQUAKE

SINGLE STOREY

ROOF WEIGHT: LIGHT

AVERAGE ROOF PITCH: 15°

TYPE OF CLADDING: LIGHT

EARTHQUAKE ZONE: A/B/C

STOREY IN ROOF SPACE: NO

$$\begin{aligned} E &= A : 2.7 \text{ B.U's/sqm} \\ &B : 2.0 \text{ B.U's/sqm} \\ &C : 1.4 \text{ B.U's/sqm} \end{aligned}$$

FOR WIND

BUILDING HEIGHT: 4.0m

WIND SPEED: L/M/H

ROOF HEIGHT: 1.3m

STUD HEIGHT: 2.4m

$$\begin{aligned} W &= L : 36 \text{ B.U's/sqm} \\ &M : 48 \text{ B.U's/sqm} \\ &H : 68 \text{ B.U's/sqm} \end{aligned}$$

ROOF BUILDING LENGTH BL = 15.8

ROOF/BUILDING WIDTH BW = 7.0

GROSS ROOF/BUILDING PLAN AREA GPA = 105.5

EARTHQUAKE LOAD (ALONG & ACROSS) E x GPA = 284.8

WIND LOAD ACROSS W x BL = $68 \times 15.8 = 1074.4$

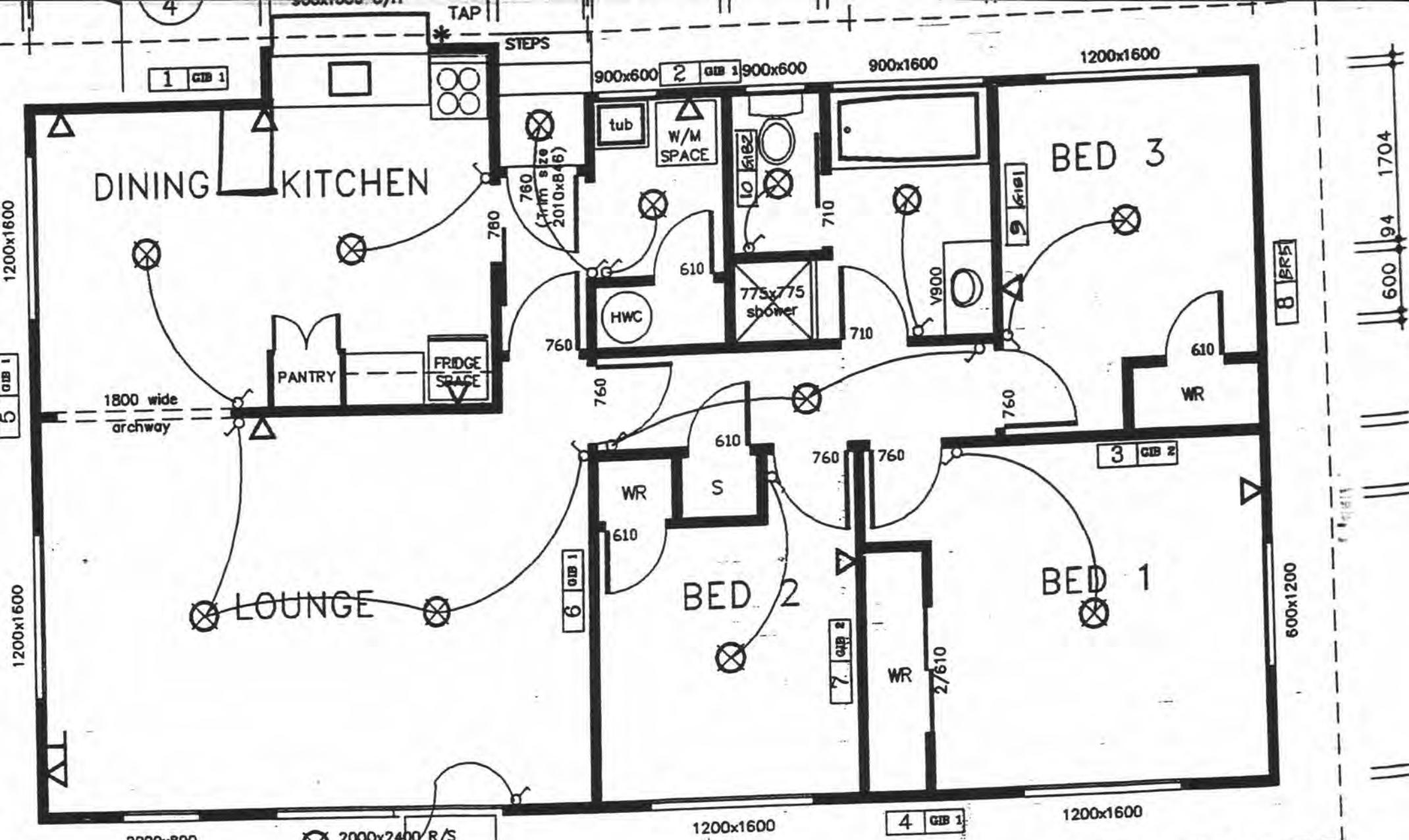
WIND LOAD ALONG W x BW = $68 \times 7.0 = 476$

ALONG

ACROSS

LOCATION OF STOREY		WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED				
1	2	3	4	5	6	7	8	
SINGLE	LINE LABEL	MIN. B.U.'s REQD.	BRACING ELEMENT NUMBER	BRACING TYPE	RATING B.U.'s	LENGTH OF ELEMENT	B.U.'s ACHIEVED	
TOTAL BRACING REQUIRED FOR FOUNDATION OR THIS STOREY	A	128	1	GIB 1	50	2.4	120	
FOR EARTHQUAKE	B	70	2	GIB 1	50	1.35	67.5	
	C	128	3	GIB 2	70	2.4	168	
	D		4	GIB 1	50	3.3	170	
	E							
229.2						TOTAL	525.5	
FOR WIND	A	128	1	GIB 1	75	2.4	180	
	B	70	2	GIB 1	55	1.35	74.25	
	C	128	3	GIB 2	80	2.4	192	
	D		4	GIB 1	75	3.3	247.5	
	E							
476						TOTAL	693.75	

LOCATION OF STOREY		WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED				
1	2	3	4	5	6	7	8	
SINGLE	LINE LABEL	MIN. B.U.'s REQD.	BRACING ELEMENT NUMBER	BRACING TYPE	RATING B.U.'s	LENGTH OF ELEMENT	B.U.'s ACHIEVED	
TOTAL BRACING REQUIRED FOR FOUNDATION OR THIS STOREY	M	70	5	GIB 1	50	2.4	120	
FOR EARTHQUAKE	N	70	6	GIB 1	50	3.3	165	
	O	70	7	GIB 2	70	3.3	231	
	P	70	8	BR5.	85	1.8	153	
	Q		9	GIB2	70	2.5	200	
			10	GIB2	70	2.4	168	
2848						TOTAL		
FOR WIND	M	70	5	GIB 1	75	2.4	180	
	N	70	6	GIB 1	75	3.3	247.5	
	O	70	7	GIB 2	80	3.3	264	
	P	70	8	BR5	115	1.8	207	
	Q		9	GIB2	80	2.5	200	
			10	GIB2	80	2.4	192	
1074						TOTAL	1290.5	



ADDENDUM TO SCHEDULE OF SPECIFICATIONS

TO BE READ IN CONJUNCTION WITH BUT TO TAKE PRECEDENCE OVER GENERAL SPECIFICATIONS AND PLANS ATTACHED HERETO. THIS SCHEDULE IS THE SPECIFIC VARIATION TO THE GENERAL SPECIFICATIONS AS SET OUT IN PAGES A TO I FOR THE PROPOSED DWELLING FOR:

CLIENT: Miss Z C Butterfield

LOT: 153 DP 70896

PRESENT ADDRESS: 30 Nalanda Crescent, Broadmeadows, WELLINGTON

SITE ADDRESS: Campbell Avenue, PARAPARAUMU

PHONE: 04 4781-418 HOUSE PLAN: FAIRLIGHT

STD/ALT: ALTERED

PLUMBING:

Spouting: Norgate Colorsteel Fascia Spouting System

Downpipes: PVC (White)

Bathroom:

SHOWER WITH HMC VENTURA MAGNUM SHOWER MIXER - COMPLETE WITH ROSE/

(LOCATION): Separate (S.Steel Tray to Base)

Curtain Rail Only

BATH: Englefield Alpha Acrylic COLOUR: White

TOILET: LOCATION: Separate

FOWLER CHEVAL TOILET PAN COLOUR: White

SOLO DUAL FLUSH TOILET CISTERN/SEAT COLOUR: White

Laundry

Separate Washing Machine Taps

Stainless Steel Tub in Joinery Unit

Tap Ware

All taps to be HMC chrome

Kitchen sink Wall Exposed faucet

Laundry Tub Bib Taps

Washing Machine Laundry Angle Stops

Vanity Pillar Taps

Bath/Shub 15mm extended Bib Taps

Supply one only exterior hose tap

180 LITRE RHEEM HOT WATER CYLINDER - LOW PRESSURE

HOT WATER BOOSTER: NO

DRAINS AS PER PLANS AND SPECIFICATIONS

INTERIOR JOINERY:

Kitchen

CARCASSES: Euroline Carcasses (Paint Quality Customwood)

CUPBOARD DOOR HANDLES: Wooden Paint Quality Knobs

DOOR AND DRAWER FRONTS: Paint Quality

BENCH TOPS: Wilsonart

Bathroom

CARCASSES: Euroline Carcasses (Paint Quality Customwood)

CUPBOARD DOOR HANDLES: Wooden Paint Quality Knobs

VANITY DOOR FRONTS: Paint Quality

VANITY TOPS: Wilsonart

VANITY BOWL TYPE: Standard COLOUR: White

Laundry

CARCASSES: Carcasses (Paint Quality Customwood)

CUPBOARD DOOR HANDLES: Wooden Paint Quality Knobs

DOOR AND DRAWER FRONTS: Paint Quality



Interior Doors (in Paint Quality Frames)

Finish: Paint Quality

Door Hardware: Sylvan LS.5 - Rimu/Gold

EXTERIOR JOINERY

Aluminium Doors and Windows: COLOUR: Coffee

CARPENTRY:

FLOORING TYPE: Particle Board (Kopine)

421 DOUBLE SIDED PERFORATED FOIL HUNG OVER JOISTS WITH 100MM SAG

Baseboards: 200mm x 25mm Rough Sawn Radiata Treated H.3. (only if Part. Bd)

Steps: Timber steps to all decks and exterior doors as per Plan.

FINISHING TIMBERS: Paint Quality

Exterior Cladding: Wide Woodgrain Hardiplank

Roofing Type: Trimdek Galvanised

Interior Linings: 9.5MM GIB BOARD (Stopped to Wallpaper Finish Only)

SEPARATE SHOWER LINING: Hardiglaze

BATH SURROUND AND SPLASHBOARD LINING: Hardiglaze

Ceiling Type: Pinex Sheets with PVC Jointers

Archway to: Dining/Lounge

INSULATION: Walls: R1.8 Batts

Ceilings: 100mm Blown Wool

ELECTRICAL

STOVE: WHITE SHACKLOCK 610WA STANDARD AUTO

LIGHTS AND POWER POINTS AS PER PLAN (INCLUDING ONE TV AERIAL CONNECTION)

POWER CONNECTION INCLUSIVE

Telephone installation and connection is the sole responsibility of the Purchaser.

DECORATING:

PAINTING CONTRACT:

- LABOUR

PURCHASER

INTERIOR/EXTERIOR

PAINTING CONTRACT

- MATERIALS

PURCHASER

INTERIOR/EXTERIOR

WALLPAPERING CONTRACT

- LABOUR:

PURCHASER

WALLPAPERING CONTRACT

- MATERIALS

PURCHASER

WE ACCEPT THE ABOVE SPECIFICATIONS AND UNDERSTAND THAT HORIZON HOMES LIMITED ARE NOT OBLIGED TO ALTER THESE DETAILS AFTER SIGNING OF CONTRACTS BY US.

HUSBAND.....WIFE.....DATE.....

PRELIMINARY AND GENERAL

1 SCOPE

This contract includes the supply and delivery of all materials, labour, fittings etc necessary for the due and proper completion of the building as shown on the drawings and herein specified, in accordance with the Local By-Laws and regulations to complete this Contract.

2 PERMITS, NOTICES, FEES

The Builder to apply for and obtain all necessary permits and to pay all fees for same, unless otherwise mentioned.

3 INSURANCE

The Builder is to take out insurance against fire for a sum sufficient to cover the full amount of the Contract sum for the period of construction and up to the date on which the building is handed over to the Owner. The responsibility of the Builder for the Builder's Risk Cover Insurance shall cease on the date on which the building is handed over by the Builder to the Owner.

4 INTERPRETATION

All figure dimensions shall be taken in preference to scale and all detail drawings shall supersede those to smaller scale.

5 DAMAGE

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

6 MATERIALS AND SUBSTITUTIONS

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

7 SITE

This Contract is based upon the building site having soil bearing capacity equal to or better than NZS 3604 Ch 3.1 ground levels as shown on plans. The site shall have suitable access for loaded trucks. Where stormwater soak holes must be installed the site shall have good soakage.

EXCAVATOR

1 LEVELS

Levels shown are approximately correct, but in all cases the foundation shall be taken to a solid bottom. Check all levels and make allowances accordingly. In expansive clay a min of 450mm below cleared ground level.

2 CLEARING BUILDING AREA

Clean off all long vegetation over building area.

3 BUILDING EXCAVATION

Excavate for all foundations to a minimum depth shown or as required by NZS 3604.

4 DOUBTFUL BEARING

The provisions of the paragraph headed SITE on Page A hereof to the contrary notwithstanding, the Owner shall be responsible for the cost of any work additional to that provided for by this Specification and accompanying drawings, through encountering ground of doubtful bearing capacity and for landslides resulting from causes beyond the control of the Contractor. The Owner will be responsible for any extra costs if rock is encountered.

5 HARDFILL

Under all concrete floors provide a minimum thickness of 100mm of hardfill well compacted and blinded with fine scoria or other material to a correct level.

CONCRETE AND REINFORCING

1 MATERIALS

Concrete which shall be ordinary grade and reinforcing shall comply with requirements of NZSS 1900 chapter 9.3A 1970 and amendments. Builders mix may be used providing the minimum crushing strength of 17.5 MPa is unaffected.



2 FOUNDATIONS

Foundations, footings, walls and reinforcing shall be to sizes shown on the drawings and in accordance with NZSS 1900 chapter 9.3A. If not shown elsewhere, footings shall be as shown in NZS 3604. Reinforcing steel shall be lapped at least 40 rod diameters for plain rods and not less than 30-bar diameters for deformed bars conforming to the requirements prescribed. Concrete foundation blocks or piles shall be precast 200 x 150 or 200 x 200 x 600 high set on concrete pads as Table 3 NZS 3604. Piles to have wireholes or wire cast into piles to provide fixing for sleeper plates, all as NZS 3604 or timber piles complying with NZS 3604 Clause 4.5.5.4.

3 CORNER CONCRETE FOUNDATIONS WALLS, FB

Where height to floor exceeds 1200mm construct 125mm thick concrete corner base walls 1350mm in each direction. Reinforce as detailed in NZS 3604 fig 32.

4 CONCRETE SLAB FLOOR

PERIMETER WALL: The perimeter wall of the building shall be as shown on drawings. Reinforce bond beam blocks with 12mm dia rod, concrete footing to be reinforced as shown on drawings.

MOISTURE BARRIER: Shall be a layer of 0.25mm thick polythene sheeting or similar. Sheets shall be laid to form as few joins as possible. Joints shall be lapped 150mm and sealed with polythene backed pressure sensitive tapes. Seal around any wastes or pipes that project through dampcourse, and care shall be taken that the DPS is not punctured with any subsequent work. At perimeter lift sheeting up and fix to exterior of wall plate.

REINFORCING: The slab shall be reinforced with 655 HRC. The steel shall be continuous through all joints. Sheets to be lapped 200mm and tied.

DAMP PROOF COURSE: All timber supported on or in contact with brick, stone or concrete shall be protected by an approved damp proof course.

5 BUILT-IN BOLT ETC

Provide in concrete for openings for vents, wastes, pipes etc or as required by other trades and for holding down bolts in accordance with NZS 3604 fig 21. Power tool fixings: Use only as NZS 3604 E13.2.

CONCRETE BLOCKLAYER

1 EXTENT OF WORK

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

2 BOND

Blocks shall be laid in stretcher or stack bond as shown with blocks evenly spaced, faces true and vertical. 200mm blocks shall be free from all defects which would prevent a first class fair faced finish to both faces.

3 MORTAR

The mortar for all blockwork shall be composed and mixed according to the relevant NZSS clauses.

4 MINIMUM REINFORCING STEEL REQUIREMENTS

Where shown less than 2m high to NZS 3604 figs 18 or 19. EXCEEDING 2m. In all reinforced masonry there shall be at least one vertical rod not less than 12mm diameter placed at all corners and wall ends except that where openings are carried around corners, the reinforcing steel shall be placed in any masonry used below or above the opening. In all reinforced masonry walls there shall be not less than one 12mm rod on all sides of, and adjacent to, every opening exceeding 600mm in either direction.

Such vertical reinforcing steel shall extend from the foundation or lower wall beam to the upper wall beam. Horizontal reinforcing steel shall extend not less than 600mm beyond the corners of the openings.

Reinforced masonry shall be reinforced both horizontally and vertically. The vertical reinforcing steel shall be placed at not more than 1000mm centre to centre and shall be not less than 10mm in diameter.

Reinforcing steel shall be lapped at least 40 rod diameters for plain rods and not less than 30-bar diameters for deformed bars conforming to the requirements prescribed, as indicated on the drawings.

5 BASEMENT WALLS

Foundation walls to be as detailed, on footings, reinforced as shown.

BLOCK RETAINING WALLS AROUND BASEMENT: Build up to 200mm blockwork retaining walls bondbeam at top course. Reinforce bondbeam as shown. Reinforce wall vertically with 12mm dia rods at centres shown on drawings.

DAMP PROOFING: Apply Flintkote or similar waterproofing agent to earth side of block retaining walls below ground level.

RETAINING WALL DRAINAGE: Place 75mm soakage drain behind retaining walls, laid in suitable drainage metal.

6 ENGINEER'S DRAWINGS

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

BRICKLAYER

1 BRICKLAYING OR STONELAYING

Bricks or stone shall be as specified supported on 200mm blockwork. Bricks or stone shall be laid in stretcher bond true to line level and plumb, and in accordance with the best trade practice. Only bricks or blocks free from cracks, chips or blemishes shall be used. All work to comply with NZS 3604 Appendix F.

2 BRICK OR STONE VENEER

Construct brick or stone veneer as shown on the drawings. An air space of at least 40mm and not more than 75mm shall be maintained between timber frame and veneer and where necessary weep holes shall be left every third joint for the discharge of water. Care shall be taken to maintain the air space and upstand free of any mortar droppings, protruding joints, or pipes or electrical wire, junction boxes etc. Incorporate galvanised vermin proofing. Build in bricksize concrete vents as required. All facing work shall be kept clean as the work proceeds. On completion all brickwork shall be left in a clean state.

3 SILLS

Sills to be brick or quarry tile as scheduled. Junction of brick and timber sill to be sealed with mastic.

4 BUILDING PAPER

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

5 VERMIN PROOFING AND BRICK TIES

Build in 100mm wide strips of approved galvanised wire mesh secured to bottom of wall plates with 20mm galvanised wire staples carried across cavity and taken 25mm into work. Wall veneer shall be securely attached to the framework with purpose made corrosion resistant ties at spacings required by the relevant clauses of NZS 3604 Appendix F.

6 VENTS

Sub floor ventilation to comply with NZS 3604 4.1.2.

7 CHIMNEY

The chimney shall be as specified constructed of precast concrete. Fireback and hobs shall be brick. Firefront and hearth shall be included as a provisional sum as specified.

CARPENTER AND JOINER

1 MATERIALS AND WORKMANSHIP

All materials used shall be the best of their respective class and type specified. All work shall be carried out in a workmanlike manner in accordance with best trade practice, and to comply with NZS 3604 : 1978.

2 TIMBER

All timber used shall be best of its kind conforming to NZSS requirements (Building Timbers). All Pinus Radiata to be No 1 or No 2 Framing Grade treated to requirements of the Timber Preservation Authority specification.

3 CONSTRUCTION

Requirements for general carpentry work (eg bracing, studs and top plate requirements) are to be as itemised in the relevant clauses of NZS 3604.

4 DAMP PROOFING

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

5 PRIMING

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

6 NAILS AND SCREWS

All nails used in framing to be of sufficient length to penetrate the holding or second timber to at least half length. All bolts, screws etc to be adequate for their respective purpose as scheduled in Appendix A NZS 3604.

7 INSULATION

To be as detailed on schedule of specification and installed in accordance with manufacturer's specifications, and comply with NZS 4214 and 4218P.

8 SCHEDULE OF TIMBERS

LOCATION	SIZES	GRADE	REMARKS
Jack Studs &			J Studs @ 1.3 c-c
Stringers	100x75mm	H3 Treated Radiata	Stringers @ 1.85 c-c
Sleeper Plates	100x50mm	BT Radiata	On Foundation Walls
Floor Joists/Bearers	See plan for size	BT Radiata	
Plates Conc Floor	100x50mm	Treated Radiata	
GENERAL FRAMING			
Studs & Plates	100x50mm or 100x75mm or 75x50mm	BA Rimu, D/F Treated Radiata	600mm c-c
Trimmers	Built up width equal to framing		
OPENINGS FROM			
SOLID OR LAMINATED:			
CEILING JOISTS	As NZS 3604 Table 23		
EXPOSED BEAMS	As shown		See Plan
	As NZS 3604		
	Tables 21 & 22		
ROOF TRUSSES	TP APPROVED DESIGN		
Under Purlins &			
Struts	As NZS 3604		
	Tables 25 & 26		
PURLINS	75x50mm	Treated Radiata	750mm c.c.
TITLE BATTENS	50x50mm	Treated Radiata	As required
RIDGES	200x25mm	Treated Radiata	See Plan
HIPS	200x25mm	Treated Radiata	See Plan
VALLEY BOARD	150x25mm	Treated Radiata	See Plan
WALL DWANGS	75x50mm or 100x50mm as reqd.	Treated Radiata	3 rows to exterior 2 rows to interior
COLLAR TIES	150x25mm	Treated Radiata	
CEILING DWANGS	75x50mm	Treated Radiata	As required
CEILING STRAPPING	75x40mm	Treated Radiata	400mm c.c.
TIMBER TERRACES	See Plan	Pressure Treated Pine or Hardwood	
FINISHING TIMBERS			
Flooring	Particle Board	High Density	Radiata
Fascia Board	150x25mm to 225x25mm	DAH or Treated Pine	
Frieze	150x25mm	DAH or Treated Pine	
Weatherboard	Treated Native or Radiata or Cedar, Redwood		
& Exterior	Horizontal or Vertical finishing grade		
Internal Door	18mm or 30mm	Treated Native or Finish Grade Radiata	
Jambs			
Architraves	10mm	Treated Native or Finish Grade Radiata	
Skirtings	10mm	Treated Native or Finish Grade Radiata	

9 HARDIFLEX SHEATHINGS

Unless shown otherwise sheath soffits with 4.5mm and walls to rear porches with 6.0mm flat sheets with joints finished with jointer moulds.

Sheath gable ends and walls to front porches with Coverline or Highline sheets or as indicated on the plans. Breather type building paper is to be used behind all asbestos cement wall lining.

Finish the bases of houses sheathed with hardiplanks or weatherboards with 25mm baseboards.

10 SUB FLOOR VENTILATION

Provide ventilation to subfloor areas by installing vermin proof ventilators in base walls. The number of ventilators shall be such as to provide a minimum clear area of 3500mm per square metre. Spaceventilators evenly along wall at not more than 1.8 metres centre to centre commencing not more than 750mm from corners.

11 ALUMINIUM JOINERY

1100pa. D.W.P. minimum NZS-4211.

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

12 EXTERIOR JOINERY

All exterior joinery shall be as specified in schedule of specification and shall be constructed to best trade practice, all primed before fixed in place.

Sills	ex 150x60mm HT or Treated Native or Treated Radiata
Jambs & Heads	ex 150x37mm HT or Treated Native or Treated Radiata
Mullions	ex 100x75mm HT or Treated Native or Treated Radiata
Sashes	ex HT Totara, Redwood or Treated Radiata

If Radiata Pine is used the timber shall be treated to the requirements of the Timber Preservation Authority.

Awning type sashes shall be hung on Interlock or Whitco type stays fixed with galvanised screws. Casement sashes shall be hung on galvanised butts. Top hung sashes to service rooms may be hung on galvanised butt hinges.

13 DOORS AND DOOR JAMBS

Interior doors are to be flush panel with clashing strip on one edge. Timber type to be as scheduled. Hang doors on 1 1/2 pair FB loose pin butt hinges. Sliding doors to be hung on approved tracks. Interior door frames to be solid rebated out of 30mm thick timber of 18mm jambs with planted stops. Exterior doors to be as shown on drawings. Frames to be out of 37mm thick timber.

14 CEILINGS

Shall be as detailed in schedule of specification. See NZS 3604 ch 12.5 for structural ceiling diaphragms.

GIBRALTER BOARD - Fix painting quality 9.5mm gibraltar board to joists and rafters with 30mm flat head galvanised clouts, stopped, and all joints flushed up to true even smooth surface.

PINEX - Fix first quality panels or sheets fixed to ceiling strapping to manufacturer's specification.

FIBROUS PLASTER - Shall not be less than 9.5mm Fibrous plaster finished flush on joints and securely wadded or glued to ceiling to ceiling joists and nogging. The whole shall be plastered to a smooth and even finish.

15 WALL LININGS

See Ch 6.9 NZS 3604 for fixing of bracing elements.

Generally shall be 9.5mm gibraltar board unless otherwise stated. All nailed with galvanised flat head nails on joints at approximately 150mm c.c. All stopping to be done with best quality plaster, filled to an even surface and with all spots and rises removed.

16 WARDROBES

To be lined full height. Provide inside each with 300x25mm full width shelf at 1700 mm from floor and 20mm galvanised pipe coat rail approximately 75mm below shelf.

17 LINEN CUPBOARD

Provide five full width and depth shelves from 25mm timber supported on 50x25mm framework.

18 KITCHEN CUPBOARDS

Construct cupboards and dresser unit to sizes shown on plans, with doors and drawer fronts as indicated on schedule of specification.

19 SINK TOP

Provide for standard sink top as specified in schedule of specification.

20 HOT WATER CYLINDER

To be constructed where shown and fitted with slat shelving above or alongside cylinder spaced at 500mm c.c.

21 MANHOLE AND ACCESS DOOR

Provide manhole in ceiling of one wardrobe.

22 HARDWARE

FRONT DOOR AND REAR DOORS: Fit CP Locksets. See Schedule Addenda.

INTERIOR DOORS: CP mortice latchsets. BATHROOM AND WC: CP mortice snibaets or CP mortice latchsets with 3" socket bolts. LINEN CUPBOARD AND WARDROBES: CP knobs. WHITCO WINDOWS: Two CP fasteners. CASEMENT WINDOWS: One CP fastener and CP telescope stay. FIREPLACE: One colonial grate. Soap recess above bath and in shower if specified, toilet roll holder and 1000mm towel rail.

PLUMBER

1 GENERAL

The whole of the work shall be carried out and completed in the best trade manner by licensed plumbers only and shall conform to all requirements of the Drainage and Plumbing Regulations of 1978 and Local Council Requirements and Consolidated By-Laws. Materials shall be the best of the respective kind.

2 SHEET METAL

Except where otherwise specified sheets shall be of the following gauge:

Galvanised spouting	0.60mm
Galvanised rainwater pipes	0.60mm
Galvanised downpipes and overflows	0.60mm
Flashings, gutters and sumps	0.60mm
Lead flashings	2kg

3 FLASHINGS

Flash wherever needed to keep watertight and weathertight, extreme care being taken to keep dissimilar metals from making contact. Also, as much as possible, use flashings of same metal in adjacent areas.

4 SPOUTING

Provide and fix 125mm galvanised spouting. All joints to be soldered. Finish ends with stopped end. Provide fall to downpipes, support spouting on brackets at 900mm maximum and 300mm from end.

5 DOWNPipes

75mm 0.60 galvanised iron or PVC supported off wall on galvanised brackets.

6 COLD WATER SUPPLY

Allow to connect up to 9 metres from mains to house with 15mm class E PVC piping. Unless otherwise specified use pressure reducing valve from cylinder on main line inlet. Lead off with 12mm branches to bath, basin, shower, sink WC, tub, pressure reducing valve, stand pipe. Connect from pressure reducing valve to hot water cylinder with 18mm copper pipe.

7 HOT WATER SUPPLY

Supply and install 180 litres hot water cylinder as specified. Allow to install copper expansion pipe taken out through roof and flashed. From expansion pipes take off 12mm copper or polytherm branches to all fittings including washing machine. Hot water piping shall be run concealed well lagged with hair felt wired on.

8 FITTINGS

WC - Pan complete with double flap plastic seat.

WC - Cistern complete with white PVC flush pipe.

1525mm or 1655 white plastic bath set on timber framework.

Basin shall be plastic set in formica top on joiners wooden vanity.

Stainless steel shower tray 900mm or 900x750mm in accordance with plan.

Hot water cylinder 135 or 180 litres standard complete with electric element, thermostat, all taps, stopcocks etc.

Stainless steel single tub set on joiners wooden cabinet.

Where scheduled install vanity unit - size shown on plans.

For variations to the above see the specification addenda.

All taps, cocks etc are to be chromium plated streamline type marked Hot and Cold with the exception of exterior hose taps.

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

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

ROOFING

Roofing to be as specified in schedule of specification.

1 IRON ROOF

Provide and fix 0.45mm galvanised corrugated iron with laps painted and securely fixed with lead head nails. Cover ridges and hips with 0.60mm lead edged ridging. Finish verges with galvanised verge cappings.

2 TILE ROOFS

Concrete tiles and pressed metal tiles are to be fixed in accordance with manufacturer's specifications.

DRAINLAYER

1 EXTENT OF WORK

Work in this section of the contract comprises all surface and foul water drainage up to above ground level to connect to Plumber's work. Include all pipes and special fittings, construction of manholes, all gully traps and connections for terminal vents, soil and waste pipes.

2 STANDARD OF WORK

The whole of this work shall be carried out by experienced tradesmen to the satisfaction of the Local Drainage Inspector. It shall conform to all requirements of the Drainage and Plumbing Regulations of 1978, Local Council Requirements and Consolidated By-Laws.

3 TRENCHES AND DRAINS

Excavate for and allow all necessary drains from gully traps and WC to septic tanks or sewer connection. All pipes and fittings shall be 100mm first quality earthenware or PVC with socket joints and shall be laid to a true and even fall at minimum of 1 in 40.

Trenches shall be carefully filled after drains have been inspected and the whole shall be left in perfect working order. All sanitary arrangements shall comply with the Local By-Laws and shall be completed to the satisfaction of the sanitary inspector.

4 SEPTIC TANK

Where sewerage is not available allow 4.5 metres glazed earthenware drainage connection to one five-person septic tank complete with sump in compliance with the Health Regulations.

Where sewerage is available allow for 100mm glazed earthenware or PVC piping from WC to sewer connection.

5 STORMWATER

Provide stormwater disposal to downpipes in accordance with local authority requirements.

SOLID PLASTERER

1 WORK INCLUDED

The solid plastering of front and back porches, slabs and steps, also chimney, base lintols and terrace if shown.

2 WORKMANSHIP

All to the best trade practice and where plastering is required it shall mean finishing to 12mm thickness with a mix of one part cement to three parts sand, finished to a straight and even surface.

ELECTRICIAN

1 SCOPE OF WORK

Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority By-Laws.

2 MATERIALS AND WORKMANSHIP

All materials used under this contract shall be of approved British or New Zealand Standard Specification. All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice. Do all cutting away, drilling etc for the entry of cables.

3 COMPLETION AND CONNECTION OF POWER

Leave the work complete, obtain permits and arrange for all inspections and tests and for the connection of power to the works.

4 POWER SUPPLY

Allow to connect from the supply to the point of entry.

5 MAIN SWITCHBOARD

Provide and install recessed main switchboard complete with all necessary control and auxiliary equipment.

6 ELECTRIC STOVE

Allow a PC sum as shown on schedule of specifications for the supply only of the stove. Provide and fix a 30amp flush switch for stove and sufficient cable for connection and allow for installation.

7 WATER HEATER

Allow for the permanent connection of the water heater to the electrical system. Provide and install element and thermostat to hot water cylinder provided by the Plumber.

8 POWER POINTS

All wall plugs shall be 230v 10-amp 3-pin flush type with PDL plates. Generally install plugs 300mm above floor or 225mm above bench top. Points to washer/dryer space and refrigerator 1200mm from floor. Install light and heat points as per plan and as detailed in schedule of specifications.

9 LIGHT SWITCHES

Light switches generally shall be 5-amp all insulated PDL micro-gap type or equivalent. Fix switches generally 1200mm above floor.

PAINTER

1 WORKMANSHIP

All painting shall be in accordance with good trade practice, applied during suitable weather and using only good quality mixed paints, applied according to the manufacturer's instructions.

2 STOPPING

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

3 PAINTING OF EXTERNAL WOODWORK

After priming, all external woodwork and adjacent metal-work such as flashings, spouting and downpipes are to be given one good coat of undercoat followed by finishing coat of high gloss paint.

4 PAINTING OF INTERIOR SURFACES

Wallboard and ceilings as required to be finished with two coats of approved paint finishing flat or semi-gloss as required.

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

5 VARNISHING

Where varnishing is required such as doors, architraves and skirtings give one coat of approved sealer followed by two coats of clear varnish.

6 HARDIFLEX

Apply two coats of an approved PVA or Acrylic paint.

7 PAPERHANGING

All rooms to be papered shall have paper hung to a value indicated on schedule of specification.

Walls shall be properly prepared by sizing, hang paper straight and true with butt joints, paste used shall have a fungicide incorporated, clean paste off woodwork as work proceeds.

GLAZIER

Glaze all sashes, glass doors or screens with appropriate weight glass properly fixed and puttied or beaded into rebates.

Where required glazing shall be selected obscure patterned glass.

SANDER

Sand all flooring timbers with a one cut sand after completion of all other work - SUITABLE FOR FLOOR COVERINGS ONLY. No responsibility for colour variation of floors. Other substitution of similar quality may be made by the Builder as required without notification. Scrape out all corners and sweep floors clean of dust.

BRACING CALCULATION SHEET

FOUNDATIONS

PLAN NAME: FAIRLIGHT

19-06-1992

FOR EARTHQUAKE

SINGLE STOREY

ROOF WEIGHT: LIGHT

AVERAGE ROOF PITCH: 15°

TYPE OF CLADDING: LIGHT

EARTHQUAKE ZONE: A/B/C



$$E = \begin{array}{l} A : 6.5 \text{ B.U's/sqm} \\ B : 5 \text{ B.U's/sqm} \\ C : 3 \text{ B.U's/sqm} \end{array}$$

FOR WIND

BUILDING HEIGHT: 4.0m

WIND SPEED: L/M/H

$$W = \begin{array}{l} L : 60 \text{ B.U's/sqm} \\ M : 81 \text{ B.U's/sqm} \\ H : 114 \text{ B.U's/sqm} \end{array}$$

ROOF BUILDING LENGTH BL = 12.8

ROOF/BUILDING WIDTH BW = 7.0

GROSS ROOF/BUILDING PLAN AREA GPA = 84.89

EARTHQUAKE LOAD (ALONG & ACROSS) E x GPA = 551.78

WIND LOAD ACROSS W x BL = 114x12.8=1459.2

WIND LOAD ALONG W x BW = 114x7.0=798

ALONG

LOCATION OF STOREY		WALL OR BRACING LINE	BRACING ELEMENTS PROVIDED					
1	2	3	4	5	6	7	8	
FOUNDATION	LINE LABLE	MIN. B.U.'s REQD.	BRACING ELEMENT NUMBER	BRACING TYPE	RATING B.U.'s	LENGTH OF ELEMENT	B.U.'s ACHIEVED	
TOTAL BRACING REQUIRED FOR FOUNDATION OR THIS STOREY	A	128	1	14	70		70	
			2	14	70		70	
			3	14	70		70	
FOR EARTHQUAKE	B	70	4	14	70		70	
			5	14	70		70	
	C	128	6	14	70		70	
			7	14	70		70	
	D		8	14	70		70	
	E							
511.78						TOTAL	560	
FOR WND	A	128	1	14	160		160	
			2	14	160		160	
			3	14	160		160	
	B	70	4	14	160		160	
			5	14	160		160	
	C	128	6	14	160		160	
			7	14	160		160	
	D		8	14	160		160	
	E							
798						TOTAL	1280	

ACROSS

FOUNDATION

LOCATION OF STOREY		WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED					
1	2	3	4	5	6	7	8		
FOUNDATION	LINE LABEL	MIN. B.U.'s REQD.	BRACING ELEMENT NUMBER	BRACING TYPE	RATING B.U.'s	LENGTH OF ELEMENT	B.U.'s ACHIEVED		
TOTAL BRACING REQUIRED FOR FOUNDATION OR THIS STOREY	M	70	1	14	70		70		
			2	14	70		70		
			3	14	70		70		
FOR EARTHQUAKE	N	70	4	14	70		70		
			5	14	70		70		
	O	70	6	14	70		70		
			7	14	70		70		
	P	70	8	14	70		70		
			9	14	70		70		
	Q		10	14	70		70		
511.78						TOTAL	700		
FOR WIND	M	70	1	14	160		160		
			2	14	160		160		
			3	14	160		160		
	N	70	4	14	160		160		
			5	14	160		160		
	O	70	6	14	160		160		
			7	14	160		160		
	P	70	8	14	160		160		
			9	14	160		160		
	Q		10	14	160		160		
1459.2						TOTAL	1600		

BRACING CALCULATION SHEET

WALLS

PLAN NAME: FAIRLIGHT

19-06-1992

FOR EARTHQUAKE

SINGLE STOREY

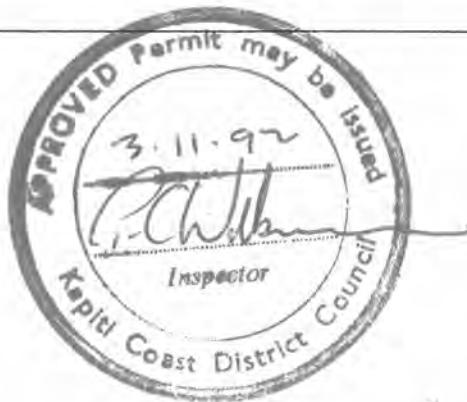
ROOF WEIGHT: LIGHT

AVERAGE ROOF PITCH: 15°

TYPE OF CLADDING: LIGHT

EARTHQUAKE ZONE: A/B/C

STOREY IN ROOF SPACE: NO



$$E = \begin{array}{ll} A : 2.7 & \text{B.U's/sqm} \\ B : 2.0 & \text{B.U's/sqm} \\ C : 1.4 & \text{B.U's/sqm} \end{array} \checkmark$$

FOR WIND

BUILDING HEIGHT: 4.0m

WIND SPEED: L/M/H

ROOF HEIGHT: 1.3m

STUD HEIGHT: 2.4m

$$W = \begin{array}{ll} L : 36 & \text{B.U's/sqm} \\ M : 48 & \text{B.U's/sqm} \\ H : 68 & \text{B.U's/sqm} \end{array}$$

ROOF BUILDING LENGTH BL = 12.8

ROOF/BUILDING WIDTH BW = 7.0

GROSS ROOF/BUILDING PLAN AREA GPA = 84.89

EARTHQUAKE LOAD (ALONG & ACROSS) E x GPA = 229.2 \checkmark

WIND LOAD ACROSS W x BL = $68 \times 12.8 = 870.4$ \checkmark

WIND LOAD ALONG W x BW = $68 \times 7.0 = 476$ \checkmark

ALONG

ACROSS

WALLS

LOCATION OF STOREY	WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED						LOCATION OF STOREY	WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED					
1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8		
SINGLE	LINE LABEL	MIN. B.U.'s REQD.	BRACING ELEMENT NUMBER	BRACING TYPE	RATING B.U.'s	LENGTH OF ELEMENT	B.U.'s ACHIEVED	SINGLE	LINE LABEL	MIN. B.U.'s REQD.	BRACING ELEMENT NUMBER	BRACING TYPE	RATING B.U.'s	LENGTH OF ELEMENT	B.U.'s ACHIEVED		
TOTAL BRACING REQUIRED FOR FOUNDATION OR THIS STOREY	A	128	1	GIB 1	50	2.4	120	TOTAL BRACING REQUIRED FOR FOUNDATION OR THIS STOREY	M	70	5	GIB 1	50	2.4	120		
FOR EARTHQUAKE	B	70	2	GIB 1	50	1.35	67.5	FOR EARTHQUAKE	N	70	6	GIB 1	50	3.3	165		
	C	128	3	GIB 2	70	2.4	168		O	70	7	GIB 2	70	3.3	231		
	D		4	GIB 1	50	3.3	170.165		P	70	8	GIB 1	50	3.0	150		
	E								Q								
229.2	TOTAL						525.5	229.2	TOTAL						666		
FOR WIND	A	128	1	GIB 1	75	2.4	180	FOR WIND	M	70	5	GIB 1	75	2.4	180		
	B	70	2	GIB 1	55	1.35	74.25		N	70	6	GIB 1	75	3.3	247.5		
	C	128	3	GIB 2	80	2.4	192		O	70	7	GIB 2	80	3.3	264		
	D		4	GIB 1	75	3.3	247.5		P	70	8	GIB 1	75	3.0	225		
	E								Q								
476	TOTAL						693.75	870.4	TOTAL						916.5		

OK ✓

OK ✓

