

Sharalyn Fraser *Agency*

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 055884



The Building

Street address of building:	43 KOHEKOHE ROAD, WAIKANAE	Building name:
Current, Lawfully established, use:		Location of building within site/block number:
Level/unit number:		Intended life of the building if 50 years or less:
Legal description of land where building is located:	LOT 3 DP 80295	Year first constructed:

The Owner

Name of owner:	Allen John Leslie & Allen Susan Jean	Street address /registered office:
Contact person:	John Allen	Phone numbers:
Mailing address:	43 Kohekohe Road Waikanae 5036	Landline: 04 9056527 Mobile: 021 529468 Daytime:
Email address:		After hours: 04 4991041
Website:		Facsimile number:

First point of contact for communications with the Kāpiti Coast District Council:

As above

Building Work

Building Consent No:	055884	Issued by:	Kapiti Coast District Council
Project Description:	Construction of garden shed away from house and removal of one internal wall in house		

Code Compliance

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

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

A handwritten signature in black ink, appearing to read "Russell Brook".

Russell Brook – Team Leader – Site Inspections

On behalf of Kāpiti Coast District Council

Date: 20 July 2016

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

Horowhenua County Council

PERMIT No. 4923

A 065133

Waikanae.

LOCALITY

DATE RECEIVED 31 : 8 : 68.

DATE ISSUED 25 : 9 : 68.

ESTIMATED VALUE OF WORK

FEES

Not exceeding \$20 (£10)	50c. (5 0)
Over \$20 (£10) and not exceeding \$200 (£100)	\$1.00 (10 0)
" \$200 (£100) "	\$2.00 (£1 0 0)
" \$400 (£200) "	\$3.00 (£1 10 0)
" \$600 (£300) "	\$4.00 (£2 0 0)
" \$800 (£400) "	\$5.00 (£2 10 0)
" \$1,000 (£500) "	\$6.00 (£3 0 0)
" \$1,200 (£600) "	\$7.00 (£3 10 0)
" \$1,400 (£700) "	\$8.00 (£4 0 0)
" \$1,600 (£800) "	\$9.00 (£4 10 0)
" \$1,800 (£900) "	\$10.00 (£5 0 0)
" \$2,000 (£1,000) "	\$12.00 (£6 0 0)
" \$2,500 (£1,250) "	\$14.00 (£7 0 0)
" \$3,000 (£1,500) "	\$16.00 (£8 0 0)
" \$3,500 (£1,750) "	\$18.00 (£9 0 0)
" \$4,000 (£2,000) "	\$21.00 (£10 10 0)
" \$5,000 (£2,500) "	\$24.00 (£12 0 0)
" \$6,000 (£3,000) "	\$27.00 (£13 10 0)
" \$7,000 (£3,500) "	\$30.00 (£15 0 0)
" \$8,000 (£4,000) "	\$33.00 (£16 10 0)
" \$9,000 (£4,500) "	\$36.00 (£18 0 0)
" \$10,000 (£5,000) "	\$40.00 (£20 0 0)
" \$12,000 (£6,000) "	\$44.00 (£22 0 0)
" \$14,000 (£7,000) "	\$48.00 (£24 0 0)
" \$16,000 (£8,000) "	\$52.00 (£26 0 0)
" \$18,000 (£9,000) "	\$56.00 (£28 0 0)
" \$20,000 (£10,000) "	\$64.00 (£32 0 0)
" \$25,000 (£12,500) "	\$72.00 (£36 0 0)
" \$30,000 (£15,000) "	\$80.00 (£40 0 0)
" \$35,000 (£17,500) "	\$88.00 (£44 0 0)
" \$40,000 (£20,000) "	\$98.00 (£49 0 0)
" \$50,000 (£25,000) "	\$108.00 (£54 0 0)
" \$60,000 (£30,000) "	\$118.00 (£59 0 0)
" \$70,000 (£35,000) "	\$128.00 (£64 0 0)
" \$80,000 (£40,000) "	\$138.00 (£69 0 0)
" \$90,000 (£45,000) "	\$148.00 (£74 0 0)
" \$100,000 (£50,000) "	\$158.00 (£79 0 0)
" \$120,000 (£60,000) "	\$168.00 (£84 0 0)
" \$140,000 (£70,000) "	\$178.00 (£89 0 0)
" \$160,000 (£80,000) "	\$188.00 (£94 0 0)
" \$180,000 (£90,000) "	\$198.00 (£99 0 0)
" \$200,000 (£100,000) "	\$210.00 (£105 0 0)
" \$240,000 (£120,000) "	\$220.00 (£110 0 0)

For every \$40,000 (£20,000) or part thereof in excess of \$280,000 (£140,000) add additional fee of \$10.00 (£5).

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval \$1.00 (10/0)

For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building 50c. (5/0)

For inspecting old timber before reusing the same in a new building \$1.50 (15/0)

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid 25c. (2/6)

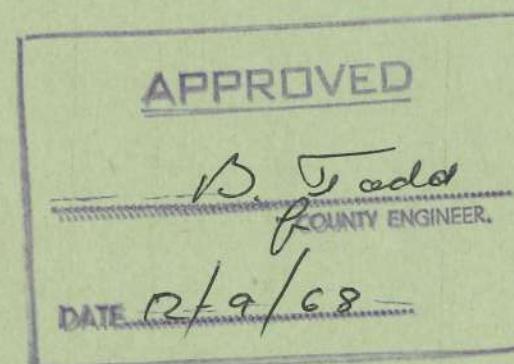
APPLICATION
FOR BUILDING PERMIT

OWNER'S NAME

C. C. Toop

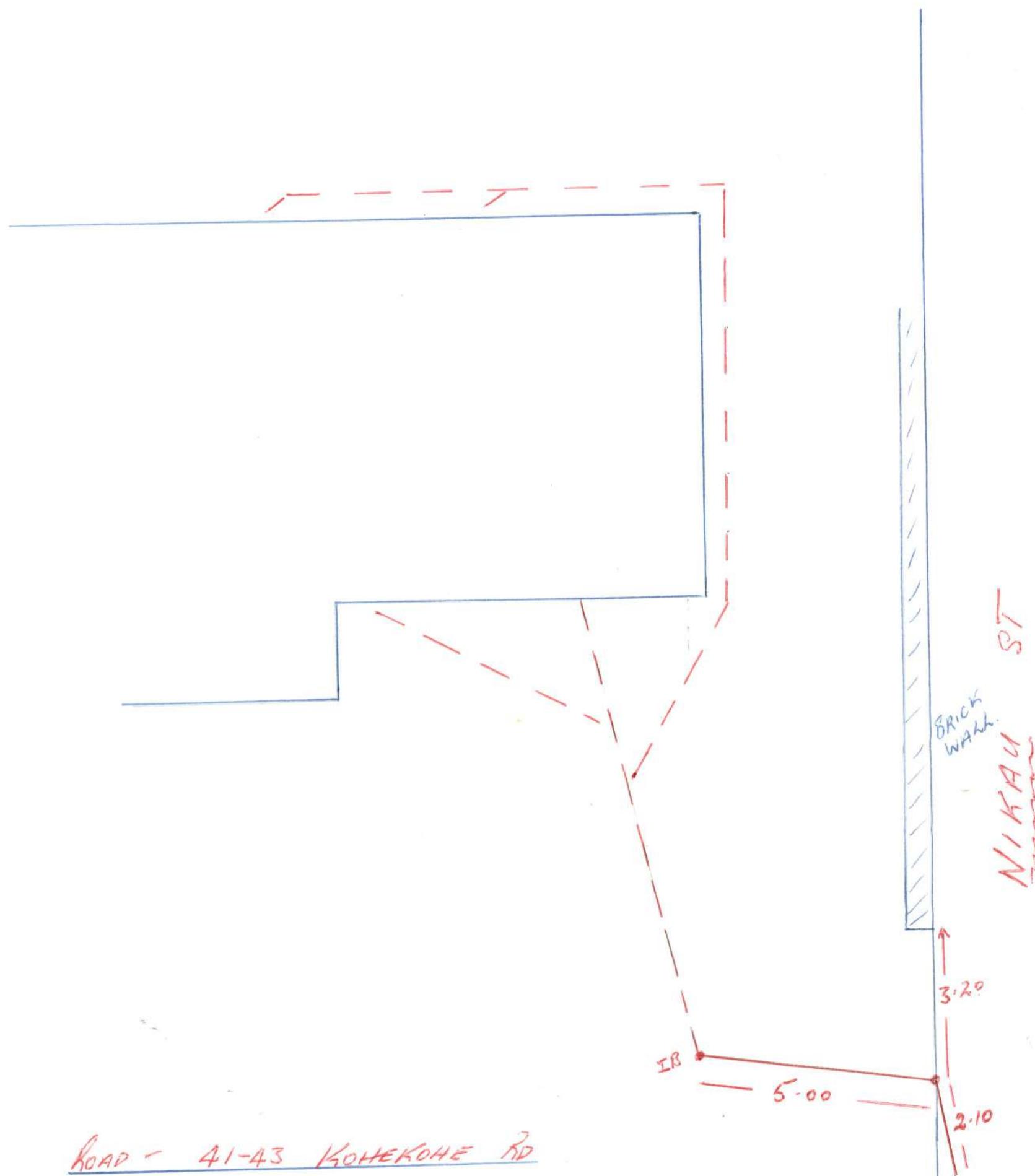
FOR OFFICE USE ONLY.

REMARKS:



NOTE.—

1 All Plans and Specifications must be in ink.



KOHEKOHE RD

CONSENT DATA INPUT REQUIREMENTS

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

Office use	✓	Office use	✓
32		Lapse and cancellation after 12mths of consent	23A
2		Engineer design specific components	25
3		Foundations to solid bearing of 200mm	30
4		NZS3604 as acceptable solution in terms of NZ Building Code	31
6		Not approved as Habitable Room	33
9		Note and comply with all endorsements on approved plans	34
10		Names and Registration of plumber and drain-layer required	38
11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	39
12		Hot & Cold water pipes tested to 1500kPa	40
13		Roof stormwater to be connected to existing	43
15		Owner/builder to ensure prop foundation height will allow satisfactory connection	44
21		Minimum FFL to comply with NZS3604	
23		Installation of solid fuel appliance (wood burner) comply and secured	

Act Ref	✓ Standard Consent Conditions	Comment
37	Resource Consent has not yet been obtained	
72 73	Land subject to natural hazard	
75-80	Construction on two or more allotments	

Non-Standard Addenda		

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



Statement of Compliance with the NZ Building Code

Consent No: 055884

ISSUED BY: Kapiti Coast District Council

PROJECT

Site Address: 43 KOHEKOHE ROAD, WAIKANAE

Legal Description: LOT 3 DP 80295

Work Description: Construction of garden shed away from house and removal of one internal wall in house

Building Category:

OWNER

Name(s): Allen Family Trust

Address: 43 Kohekohe Road, Waikanae

- [P] Application for CCC received and accepted
- [P] Confirm all required inspections completed and documented in GoGet
- [P] If inspection(s) have been missed, have they been compensated for?
- [NA] If supervision was required for any inspection - did it occur?
- [P] Work in accordance with approved consent and approved amendments
- [NA] Have any notices to fix been uplifted?
- [P] Supporting documentation required in building consent addenda received
- [P] Quality assurance documentation
- [NA] Restricted building work
- [P] Additional information required and received
- [NA] Compliance schedule issued
- [NA] Earthquake prone building
- [NA] Swimming Pool details updated
- [P] Approve to issue Code Compliance Certificate if all fees paid
- [NA] Approve to issue Certificate for Public Use if all fees paid
- [NA] Approve to issue Certificate of Acceptance if all fees paid
- [NA] Supervision review

NOTES:

Inspections Prepaid:

Inspections Done:

On review of the documentation and inspection notes it can be considered on reasonable grounds that all aspects of the building work have been suitably covered and passed as required and meet compliance with the consented documentation and building code at the time.

As this property has been well maintained, and there is no evidence of failure in respect to the requirements of B1, B2, & E2, I can see no reason why the CCC cannot be issued provided an amendment is made to the consent back dating the durability clause of the building code.

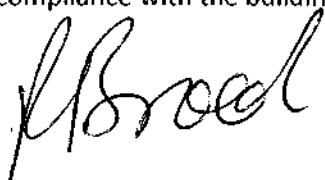
PTO

On review of the documentation and inspection notes it can be considered on reasonable grounds that all work has been completed in compliance with the building consent.

Signed:

Name: Russell Brook

Position: Building Officer

A handwritten signature in black ink, appearing to read "Russell Brook".

Date: 20 July 2016

Chris Longstaff
Manu Grove
Waikanae - 5036

6th July 2016

Kāpiti Coast District Council
175 Rimu Road
Private Bag 60601
Paraparaumu 5254

Dear Sir/Madam.

Re Flitch Beam installation at Allen Residence 43 Kohekohe Road, Waikanae.

I confirm that the Flitch Beam I installed at the above address was installed according to the manufacturers specifications.

Chris Longstaff

A handwritten signature in black ink, appearing to read "Chris Longstaff". The signature is fluid and cursive, with a distinct "C" at the beginning and a "L" at the end.

APPROVED BY
Leon Smith
BUILDING
OFFICER
14/07/2016

30002



DURABILITY MODIFICATION



Address of Property:

43 KOREROHE
WAIRAUAE

Building Consent Number:

055884

Request:

Due to the time delay in my application for a Code of Compliance Certificate, I would like to amend the above Building Consent in relation to a modification of durability clause B2.3.1 of the Building Code.

The commencement date for durability is to be backdated to:

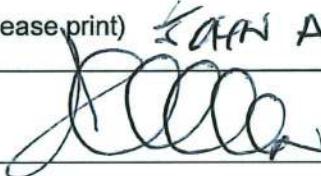
Date 18/4/07.

Signature:

Name: (please print)

LEON ALLEN

Signed:



Date 8/6/16



DURABILITY MODIFICATION



Address of Property:

43 KOHEKOHE
WAIKANAЕ

Building Consent Number:

055884

Request:

Due to the time delay in my application for a Code of Compliance Certificate, I would like to amend the above Building Consent in relation to a modification of durability clause B2.3.1 of the Building Code.

The commencement date for durability is to be backdated to:

Date 18/4/07.

Signature:

Name: (please print)

LOAN ALLEN

Signed:

Date

8/6/16

BUILDING CONSENT AMENDMENT

DOCUMENTATION FILED

Building Consent Number:	055 884A
Street Address:	43 Kohekohe Road Waikanae

Tick indicates documents (s) included in this Building Consent	
Amended Building Consent Application	<input checked="" type="checkbox"/>
Application Workflow Cover Sheet	<input type="checkbox"/>
Application for a Building Consent Form	<input type="checkbox"/>
Application for a Building Consent Checksheet	<input type="checkbox"/>
Proof of ownership	<input type="checkbox"/>
Costing schedule	<input type="checkbox"/>
Amended plans and specifications	<input type="checkbox"/>
Production Checklist	<input type="checkbox"/>
GoGet Processing Summary	<input type="checkbox"/>
Invoice and receipt	<input type="checkbox"/>
Scope of Inspection Sheet and Inspection Checksheets	<input type="checkbox"/>
All	<input type="checkbox"/>
Amended Building Consent and attachments (signed)	<input type="checkbox"/>
Inspection reports	<input type="checkbox"/>
Application for CCC	<input type="checkbox"/>
Code Compliance Certificate	<input type="checkbox"/>
Producer statements and supporting documentation	<input type="checkbox"/>
Peer review documents	<input type="checkbox"/>
Fire design documents	<input type="checkbox"/>
Requests for further information and other correspondence	<input type="checkbox"/>
Amendments	<input type="checkbox"/>
Supplementary information	<input type="checkbox"/>
Energy work certificates	<input type="checkbox"/>
Notices to Fix	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Photos:	<input type="checkbox"/>
	<input type="checkbox"/>

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

TIMESHEET FOR BUILDING CONSENT AMENDMENT



Building Consent Number:

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)			PP C. Lee 13.9.05
Plumbing and Drainage			SL 16/9/05
Building			PD 19.9.05
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Foopath & Entrance Conditions		Ground Existing Roads Crossing in good condition.	Ground appear to be lying 50-100m Below the surface flat site.
		NOTES:	



Building Consent No. 055854

Building Project. SHEDS
43 KOMEKONE RD
WAIKANAE

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS

1	✓	Foundation inspection	32	Lapse and cancellation after 12mths of consent	21	Minimum FFL to comply with NZS3604
3		Sub-Floor inspection, suspended floor	2	Engineer design specific components	22	Deck and stair balustrades with greater drop than 1 m
7	*	<u>Pre-concrete slab inspection of plumbing</u>	3	foundations to solid bearing of 200mm	23	Installation of solid fuel appliance (wood burner) comply and secured
2	✓	Pre-Slab inspection, concrete floor	4	NZS3604 as accept. solution in terms of NZ Bld Code	23A	Second hand wood burner - certified
16		Pre-Block-Fill inspection	5	Not approved as Habitable BUILDING	24	Chimney to be cleaned prior to fitting of new unit
23	✓	Pre-Wrap inspection	6	Not approved as Habitable ROOM	24A	Section F7 requires fitting of smoke detectors
24	✓	Post-Wrap inspection	7	Fit proprietary Head, Jamb, Sill flashings & air seals to ext joinery	25	Contractor to leave site clean and clear
25		Post-Clad inspection	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
18		Substrate inspection – solid plaster	8A	As in Very High Wind Zone, extra fixings for roof	27	Provide from contractor roof warranty
19		Brick Veneer inspection	8B	All glazing, constr. system to comply with V H Wind and CCZ	28	Contractor warranty covering roof, fascia and gutter system
8	*	<u>Prelining inspection of plumbing</u>	9	Note and comply with all endorsements on approved plans	29	Provide from contractor texture coating warranty
4		Prelining inspection, moisture test, check bracing	10	Names and Reg'n of plumber and drain layer req'd	30	To comply with food hygiene regulations 1974
5		Post-lining inspection, linings, fixed as per brace design	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
10	*	<u>Water test on sewer drains</u>	12	Hot & Cold water pipes tested to 1500kPa	33	Approval only given for relocation purposes
15	*	<u>Completion inspection</u>	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/peel
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.

NON STANDARD ADDENDA

The specified pitch beam to the dwelling alterations is point loaded due to existing beam attachment at midpoint. Registered engineer or licensed practitioner supplying member what rainfall size is working prior to installation.

FOR OFFICE USE ONLY

FEES	APPLICATION FEE
Building Fee \$ 593.00	\$
Sewer Connection \$	RECEIPT NO DATE.....
Water Connection \$	INVOICE NO DATE.....
Vehicle Crossing \$	13822
Damage Deposit \$ 400.00	RECEIPT NO DATE.....
Structural Checking \$	FEES PAID BY:
Building Research Levy \$	BUILDING CONSENT NUMBER DATE ISSUED
Development Levy \$	AUTHORISATION FOR REFUND OF DEPOSIT
DBH Levy \$	Deposit held = \$
Compliance Schedule \$	Cost to Repair Damage Caused During Construction = \$
Digital Storage Fee \$ 31.50	Total Balance to be Refunded \$
C.C.C. \$	Authority Number: _____
Certificate of Title Charge \$ 45.00	Authorised: _____ DATE: _____
Photocopying \$	
SUBTOTAL \$ 1069.50	
Less Fee Paid \$ 1069.50	
TOTAL \$	
GST INCLUDED \$	
	Paid

GST 51-860-608

Received with thanks by 50/01
KAPITI COAST DISTRICT COUNCIL

2-09-05 9:37 Receipt no.134492

COPY *COPY* *COPY*
DR BC055684
ALLEN FAMILY TRUST 1,069.50-
Allen Family Trust:43 Kohekohe Road:Wa
CQ K
Allen Family Trust 1,069.50

PLUMBER / DRAINLAYER TO FILL OUT ATTACHED
PRODUCER STATEMENT FORMS AND RETURN
TO COUNCIL ALSO PROVIDE AN ASBUILT DRAINAGE PLAN

B.C 055884

**APPROVED
BY PLANNING
Rachelle Voice
Officer**

13/09/2005

CAUTION

Buildings are to have a maximum site coverage of 40% of the lot surface

**APPROVED
BY P & D**
Simon Copp
Officer
16/9/2005

**APPROVED
BY BUILDING
Officer**

29/09/2005

CAUTION
Plans have been digitally reproduced and may not be to scale.

stormwater to be taken clear of the foundation and contained on site.

SITE PLAN 1:500

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

ensure that any services are sited clear of the proposed work.

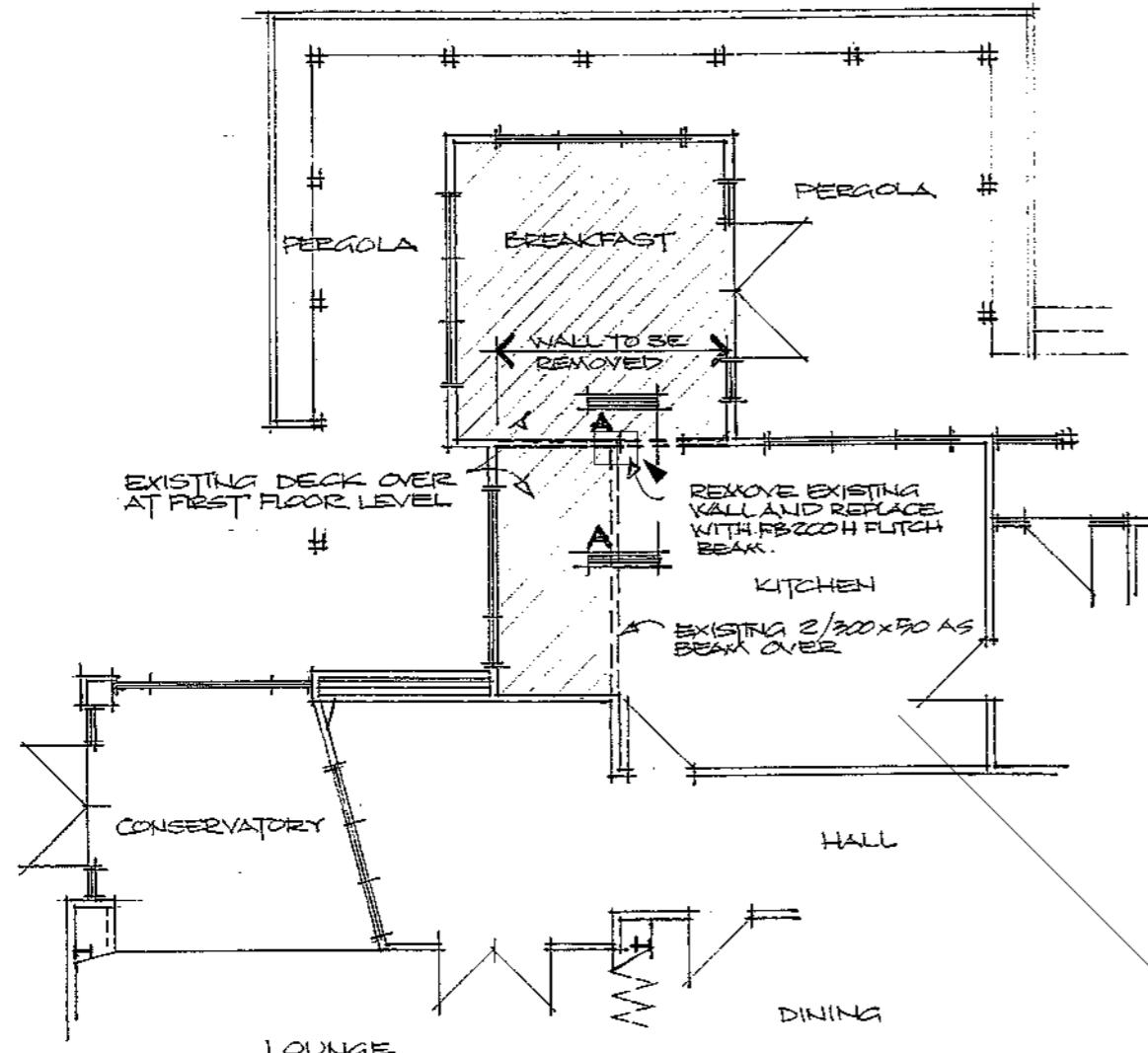


PAUL YOUDVALD
DRAUGHTING SERVICE
18 Arawhata Road
Paraparaumu
Phone: 04 298 4442
Email: paulguel@xtra.co.nz

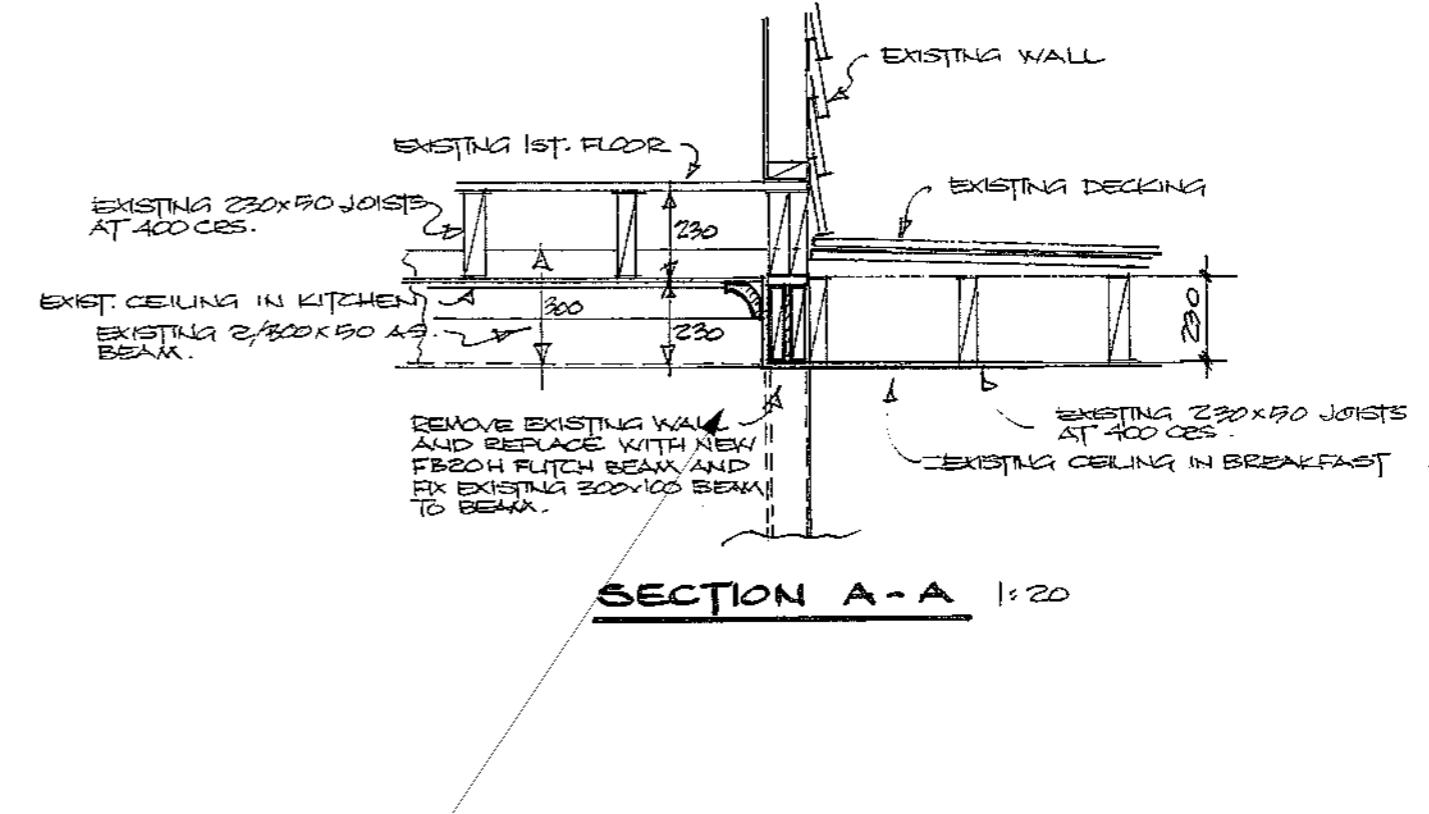
PROPOSED ADDITIONS AND ALTERATIONS FOR MR. ALLEN
43 KOHEKOHE ROAD - WAIKANAE

DRAWN BY:	P. YOUNGVALD
DATE:	23.08.05
SCALE:	1:500
CHKD.:	

All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS.3604:1999 For Light Timber Framed construction.



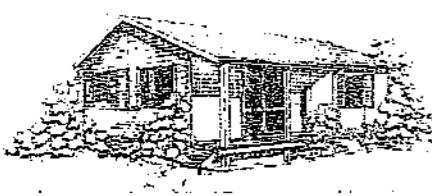
EXISTING GROUND FLOOR PLAN
WITH ALTERATIONS. 1:100



this flitch beam is not uniformly loaded as the existing beam attaches approx' midspan.

Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire.

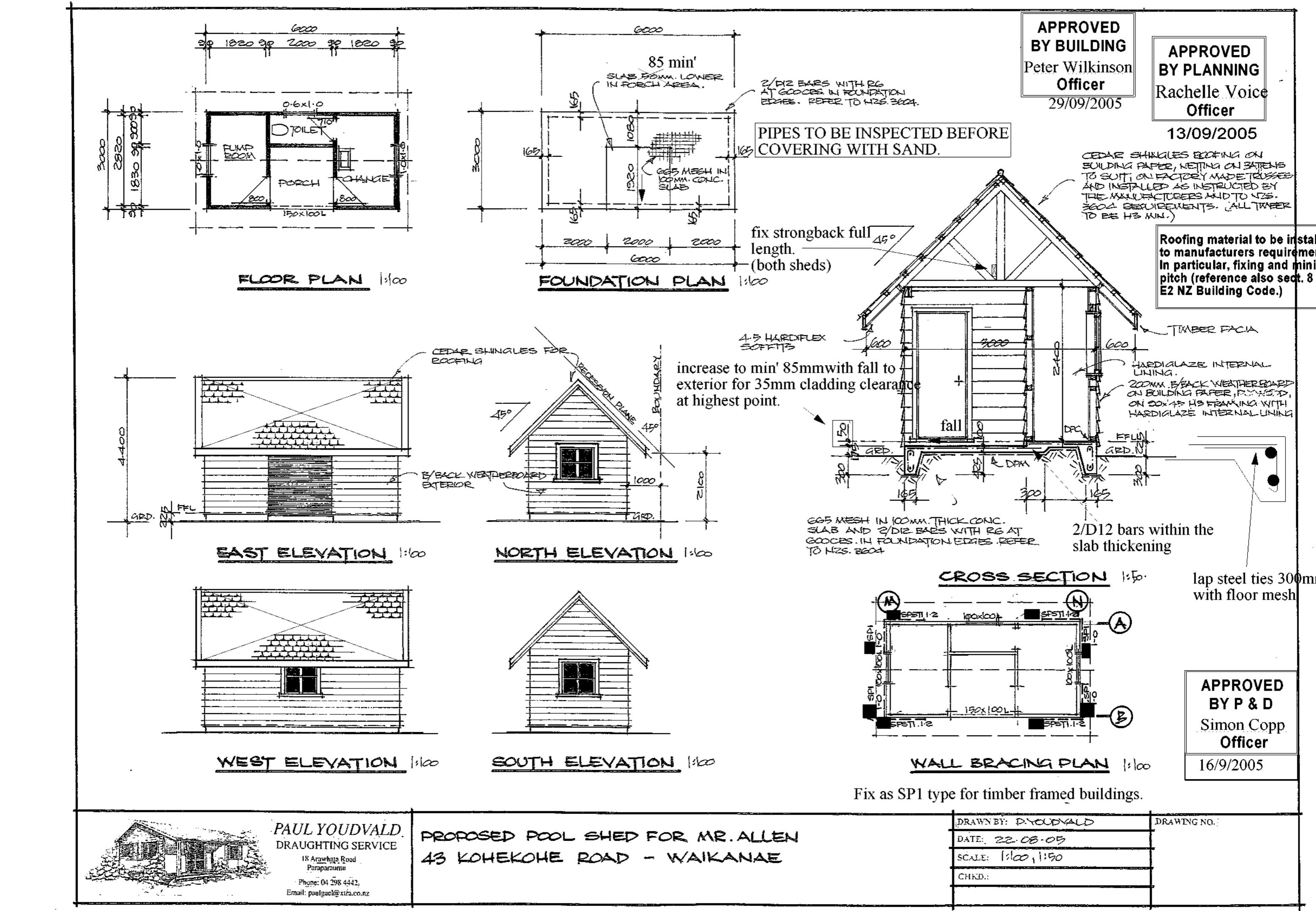
**APPROVED
BY BUILDING
Officer**
Peter Wilkinson
29/09/2005



PAUL YOUDVALD
DRAUGHTING SERVICE
18 Aranui Road
Paraparapuamau
Phone: 04 298 4442
Email: paulgael@xtra.co.nz

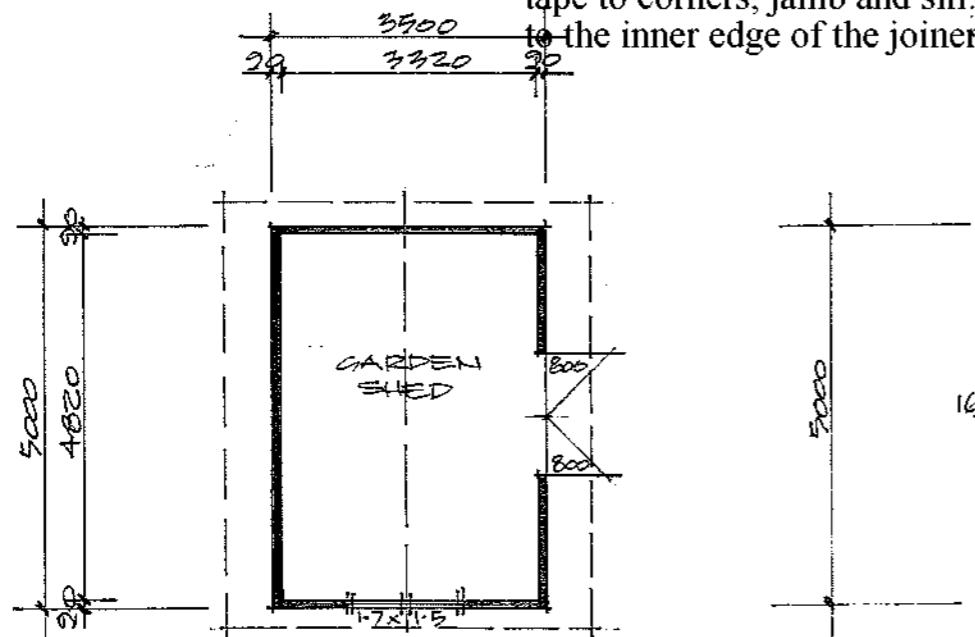
PROPOSED ALTERATIONS FOR MR. ALLEN
43 KOHEKOHE ROAD - WAIKANAE.

DRAWN BY: P. YOUDVALD	DRAWING NO.:
DATE: 23.08.05	
SCALE: 1:100, 1:20	
CHKD:	

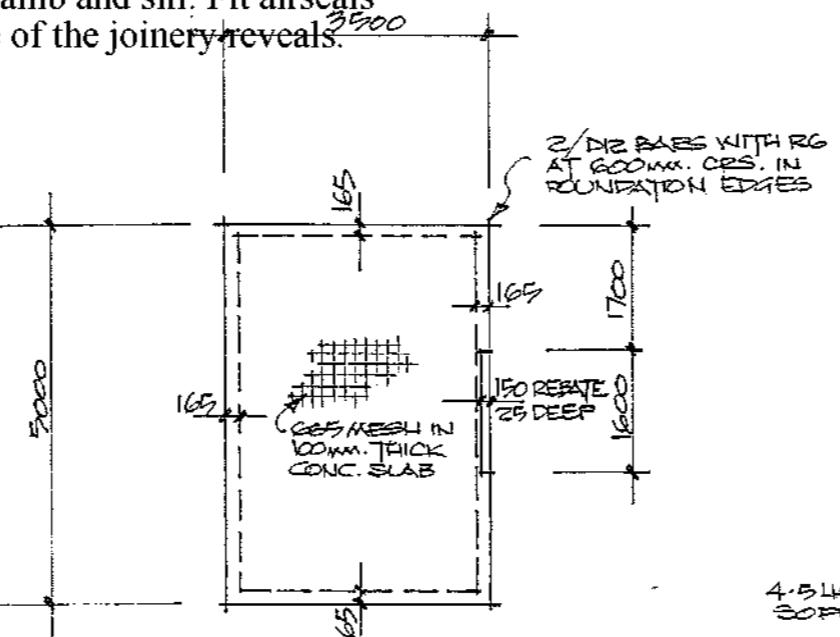


Fit head, jamb & proprietary sill tray to external joinery. Fit flexible flashing tape to corners, jamb and sill. Fit airseals to the inner edge of the joinery reveals.

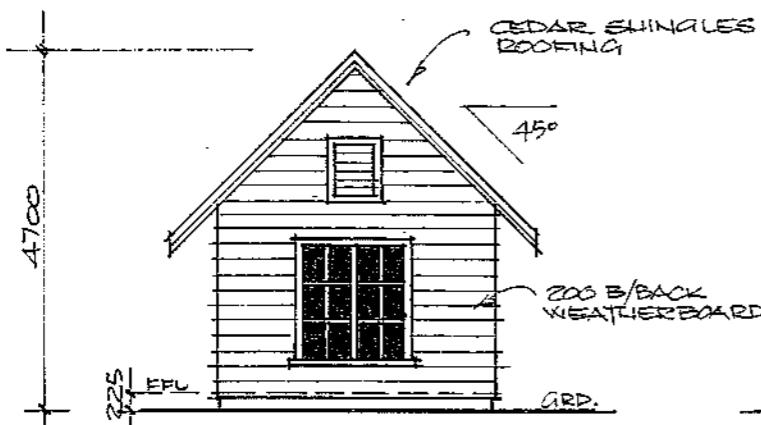
GLAZING CONFORM NZS 4223	
PARTS 1, 2, 3.	
FIT SUITABLE FLASHINGS ETC.	
JOINERY	
VERY HIGH WIND 1550pa DWP	



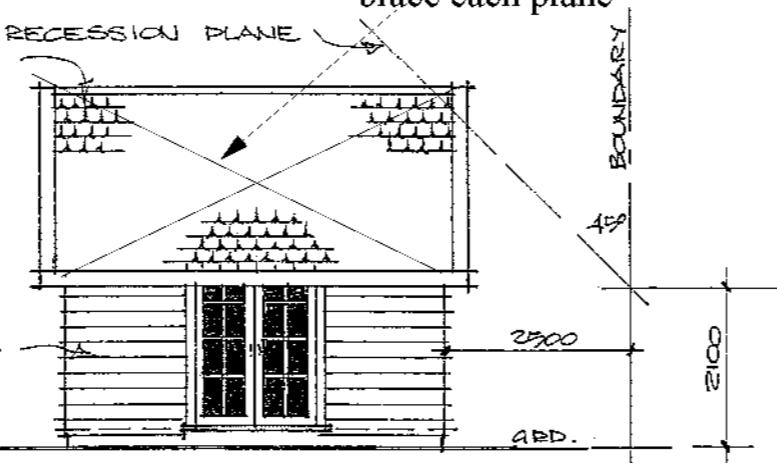
FLOOR PLAN 1:100



FOUNDATION PLAN 1:100
brace each plane



EAST ELEVATION 1:100



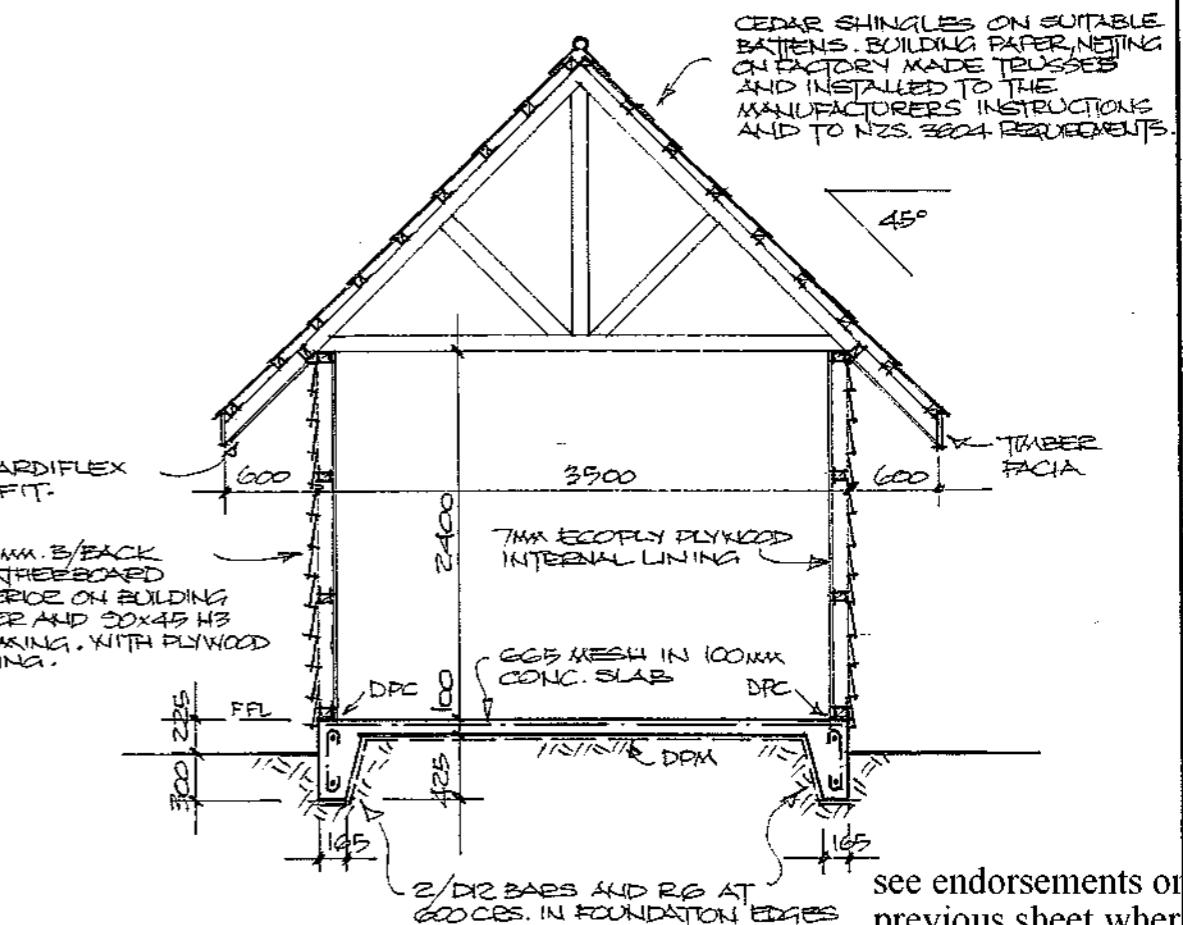
NORTH ELEVATION 1:100

Bottom Plate Fixing

10mm dia. max 900mm crs.
12mm dia. max 1400mm crs.
Approved anchors (fixed to manufacturers instructions.) Ramset Dynabolt "Plus", Trubolts & Reid Anchors.

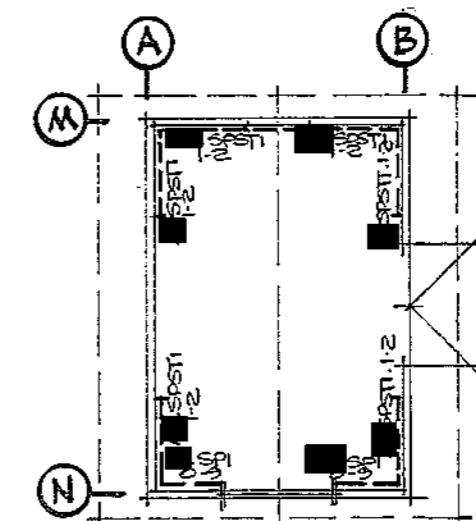
EXPOSED CONCRETE
STRENGTH REQUIREMENTS

Within 500m of mean high tide - 25mpa



see endorsements on previous sheet where relevant.

CROSS SECTION 1:50



WALL BRACING PLAN 1:100

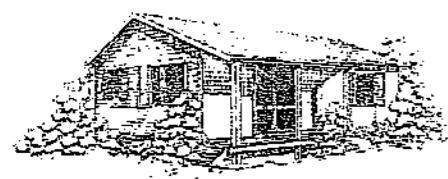
SP1 ply braces for timber framing.

APPROVED
BY PLANNING
Rachelle Voice
Officer

13/09/2005

APPROVED
BY P & D
Simon Copp
Officer

16/9/2005



PAUL YOUDVALD
DRAUGHTING SERVICE

18 Arawaha Road

Paraparaumu

Phone: 04 298 4442

Email: paul.yould@xtra.co.nz

PROPOSED GARDEN SHED FOR MR. ALLEN
43 KOHEKOHE ROAD - WAIKANAЕ

DRAWN BY: P. YOUDVALD

DRAWING NO.:

DATE: 22.08.05

SCALE: 1:100, 1:50

CHND.:

Please Photocopy

For a software version
phone GiB® Information
Helpline 0800 100 442

Wall Bracing Calculation Sheet A

Job Details

GARDEN SHED

box 1

Name MR. ALLEN

Street and Number 43 KOKEKOHE ROAD

Lot and DP Number _____

City/Town/District WAIKANAE

Location of Storey: single/upper of two/lower of two

Floor load: 2kPa/3kPa

Building height to apex 4.7 m

Roof weight light/heavy

Roof height above eaves 2.6 m

Cladding weights: light/medium/heavy

Stud height 2.4 m

Subfloor light/medium/heavy

Average roof pitch 45°

Lower Storey light/medium/heavy

Building length BL = 5.0 m

Upper Storey light/medium/heavy

Building width BW = 3.5 m

Room in Roof Space Yes / No

Gross Building

Plan Area, GPA = 17.5 m²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

Wind Zone

box 2

Region:	Terrain:	Exposure:	Topography:
R1 0 <input checked="" type="checkbox"/>	Inland 0 <input checked="" type="checkbox"/>	Sheltered 0 <input checked="" type="checkbox"/>	Gentle 0 <input checked="" type="checkbox"/>
R2 1 <input type="checkbox"/> Coastal 1 <input type="checkbox"/> Exposed 1 <input type="checkbox"/> Moderate 1 <input type="checkbox"/>			Extreme 3 <input type="checkbox"/>

Total points _____

Wind Zone: _____ Low (0) - _____ Very high (3)

_____ Medium (1) _____ Specific Design (4)

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BUs required Wind

box 4

From Table W1A/W1B

W along = 72.4 BUs/m

W across = 68.4 BUs/m

Total wind load,

W ALONG:

W along x BW = 253 BUs

W ACROSS

W across x BL = 342 BUs

BUs required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 4.0 BUs/m²

Note: For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 70 BUs

APPROVED
BY BUILDING
Peter Wilkinson
Officer

SP1 type for timber framing

Please Photocopy

For a software version
phone GiB® Information
Helpline 0800 100 442

Wall Bracing Calculation Sheet B

Along GARDEN SHED

Wall or Bracing Line		Bracing Elements Provided		
1	2	3	4	5
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L
A		A1	SPST1	1-2
		A2	SPST1	1-2
B		B1	SPST1	1-2
		B2	SPST1	1-2
C				
D				
E				

Totals Achieved	
From Sheet A	Totals Required
Wreq/Ereq =	*

W	432	E	384
W	253	E	70

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided		
1	2	3	4	5
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L
M		M1	SPSTI	1-2
		M2	SPSTI	1-2
N		N1	SPI	0-9
		N2	SPI	0-9
O				
P				
Q				

Totals Achieved	
From Sheet A	Totals Required
Wreq/Ereq =	*

W	414	E	380
W	342	E	70

**APPROVED
BY BUILDING
Peter Wilkinson
Officer**

29/09/2005



Wall Bracing Calculation Sheet A**Job Details****POOL SHED**

box 1

Name	MR. ALLEN		
Street and Number	43 KOHEKOHE ROAD		
Lot and DP Number			
City/Town/District	WAIKANAE		
Location of Storey:	single/upper of two/lower of two	Floor load: 2kPa/3kPa	
Building height to apex	4.4 m	Roof weight	light/heavy
Roof height above eaves	2.4 m	Cladding weights:	Subfloor
Stud height	2.4 m	Lower Storey	light/medium/heavy
Average roof pitch	45°	Upper Storey	light/medium/heavy
Building length BL =	6.0 m	Room in Roof Space	Yes / No
Building width BW =	3.0 m	Gross Building	
Plan Area, GPA = 18 m ²			
<i>Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.</i>			

Wind Zone

box 2

Region:	Terrain:	Exposure:	Topography:
R1 0 <input checked="" type="checkbox"/>	Inland 0 <input checked="" type="checkbox"/>	Sheltered 0 <input checked="" type="checkbox"/>	Gentle 0 <input checked="" type="checkbox"/>
R2 1 <input type="checkbox"/>	Coastal 1 <input type="checkbox"/>	Exposed 1 <input type="checkbox"/>	Moderate 1 <input type="checkbox"/>
Extreme 3 <input type="checkbox"/>			
Total points _____			
Wind Zone: Low (0) -		Very high (3)	
Medium (1) <input type="checkbox"/>		Specific Design (4)	
High (2) <input checked="" type="checkbox"/>			

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone:

(A)

B

C

BUs required Wind

box 4

From Table W1A/W1B

W along = 69.6 BUs/m

W across = 63.6 BUs/m

Total wind load,

W ALONG:

W along x BW = 209 BUs

W ACROSS

W across x BL = 382 BUs

**APPROVED
BY BUILDING**Peter Wilkinson
Officer

29/09/2005

BUs required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 40 BUs/m²*Note: For a room in the roof space use E + 3*

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 72 BUs



Please Photocopy

Wall Bracing Calculation Sheet B

Along POOL SHED (PLY WOOD BRACING)

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A		A1 SPSTI	1-2		80	108	80	
		A2 SPSTI	1-2		90	108	90	
B		B1 SPSTI	1-2		90	108	80	
		B2 SPSTI	1-2		90	108	80	
C								
D								
E								

Totals Achieved		W	E
From Sheet A	Totals Required	W	209
Wreq/Ereq =	*	E	72

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M		M1 SPI	1-0		110	110	105	105
		M2 SPI	1-0		110	110	105	105
N		N1 SPI	1-0		110	110	105	105
		N2 SPI	1-0		110	110	105	105
O								
P								
Q								

Totals Achieved		W	140	E	120
From Sheet A	Totals Required	W	382	E	72
Wreq/Ereq =	*				

APPROVED
BY BUILDING
Peter Wilkinson
Officer

29/09/2005



MR. ALLEN
43 KOHEKOHE ROAD
POOL SHED

Table 3 from E2/AS1: Suitable wall claddings

Suitable wall Claddings ⁽¹⁾		
Risk score	Direct fixing to framing	Over 20mm minimum drained cavity
0-6	<ul style="list-style-type: none"> a) Masonry veneer⁽²⁾ b) Stucco c) Horizontal profiled metal⁽³⁾ corrugated or trapezoidal only d) Vertical profiled metal⁽³⁾ – corrugated and symmetrical trapezoidal only e) Fibre cement sheet⁽⁴⁾ f) Plywood sheet f) EIFS (polystyrene) 	
7-12	<ul style="list-style-type: none"> a) Masonry veneer⁽²⁾ b) Stucco c) Horizontal profiled metal d) Rusticated weatherboards e) Fibre cement weatherboard f) Fibre cement sheet g) Plywood sheet h) EIFS (polystyrene) 	
13-20	<ul style="list-style-type: none"> a) Vertical profiled metal⁽³⁾ – corrugated only 	<ul style="list-style-type: none"> a) to h) as above i) Bevel-back weatherboard
Over 20	<ul style="list-style-type: none"> a) redesign the building to achieve a lower score, or b) Specific design: <ul style="list-style-type: none"> • The design may need changing to reduce the risk • The Territorial Authority or Building Certifier will require more comprehensive details and documentation providing evidence of weathertightness • The territorial Authority, Building Certifier, Designer or owner may require more inspections • A third party audit of design by a weathertightness expert may be required 	

Notes 1 The wall claddings in this table are limited to those covered in the Acceptable Solutions

2 Traditional masonry veneer as per SNZ HB 4236 with minimum 40mm cavity

3 Refer to Figure 38 for profiles

4 Except stucco over a fibre cement backing

Weathertightness Risk factors

Establishing the Risk

How to Assess Risk

Step One: Obtain detailed drawings	Suitably detailed drawings are required to assess weathertightness risk. This documentation may include a site plan, floor plans, elevations, details of junctions and penetrations, and the presence of features like decks and pergolas
Step Two: Assess each external face against risk factors	<p>Assess the drawings for each external face to determine the risk score for each risk factor. The factors are:</p> <ul style="list-style-type: none"> • Wind zone • Number of storeys • Roof/wall intersection design • Eaves width • Envelope complexity • Deck design <p>(Refer to Table 1)</p>
Step Three: Complete the “Building envelope risk matrix” (table 2) for each face of the building.	<p>Complete the “Building envelope risk matrix” (table 2) for each face of the building.</p> <p>It is possible for different elevations to have different risk scores</p>
Step Four: Determine suitable cladding	Consult Table 3 to determine what cladding types are recommended with the risk score for each face. The cladding selected must be appropriate for the score on that face, but can be beyond the minimum required (ie, cladding suitable for a higher score can be used)

Selected Cladding Resulting from Risk Assessment

Risk Score from page 3	Cladding Selected from Table 3	Tick selected option	
		Drained cavity	✓
North Elevation	2	Bevel-back weatherboard	
South Elevation	2		✓
East Elevation	2		✓
West Elevation	2		✓

APPROVED
BY BUILDING
Peter Wilkinson
Officer

29/09/2005

Table 1 from E2/AS1 Definitions of Risk

Risk factor	Risk	Detail
A: Wind Zone	Low	Low wind zone as described by NZS 3604
	Medium	Medium wind zone as described by NZS 3604
	High	High wind zone as described by NZS 3604
	Very high	Very high wind zone as described by NZS 3604
B: Number of storeys	Low	One story
	Medium	Two storey in part
	High	Two storeys
	Very high	More than two storeys
C: Roof/wall intersection design	Low	Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)
	Medium	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)
	High	Roof-to-wall intersection fully exposed (e.g. parapets or eaves greater than 90° to vertical with soffit linings)
	Very high	Roof elements finished within the boundaries formed by exterior walls (e.g. lower ends of aprons, chimney etc)
D: Eaves width (1)	Low	Greater than 600mm at first floor level
	Medium	450-600mm at first floor, or over 600mm at second floor level
	High	100-450mm at first floor, or 450-600mm at second floor level
	Very high	0-100mm at first floor, or 100-450mm at second level, or 450-600mm at third floor level ⁽²⁾
E: Envelope complexity	Low	Simple rectangular, L, T, or boomerang shape, with single cladding type
	Medium	Complex, angular or curved shapes (e.g. Y or arrowhead) with single cladding type
	High	More complex, angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types
	Very high	As for high risk, but with junctions not covered in C or F on this Table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc)
F: Deck design	Low	None or timber slat deck or porch at ground level
	Medium	Fully covered in plan by roof, or timber slat deck attached at first or second floor level
	High	Enclosed deck exposed in plan or cantilevered at first floor level
	Very high	Enclosed deck exposed in plan or cantilevered at second floor level or above

Notes: 1. Eaves width measured from external face of wall cladding to outer edge of overhang including gutters and facias

2. Balustrades and parapets count as 0 mm eaves

		Risk Severity				North Elevation				South Elevation				West Elevation			
Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	High	Score	Very High	Score	High	Score	Very High	Score	High
Wind zone (per NZS 3604)	0	0	1	2	4	5	6	7	1	2	4	5	6	7	1	2	4
Number of storeys	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Roof/wall intersection design	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Eaves width	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Envelope complexity	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Deck design	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
		Total risk score				Total risk score				Total risk score				Total risk score			
Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	High	Score	Very High	Score	High	Score	Very High	Score	High
Wind zone (per NZS 3604)	0	0	1	2	4	5	6	7	1	2	4	5	6	7	1	2	4
Number of storeys	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Roof/wall intersection design	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Eaves width	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Envelope complexity	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Deck design	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
		Total risk score				Total risk score				Total risk score				Total risk score			
Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	High	Score	Very High	Score	High	Score	Very High	Score	High
Wind zone (per NZS 3604)	0	0	1	2	4	5	6	7	1	2	4	5	6	7	1	2	4
Number of storeys	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Roof/wall intersection design	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Eaves width	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Envelope complexity	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
Deck design	0	1	2	3	5	6	7	8	1	2	3	5	6	7	1	2	4
		Total risk score				Total risk score				Total risk score				Total risk score			

Figure 71: General sealing of head flashing

Paragraphs 9.1.7 e), 9.1.10.3 and 9.1.10.4 c)

NOTE: May also use *building wrap* lapped over flashing upstand in lieu of *flexible flashing tape*. Refer cladding window details, for example Figure 115.

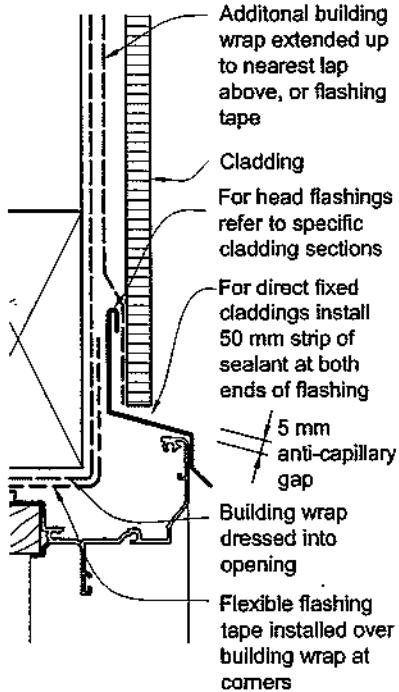
Amend 2
Jul 2005Amend 2
Jul 2005

Figure 71. The additional *building wrap* shall extend from the nearest lap above, and be lapped under the top layer.

9.1.10.5 Window sills

Sill tray *flashings* shall be in accordance with Table 7.

- a) *Direct fixed claddings* shall have sill tray *flashings* that direct moisture to the outside face of the *cladding system* as shown in the details included in Paragraph 9.2 to Paragraph 9.9. The sill *flashing* shall extend back past the condensation channel of the window. The 5 mm gap between the window facing and sill tray must not be sealed.
- b) *Claddings over a drained cavity* shall have:
- i) face-fixed windows and doors, installed so the window frame flange facing is forward of the line of the cavity battens, and
 - ii) no sill trays,
 - iii) there is no requirement to maintain a 5 mm gap between the *cladding* and window facing at the sill or jamb with a cavity. Sealing this gap may reduce water entry during routine maintenance such as washing the *building*.

COMMENT:

If a *cladding* requires continuous horizontal support below the window sill, a sill tray will be needed to direct water from the back of the *drained cavity* out over the *cladding*. This will require *specific design*.

Amend 2
Jul 2005

- c) Where sill supports are required, they shall be supplied as an integral part of the window installation and installed to the window manufacturer's recommendations.

Amend 2
Jul 2005

COMMENT:

Alternatives may include a flat extruded sill tray with a *stopend* on three sides. Manufacturers should be consulted for specific details and results of testing on these.

Amend 2
Jul 2005

9.1.10.4 Head flashings

Head *flashings* shall be in accordance with Paragraph 4.6.1.6 and Table 7, unless specifically shown otherwise, and shall:

- a) Direct water to the outside of the wall *cladding*, and
- b) For wall *claddings* on cavity walls, incorporate 10 mm turn-ups as *stopends*. *Stopends* shall be terminated at the inside face of the *cladding* so they do not pass through the *cladding*, and

COMMENT:

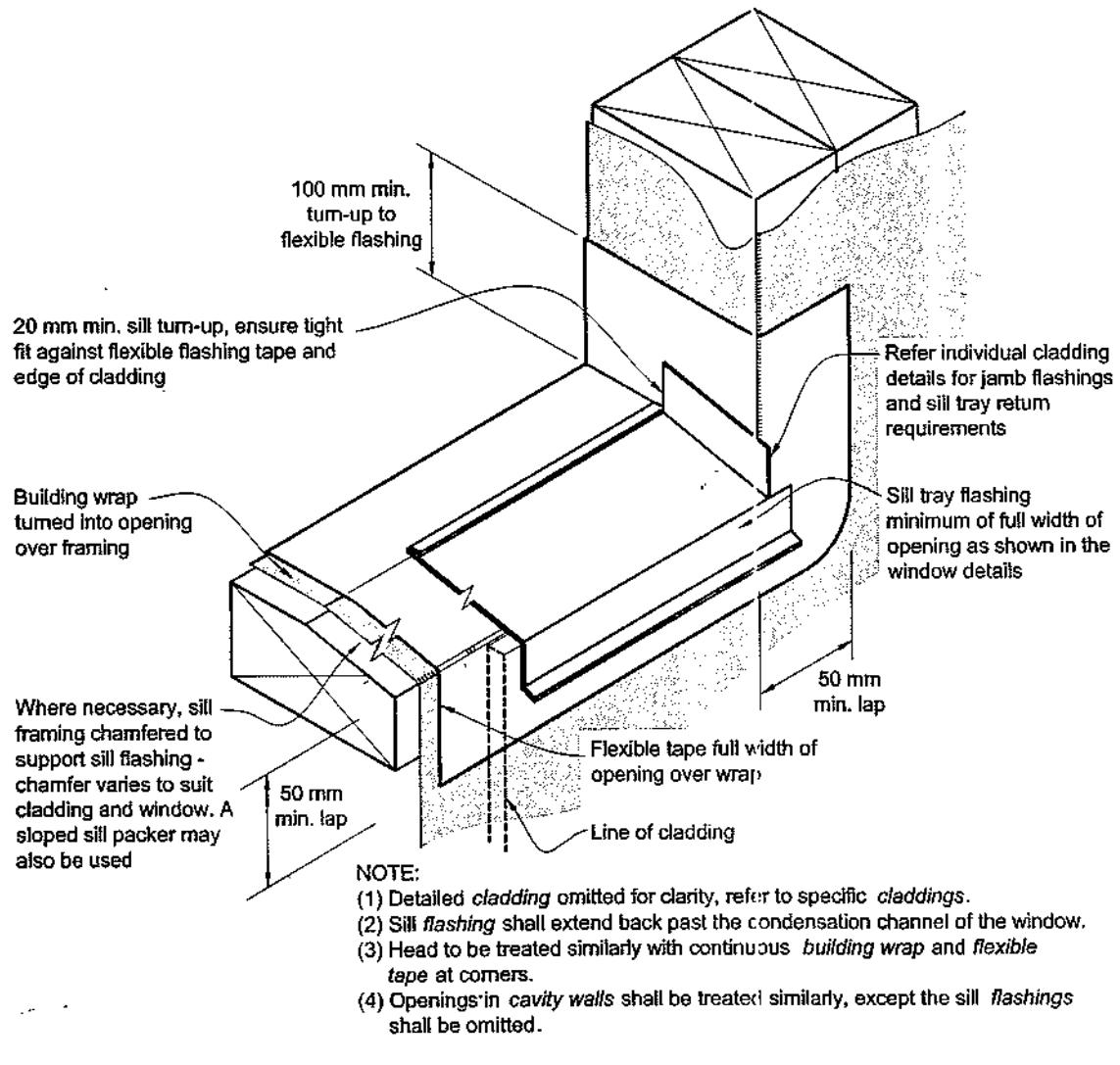
Stopends are useful to prevent water moving past the ends of head *flashings*. However, additional problems of weatherproofing occur where the *stopend* penetrates the *cladding*.

Amend 2
Jul 2005Amend 2
Jul 2005

- c) Have the upstand of the *flashing* protected from moisture by lapping an additional layer of *building wrap* over the upstand, or by using *flexible flashing tape* as shown in

Figure 72: General window opening

Paragraphs 9.1.5 and 9.1.10.2, Figures 76, 81-86, 90, 91, 95, 99, 115, 116, 127 and 128

Amend 2
Jul 2005

9.1.10.6 Jamb flashings

Jamb *flashings* shall be in accordance with

Amend 2
Jul 2005 | Paragraph 4.0 and Table 7, and shall be installed where required in the figures included in Paragraph 9.2 to Paragraph 9.9.

Where required, jamb *flashings* shall overlap sill *flashings*, and direct moisture to the outside face of the *cladding system*.

9.1.10.7 Closed cell foam tape

Compressible foam tape shown behind window facings and *cladding* joints shall be closed cell PVC foam, with:

- a) Hardness 55-60 to ASTM D2240 Scale OO,
- b) Grade VE-43 to ASTM D1667,
- c) Compression set of 20% maximum to ASTM D1667, and
- d) UV weathering in UV Weatherometer for 1500 light hours to ASTM G154 or ASTM G155 with no visible deterioration in appearance.

9.4 Timber Weatherboards

Timber weatherboard *claddings* shall be either *direct fixed* to *framing* over a *building wrap* or fixed over a *drained cavity* as described in Paragraph 9.1.8.

Based on the *risk score* for an *external wall* calculated as per Paragraph 3.1, the weatherboard *cladding* may require the inclusion of a *drained cavity*.

9.4.1 Limitations

9.4.1.1 Weatherboard profiles

This Acceptable Solution is limited to the following types of timber weatherboards:

- a) Horizontal bevel-back,
- b) Horizontal rebated bevel-back,
- c) Horizontal rusticated,
- d) Vertical shiplap, and
- e) Vertical board and batten.

Profiles shall be as given in NZS 3617 or BRANZ Bulletin 411.

9.4.1.2 Vertical weatherboards

This Acceptable Solution is limited to the use of *direct fixed* vertical weatherboards in risk categories as shown in Table 3.

COMMENT:

Vertical weatherboards are not used over cavities because of the need for horizontal battens, which would interfere with a *drained cavity*.

Vertical weatherboards are therefore limited to low risk applications.

9.4.1.3 Horizontal weatherboards

Horizontal weatherboards shall be either *direct fixed* or fixed over a *drained cavity*, according to the risk categories as shown in Table 3.

9.4.2 Materials

Timber weatherboard *cladding* shall include the following features:

- a) *Building wrap* or rigid sheathing complying with Table 23, and
- b) Timber selection and treatment of weatherboards in accordance with NZS 3602.

9.4.3 Installation

A *building wrap*, complying with Table 23 shall be installed behind:

- a) All *direct fixed* timber weatherboards, or
- b) *Cavity battens* for timber weatherboards installed over a *drained cavity*.

9.4.3.1 Fixings:

Fixings shall comply with Tables 20 and 24.

Amend 2
Jul '005

Timber weatherboards shall be drilled for nailing at all joints and ends. All cut ends of painted weatherboards shall be primed.

9.4.4 Horizontal weatherboards

9.4.4.1 Horizontal laps

Laps shall be:

- a) 32 mm for non-rebated bevel-back boards, or
- b) 25 mm horizontal lap for rebated bevel-back and rusticated boards, with a minimum gap of 2 mm at the overlap between boards.

9.4.4.2 Joints

Joints shall be made only over supports and have:

- a) Corrosion-resistant soakers fitted, complying with Paragraph 4.3.2 to Paragraph 4.3.6, or
- b) Scarf or splay joints.

9.4.4.3 Fixings

Boards shall be fixed through the *building wrap* to the *framing* in accordance with Table 24.

9.4.4.4 External corners

External corners shall be weatherproofed by one of the following methods:

- a) For rusticated and bevel-back weatherboards, corner boxes with:
 - i) scribes for bevel-back weatherboards, as shown in Figure 78, or
 - ii) plugs or scribes for rusticated weatherboards, as shown in Figure 78,
- b) For bevel-back weatherboards:
 - i) mitred joints with back *flashing* as shown in Figure 78, or
 - ii) corrosion-resistant soakers complying with Paragraph 4.3.2 to Paragraph 4.3.6, and as shown in Figure 77.

COMMENT:

The external corner with soakers for *direct fixed* bevel-back weatherboards is similar to that shown in Figure 88.

Amend 2
Jul 2005

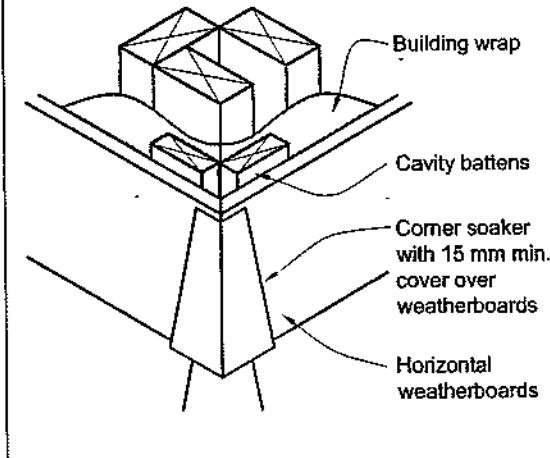
9.4.4.5 Internal corners

Internal corners shall be made *weathertight* as shown in Figure 79.

A corrosion-resistant *flashing* shall be fitted behind *direct fixed* weatherboards at all internal corners as shown in Figure 79.

Figure 77: Corner soakers for bevel-back weatherboards
Paragraph 9.4.4.4 b)

NOTE: Soaker corner for *direct fixed* weatherboards is similar to Figure 88

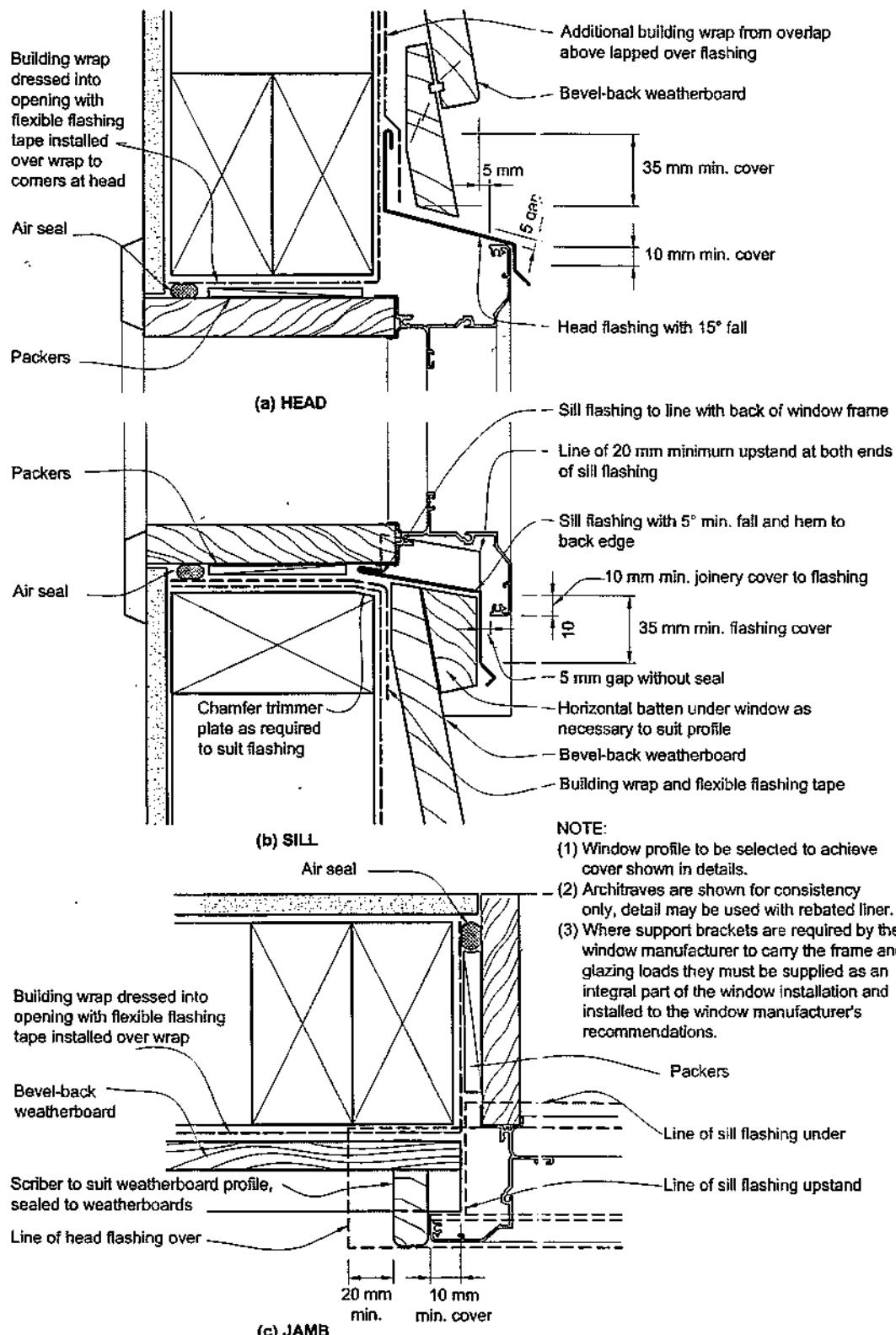


Amend 2
Jul 2005

Amend 2
Jul 2005

Figure 81: Windows for direct fixed bevel-back weatherboards
 Paragraphs 9.1.6 and 9.4.6 a)

GENERAL: (a) Refer Figure 72 for wrapping of framed opening prior to window installation.
 (b) Sliding and bi-fold windows will require specific design.
 (c) A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.



**APPROVED
BY BUILDING
Peter Wilkinson
Officer**

29/09/2005

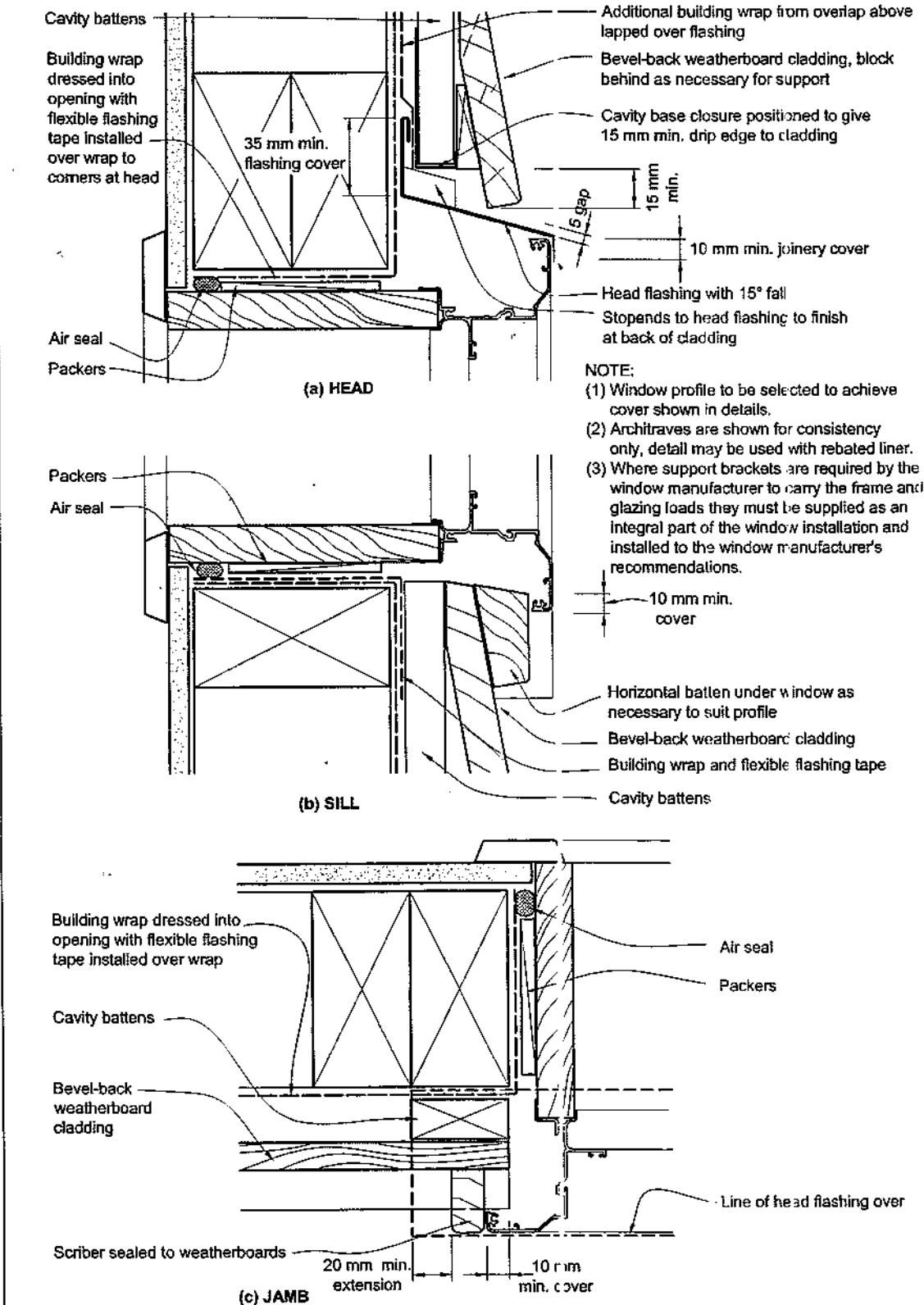
DEPARTMENT OF BUILDING AND HOUSING

1 July 2005

Amend 2
Jul 2005

Figure 85: Windows for bevel-back weatherboards on cavity
Paragraph 9.4.7.

GENERAL: (a) Refer Figure 72 for wrapping of framed opening prior to window installation.
(b) Sliding and bi-fold windows will require specific design.
(c) A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.



Amend 2
Jul 2005

10.3 Concrete slab-on-ground

10.3.1 General

Concrete slabs shall be cast on a granular base in accordance with Clause 7.5.3 of NZS 3604.

Every concrete floor slab cast on the ground shall have a *damp-proof membrane (DPM)*, which shall be either:

- Laid between the ground and the slab as shown in Figure 132, or
- Laid between the top of the slab and a concrete floor topping that is no less than 50 mm thick.

10.3.2 Floor levels

Laying of *damp-proof membranes* shall be as shown in Figure 132.

10.3.3 Damp-proof membranes (DPM)

The *DPM* shall:

- Have a water vapour-flow resistance of no less than 90 MN s/g (mega-newton seconds per gram),
- Be sufficiently *durable* to resist damage from installation and normal worksite operations,
- Continue to function satisfactorily as a *DPM* for a minimum of 50 years,
- Be continuous over the whole slab area, except where the *DPM* is used under a concrete floor topping,
- Extend under the foundation walls as shown in Figure 132,
- Be laid on a surface which is unlikely to damage the *DPM*, and
- Have penetrations by services, reinforcing or other objects that are sealed by taping.

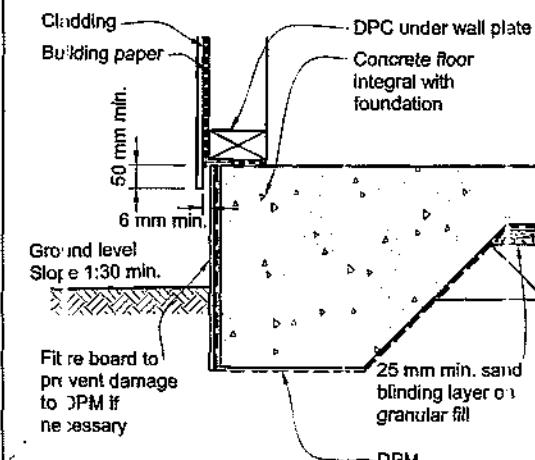
10.3.4 Acceptable materials

The *DPM* shall be:

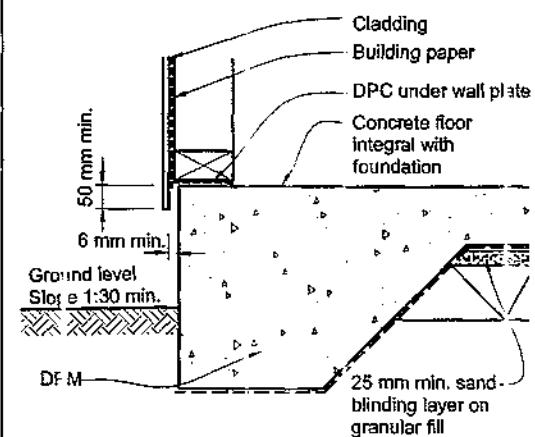
- 0.25 mm thick minimum virgin polyethylene film, or
- Any other material that can be shown to meet the criteria of Paragraph 10.3.3.

Figure 132: DPM for concrete slabs

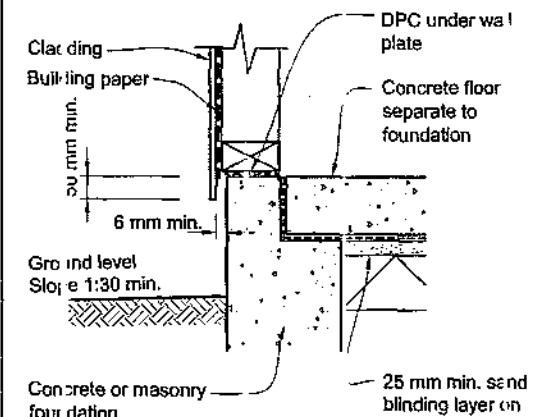
Paragraphs 9.1.3.1, 10.3.1, 10.3.2, 10.3.3, e) and 10.3.5



(a) THICKENED EDGE SLAB POORLY DRAINED SITE



(b) THICKENED EDGE SLAB WELL DRAINED SITE



(c) CAST ON FOUNDATION ALTERNATIVE

10.3.5 Finished floor level

The ground shall be sloped as shown in Figure 132 to carry water away from the *building*.

The height of the finished floor level above adjacent ground shall comply with Clause 7.5.2 of NZS 3604 and Table 18, and be no less than:

- a) For *masonry veneer wall claddings*:
 - i) 100 mm if ground is permanently paved, or
 - ii) 150 mm if ground is unpaved.
- b) For *cladding other than masonry veneer*:
 - i) 150 mm if ground is permanently paved, or
 - ii) 225 mm if ground is unpaved.

COMMENT:

It is important that ground clearances are maintained after completion and occupation of the *building*.

It is recommended that the *building* platform be formed at a level of at least 300 mm below the finished floor level, with the exterior ground sloped to carry water away from the exterior walls.

This allows landscaping and paving to be built up, while still maintaining the required clearances.

10.3.6 Protection of timber

Wall *framing* shall be separated from the concrete slab by a *damp-proof course (DPC)*.

11.0 Construction Moisture

11.1 Moisture in materials

Moisture contained in the *building* structure at completion of *construction* shall not be permitted to damage the *building elements*.

Construction moisture includes the moisture contained in:

- a) Timber products as a result of a treatment or manufacturing process,
- b) Timber or other materials as a result of exposure to the weather, and
- c) Concrete, mortar or plaster that is not completely cured.

11.2 Maximum acceptable moisture contents

The maximum moisture contents shall be:

- a) For timber *framing* at the time of installing *interior linings*, the maximum acceptable moisture content shall be the lesser of:
 - i) 20% for insulated *buildings*, 24% for non-insulated *buildings*, or
 - ii) as specified in NZS 3602.
- b) For timber *weatherboards* and exterior joinery, 20% at the time of painting.
- c) For reconstituted wood products, 18% at all times, and
- d) For concrete floors, sufficiently dry to give a relative humidity reading of less than 75% at the time of laying fixed floor coverings.

COMMENT:

Some manufacturers of timber or other wall or floor components may recommend lower moisture contents for their products.

It is advisable to use the manufacturer's moisture content requirements, if these are lower than those required by this paragraph.

11.3 Measuring moisture content

11.3.1 Timber

Measurement shall be by the recommended procedure in the New Zealand Forest Research Institute publication "Measurement of moisture content of assembled timber framing".

11.3.2 Concrete floors

Measurement shall be made in accordance with BRANZ Bulletin 330 "Thin Flooring Materials – 2 · Preparation and Laying".



MAP 100-100

LEGEND

1/8" = 100' 0" OR 1" = 125' 0"

1/8" = 125'

1/8" = 100' 0" OR 1" = 125' 0"

1/8" = 100' 0" OR 1" = 125' 0"
1/8" = 100' 0" OR 1" = 125' 0"
1/8" = 100' 0" OR 1" = 125' 0"

1/8" = 100' 0" OR 1" = 125' 0"

1/8" = 100' 0" OR 1" = 125' 0"

1/8" = 100' 0" OR 1" = 125' 0"



MAP 100-100

GENERAL SPECIFICATION

SPECIFICATION

1. PRELIMINARIES AND GENERAL

1.1 GENERAL

1.1.1 PARTIES TO THE WORK are: **MR. & MRS. ALLEN**
Employer Designer: Paul Youdvald Draughting Service
Engineer:

SITE LOCATION **43 KOHEKOHE ROAD
WAIKANAЕ .**

**APPROVED
BY P & D**
**Simon Copp
Officer**

16/9/2005

1.1.3 Workmanship and materials unless otherwise specified are to be in accordance with NZS 3604:1999 and the New Zealand Building Code.

1.2 DOCUMENTATION

1.2.1 NZ BUILDING CODE: This specification refers to BIA Approved Documents which Comprise of the appropriate Building Code clause with the addition of Acceptable Solutions which are a means of compliance.

The following is a list of Approved Documents referred to in this Specification. Other Approved Documents need to be complied with but are not necessarily listed below.

B1/AS1	Structure - general
B1/AS2	Structure - timber barriers
B1/AS4	Structure - foundations
B2/AS1	Durability
C1/AS1	Outbreak of fire
C2/AS1	Means of Escape
C3/AS1	Spread of Fire
C4/AS1	Structure stability during fire
D1/AS1	Access routes
E1/AS1	Surface water
E2/AS1	External moisture
E3/AS1	Internal moisture
F2/AS1	Hazardous materials
F3/AS1	Hazardous substances and processes
F4/AS1	Safety from falling
F5/AS1	Construction and demolition hazards
F7/AS1	Warning systems
F8/AS1	Signs
G1/AS1	Personal hygiene
G4/AS1	Ventilation
G5/AS1	Interior environment
G6/AS1	airborne and impact sound
G7/AS1	Natural light
G8/VM1	Artificial light
G9/VM1	Electricity
G10/AS1	Piped services
G12/AS1	Water Supplies

G13/AS1 Foul water - sanitary plumbing

G13/AS2	Foul water - drainage
HI/AS1	Energy efficiency

1.2.2 **STANDARDS** This specifications refers to New Zealand Standard Specifications
The latest edition of the following documents apply:

NZS 366	Clay Building Bricks
NZS 1158	Doors
NZS 1900	Model building by-law, parts 1 to 11
NZS 2295	Building papers, breather type
NZS 3101	Pt 1 Design of concrete structures
NZS 3102	Concrete masonry units
NZS 3103	Sands for mortars and internal and external renderings
NZS 3104	Concrete production, high grade
NZS 3108	Concrete production ordinary grade
NZS 3109	Concrete construction
NZS 3111	Methods of test for water and aggregate for concrete
NZS 3112	Method of test for concreter parts 1to 4
NZS 3114	Concrete surface finishes
NZS 3117	Pigments for Portland cement and Portland cement products
NZS 3121	Water and aggregates for concrete
NZS 3122	Portland cement
NZS 3402	Steel bars for the reinforcement of concrete
NZS 3421	Steel wire for concrete reinforcement
NZS 3422	Welded fabric of drawn steel wire for concrete reinforcement
NZS 3503	Anodic oxide coating on aluminium external applications
NZS 3504	Aluminium windows
NZS 3602	Specifying timber and wood-based products for use in building
NZS 3603	Timber design
NZS 3604	Light timber frame building not requiring specific design
NZS 3606	Manufacture of glue-laminated timber
NZS 3608	Resin bonded wood chipboard
NZS 3601	Profiles of moulding and joinery
NZS 3614	Manufacture of construction plywood
NZS 3615	Strength properties and design methods of construction plywood
NZS 3616	Finger jointer timber
NZS 3617	Profiles of weatherboards, fascia boards and flooring
NZS 3619	Timber windows
NZS 3631	NZ national timber grading rules
NZS 3640	Minimum requirements of NZ Preservation Council
NZS 4203	Général structural design and loadings for buildings
NZS 4210	Masonry construction materials and workmanship
NZS 4211	Performance of windows
NZS 4218P	Minimum thermal insulation for residential buildings
NZS 4221	Fibrous plaster sheets
NZS 4223	Glazing in building, parts 1 and 2
NZS 4229	Concrete masonry buildings not requiring specific design
NZS 4230	Design of masonry structures
NZS 4251	Solid plastering
NZS 7703	Painting of buildings

1.3 OBLIGATIONS

1.3.1 **COMPLY** with the NZ Building Code and all statutory obligations and regulations
Of Territorial Authorities and Regulatory Bodies relating to the execution of the
works.

- 1.3.2 **BUILDING CONSENTS, FEES AND NOTICES:** The Employer shall obtain all Building Consents. Contractors shall give all notices as required by the NZ Building Code and Territorial Authorities and Regulatory Bodies.
- 1.3.3 **SAFETY:** Comply with all regulations applying to the safety, health and welfare of workers. Fence off, light or otherwise separate any source of danger on the site to people outside of work hours.
- 1.3.4 **INSURANCES:** The Employer shall obtain a “Contractors All Risks:” policy to cover the works prior to construction commencing. Contractors shall have their own Public Liability (\$1,000,000.00 minimum) and motor vehicle (\$250,000.00 minimum) cover in place prior to commencing work to this project.
- 1.3.5 **NUISANCE:** Take all reasonable precautions to prevent damage and nuisance from water, fire, smoke, vehicle, dust, rubbish, noise and any other causes resulting from the construction works.

1.4 MATERIALS AND WORKMANSHIP

- 1.4.1 **MATERIALS** Unless otherwise stated all materials are to be bought new, the best quality of their respective kinds, and complying with the relevant NZS
- 1.4.2 **WORKMANSHIP** Conform to good trade practice and the relevant Codes of Practice in current use in NZ. All work is to be level, plum, and true to line and face. Employ only experienced and competent work people.
- 1.4.3 **SUPPLY** all labour, materials, services, temporary works and equipment and plant required for the proper execution and completion of the works.

1.5 COMPLETION

- 1.5.1 **GUARANTEES** Obtain and provide all necessary guarantees required under this contract.
- 1.5.2 **CODE COMPLIANCE CERTIFICATE:** The Contractor is to notify the Local Authority on completion of the works and obtain the code of compliance Certificate. A clear code compliance certificate is a prerequisite of practical Completion.
- 1.5.3 **DURABILITY:** The Contractor is to provide a “Producer Statement”: at the completion of the Works stating that all products and materials have been installed in accordance with the manufacturers instructions to meet the durability requirement set out in the Building Act and Building Code.

The “Producer Statement: is to be in the form set out the Building Act.

- 1.5.4 **CLEAR AWAY** all trade debris from the site and leave the building clean and ready for occupation, with all services operating and mechanical parts in good working order. Remove all temporary markings, coverings and protective wrappings. Clean all glass inside and out.

2. CONCRETE

2.1 MATERIALS

- 2.1.1 **CONCRETE** to be Ordinary Grade 17.5 MPa

2.1.2 **REINFORCING COVER**

Foundations 75mm cover
Slabs 35mm from top of slab
Elsewhere 50mm

2.1.3 **DPC with approved materials in continuous layer under all ground floor slabs.**

2.1.4 **STEEL connectors exposed to weather shall be hot dip galvanised.**

2.1.5 **WALLS BELOW GROUND to have 3 coats of Flintkote or similar approved.**

3. STRUCTURAL STEEL

3.1 MATERIALS complying with grade 43A of BZ 4360:1972

4. CARPENTRY

4.1 MATERIALS

4.1.1 **MATERIALS AND WORKMANSHIP** shall comply with NZS 3604.

4.1.2 **PRESERVATIVES** shall comply with NZS 3640.

4.1.3 **FRAMING TIMBER** shall be gauged timber in long lengths:

100 x 50 Bottom Plate
100 x 50 Studs at 400 ctrs to exterior walls
100 x 50 studs at 600 ctrs to interior walls
100 x 50 dwangs at 800 ctrs
100 x 50 top plates
150 x 40 additional plates where required
75 x 40 ceiling battens at 450 ctrs.
Exposed timber clean douglas fir or Oregon.

4.1.4 **ROOF FRAMING** where required shall be of sizes indicated on drawings.

4.1.5 **TRUSSES** shall be by Gang-Nail NZ Limited or equal approved.

4.1.6 **FINISHING TIMBER** to exterior and interior to be machine dressed to thickness & Width.

4.1.7 **BUILDING PAPER** from top of top plate to underside bearers or wall plates shall be Breather type to NZS 2295. Laps to be 75mm. Replace or repair damage paper.

4.1.8 **SOFFITS** to be 4.5mm Hardiflex with pvc jointers.

4.1.9 **INTERIOR LININGS** 9.5 Gibraltar board, 10mm Fyreline, 10mm aquoline.

4.1.10 **INSULATION** Ceiling batts R1.8 Walls R1.8 or Wool fleece equivalent.

5. JOINERY

5.1 MATERIALS

5.1.1 **INTERNAL DOORS** hollow core, medium density particle board with hardboard

Face and 10mm clashing strips. Frames ex 25mm for paint finish and rebated for Linings.

- 5.1.2 SKIRTING & CORNICE to be 12mm. Skirtings of 60mm with Cornice of 40mm
- 5.1.3 WINDOWS to be aluminium ..

6. PAINTING

6.1 MATERIALS

- 6.1.1 EXTERIOR WOODWORK primed unless oil finish with one good undercoat and One high loss coat (enamel or acrylic) Sashes & doors enamel paint not acrylic.
- 6.1.2 HARDIFLEX SOFFITS 2 coats PVA latex paint.
- 6.1.3 HARDIPLANK to receive a sealer, base coat and top coats to match existing texture

6.2 SCHEDULE

- 6.2.1 INTERIOR All walls to be papered except for cupboards, robes, and garage.
- 6.2.2 INTERIOR WOODWORK to be painted.

7. PLUMBING & DRAINAGE

7.1 REGUATIONS

All work must comply with NZS G12/AS1, GB/AS1 and AS2
Provide gully trap for relocated laundry. Either lower existing drains to suit new gully or
Provide suitable pump to the prior approval of the Owner and the Local Authority.

7.2 MATERIALS

- | | | |
|-------|-----------------------|--------------|
| 7.2.1 | WATER MAIN | |
| 7.2.2 | INTERNAL SERVICES | Polybutylene |
| 7.2.4 | WASTE PIPES | PVC |
| 7.2.5 | VENT PIPES | PVC |
| 7.2.6 | DNOPIPES AND SPOUTING | PVC |
| 7.2.7 | STORMWATER DRAINS | PVC |
| 7.2.8 | SEWER DRAINS | PVC |
| 7.2.9 | GULLY TRAPS | PVC |

7.3 SCHEDULE

- | | | |
|-------|---------------|----------------------|
| 7.3.1 | LAUNDRY | By owner and plumber |
| 7.3.2 | SHOWER | By owner and plumber |
| 7.3.3 | BATH | By owner and plumber |
| 7.3.4 | VANITY | By owner and plumber |
| 7.3.5 | WC | By owner and plumber |
| 7.3.6 | KITCHEN | By owner and plumber |
| 7.3.7 | CYLINDER | By owner and plumber |
| 7.3.8 | EXTERIOR TAPS | By owner and plumber |

7.4 GAS SUPPLY

N/A

8. ELECTRICAL

8.1 REGUATIONS

All installations shall comply with NZBC G9/VM1.

8.2 SCHEDULE

CEILING OUTLETS	By owner and electrician
WALL OUTLETS	By owner and electrician
DOWN LIGHTS	By owner and electrician
SINGLE POWER POINTS	By owner and electrician
DOUBLE POWER POINTS	By owner and electrician
PHONE OUTLETS	By owner and electrician
TV OUTLETS	By owner and electrician

Note: No TV aerial or splitter.

9. PROVISIONAL AND PC SUMS

Consent No: **055884**Applicant: **Allen Family Trust**Site Address: **43 KOHEKOHE ROAD, WAIKANAE**Work Type: **Construction of two sheds away from house and removal of one internal wall in house**Inspection Type: **Final Inspection**Inspection Outcome: **Fail**Inspected By: **Andrew Hawea**Inspection Date: **1 July 2016 11:56 a.m.**Duration: **60 minutes**

Inspection Element	Status
Exterior	N/A
Interior	Fail
Recheck.	
Inspection notes	Pass
Drawings	Fail
Pool shed is not being built of a letter to delete from the consent is required.	
Additional information/plan	N/A
Service areas-floors/walls	N/A
Stair design	N/A
Handrails	N/A
Balustrades	N/A
Lightings	N/A
Laundering	N/A
Cooking facilities	N/A
Smoke detectors	Fail
required within 3 metres of bedroom doors.	
Food storage/preparation	N/A
Ventilation	N/A
Insulation and clearance	N/A
HWC flues	N/A
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact	N/A
Hot water temp	N/A
Solid fuel heater	N/A
Water supply tank	N/A
Trap seals and AAVS	N/A
Cistern flushing	N/A
WC pan connection	N/A
Septic tank	N/A
Window labels	N/A
Road crossing complete	N/A
Final check complete	Fail
Intertenancy/commercial	N/A
Other	N/A

Support Documentation

Application for CCC

Required

Electrical safety certificate Confirmed	Accepted
Roof product manufacturers warranty for garden shed	Accepted
Other (specify) as built truss layout	Accepted
Application for amendment to the building consent Durability modification Amendment	Required



Taken at 11:50 AM on Friday 1/07/2016



Taken at 11:50 AM on Friday 1/07/2016



Taken at 11:51 AM on Friday 1/07/2016



Taken at 11:51 AM on Friday 1/07/2016

Consent No: **055884**

Applicant: **Allen Family Trust**

Site Address: **43 KOHEKOHE ROAD, WAIKANAE**

Work Type: **Construction of two sheds away from house and removal of one internal wall in house**

Inspection Type: **Final Inspection**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **15 July 2016 1:55 p.m.**

Duration: **15 minutes**

Inspection Element	Status
Interior	Fail
Recheck. Smoke detectors extra installed	Pass

Consent No: **055884**

Applicant: **Allen Family Trust**

Site Address: **43 KOHEKOHE ROAD, WAIKANAE**

Work Type: **Construction of two sheds away from house and removal of one internal wall in house**

Inspection Type: **Final Inspection**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **15 July 2016 2:53 p.m.**

Duration: **15 minutes**

Inspection Element	Status
Interior	Fail
Recheck. Final check complete	Pass

SITE NOTICE

Consent No: **055884**
 Applicant: **Allen Family Trust**
 Site Address: **43 KOHEKOHE ROAD, WAIKANAE**
 Work Type: **Construction of two sheds away from house and removal of one internal wall in house**
 Building Category:

Inspection Type: **Final Inspection**
 Inspection Outcome: **Fail**
 Inspected By: **Andrew Hawea**
 Inspection Date: **1 July 2016**

Passed Items

Interior **Recheck.**
 Inspection notes

Failed Items

Interior **Recheck.**
 Drawings **Pool shed is not being built of a letter to delete from the consent is required.**
 Smoke detectors **required within 3 metres of bedroom doors.**
 Final check complete

Support Documentation

	Status
Electrical safety certificate Confirmed	Accepted
Application for CCC	Required
Application for amendment to the building consent Durability modification Amendment	Required
Roof product manufacturers warranty for garden shed	Accepted
Other (specify) as built truss layout	Accepted

SITE NOTICE

Consent No: **055884**

Applicant: **Allen Family Trust**

Site Address: **43 KOHEKOHE ROAD, WAIKANAE**

Work Type: **Construction of two sheds away from house and removal of one internal wall in house**

Building Category:

Inspection Type: **Final Inspection**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **15 July 2016**

Passed Items

Interior **Recheck.**

Smoke detectors **extra installed**

Failed Items

Interior **Recheck.**

Support Documentation

Application for CCC **Required**

Application for amendment to the building consent **Required**

Durability modification Amendment

Status

SITE NOTICE

Consent No: **055884**

Applicant: **Allen Family Trust**

Site Address: **43 KOHEKOHE ROAD, WAIKANAE**

Work Type: **Construction of two sheds away from house and removal of one internal wall in house**

Building Category:

Inspection Type: **Final Inspection**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **15 July 2016**

Passed Items

Interior **Recheck.**
Final check complete

Failed Items

Interior **Recheck.**

Support Documentation

	Status
Application for CCC	Required
Application for amendment to the building consent Durability modification Amendment	Required

Consent No: **055884**

Applicant: **Allen Family Trust**

Site Address: **43 KOHEKOHE ROAD, WAIKANAE**

Work Type: **Construction of two sheds away from house and removal of one internal wall in house**

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **15 July 2016 2:56 p.m.**

Duration: **30 minutes**

Inspection Element	Status
Interior	Pass
Recheck.	
Drawings	Pass
Received letter	

SITE NOTICE

Consent No: **055884**

Applicant: **Allen Family Trust**

Site Address: **43 KOHEKOHE ROAD, WAIKANAE**

Work Type: **Construction of two sheds away from house and removal of one internal wall in house**

Building Category:

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **15 July 2016**

Passed Items

Interior	Recheck.
----------	-----------------

Drawings	Received letter
----------	------------------------

Support Documentation

Application for CCC	Status
---------------------	---------------

Application for amendment to the building consent	Required
---	----------

Durability modification Amendment	Required
--	----------



Statement of Compliance with the NZ Building Code

Consent No: 055884

ISSUED BY: **Kapiti Coast District Council**

PROJECT

Site Address: 43 KOHEKOHE ROAD, WAIKANAE

Legal Description: LOT 3 DP 80295

Work Description: Construction of garden shed away from house and removal of one internal wall in house

Building Category:

OWNER

Name(s): Allen Family Trust

Address: 43 KoheKohe Road, Waikanae

-
- [P] Application for CCC received and accepted
 - [P] Confirm all required inspections completed and documented in GoGet
 - [P] If inspection(s) have been missed, have they been compensated for?
 - [NA] If supervision was required for any inspection - did it occur?
 - [P] Work in accordance with approved consent and approved amendments
 - [NA] Have any notices to fix been uplifted?
 - [P] Supporting documentation required in building consent addenda received
 - [P] Quality assurance documentation
 - [NA] Restricted building work
 - [P] Additional information required and received
 - [NA] Compliance schedule issued
 - [NA] Earthquake prone building
 - [NA] Swimming Pool details updated
 - [P] Approve to issue Code Compliance Certificate if all fees paid
 - [NA] Approve to issue Certificate for Public Use if all fees paid
 - [NA] Approve to issue Certificate of Acceptance if all fees paid
 - [NA] Supervision review

NOTES:

Inspections Prepaid:

Inspections Done:

On review of the documentation and inspection notes it can be considered on reasonable grounds that all aspects of the building work have been suitably covered and passed as required and meet compliance with the consented documentation and building code at the time.

As this property has been well maintained, and there is no evidence of failure in respect to the requirements of B1, B2, & E2, I can see no reason why the CCC cannot be issued provided an amendment is made to the consent back dating the durability clause of the building code.

On review of the documentation and inspection notes it can be considered on reasonable grounds that all work has been completed in compliance with the building consent.

Signed:

Name: Russell Brook

Position: Building Officer

Date: 20 July 2016

Project Information Memorandum

Section 34, Building Act 2004

Application

Allen Family Trust 43 KoheKohe Road Waikanae	No.	055884P
	Issue date	12/10/05

Project

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stage Construction of two sheds and removal of one internal wall in house
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$15,000
Location	43 KOHEKOHE ROAD, WAIKANAE
Legal Description	LOT 3 DP 80295
Valuation No.	1494150901

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

- Information identifying 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:

MR. ALLEN
43 KOHEKOHE ROAD
GARDEN SHED

Weathertightness Risk factors

Establishing the Risk

How to Assess Risk

Step One: Obtain detailed drawings	Suitably detailed drawings are required to assess weathertightness risk. This documentation may include a site plan, floor plans, elevations, details of junctions and penetrations, and the presence of features like decks and pergolas
Step Two: Assess each external face against risk factors	Assess the drawings for each external face to determine the risk score for each risk factor. The factors are: <ul style="list-style-type: none"> • Wind zone • Number of storeys • Roof/wall intersection design • Eaves width • Envelope complexity • Deck design (Refer to Table 1)
Step Three: Complete the "Building envelope risk matrix" table	Complete the "Building envelope risk matrix" (table 2) for each face of the building. It is possible for different elevations to have different risk scores
Step Four: Determine suitable cladding	Consult Table 3 to determine what cladding types are recommended with the risk score for each face. The cladding selected must be appropriate for the score on that face, but can be beyond the minimum required (ie, cladding suitable for a higher score can be used)

Selected Cladding Resulting from Risk Assessment

	Risk Score from page 3	Cladding Selected from Table 3	Tick selected option	
			Direct Fixed	Drained cavity
North Elevation	2	B/BACK WEATHERBOARD	<input checked="" type="checkbox"/>	
South Elevation	2	u u	<input checked="" type="checkbox"/>	
East Elevation	2	u u	<input checked="" type="checkbox"/>	
West Elevation	2	u u	<input checked="" type="checkbox"/>	

Table 3 from E2/AS1: Suitable wall claddings

Suitable wall Claddings ⁽¹⁾		
Risk score	Direct fixing to framing	Over 20mm minimum drained cavity
0-6	a) Timber weatherboards-all types b) Fibre cement weatherboards c) Vertical profiled metal ⁽³⁾ – corrugated and symmetrical trapezoidal only d) Fibre cement sheet ⁽⁴⁾ e) Plywood sheet f) EIFS (polystyrene)	a) Masonry veneer ⁽²⁾ b) Stucco c) Horizontal profiled metal ⁽³⁾ corrugated or trapezoidal only
7-12	a) Bevel-backed weatherboards b) Vertical board and batten c) Vertical profiled metal ⁽³⁾ – corrugated only	a) Masonry veneer ⁽²⁾ b) Stucco c) Horizontal profiled metal d) Rusticated weatherboards e) Fibre cement weatherboard f) Fibre cement sheet g) Plywood sheet h) EIFS (polystyrene)
13-20	a) Vertical profiled metal ⁽³⁾ – corrugated only	a) to h) as above i) Bevel-back weatherboard
Over 20	a) redesign the building to achieve a lower score, or b) Specific design: <ul style="list-style-type: none"> • The design may need changing to reduce the risk • The Territorial Authority or Building Certifier will require more comprehensive details and documentation providing evidence of weathertightness • The territorial Authority, Building Certifier, Designer or owner may require more inspections • A third party audit of design by a weathertightness expert may be required 	

Notes 1 The wall claddings in this table are limited to those covered in the Acceptable Solutions

2 Traditional masonry veneer as per SNZ HB 4236 with minimum 40mm cavity

3 Refer to Figure 38 for profiles

4 Except stucco over a fibre cement backing

GoGet Inspection Audit Report

Consent No: **055884**

Applicant: **Allen Family Trust**

Site Address: **43 KOHEKOHE ROAD, WAIKANAE**

Work Type: **Construction of two sheds away from house and removal of one internal wall in house**

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **15 July 2016 2:56 p.m.**

Duration: **30 minutes**

Inspection Element	Status
Interior	Pass
Recheck.	
Drawings	Pass
Received letter	

GoGet Inspection Audit Report

Consent No: **055884**

Applicant: **Allen Family Trust**

Site Address: **43 KOHEKOHE ROAD, WAIKANAE**

Work Type: **Construction of two sheds away from house and removal of one internal wall in house**

Inspection Type: **Final Inspection**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **15 July 2016 1:55 p.m.**

Duration: **15 minutes**

Inspection Element

Status

Interior

Fail

Recheck.

Smoke detectors
extra installed

Pass



GoGet Inspection Audit Report

Consent No: **055884**

Applicant: **Allen Family Trust**

Site Address: **43 KOHEKOHE ROAD, WAIKANAE**

Work Type: **Construction of two sheds away from house and removal of one internal wall in house**

Inspection Type: **Final Inspection**

Inspection Outcome: **Fail**

Inspected By: **Andrew Hawea**

Inspection Date: **1 July 2016 11:56 a.m.**

Duration: **60 minutes**

Inspection Element	Status
Exterior	N/A
Interior	Fail
Recheck.	
Inspection notes	Pass
Drawings	Fail
Pool shed is not being built of a letter to delete from the consent is required.	
Additional information/plan	N/A
Service areas-floors/walls	N/A
Stair design	N/A
Handrails	N/A
Balustrades	N/A
Lightings	N/A
Laundering	N/A
Cooking facilities	N/A
Smoke detectors	Fail
required within 3 metres of bedroom doors.	
Food storage/preparation	N/A
Ventilation	N/A
Insulation and clearance	N/A
HWC flues	N/A
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact	N/A
Hot water temp	N/A
Solid fuel heater	N/A
Water supply tank	N/A
Trap seals and AAVS	N/A
Cistern flushing	N/A
WC pan connection	N/A
Septic tank	N/A
Window labels	N/A
Road crossing complete	N/A
Final check complete	Fail
Intertenancy/commercial	N/A
Other	N/A

Support Documentation

Application for CCC

Required

Electrical safety certificate Confirmed	Accepted
Roof product manufacturers warranty for garden shed	Accepted
Other (specify) as built truss layout	Accepted
Application for amendment to the building consent Durability modification Amendment	Required



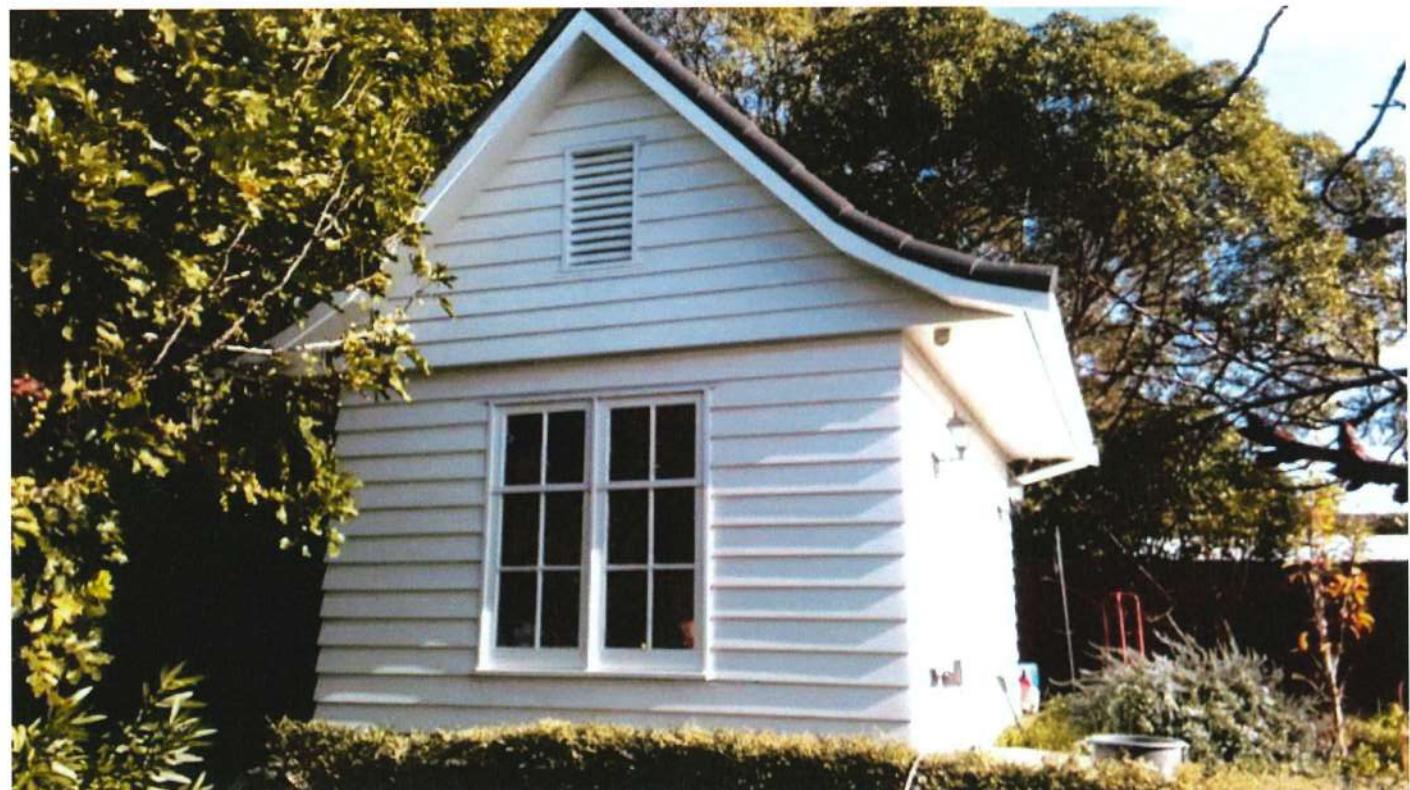
Taken at 11:50 AM on Friday 1/07/2016



Taken at 11:50 AM on Friday 1/07/2016



Taken at 11:51 AM on Friday 1/07/2016



Taken at 11:51 AM on Friday 1/07/2016

SCOPE OF INSPECTION SHEET

Date 8/6/07 SR or BCA 055884 Inspection No. 4

Time Documents on site YES / NO

Owner Name Allen Family Trust Project Description shed

Site Address 43 Kohekoh Rd Warkanae

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Notes * All work appears to be completed as per plans & specs

Diagram (if necessary)

* Exterior of shed perimeter * Tool shed

* Interior lined with 9.5mm Completed as required
Ply

* There are two sheds * Electrical cert
as part of this consent. received

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

Site instruction issued Inable to complete consent

Final 6/6, as the pool
shed of this consent has
not yet been completed

Mr Allen will be starting
pool shed at a later date

but still wants to keep it in this consent.

* Application yet to be received

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder Owner Other No One on site

Your next inspection will be

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

Agreed, Craig Jones Staff Sign R. J. Jones Date 1/1/07

(Print Name)

Officer sign Russell Brook Name Russell Brook Date 8/6/07

Additional Insp. Sheet No.

Information entered into data base Initial Date / /

SCOPE OF INSPECTION

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

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A construction statement (PS4) is required to be supplied to Council.

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

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

Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

Pre-stucco: After the post-wrap inspection and when all the reinforcing and flashings are in place.

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

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

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

Post application of wet area membrane.

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

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

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

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

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

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

Free Standing Fireplace: Final inspection required only.

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

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is 175 Rimu Road, Private Bag 601, Paraparaumu.
2. The information is available for public inspection as part of the Building Record of the property concerned.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

FINAL INSPECTION

SR or BCA **055884**

Date **8/6/07**

Inspection No. **4**

Time Documents on site YES / NO

Owner Name **Allen Family Trust** Project Description **Shed**

Site Address **43 Kohekoh Rd Warkanae**

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applicable to all inspections

Sighted previous inspection notes	P	F	NA	Conforms with approved drawings	P	F	NA	Confirm Additional information/amended plan	P	F	NA
-----------------------------------	----------	----------	-----------	---------------------------------	----------	----------	-----------	---	----------	----------	-----------

FINAL – Exterior

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

FINAL – Interior

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

FINAL – Intertenancy/Commercial

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

All Inspections

Road Crossing Complete	P	F	NA	Energy Certificates supplied	P	F	NA	Final Check Complete	Y	N
------------------------	----------	----------	-----------	------------------------------	----------	----------	-----------	----------------------	----------	----------

Officer Sign: **Mark** Name: **Russem Bock** Date: **8/6/07**

SCOPE OF INSPECTION SHEET

Date 5-11-07

SR or BCA 055884

Inspection No. 3

Time 10:00

Documents on site YES / NO

Owner Name ALICE FAMILY TRUST

Project Description

Shed

Site Address 43 KOTEKOTHE ROAD

Building **Plumbing**

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name

Diagram (if necessary)

Notes

ACL FEATURES A H3-1.

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

Site instruction issued

OK TO Line

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder Owner Other No One on site

Your next inspection will be

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

Agreed, ALICE LONGSTAFF Sign CL JTH Date 5/11/07

(Print Name)

Officer sign ALICE Name ALICE Date 5/11/07

Additional Insp. Sheet No.

Council uses a Privacy Policy. If you have any concerns please contact us on 04 204 5200

Information entered into data base Initial Date / /

SCOPE OF INSPECTION

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

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A construction statement (PS4) is required to be supplied to Council.

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

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

Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

Pre-stucco: After the post-wrap inspection and when all the reinforcing and flashings are in place.

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

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

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

Post application of wet area membrane.

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

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

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

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

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

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

Free Standing Fireplace: Final inspection required only.

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

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is 175 Rimu Road, Private Bag 601, Paraparaumu.
2. The information is available for public inspection as part of the Building Record of the property concerned.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 5-11-07 SR or BCA 055884 Inspection No. 3

Time 10:00 Documents on site YES / NO

Owner Name Allen Family Trust Project Description Shed

Site Address 43 KAHAKOTE ROAD

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

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

PRELINE

Max moisture Content <u>15</u> %	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA		P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA		P	F	NA

Officer Sign:  Name: ALAN Date: 5/11/07

Building Consent Number 055884

Site Address 43 Kohe Kohe Rd Waikanae

Building Project Shear ^{Roof} Contact Person chris Contact Number 0274811337
Roof trusses Long staff

Are approved plans on site? If not, advise Builder of their obligation to make sure they are in future.

PRE-WRAP INSPECTION ALL CLADDING SYSTEMS

Building complies with BC	Yes	No	Cladding type identified	Yes	No
Framing moisture meets cladding requirements%	Pass	Fail	Stud spacing appropriate for cladding	Pass	Fail
Exterior sheet bracing & angle brace fixing	Pass	Fail	Bottom plate connections including bracing requirements	Pass	Fail
Purlin fixing <i>Not installed</i>	Pass	Fail	Building wrap type discussed	Yes	No
Decking substrate	Pass	Fail	Deck membranes discussed	Yes	No
Cladding fixing discussed	Yes	No	Next inspection discussed	Yes	No

If any aspects have failed or marked No, note remedial action required in Comments

POST-WRAP INSPECTION FOR DIRECT FIXED SYSTEMS

Building wrap recorded	Yes	No	Building wrap fixed correctly	Pass	Fail
Flexible sealing tape recorded.....	Yes	No	Flexible sealing tape fitted correctly	Pass	Fail
Head flashings	Pass	Fail	Sill flashings	Pass	Fail
Back flashings	Pass	Fail	Jamb flashings	Pass	Fail
Flashing of penetrations	Pass	Fail	Internal/external corner flashings	Pass	Fail
Saddle flashings	Pass	Fail	Deck membrane type recorded.....	Yes	No
Deck membrane fixed in accordance with specs	Pass	Fail			
Capillary clearances	Pass	Fail	Ground/deck cladding clearances discussed	Yes	No
Air seals discussed	Yes	No	Next inspection discussed	Yes	No

If any aspects have failed or marked No, note remedial action required in Comments

OK to proceed? Yes/No

Label in place? Yes/No

Is a re-inspection required? Yes/No Has a Notice to Fix been, or intended to be issued? Yes/No

If a re-inspection is required advise builder to book inspection (24 hours notice)
by phoning 04 9045 617

COMMENTS

① Bottom bays required to be spaced a maximum of 900mm <i>#</i> Check @ pre-line 2/5/06
② Bays required to be within 100mm of bracing straps (strap ask/builder a they noted under the bottom bays) ✓ 2/5/06
③ No Purlins fitted a time of this inspection <i>Roof type</i> <i>Roof to be decided</i>
④ Heavy weight paper required to the Gables ends. <i>Check on preline</i>
⑤ Truss plan - required to check truss fixings ✓ 2/5/06

Inspection Date 27.4.06

Inspecting Officer

- Truss plan sighted wire dogs either side. Fixed ok

- Builder will clad up to gables then ensure gables are covered with heavy weight paper. Check on pre line

- Roof could change to slate *could* need to submit revised spec for roof. Existing roof framing has been designed for heavy roof

PRM 25/10/06

7/6/06

one side flashing visible is corners
& to side of Windows

No Root on only tarps not ready
for preline rejection Perspective
Required

WGTN Region Council's Partnership – Scope of Inspection Sheet

Date 13/4/06

SR or BCA 055884

Inspection No.

Time Documents on site YES / NO

Owner Name Project Description

Site Address 43 Kohekohe Wairauae

Building

Plumbing

Circle appropriate Type & Inspection Other:

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

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

Notes: Single Pour
- Sited off boundary
- correctly
- Penetration test ok

Diagram (if necessary)

Ok to pour

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

Site instruction issued.....

shed

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site Builder Owner Other No One on site

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

Agreed, Sign Date / /

(Print name)

Officer sign Name Russell Brook Date 13/4/06

Additional Insp. Sheet No.

Information entered into data base initial date / /

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

Date.....	SR or BCA.....	Inspection No.
Time	Documents on site YES / NO
Owner Name	Project Description.....	
Site Address.....		

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

P = Pass F = Fail NA = Non - Applicable

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

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

SITE

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

Pipe diameter	P	F	N	A	Connections/Angles	P	F	N	A	Holding Water	P	F	N
Bedding material	P	F	N	A	Branch length	P	F	N	A	Terminal Vent	P	F	N
Gully trap(s)	P	F	N	A	Direction/Fall	P	F	N	A	LBP/Registration No:			

Officer Sign:	Name:	Date:/...../.....
---------------	-------	-------------------------



8 August 2007

Leigh Sage
Kapiti District Council
Private Bag 601
Paraparaumu

Dear Leigh

RE: Permit # 055884

Further to my discussion today with your office can you please extend the above permit for a further two years. We have completed the southern most shed and this has been inspected and signed off, we have removed the internal wall and this is ready for inspection with the beam certificate visible but we will not be in a position to complete the second shed for some months to come.

I look forward to your confirmation of our request.

Yours sincerely

John Allen

12 mth^{ea} ext OK 8/8/07

Done 10/08



SITE INSPECTIONS - BC 055884

Application Details

Applicant Name :	Allen Family Trust
Contact Address :	43 KoheKohe Road Waikanae
Location :	43 KOHEKOHE ROAD, WAIKANAE
Legal Description :	LOT 3 DP 80295
Proposal :	Construction of two sheds away from house

Landlin

**WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED,
APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR**

FOUNDATIONS

Date: Officer: Builder/Contractor/Owner:

Approved building consent documents on site: YES / NO

SITING:

Front yard	<input type="checkbox"/>	Left hand side yard	<input type="checkbox"/>	Conforms with approved plan	YES / NO
Rear yard	<input type="checkbox"/>	Right hand side yard	<input type="checkbox"/>	If no, has new site plan been requested	YES / NO
Minimum floor level	<input type="checkbox"/>	Footing size	<input type="checkbox"/>	Foundation wall reinforcing	<input type="checkbox"/>
Pile hole size	<input type="checkbox"/>	Footing reinforcing	<input type="checkbox"/>	Foundation wall size	<input type="checkbox"/>
Anchor pile size	<input type="checkbox"/>	Subfloor vents	<input type="checkbox"/>	Specific design	<input type="checkbox"/>
Pile hole spacing	<input type="checkbox"/>	Steps/stairs	<input type="checkbox"/>	If yes, has Engineer inspected	YES/NO YES/NO

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

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

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

COMMENTS

PRE-SLAB

BUILDING

Date: Officer: Builder/Contractor/Owner:

Minimum floor level

DPC

Joints taped

Penetrations

Specific design

Yes / No

If yes, has Engineer inspected

Yes / No

Mesh

Mesh chairs

Slab thickening

Bottom plate fixings

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

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

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

COMMENTS

PRE-WRAP INSPECTION

COMMENTS

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

Post-Wrap Inspection

Direct Fixed Claddings (all types)

Element to Check	Hot tips	Comments	Pass	Fail
<i>Envelope</i>				
Timber moisture	Min 20% or as required by manufacturer		<input type="checkbox"/>	<input type="checkbox"/>
Building wrap	Fixed securely and appropriate for cladding type. Roofing underlay required for vertical profiled metal		<input type="checkbox"/>	<input type="checkbox"/>
Flexible sealing tape	Check for installation at top and bottom of openings. Minimum 100mm up opening and full width across. Check has not been over stretched		<input type="checkbox"/>	<input type="checkbox"/>
Head Flashings <i>If installed at time of inspection</i>	Compatibility checked. Flashing tape or second layer of building wrap in place. If flashing tape is used it must be compatible with building wrap		<input type="checkbox"/>	<input type="checkbox"/>
Sill flashings	Stop ends required. Flashing must extend under joinery to cover possibility of mitre's failing. Sill framing timber to be chamfered to accommodate sill flashing		<input type="checkbox"/>	<input type="checkbox"/>
Back flashings	Installed at critical junctions, internal corners, control joints, deck barrier/wall junctions		<input type="checkbox"/>	<input type="checkbox"/>
Capillary clearance	Wall framing to overhang by a minimum of 6mm.		<input type="checkbox"/>	<input type="checkbox"/>
Ground clearances	Fig 65. table 18		<input type="checkbox"/>	<input type="checkbox"/>

Post-Wrap Inspection
Claddings Utilising Cavities (except stucco)

Element to Check	Hot Tips	Comments	Pass	Fail
<i>Envelope</i>				
Building wrap	Fixed securely and appropriate for cladding type. Roofing underlay required for vertical profiled metal		<input type="checkbox"/>	<input type="checkbox"/>
Flexible sealing tape	Check for installation at top and bottom of openings. Minimum 100mm up opening and full width across. Check has not been over stretched		<input type="checkbox"/>	<input type="checkbox"/>
<i>Flashings</i>				
Head flashings	Must be installed prior to cladding. Compatibility checked. Stop ends required Flashing tape or second layer of building wrap in place. If flashing tape is used it must be compatible with building wrap		<input type="checkbox"/>	<input type="checkbox"/>
Back flashings	Installed at critical junctions, internal corners, control joints, deck barrier/wall junctions		<input type="checkbox"/>	<input type="checkbox"/>
Flashing of penetrations	Ensure penetrations such as air extract systems are flashed. Ensure penetrations fall to outside to prevent water tracking to rear of cavity. Confirm flashing materials comply with B2 for durability		<input type="checkbox"/>	<input type="checkbox"/>
Internal corners	Applies to weatherboards with or without a cavity, plywood without cavity, horizontal profiled metal, fibre cement with or without a cavity		<input type="checkbox"/>	<input type="checkbox"/>

Battens	H3 treatment Fixed securely No horizontal battens except at soffit level Cavity spacers (if reqd 100mm long, 50mm min gap, 5° slope. Additional support between battens		<input type="checkbox"/>	<input type="checkbox"/>
Element to Check	Hot Tips	Comments	Pass	Fail
Deck membranes	Deck membranes carried up behind cladding 150mm from deck Fig 62 E2/AS1		<input type="checkbox"/>	<input type="checkbox"/>
Cavity closures	In place with drainage provided		<input type="checkbox"/>	<input type="checkbox"/>
Ground clearances	Fig 65. table 18		<input type="checkbox"/>	<input type="checkbox"/>

Post-Wrap Inspection Solid Plaster (Stucco)

Element to Check	Hot Tips	Comments	Pass	Fail
<i>Envelope</i>				
Building wrap	Fixed securely and appropriate for cladding type. Roofing underlay required for vertical profiled metal		<input type="checkbox"/>	<input type="checkbox"/>
Flexible sealing tape	Check for installation at top and bottom of openings. Minimum 100mm up opening and full width across. Check has not been over stretched		<input type="checkbox"/>	<input type="checkbox"/>
<i>Battens</i>				
H3 treatment	NZS 3602 H3.1		<input type="checkbox"/>	<input type="checkbox"/>
20mm minimum cavity spacing	Provide support for solid backing sheets. Cavity spacers to have correct fall, 50mm gap and 100mm in length		<input type="checkbox"/>	<input type="checkbox"/>
Spacing	Additional support required if battens exceed		<input type="checkbox"/>	<input type="checkbox"/>

	450mm spacing. (to prevent insulation pushing out into cavity)			
<i>Flashings to penetrations</i>	Confirm flashing details for elements that bridge cavity. E.g. air extraction systems		<input type="checkbox"/>	<input type="checkbox"/>
<i>Back flashings</i>	Back flashings to internal corners		<input type="checkbox"/>	<input type="checkbox"/>

PRELINE

PLUMBING AND DRAINAGE: Plumber:

Date: Officer: Builder/Contractor/Owner:

Pressure test		Joint strain	
Visual leak check		Pipe insulation	
Pipe support/clips		Stacks	
Pipe size		Wastes	
Pipe material		Supply tank	

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

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

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

COMMENTS

BUILDING

Date: Officer: Builder/Contractor/Owner:

Timber treatment		Bracing straps	
Ceiling diaphragm		Timber grade	
Dragon ties		Wall dwangs	
Studs - size/spacing		Trimming studs	
Wall insulation		Truss/rafter - fix/space	
Posts - size/fixing		Ceiling joists	
Lintels/bms - size/fixings		Plate fixings	
Ext joinery - labels		Ventilation	
Ceiling runners		Ceiling battens	
Wall bracing		Check exterior claddings	
Mech ventilation			
Moisture Content Walls	%	Ceiling	%

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

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

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

COMMENTS

DRAINS

Drainlayer:

Date: Officer: Builder/Contractor/Owner:

Drain depth	<input type="checkbox"/>	Gully traps	<input type="checkbox"/>
Subsoil drains	<input type="checkbox"/>	Granular bedding	<input type="checkbox"/>
Pipe material	<input type="checkbox"/>	Terminal vents	<input type="checkbox"/>
Disposal field	<input type="checkbox"/>	Even gradient/line	<input type="checkbox"/>
Drains under building	<input type="checkbox"/>	Soil stack	<input type="checkbox"/>
Connection to main	<input type="checkbox"/>	Manhole - haunching	<input type="checkbox"/>
Pipe supports	<input type="checkbox"/>	Inspection/bends	<input type="checkbox"/>
Manhole - structure	<input type="checkbox"/>	SW to kerb	<input type="checkbox"/>
Lamp holes	<input type="checkbox"/>	Sumps	<input type="checkbox"/>
Drain test	<input type="checkbox"/>		

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

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

Producer Statement Yes/No/NA

COMMENTS

FINAL INSPECTION

Building Exterior	CHECK PLANS	
Subfloor - ventilation	Flashings - roof penet	Gulley dishes
Decks - structure	hips	Wastes to gullys
Balustrades - design height	valleys gables	Terminals vents Spouting - Downpipes
Steps/Stairs - design handrail	flues	Landscaping & ground levels Texture Coating Warranty
Flashings - windows	Cladding (ground clearance) Roofing & Fixings (roofing warranty)	

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

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

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

Producer Statement Yes/No/NA

OK to issue final code compliance certificate. Yes/No

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

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

Comments:

Addenda to Application

Application

Allen Family Trust 43 KoheKohe Road Waikanae	No.	055884
--	-----	--------

Project

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stage Construction of two sheds away from house and removal of one internal wall in house
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$15,000
Location	43 KOHEKOHE ROAD, WAIKANAE
Legal Description	LOT 3 DP 80295
Valuation No.	1494150901

Designer: Paul Youdvald Draughting 18 Arawhata Road, Paraparaumu :
04 2984442

Drainlayer: Andy McGee Plumbing : 0274 429709

Plumber: Andy McGee Plumbing : 0274 429709

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. Foundation Inspection:
 2. Pre-slab Inspection, concrete floor
 3. Pre-wrap Inspection
 4. Post-wrap Inspection
 5. Post-Clad Inspection
 6. Prelining Inspection, moisture test, check bracing
 7. Completion inspection
- 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. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
3. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
4. Note and comply with endorsements on approved plans.
5. 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.
6. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.
7. The specified flitch beam to the dwelling alterations is point loaded due to existing beam attachment at midpoint.
8. Registered Engineer or licensed prenailer supplying member must confirm size in writing prior to installation

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:



Electrical Certificate of Compliance

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

To be completed whether or not an Inspection is required.

No. 2235500

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer JOHN ALLEN

Phone:

Address of installation 43 KOHEKOHÉ RD, WAIKANAE

Postal address of customer (if not as above)

WORK DETAILS

6	No. of lighting outlets	No. of ranges	Please tick (✓) as appropriate where work includes:	
4	No. of socket outlets	No. of water heaters		
Was any installation work carried out by the homeowner?	Yes	No	Mains	Main earthing system

Description - FEED SITED IN & TIG TA
- LCD PROJECTION AT ~~SOFT~~ SOFT
- INSTALL 6 LIGHTS
- INSTALL 4 POWER PLUGS
- PLUGS TESTED AND SITED

It is recommended that test results be recorded here:

- | | |
|-----------------------|-------------------------------------|
| Visual Examination | <input checked="" type="checkbox"/> |
| Earth Continuity | <input checked="" type="checkbox"/> |
| Bonding | <input type="checkbox"/> |
| Polarity | <input checked="" type="checkbox"/> |
| Insulation Resistance | / Mohm |
| Other | <input type="checkbox"/> |

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

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

ELECTRICAL WORKER DETAILS

Name MARK BROWN

Registration no. E 867

Company BRIEN ELECTRICAL

Signature

Date 27-2-07

Contact Ph No. (04) 2987-053

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

New mains

Switchboard

Earthing system

Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name

Registration no.

Signature

Date

Contact Ph No.

Name of Purchaser **Mr Allen**
 Address Warrantee **43 Koheko Street**
Waikanae, Wellington
 Type of Warranty
 Installation Contractor **Engel Roofing-Petone**
 Date of Warranty **October 2006**
 Brand **Colortile Textured Charcoal**

1000 Northgate Road, P.O. Box 1000
 43 Koheko Street, Waikanae
 5038, New Zealand
 Freephone: 0800 104 868
 Freefax: 04 362 1244
 Email: info@gerardroofs.co.nz
 Web: www.gerardroofs.co.nz

Warranty number

87695AZ

Purchase order No.

1393

AHI Roofing is proud to provide you with the attached **Gerard Roofs ® Warranty**.

Our tiles are made from Zincalume coated steel, which is pressed prior to the application of an acrylic topcoat. This manufacturing system provides long term protection in the harshest of climates, including marine environments. This is why we are able to offer you fully backed 50-year pro rata **weatherproof** and 15-year pro rata **surface coating warranties**.

Most building materials require some servicing and maintenance during their product life and roofs are no exception. It is therefore important that you take the time to **read the attached warranty and maintenance guide** for your Gerard Roof.

In addition, please undertake the following actions **to validate your Gerard Roofs Warranty**:

- Please **complete the attached warranty card** and post back to Gerard Roofs.
- Please **input your name and address details** (in the space provided) in the upper left-hand corner, of the first page of your warranty.
- Please **file your warranty** in a safe place.

For more information about Gerard Roofs, suggested maintenance programs or your warranty please visit www.gerardroofs.co.nz.

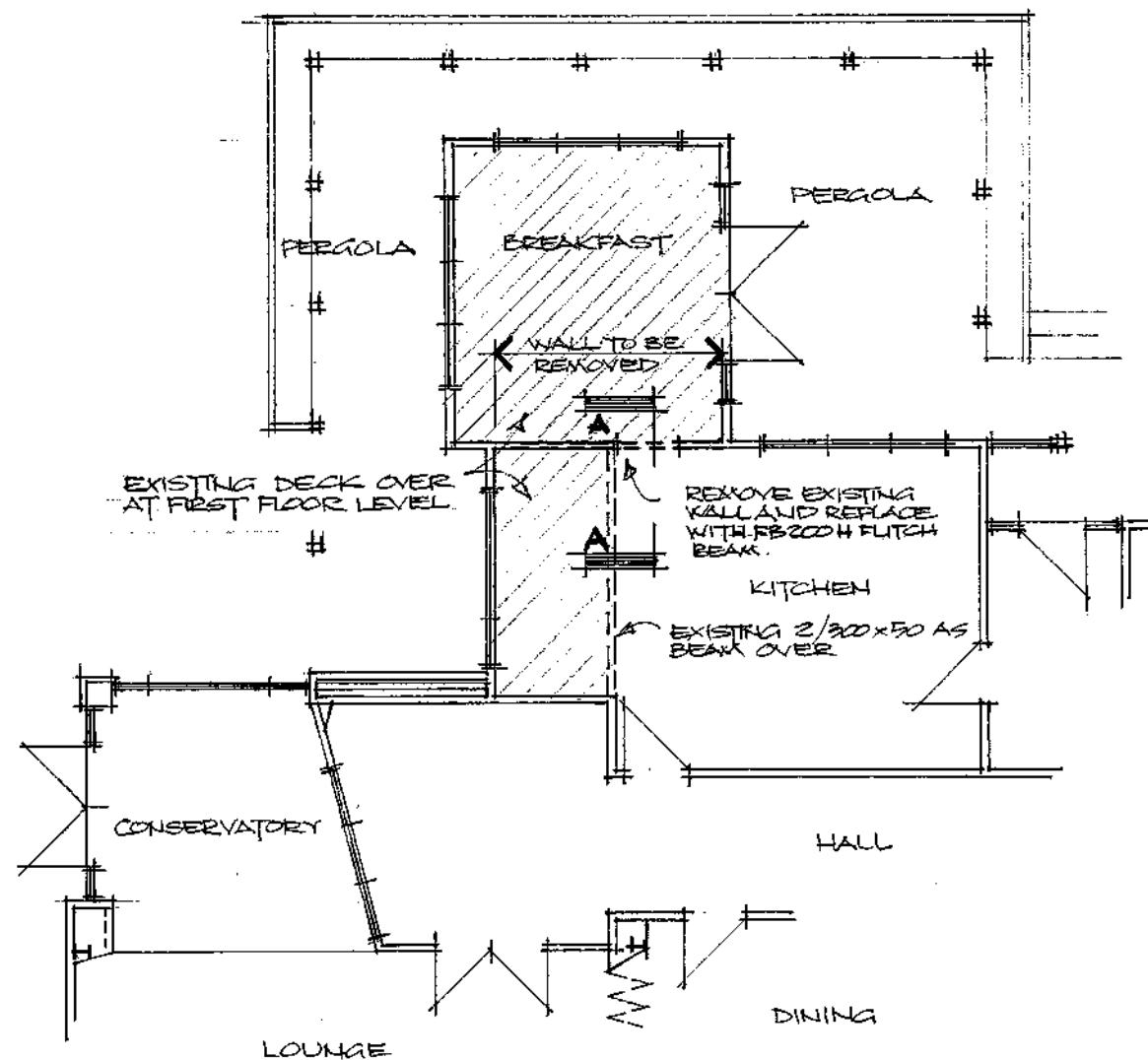
Or alternatively you can call the Gerard Roofs Helpline on **0800 104 868** during office hours.

You can also contact us by fax, e-mail or via the internet.

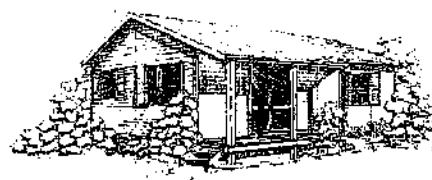
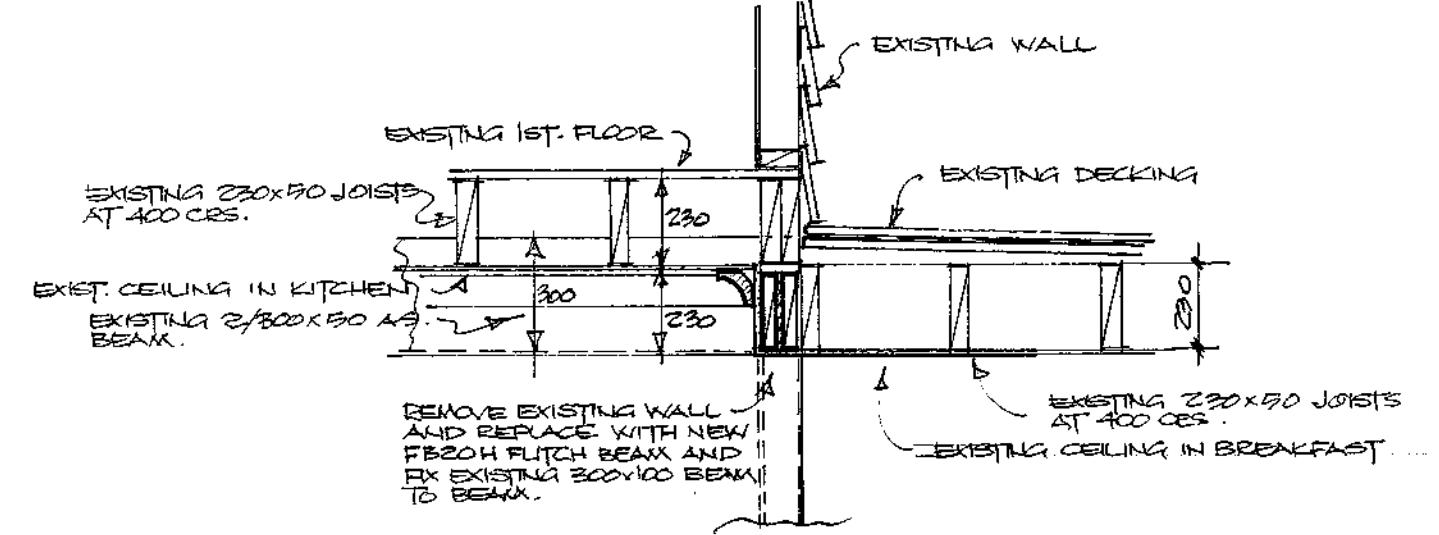
Yours sincerely



Max Goode
Customer Service Manager



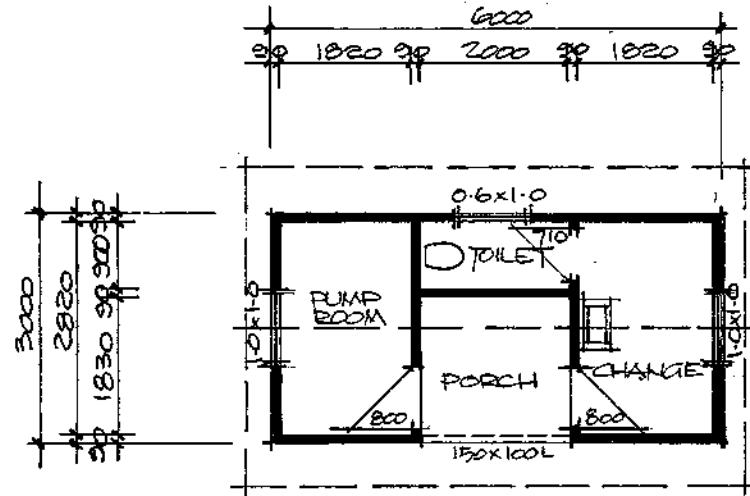
EXISTING GROUND FLOOR PLAN
WITH ALTERATIONS. 1:100



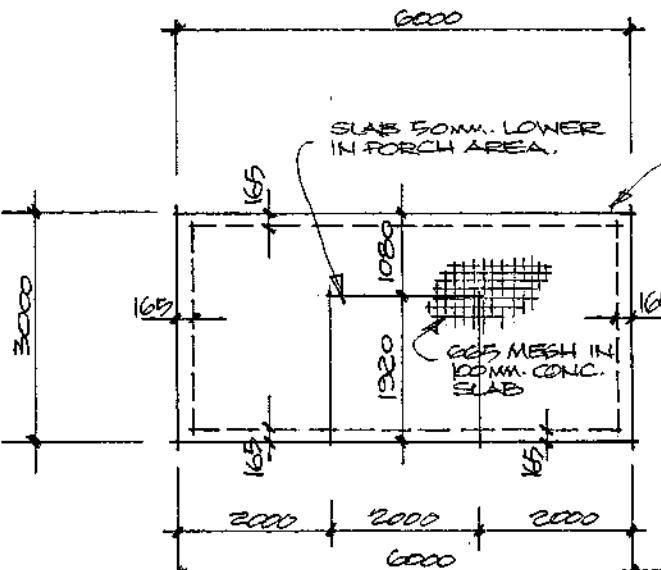
PAUL YOUDVALD
DRAUGHTING SERVICE
18 Arawhata Road
Paraparumau
Phone: 04 298 4442
Email: paulgael@xtra.co.nz

PROPOSED ALTERATIONS FOR MR. ALLEN
43 KOHEKONE ROAD - WAIKANAE.

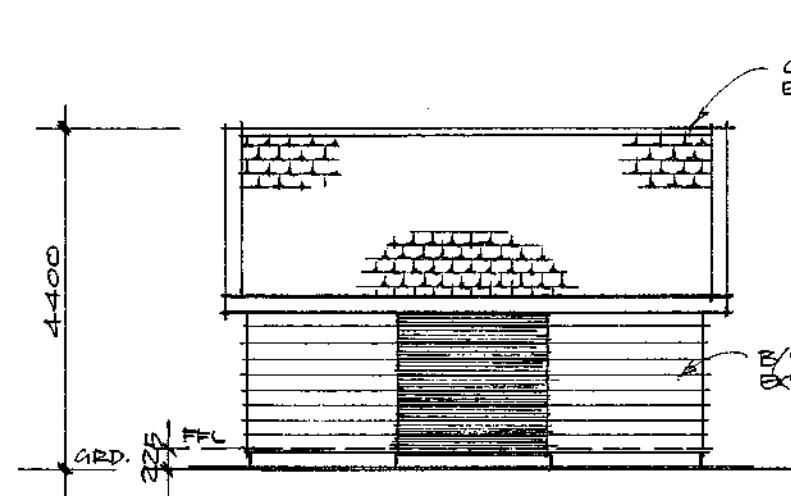
DRAWN BY: P. YOUDVALD	DRAWING NO.:
DATE: 23.08.05	
SCALE: 1:100, 1:20	
CHKD.:	



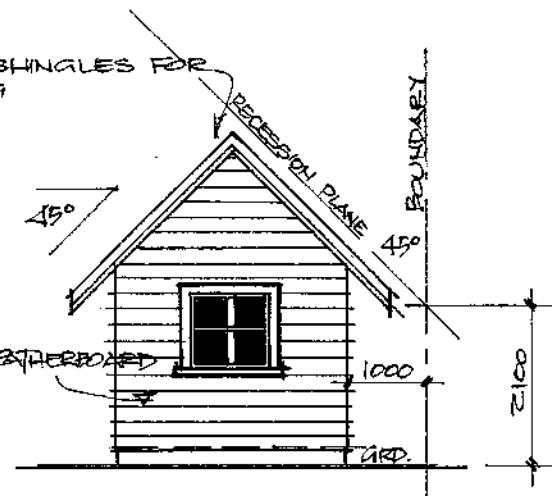
FLOOR PLAN 1:100



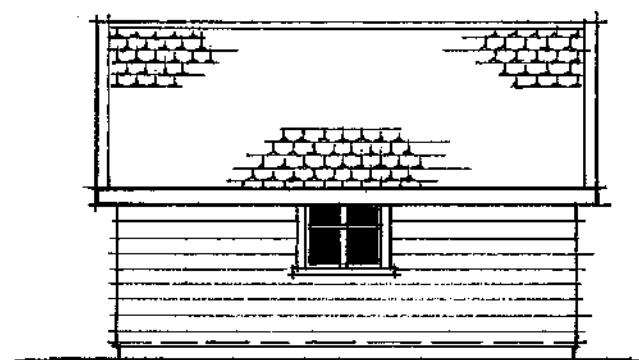
FOUNDATION PLAN 1:100



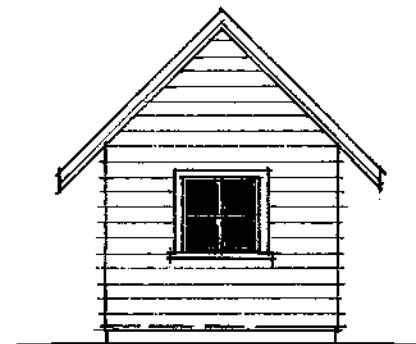
EAST ELEVATION 1:100



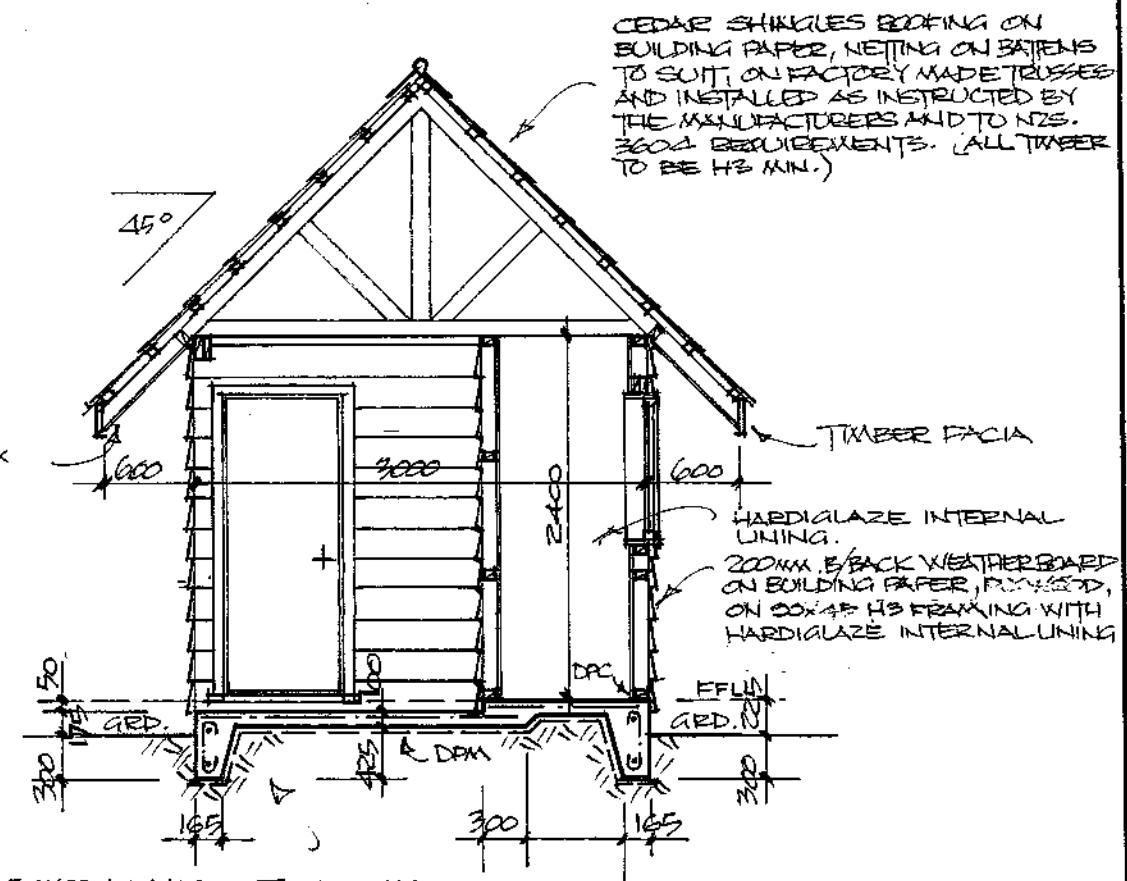
NORTH ELEVATION 1:100



WEST ELEVATION 1:100

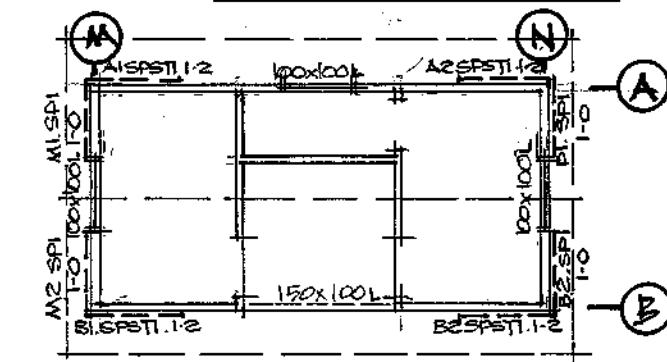


SOUTH ELEVATION 1:100

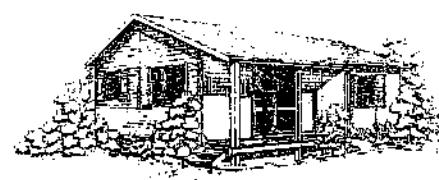


605 MESH IN 100MM THICK CONC. SLAB AND 2/D12 BARS WITH RG AT 600MM IN FOUNDATION EDGES. REFER TO NZS. 3604

CROSS SECTION 1:50



WALL BRACING PLAN 1:100



PAUL YOUDVALD
DRAUGHTING SERVICE
18 Arawhata Road
Paraparaumu
Phone: 04 298 4442
Email: paulgaek@xtra.co.nz

PROPOSED POOL SHED FOR MR. ALLEN
43 KOHEKOHE ROAD - WAIKANAЕ

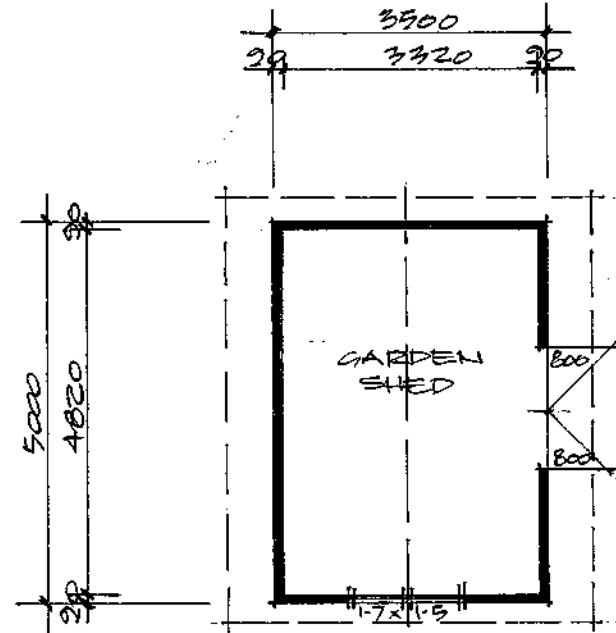
DRAWN BY: P. YOUDVALD

DRAWING NO.:

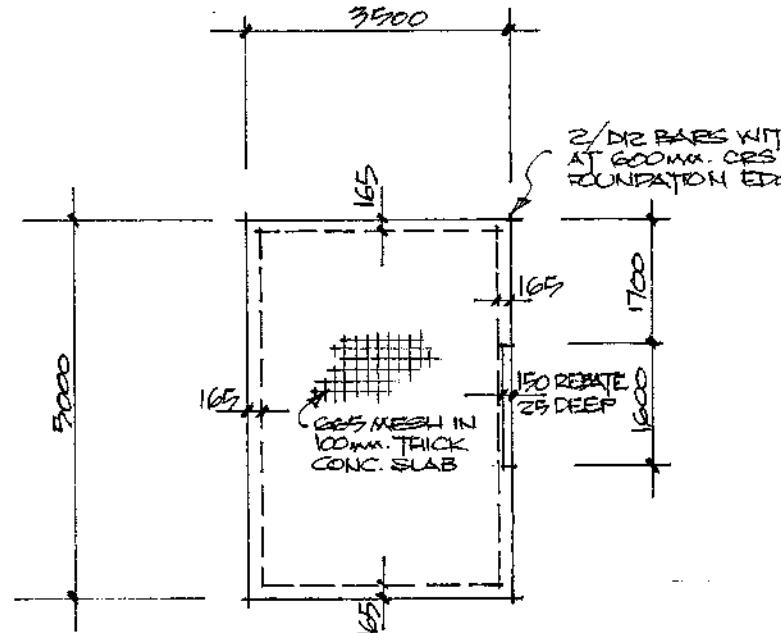
DATE: 22-08-05

SCALE: 1:100, 1:50

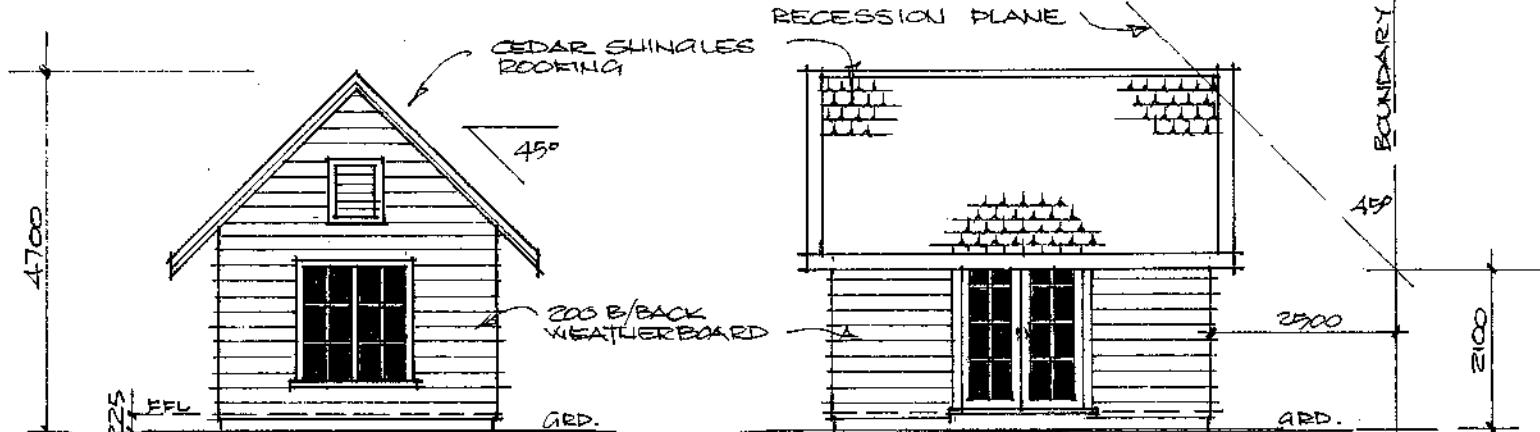
CHND.:



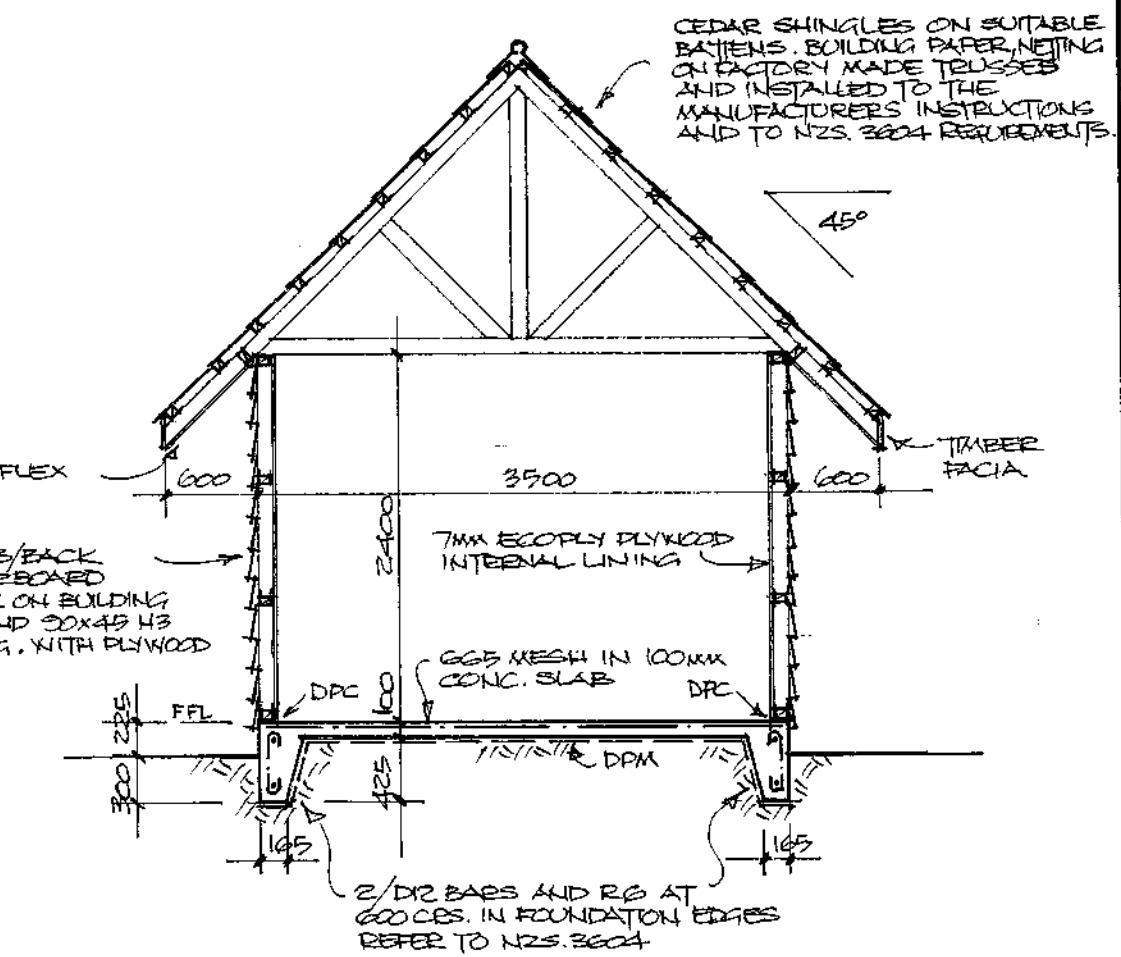
FLOOR PLAN 1:100



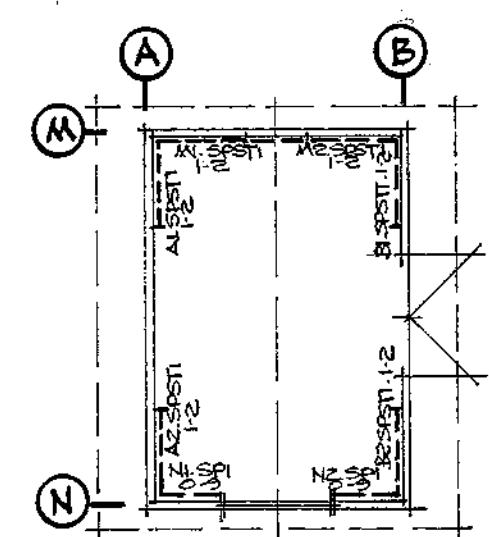
FOUNDATION PLAN 1:100



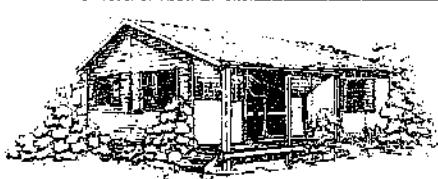
EAST ELEVATION 1:100



CROSS SECTION 1:50



WALL BRACING PLAN 1:100



PAUL YOUDVALD
PAUL YOUDVALD

DRAUGHTING S

Phone: 04 298 4442,
Email: paulgael@xtra.co.nz

PROPOSED GARDEN SHED FOR MR. ALLEN
43 KOHEKOHE ROAD - WAIKANAE

DRAWN BY: B. YOUNGALD

DRAWING NO. 1

DATE: 22.08.05

SCALE: 1:600 1:60

1000000

MR ALLEN
43 KOHEKOHE ROAD
POOL SHED

Table 3 from E2/AS1: Suitable wall claddings

Suitable wall Claddings ⁽¹⁾		
Risk score	Direct fixing to framing	Over 20mm minimum drained cavity
0-6	<ul style="list-style-type: none"> a) Timber weatherboards-all types b) Fibre cement weatherboards c) Vertical profiled metal ⁽³⁾ – corrugated and symmetrical trapezoidal only d) Fibre cement sheet ⁽⁴⁾ e) Plywood sheet f) EIFS (polystyrene) 	<ul style="list-style-type: none"> a) Masonry veneer ⁽²⁾ b) Stucco c) Horizontal profiled metal ⁽³⁾ corrugated or trapezoidal only
7-12	<ul style="list-style-type: none"> a) Bevel-backed weatherboards b) Vertical board and batten c) Vertical profiled metal ⁽³⁾ – corrugated only 	<ul style="list-style-type: none"> a) Masonry veneer ⁽²⁾ b) Stucco c) Horizontal profiled metal d) Rusticated weatherboards e) Fibre cement weatherboard f) Fibre cement sheet g) Plywood sheet h) EIFS (polystyrene)
13-20	<ul style="list-style-type: none"> a) Vertical profiled metal ⁽³⁾ – corrugated only 	<ul style="list-style-type: none"> a) to h) as above i) Bevel-back weatherboard
Over 20	<ul style="list-style-type: none"> a) redesign the building to achieve a lower score, or b) Specific design: <ul style="list-style-type: none"> • The design may need changing to reduce the risk • The Territorial Authority or Building Certifier will require more comprehensive details and documentation providing evidence of weathertightness • The territorial Authority, Building Certifier, Designer or owner may require more inspections • A third party audit of design by a weathertightness expert may be required 	

Notes 1 The wall claddings in this table are limited to those covered in the Acceptable Solutions

2 Traditional masonry veneer as per SNZ HB 4236 with minimum 40mm cavity

3 Refer to Figure 38 for profiles

4 Except stucco over a fibre cement backing

Weathertightness Risk factors

Establishing the Risk

How to Assess Risk

Step One: Obtain detailed drawings	Suitably detailed drawings are required to assess weathertightness risk. This documentation may include a site plan, floor plans, elevations, details of junctions and penetrations, and the presence of features like decks and pergolas
Step Two: Assess each external face against risk factors	Assess the drawings for each external face to determine the risk score for each risk factor. The factors are: <ul style="list-style-type: none"> • Wind zone • Number of storeys • Roof/wall intersection design • Eaves width • Envelope complexity • Deck design (Refer to Table 1)
Step Three: Complete the "Building envelope risk matrix" (table 2) for each face of the building.	Complete the "Building envelope risk matrix" (table 2) for each face of the building. It is possible for different elevations to have different risk scores
Step Four: Determine suitable cladding	Consult Table 3 to determine what cladding types are recommended with the risk score for each face. The cladding selected must be appropriate for the score on that face, but can be beyond the minimum required (ie, cladding suitable for a higher score can be used)

Selected Cladding Resulting from Risk Assessment

	Risk Score from page 3	Cladding Selected from Table 3	Tick selected option	
			Direct Fixed	Drained cavity
North Elevation	2	BLACK WEATHERBOARD	<input checked="" type="checkbox"/>	
South Elevation	2	" "	<input checked="" type="checkbox"/>	
East Elevation	2	" "	<input checked="" type="checkbox"/>	
West Elevation	2	" "	<input checked="" type="checkbox"/>	

Table 1 from E2/AS1 Definitions of Risk

Risk factor	Risk	Detail
A: Wind Zone	Low	Low wind zone as described by NZS 3604
	Medium	Medium wind zone as described by NZS 3604
	High	High wind zone as described by NZS 3604
	Very high	Very high wind zone as described by NZS 3604
B: Number of storeys	Low	One story
	Medium	Two storey in part
	High	Two storeys
	Very high	More than two storeys
C: Roof/wall intersection design	Low	Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)
	Medium	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)
	High	Roof-to-wall intersection fully exposed (e.g. parapets or eaves greater than 90° to vertical with soffit linings)
	Very high	Roof elements finished within the boundaries formed by exterior walls (e.g. lower ends of aprons, chimney etc)
D: Eaves width (1)	Low	Greater than 600mm at first floor level
	Medium	450-600mm at first floor, or over 600mm at second floor level
	High	100-450mm at first floor, or 450-600mm at second floor level
	Very high	0-100mm at first floor, or 100-450mm at second level, or 450-600mm at third floor level ⁽²⁾
E: Envelope complexity	Low	Simple rectangular, L, T, or boomerang shape, with single cladding type
	Medium	Complex, angular or curved shapes (e.g. Y or arrowhead) with single cladding type
	High	More complex, angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types
	Very high	As for high risk, but with junctions not covered in C or F on this Table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc)
F: Deck design	Low	None or timber slat deck or porch at ground level
	Medium	Fully covered in plan by roof, or timber slat deck attached at first or second floor level
	High	Enclosed deck exposed in plan, or cantilevered at first floor level
	Very high	Enclosed deck exposed in plan or cantilevered at second floor level or above

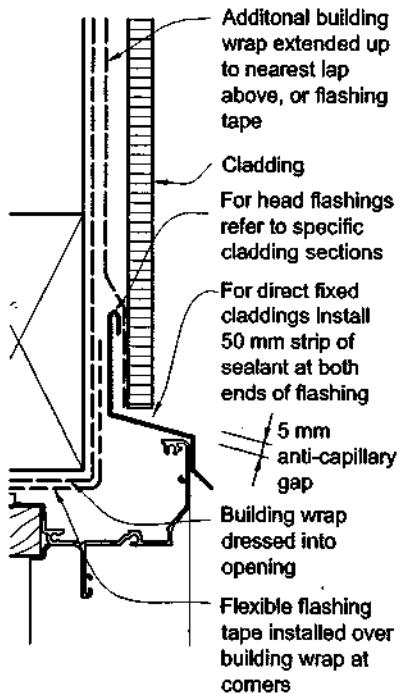
Notes: 1. Eaves width measured from external face of wall cladding to outer edge of overhang including gutters and facias

2. Balustrades and parapets count as 0 mm eaves

		North Elevation				South Elevation				West Elevation				
Risk Factor	Score	Low	Medium	Score	High	Very High	Score	High	Very High	Score	High	Very High	Score	High
Wind zone (per NZS 3604)	0	0	1	1	2	3	0	1	2	0	1	2	0	1
Number of storeys	0	1	2	4	0	0	1	2	4	0	1	2	0	1
Roof/wall intersection design	0	1	3	5	0	0	1	3	5	0	1	3	0	1
Eaves width	0	1	2	5	0	0	1	2	5	0	1	3	0	1
Envelope complexity	0	1	3	6	0	0	1	3	6	0	1	3	0	1
Deck design	0	2	4	6	0	0	2	4	6	0	2	4	0	2
		Total risk score				Total risk score				Total risk score				
Risk Factor	Score	Low	Medium	Score	High	Very High	Score	High	Very High	Score	High	Very High	Score	High
Wind zone (per NZS 3604)	0	0	1	1	2	3	0	1	2	0	1	2	0	1
Number of storeys	0	1	2	4	0	0	1	2	4	0	1	2	0	1
Roof/wall intersection design	0	1	3	5	0	0	1	3	5	0	1	3	0	1
Eaves width	0	1	2	5	0	0	1	2	5	0	1	3	0	1
Envelope complexity	0	1	3	6	0	0	1	3	6	0	1	3	0	1
Deck design	0	2	4	6	0	0	2	4	6	0	2	4	0	2
		Total risk score				Total risk score				Total risk score				
Risk Factor	Score	Low	Medium	Score	High	Very High	Score	High	Very High	Score	High	Very High	Score	High
Wind zone (per NZS 3604)	0	0	1	1	2	3	0	1	2	0	1	2	0	1
Number of storeys	0	1	2	4	0	0	1	2	4	0	1	2	0	1
Roof/wall intersection design	0	1	3	5	0	0	1	3	5	0	1	3	0	1
Eaves width	0	1	2	5	0	0	1	2	5	0	1	3	0	1
Envelope complexity	0	1	3	6	0	0	1	3	6	0	1	3	0	1
Deck design	0	2	4	6	0	0	2	4	6	0	2	4	0	2
		Total risk score				Total risk score				Total risk score				

Figure 71: General sealing of head flashing
 Paragraphs 9.1.7.e), 9.1.10.3 and 9.1.10.4.c)

NOTE: May also use *building wrap* lapped over flashing upstand in lieu of *flexible flashing tape*. Refer cladding window details, for example Figure 115.



Amend 2
 Jul 2005

Amend 2
 Jul 2005

Figure 71. The additional *building wrap* shall extend from the nearest lap above, and be lapped under the top layer.

9.1.10.5 Window sills

Sill tray *flashings* shall be in accordance with Table 7.

- Direct fixed claddings* shall have sill tray *flashings* that direct moisture to the outside face of the *cladding system* as shown in the details included in Paragraph 9.2 to Paragraph 9.9. The sill *flashing* shall extend back past the condensation channel of the window. The 5 mm gap between the window facing and sill tray must not be sealed.
- Claddings over a drained cavity* shall have:
 - face-fixed windows and doors, installed so the window frame flange facing is forward of the line of the cavity battens, and
 - no sill trays,
 - there is no requirement to maintain a 5 mm gap between the *cladding* and window facing at the sill or jamb with a cavity. Sealing this gap may reduce water entry during routine maintenance such as washing the *building*.

Amend 2
 Jul 2005

9.1.10.4 Head flashings

Head *flashings* shall be in accordance with Paragraph 4.6.1.6 and Table 7, unless specifically shown otherwise, and shall:

- Direct water to the outside of the wall *cladding*, and
- For wall *claddings* on cavity walls, incorporate 10 mm turn-ups as *stopends*. *Stopends* shall be terminated at the inside face of the *cladding* so they do not pass through the *cladding*, and

COMMENT:

Stopends are useful to prevent water moving past the ends of head *flashings*. However, additional problems of weatherproofing occur where the *stopend* penetrates the *cladding*.

- Have the upstand of the *flashing* protected from moisture by lapping an additional layer of *building wrap* over the upstand, or by using *flexible flashing tape* as shown in

Amend 2
 Jul 2005

Amend 2
 Jul 2005

COMMENT:

If a *cladding* requires continuous horizontal support below the window sill, a sill tray will be needed to direct water from the back of the *drained cavity* out over the *cladding*. This will require *specific design*.

- Where sill supports are required, they shall be supplied as an integral part of the window installation and installed to the window manufacturer's recommendations.

COMMENT:

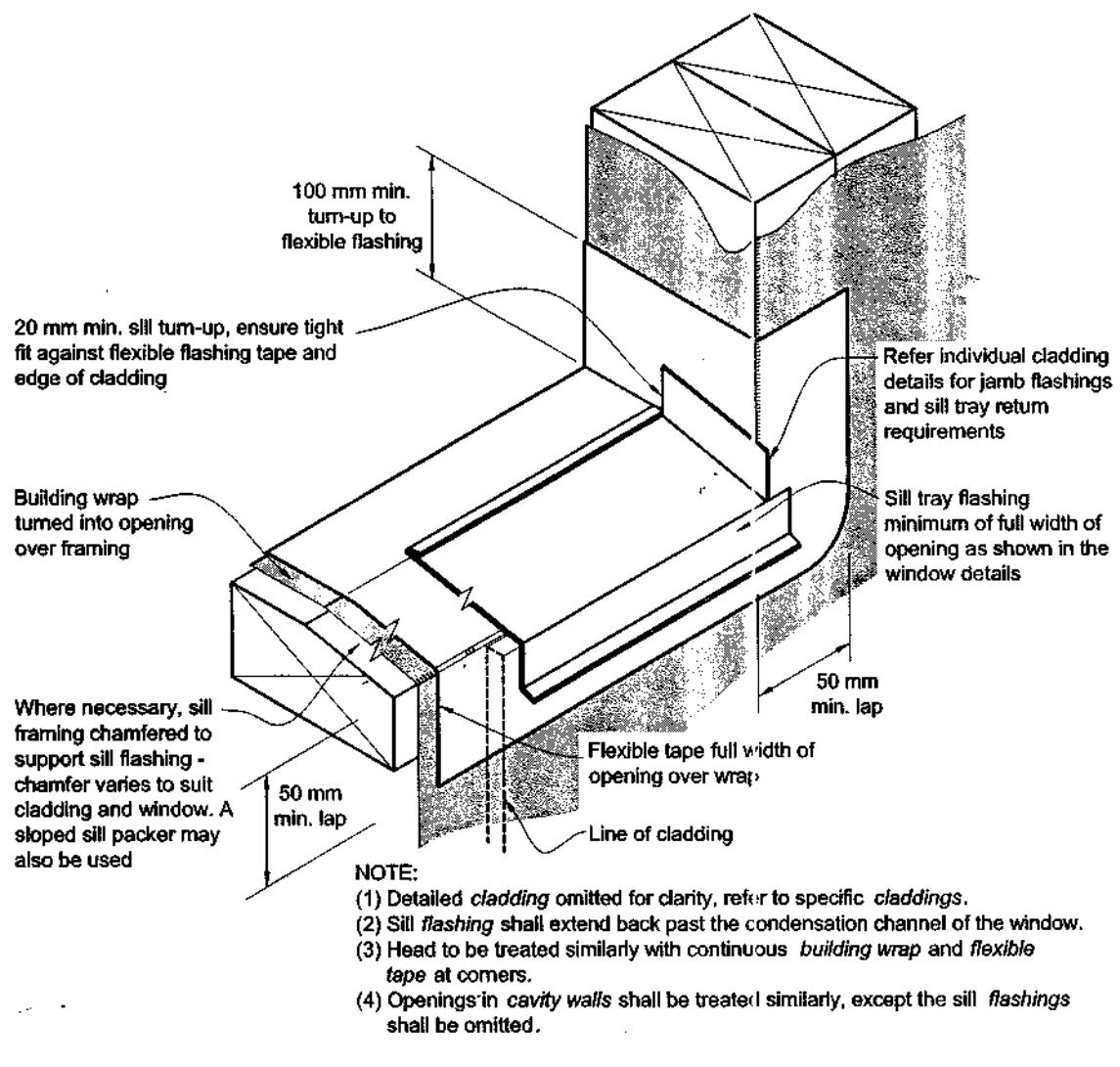
Alternatives may include a flat extruded sill tray with a *stopend* on three sides. Manufacturers should be consulted for specific details and results of testing on these.

Amend 2
 Jul 2005

Amend 2
 Jul 2005

Figure 72: General window opening

Paragraphs 9.1.5 and 9.1.10.2, Figures 76, 81-86, 90, 91, 95, 99, 115, 116, 127 and 128

Amend 2
Jul 2005

9.1.10.6 Jamb flashings

Jamb *flashings* shall be in accordance with

Amend²
Jul 2005 | Paragraph 4.0 and Table 7, and shall be installed where required in the figures included in Paragraph 9.2 to Paragraph 9.9.

Where required, jamb *flashings* shall overlap sill *flashings*, and direct moisture to the outside face of the *cladding system*.

9.1.10.7 Closed cell foam tape

Compressible foam tape shown behind window facings and *cladding* joints shall be closed cell PVC foam, with:

- a) Hardness 55-60 to ASTM D2240 Scale OO,
- b) Grade VE-43 to ASTM D1667,
- c) Compression set of 20% maximum to ASTM D1667, and
- d) UV weathering in UV Weatherometer for 1500 light hours to ASTM G154 or ASTM G155 with no visible deterioration in appearance.

9.4 Timber Weatherboards

Timber weatherboard *claddings* shall be either *direct fixed* to *framing* over a *building wrap* or fixed over a *drained cavity* as described in Paragraph 9.1.8.

Based on the *risk score* for an *external wall* calculated as per Paragraph 3.1, the weatherboard *cladding* may require the inclusion of a *drained cavity*.

9.4.1 Limitations

9.4.1.1 Weatherboard profiles

This Acceptable Solution is limited to the following types of timber weatherboards:

- a) Horizontal bevel-back,
- b) Horizontal rebated bevel-back,
- c) Horizontal rusticated,
- d) Vertical shiplap, and
- e) Vertical board and batten.

Profiles shall be as given in NZS 3617 or BRANZ Bulletin 411.

9.4.1.2 Vertical weatherboards

This Acceptable Solution is limited to the use of *direct fixed* vertical weatherboards in risk categories as shown in Table 3.

COMMENT:

Vertical weatherboards are not used over cavities because of the need for horizontal battens, which would interfere with a *drained cavity*.

Vertical weatherboards are therefore limited to low risk applications.

9.4.1.3 Horizontal weatherboards

Horizontal weatherboards shall be either *direct fixed* or fixed over a *drained cavity*, according to the risk categories as shown in Table 3.

9.4.2 Materials

Timber weatherboard *cladding* shall include the following features:

- a) *Building wrap* or rigid sheathing complying with Table 23, and
- b) Timber selection and treatment of weatherboards in accordance with NZS 3602.

9.4.3 Installation

A *building wrap*, complying with Table 23 shall be installed behind:

- a) All *direct fixed* timber weatherboards, or
- b) *Cavity battens* for timber weatherboards installed over a *drained cavity*.

9.4.3.1 Fixings

Fixings shall comply with Tables 20 and 24.

Amend 2
Jul 2005

Timber weatherboards shall be drilled for nailing at all joints and ends. All cut ends of painted weatherboards shall be primed.

9.4.4 Horizontal weatherboards

9.4.4.1 Horizontal laps

Laps shall be:

- a) 32 mm for non-rebated bevel-back boards, or
- b) 25 mm horizontal lap for rebated bevel-back and rusticated boards, with a minimum gap of 2 mm at the overlap between boards.

9.4.4.2 Joints

Joints shall be made only over supports and have:

- a) Corrosion-resistant soakers fitted, complying with Paragraph 4.3.2 to Paragraph 4.3.6, or
- b) Scarf or splay joints.

9.4.4.3 Fixings

Boards shall be fixed through the *building wrap* to the *framing* in accordance with Table 24.

9.4.4.4 External corners

External corners shall be weatherproofed by one of the following methods:

- a) For rusticated and bevel-back weatherboards, corner boxes with:
 - i) scribes for bevel-back weatherboards, as shown in Figure 78, or
 - ii) plugs or scribes for rusticated weatherboards, as shown in Figure 78,
- b) For bevel-back weatherboards:
 - i) mitred joints with back *flashing* as shown in Figure 78, or
 - ii) corrosion-resistant soakers complying with Paragraph 4.3.2 to Paragraph 4.3.6, and as shown in Figure 77.

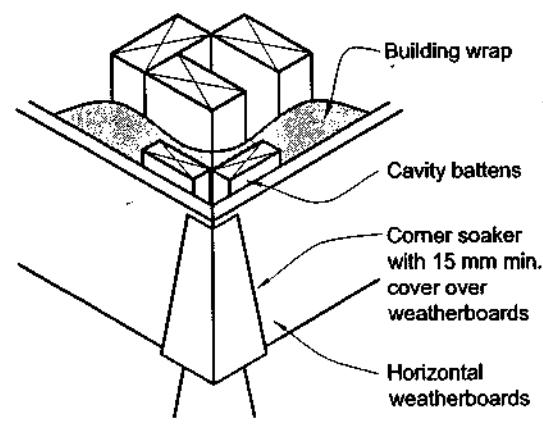
COMMENT:

The external corner with soakers for *direct fixed* bevel-back weatherboards is similar to that shown in Figure 88.

Amend 2
Jul 2005

Figure 77: Corner soakers for bevel-back weatherboards
Paragraph 9.4.4.4 b)

NOTE: Soaker corner for *direct fixed* weatherboards is similar to Figure 88



Amend 2
Jul 2005

Figure 81: Windows for direct fixed bevel-back weatherboards
 Paragraphs 9.1.6 and 9.4.6 a)

GENERAL: (a) Refer Figure 72 for wrapping of framed opening prior to window installation.
 (b) Sliding and bi-fold windows will require specific design.
 (c) A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.

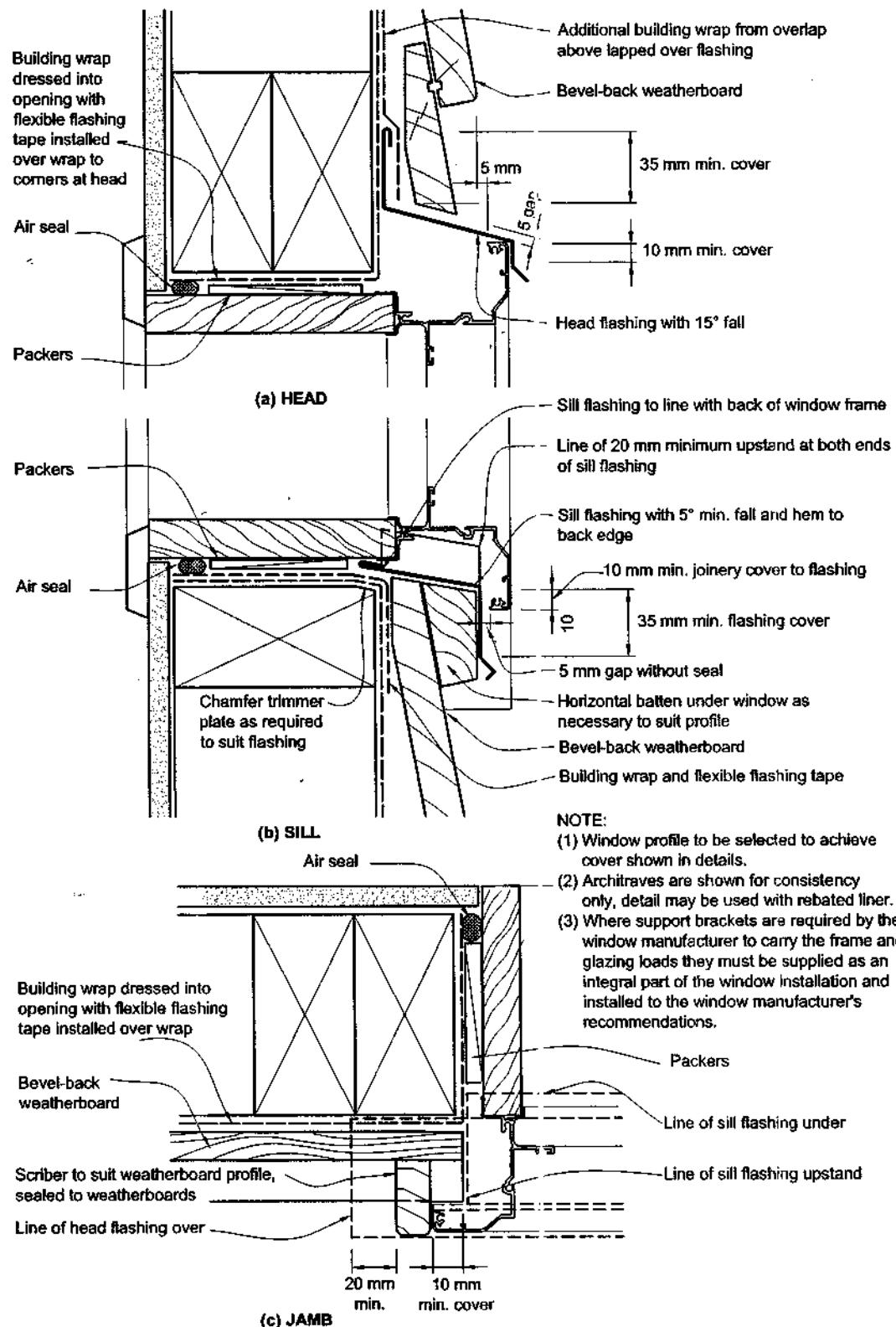
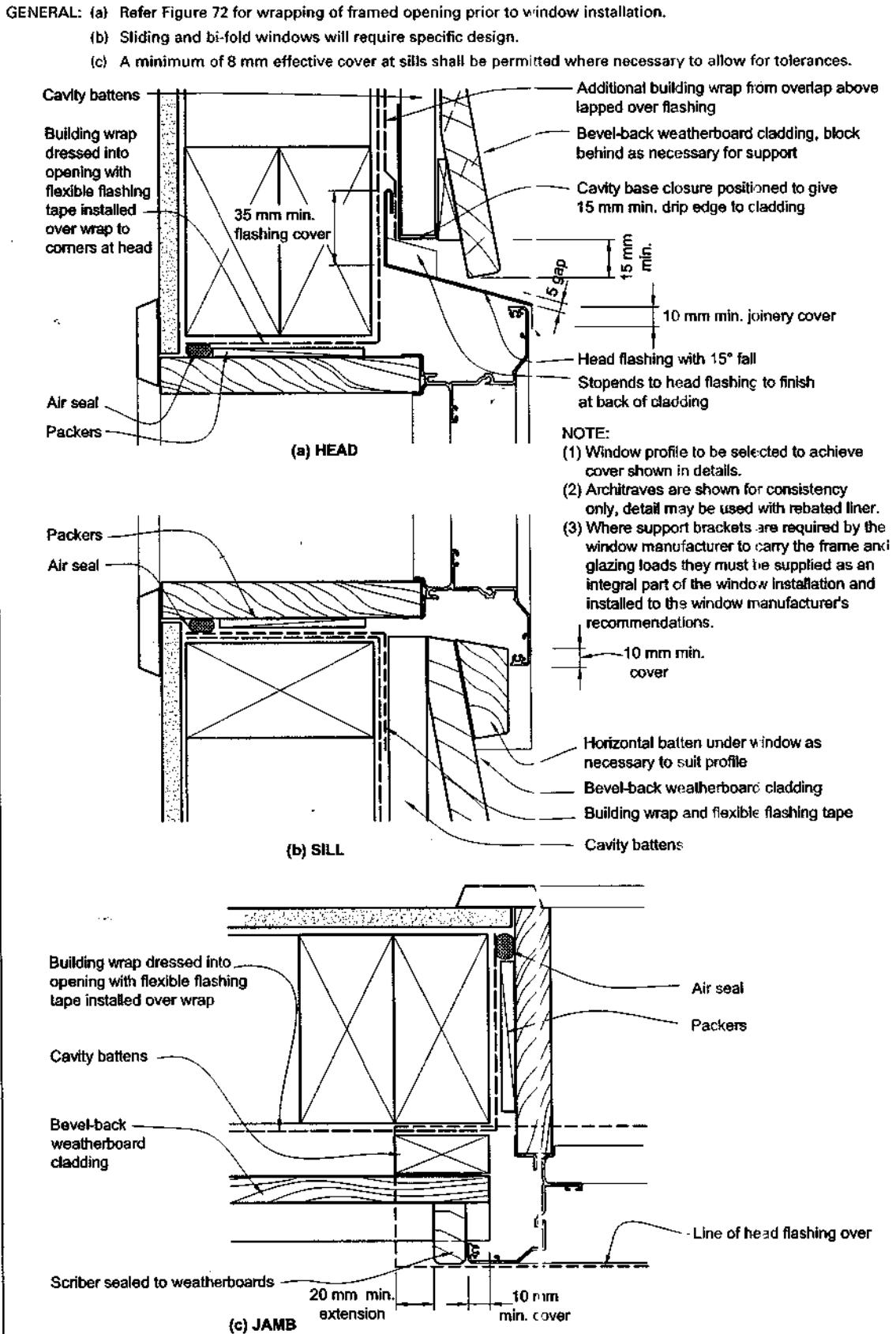


Figure 85: Windows for bevel-back weatherboards on cavity
Paragraph 9.4.7



10.3 Concrete slab-on-ground

10.3.1 General

Concrete slabs shall be cast on a granular base in accordance with Clause 7.5.3 of NZS 3604.

Every concrete floor slab cast on the ground shall have a *damp-proof membrane (DPM)*, which shall be either:

- Laid between the ground and the slab as shown in Figure 132, or
- Laid between the top of the slab and a concrete floor topping that is no less than 50 mm thick.

10.3.2 Floor levels

Laying of *damp-proof membranes* shall be as shown in Figure 132.

10.3.3 Damp-proof membranes (DPM)

The *DPM* shall:

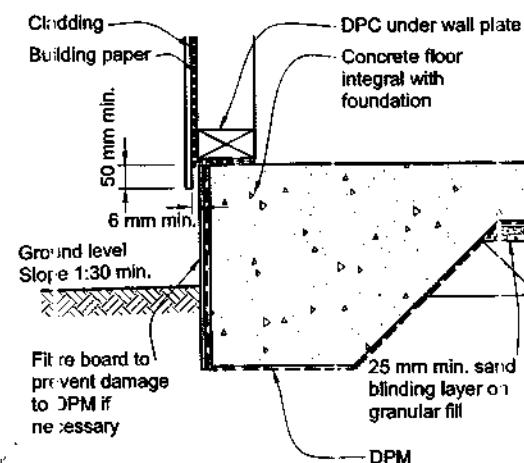
- Have a water vapour-flow resistance of no less than 90 MN s/g (mega-newton seconds per gram),
- Be sufficiently *durable* to resist damage from installation and normal worksite operations,
- Continue to function satisfactorily as a *DPM* for a minimum of 50 years,
- Be continuous over the whole slab area, except where the *DPM* is used under a concrete floor topping,
- Extend under the foundation walls as shown in Figure 132,
- Be laid on a surface which is unlikely to damage the *DPM*, and
- Have penetrations by services, reinforcing or other objects that are sealed by taping.

10.3.4 Acceptable materials

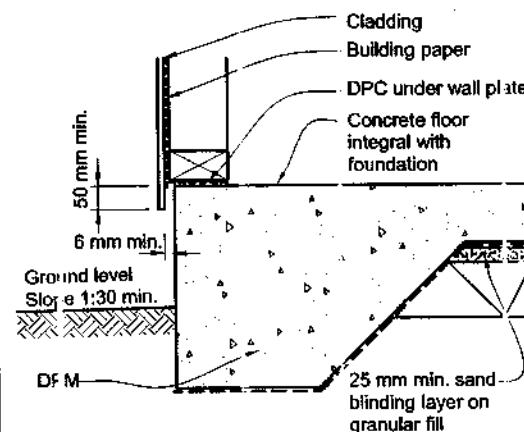
The *DPM* shall be:

- 0.25 mm thick minimum virgin polyethylene film, or
- Any other material that can be shown to meet the criteria of Paragraph 10.3.3.

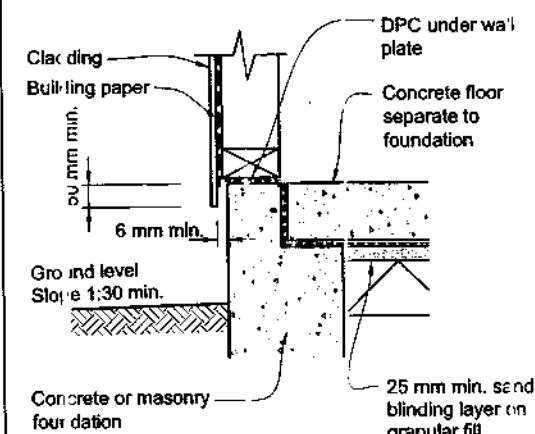
Figure 132: DPM for concrete slabs
Paragraphs 9.10.3.1, 10.3.1, 10.3.2,
10.3.3 e) and 10.3.5



(a) THICKENED EDGE SLAB POORLY DRAINED SITE



(b) THICKENED EDGE SLAB WELL DRAINED SITE



(c) CAST ON FOUNDATION ALTERNATIVE

10.3.5 Finished floor level

The ground shall be sloped as shown in Figure 132 to carry water away from the *building*.

The height of the finished floor level above adjacent ground shall comply with Clause 7.5.2 of NZS 3604 and Table 18, and be no less than:

- a) For *masonry veneer wall claddings*:
 - i) 100 mm if ground is permanently paved, or
 - ii) 150 mm if ground is unpaved.
- b) For *cladding* other than *masonry veneer*:
 - i) 150 mm if ground is permanently paved, or
 - ii) 225 mm if ground is unpaved.

COMMENT:

It is important that ground clearances are maintained after completion and occupation of the *building*.

It is recommended that the *building* platform be formed at a level of at least 300 mm below the finished floor level, with the exterior ground sloped to carry water away from the exterior walls.

This allows landscaping and paving to be built up, while still maintaining the required clearances.

10.3.6 Protection of timber

Wall *framing* shall be separated from the concrete slab by a *damp-proof course (DPC)*.

11.0 Construction Moisture

11.1 Moisture in materials

Moisture contained in the *building* structure at completion of *construction* shall not be permitted to damage the *building elements*.

Construction moisture includes the moisture contained in:

- a) Timber products as a result of a treatment or manufacturing process,
- b) Timber or other materials as a result of exposure to the weather, and
- c) Concrete, mortar or plaster that is not completely cured.

11.2 Maximum acceptable moisture contents

The maximum moisture contents shall be:

- a) For timber *framing* at the time of installing interior *linings*, the maximum acceptable moisture content shall be the lesser of:
 - i) 20% for insulated *buildings*, 24% for non-insulated *buildings*, or
 - ii) as specified in NZS 3602.
- b) For timber *weatherboards* and exterior *joinery*, 20% at the time of painting.
- c) For reconstituted wood products, 18% at all times, and
- d) For concrete floors, sufficiently dry to give a relative humidity reading of less than 75% at the time of laying fixed floor coverings.

COMMENT:

Some manufacturers of timber or other wall or floor components may recommend lower moisture contents for their product.

It is advisable to use the manufacturer's moisture content requirements, if these are lower than those required by this paragraph.

11.3 Measuring moisture content

11.3.1 Timber

Measurement shall be by the recommended procedure in the New Zealand Forest Research Institute publication "Measurement of moisture content of assembled timber framing".

11.3.2 Concrete floors

Measurement shall be made in accordance with BRANZ Bulletin 330 "Thin Flooring Materials - 2 - Preparation and Laying".

Wall Bracing Calculation Sheet A

Job Details

GARDEN SHED

box 1

Name	MR. ALLEN		
Street and Number	43 KOHEKOHE ROAD		
Lot and DP Number			
City/Town/District WAIKANAЕ			
Location of Storey:	(single/upper of two/lower of two)		Floor load: 2kPa/3kPa
Building height to apex	4.7 m	Roof weight	light/heavy
Roof height above eaves	2.6 m	Cladding weights:	light/medium/heavy
Stud height	2.4 m	Subfloor	light/medium/heavy
Average roof pitch	45°	Lower Storey	light/medium/heavy
Building length BL =	5.0 m	Upper Storey	light/medium/heavy
Building width BW =	3.5 m	Room in Roof Space	Yes / No
Gross Building			
Plan Area, GPA = 17.5 m ²			
<i>Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.</i>			

Wind Zone

box 2

Region:	Terrain:	Exposure:	Topography:
R1 0 <input checked="" type="checkbox"/>	Inland 0 <input checked="" type="checkbox"/>	Sheltered 0 <input checked="" type="checkbox"/>	Gentle 0 <input checked="" type="checkbox"/>
R2 1 <input type="checkbox"/>	Coastal 1 <input type="checkbox"/>	Exposed 1 <input type="checkbox"/>	Moderate 1 <input type="checkbox"/>
Extreme 3 <input type="checkbox"/>			
Total points _____			
Wind Zone: Low (0) -		Very high (3)	
Medium (1)		Specific Design (4)	
<input checked="" type="checkbox"/> High (2)			

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone:

(A)

B

C

BUs required Wind

box 4

From Table W1A/W1B

W along = 72.4 BUs/m

W across = 68.4 BUs/m

Total wind load,

W ALONG:

W along x BW = 253 BUs

W ACROSS

W across x BL = 342 BUs

BUs required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 4.0 BUs/m²*Note: For a room in the roof space use E + 3*

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 70 BUs

Please Photocopy

For a software version
phone GIB® Information
Helpline 0800 100 442

Wall Bracing Calculation Sheet B

Along GARDEN SHED

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake						
1	2	3	4	5	6 W	7 W	6 E	7 E					
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BUs Achieved (BU/m x L)	Rating BU/m	BUs Achieved (BU/m x L)					
A		A1 SPSTI 1-2		30 108		80 36							
A		A2 SPSTI 1-2		30 108		80 36							
B		B1 SPSTI 1-2		30 108		80 36							
B		B2 SPSTI 1-2		30 108		80 36							
C													
D													
E													

Totals Achieved

W 432

E 384

From Sheet A

Totals Required

W 253

E 70

Wreq/Ereq = *

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake						
1	2	3	4	5	6 W	7 W	6 E	7 E					
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BUs Achieved (BU/m x L)	Rating BU/m	BUs Achieved (BU/m x L)					
M		M1 SPSTI 1-2		30 108		80 36							
M		M2 SPSTI 1-2		30 108		80 36							
N		N1 SPI 0-9		110 99		105 94							
N		N2 SPI 0-9		110 99		105 94							
O													
P													
Q													

Totals Achieved

W 414

E 380

From Sheet A

Totals Required

W 342

E 70

Wreq/Ereq = *

Wall Bracing Calculation Sheet A

Job Details

Pool SHED

box 1

Name	MR. ALLEN		
Street and Number	43 KOHEKONE ROAD		
Lot and DP Number			
City/Town/District	WAIKANAE		
Location of Storey:	single/upper of two/lower of two	Floor load: 2kPa/3kPa	
Building height to apex	4.4 m	Roof weight	light/heavy
Roof height above eaves	2.4 m	Cladding weights:	Subfloor
Stud height	2.4 m	Lower Storey	light/medium/heavy
Average roof pitch	45°	Upper Storey	light/medium/heavy
Building length BL =	6.0 m	Room in Roof Space	Yes / No
Building width BW =	3.0 m	Gross Building	
Plan Area, GPA = 18 m ²			
Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.			

Wind Zone

box 2

Region:	Terrain:	Exposure:	Topography:
R1 0 <input checked="" type="checkbox"/>	Inland 0 <input checked="" type="checkbox"/>	Sheltered 0 <input checked="" type="checkbox"/>	Gentle 0 <input checked="" type="checkbox"/>
R2 1 <input type="checkbox"/>	Coastal 1 <input type="checkbox"/>	Exposed 1 <input type="checkbox"/>	Moderate 1 <input type="checkbox"/>
Extreme 3 <input type="checkbox"/>			

Total points _____

Wind Zone:	Low (0) -	Very high (3)
	Medium (1)	Specific Design (4)
	High (2)	

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone:

(A)

B

C

BUs required Wind

box 4

From Table W1A/W1B

W along = 69.6 BUs/m

W across = 63.6 BUs/m

Total wind load,

W ALONG:

W along x BW = 209 BUs

W ACROSS

W across x BL = 382 BUs

BUs required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 40 BUs/m²**Note:** For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 72 BUs

Please Photocopy

For a software version
phone GIB® Information
Helpline 0800 100 442

Wall Bracing Calculation Sheet B

Along POOL SHED (PLY WOOD BRACING)

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A		A1	SPSTI	1-2	80	108	80	
		A2	SPSTI	1-2	90	108	80	
B		B1	SPSTI	1-2	80	108	80	
		B2	SPSTI	1-2	90	108	80	
C								
D								
E								

Totals Achieved		W	E
From Sheet A	Totals Required		
Wreq/Ereq =	*	209	72

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M		M1	SPI	1-0	110	110	105	105
		M2	SPI	1-0	110	110	105	105
N		N1	SPI	1-0	110	110	105	105
		N2	SPI	1-0	110	110	105	105
O								
P								
Q								

Totals Achieved		W	E
From Sheet A	Totals Required		
Wreq/Ereq =	*	410	420
W	382	E	72

3 February 2004



FILE: RM030376

John Allen – Trailers Direct Limited
C/- Jenny Grimmett
Truebridge Callender Beach
PO Box 13 142
WELLINGTON

Dear John

RM030376: PROPOSED SMALL HOME BUSINESS MANUFACTURING LIGHT TRAILERS IN RESIDENTIAL ZONE (INDUSTRIAL ACTIVITY) AT 43 KOHEKOHE ROAD, WAIKANAE (LOT 3 DP 80295)

We are pleased to enclose your Resource Consent for the above planning application.

As you will see from the Resource Consent there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging an objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

The deposit for an objection is \$370 (including GST) plus an extra \$144 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire within 5 years of the date of issue of this decision. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

You are also advised that before development can take place, you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 9045 - 759.

Thank you for dealing with the Kapiti Coast District Council.

Yours faithfully

A handwritten signature in black ink, appearing to read "Matthew Muspratt".

Matthew Muspratt
RESOURCE CONSENTS PLANNER

Kapiti Coast District Council

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



RESOURCE CONSENT NUMBER: RM030376

That officers acting under Delegated Authority from Council and pursuant to Section 104B of the Resource Management Act 1991 **GRANT** land use consent to manufacture trailers within a garage beneath the dwelling at 43 Kohekohe Road, Waikanae (Lot 3 DP 80295) subject to the following conditions:

1. All aspects of the manufacturing of the trailers shall be undertaken as described within the application documents provided with RM030376.
2. Hours of operation are limited to 0700 – 1800 hours Monday to Friday.
3. The proposal shall comply with all permitted activity standards for the residential zone at all times.
4. The consent holder shall notify the Council's Compliance Officer in writing **48 hours** before the consent is carried out. The consent holder shall fill out and return (by fax 04 9045815 or post Private Bag 601, Paraparaumu) the form attached to the decision letter.
5. That the consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions [or review of consent conditions], or supervision of the resource consent as set in accordance with section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and other activities, the actual costs of materials or services, including the costs of consultants or other reports or investigations which may have to be obtained.

* Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

Notes:

1. A uniform monitoring charge of \$90 has already been charged on this consent and is seen as part of the deposit.
2. Where appropriate, the Council may agree to reduce the required monitoring charges where the consent holder will carry out appropriate monitoring and reporting back to Council.

REASONS FOR DECISION

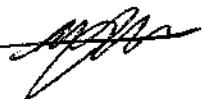
Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this non-notified controlled activity consent decision are as follows:

1. The adverse effects on the environment relating to the proposal are considered to be no more than minor.
2. All adversely affected parties have given their consent.
3. Granting of the consent will not be contrary to the objectives and policies of the District Plan or the Resource Management Act 1991.

DECISION: APPROVED

RM030376

DATE: 3 FEBRUARY 2004



Matthew Muspratt
RESOURCE CONSENTS PLANNER

SPECIFICATION

1. PRELIMINARIES AND GENERAL

1.1 GENERAL

1.1.1 PARTIES TO THE WORK are: **MR. & MRS. ALLEN**
Employer Designer: Paul Youdvald Draughting Service
Engineer:

SITE LOCATION **43 KOHEKOHE ROAD
WAIKANAE.**

1.1.3 Workmanship and materials unless otherwise specified are to be in accordance with NZS 3604:1999 and the New Zealand Building Code.

1.2 DOCUMENTATION

1.2.1 NZ BUILDING CODE: This specification refers to BIA Approved Documents which Comprise of the appropriate Building Code clause with the addition of Acceptable Solutions which are a means of compliance.

The following is a list of Approved Documents referred to in this Specification. Other Approved Documents need to be complied with but are not necessarily listed below.

B1/AS1	Structure - general
B1/AS2	Structure - timber barriers
B1/AS4	Structure - foundations
B2/AS1	Durability
C1/AS1	Outbreak of fire
C2/AS1	Means of Escape
C3/AS1	Spread of Fire
C4/AS1	Structure stability during fire
D1/AS1	Access routes
E1/AS1	Surface water
E2/AS1	External moisture
E3/AS1	Internal moisture
F2/AS1	Hazardous materials
F3/AS1	Hazardous substances and processes
F4/AS1	Safety from falling
F5/AS1	Construction and demolition hazards
F7/AS1	Warning systems
F8/AS1	Signs
G1/AS1	Personal hygiene
G4/AS1	Ventilation
G5/AS1	Interior environment
G6/AS1	airborne and impact sound
G7/AS1	Natural light
G8/VM1	Artificial light
G9/VM1	Electricity
G10/AS1	Piped services
G12/AS1	Water Supplies

G13/AS1 Foul water - sanitary plumbing

G13/AS2	Foul water - drainage
H1/AS1	Energy efficiency

1.2.2 STANDARDS This specification refers to New Zealand Standard Specifications
The latest edition of the following documents apply:

NZS 366	Clay Building Bricks
NZS 1158	Doors
NZS 1900	Model building by-law, parts 1 to 11
NZS 2295	Building papers, breather type
NZS 3101	Pt 1 Design of concrete structures
NZS 3102	Concrete masonry units
NZS 3103	Sands for mortars and internal and external renderings
NZS 3104	Concrete production, high grade
NZS 3108	Concrete production ordinary grade
NZS 3109	Concrete construction
NZS 3111	Methods of test for water and aggregate for concrete
NZS 3112	Method of test for concreter parts 1 to 4
NZS 3114	Concrete surface finishes
NZS 3117	Pigments for Portland cement and Portland cement products
NZS 3121	Water and aggregates for concrete
NZS 3122	Portland cement
NZS 3402	Steel bars for the reinforcement of concrete
NZS 3421	Steel wire for concrete reinforcement
NZS 3422	Welded fabric of drawn steel wire for concrete reinforcement
NZS 3503	Anodic oxide coating on aluminium external applications
NZS 3504	Aluminium windows
NZS 3602	Specifying timber and wood-based products for use in building
NZS 3603	Timber design
NZS 3604	Light timber frame building not requiring specific design
NZS 3606	Manufacture of glue-laminated timber
NZS 3608	Resin bonded wood chipboard
NZS 3601	Profiles of moulding and joinery
NZS 3614	Manufacture of construction plywood
NZS 3615	Strength properties and design methods of construction plywood
NZS 3616	Finger jointer timber
NZS 3617	Profiles of weatherboards, fascia boards and flooring
NZS 3619	Timber windows
NZS 3631	NZ national timber grading rules
NZS 3640	Minimum requirements of NZ Preservation Council
NZS 4203	General structural design and loadings for buildings
NZS 4210	Masonry construction materials and workmanship
NZS 4211	Performance of windows
NZS 4218P	Minimum thermal insulation for residential buildings
NZS 4221	Fibrous plaster sheets
NZS 4223	Glazing in building, parts 1 and 2
NZS 4229	Concrete masonry buildings not requiring specific design
NZS 4230	Design of masonry structures
NZS 4251	Solid plastering
NZS 7703	Painting of buildings

1.3 OBLIGATIONS

1.3.1 COMPLY with the NZ Building Code and all statutory obligations and regulations
Of Territorial Authorities and Regulatory Bodies relating to the execution of the
works.

- 1.3.2 **BUILDING CONSENTS, FEES AND NOTICES:** The Employer shall obtain all Building Consents. Contractors shall give all notices as required by the NZ Building Code and Territorial Authorities and Regulatory Bodies.
- 1.3.3 **SAFETY:** Comply with all regulations applying to the safety, health and welfare of workers. Fence off, light or otherwise separate any source of danger on the site to people outside of work hours.
- 1.3.4 **INSURANCES:** The Employer shall obtain a “Contractors All Risks:” policy to cover the works prior to construction commencing. Contractors shall have their own Public Liability (\$1,000,000.00 minimum) and motor vehicle (\$250,000.00 minimum) cover in place prior to commencing work to this project.
- 1.3.5 **NUISANCE:** Take all reasonable precautions to prevent damage and nuisance from water, fire, smoke, vehicle, dust, rubbish, noise and any other causes resulting from the construction works.

1.4 MATERIALS AND WORKMANSHIP

- 1.4.1 **MATERIALS** Unless otherwise stated all materials are to be bought new, the best quality of their respective kinds, and complying with the relevant NZS
- 1.4.2 **WORKMANSHIP** Conform to good trade practice and the relevant Codes of Practice in current use in NZ. All work is to be level, plum, and true to line and face. Employ only experienced and competent work people.
- 1.4.3 **SUPPLY** all labour, materials, services, temporary works and equipment and plant required for the proper execution and completion of the works.

1.5 COMPLETION

- 1.5.1 **GUARANTEES** Obtain and provide all necessary guarantees required under this contract.
- 1.5.2 **CODE COMPLIANCE CERTIFICATE:** The Contractor is to notify the Local Authority on completion of the works and obtain the code of compliance Certificate. A clear code compliance certificate is a prerequisite of practical Completion.
- 1.5.3 **DURABILITY:** The Contractor is to provide a “Producer Statement”: at the completion of the Works stating that all products and materials have been installed in accordance with the manufacturers instructions to meet the durability requirement set out in the Building Act and Building Code.

The “Producer Statement: is to be in the form set out the Building Act.

- 1.5.4 **CLEAR AWAY** all trade debris from the site and leave the building clean and ready for occupation, with all services operating and mechanical parts in good working order. Remove all temporary markings, coverings and protective wrappings. Clean all glass inside and out.

2. CONCRETE

2.1 MATERIALS

- 2.1.1 **CONCRETE** to be Ordinary Grade 17.5 MPa

2.1.2 **REINFORCING COVER**

Foundations 75mm cover
Slabs 35mm from top of slab
Elsewhere 50mm

2.1.3 DPC with approved materials in continuous layer under all ground floor slabs.

2.1.4 STEEL connectors exposed to weather shall be hot dip galvanised.

2.1.5 WALLS BELOW GROUND to have 3 coats of Flintkote or similar approved.

3. STRUCTURAL STEEL

3.1 MATERIALS complying with grade 43A of BZ 4360:1972

4. CARPENTRY

4.1 MATERIALS

4.1.1 MATERIALS AND WORKMANSHIP shall comply with NZS 3604.

4.1.2 PRESERVATIVES shall comply with NZS 3640.

4.1.3 FRAMING TIMBER shall be gauged timber in long lengths:

100 x 50 Bottom Plate
100 x 50 Studs at 400 ctrs to exterior walls
100 x 50 studs at 600 ctrs to interior walls
100 x 50 dwangs at 800 ctrs
100 x 50 top plates
150 x 40 additional plates where required
75 x 40 ceiling battens at 450 ctrs.
Exposed timber clean douglas fir or Oregon.

4.1.4 ROOF FRAMING where required shall be of sizes indicated on drawings.

4.1.5 TRUSSES shall be by Gang-Nail NZ Limited or equal approved.

4.1.6 FINISHING TIMBER to exterior and interior to be machine dressed to thickness & Width.

4.1.7 BUILDING PAPER from top of top plate to underside bearers or wall plates shall be Breather type to NZS 2295. Laps to be 75mm. Replace or repair damage paper.

4.1.8 SOFFITS to be 4.5mm Hardiflex with pvc jointers.

4.1.9 INTERIOR LININGS 9.5 Gibraltar board, 10mm Fyreline, 10mm aqualine.

4.1.10 INSULATION Ceiling batts R1.8 Walls R1.8 or Wool fleece equivalent.

5. JOINERY

5.1 MATERIALS

5.1.1 INTERNAL DOORS hollow core, medium density particle board with hardboard

Face and 10mm clashing strips. Frames ex 25mm for paint finish and rebated for Linings.

5.1.2 SKIRTING & CORNICE to be 12mm. Skirtings of 60mm with Cornice of 40mm

5.1.3 WINDOWS to be aluminium ..

6. PAINTING

6.1 MATERIALS

6.1.1 EXTERIOR WOODWORK primed unless oil finish with one good undercoat and One high loss coat (enamel or acrylic) Sashes & doors enamel paint not acrylic.

6.1.2 HARDIFLEX SOFFITS 2 coats PVA latex paint.

6.1.3 HARDIPLANK to receive a sealer, base coat and top coats to match existing texture

6.2 SCHEUDLE

6.2.1 INTERIOR All walls to be papered except for cupboards, robes, and garage.

6.2.2 INTERIOR WOODWORK to be painted.

7. PLUMBING & DRAINAGE

7.1 REGUATIONS

All work must comply with NZS G12/AS1, GB/AS1 and AS2

Provide gully trap for relocated laundry. Either lower existing drains to suit new gully or

Provide suitable pump to the prior approval of the Owner and the Local Authority.

7.2 MATERIALS

7.2.1 WATER MAIN

7.2.2 INTERNAL SERVICES Polybutylene

7.2.4 WASTE PIPES PVC

7.2.5 VENT PIPES PVC

7.2.6 DOWNPIPES AND SPOUTING PVC

7.2.7 STORMWATER DRAINS PVC

7.2.8 SEWER DRAINS PVC

7.2.9 GULLY TRAPS PVC

7.3 SCHEUDLE

7.3.1 LAUNDRY By owner and plumber

7.3.2 SHOWER By owner and plumber

7.3.3 BATH By owner and plumber

7.3.4 VANITY By owner and plu

7.3.5 WC By owner and plu

7.3.6 KITCHEN By owner and plu

7.3.7 CYLINDER By owner and plu

7.3.8 EXTERIOR TAPS By owner and plu

7.4 GAS SUPPLY

N/A

8. ELECTRICAL

8.1 REGUATIONS

All installations shall comply with NZBC G9/VM1.

8.2 SCHEDULE

CEILING OUTLETS	By owner and electrician
WALL OUTLETS	By owner and electrician
DOWN LIGHTS	By owner and electrician
SINGLE POWER POINTS	By owner and electrician
DOUBLE POWER POINTS	By owner and electrician
PHONE OUTLETS	By owner and electrician
TV OUTLETS	By owner and electrician

Note: No TV aerial or splitter.

9. PROVISIONAL AND PC SUMS

BUILDING CONSENTS CHECK LIST

		Initial	Resource
		Assessment	Consents
		Yes	No
Certificate of Title			
Site Coverage	Maximum of 40%		
Fence Height	Max 1.8m Road Front, Max 2m Side and Rear		
Permeable surface	Min 30%		
Yards			
Front site	3m & 1.5m sides, 4.5 front		
Rear Site	3m all yards		
Corner Site	4.5m road front		
Other	1m to ROW		
Building Height	8m High (All areas) 6m High (Peka Peka if <90m to toe of dune) 4.5m High (Accessory buildings)		
Coastal Building Line	No Build Line Relocatable		
Recession Plane	45degrees off 2.1m on boundary		
Flooding	1:50 or 1:100		
Noise	Airport Zone State Highway		
Accessory Building			
Residential	Max 60m2		
Rural	n/a, check general		
General	May not block access 1m to boundary 3m to dwellings 4.5m in height Comply with height plane		
Garages yards	1m to boundary		

Comments: Residential, no DP features, RIC as
site = Rm03037L, RM 900095, no flood
hazard, easements on site - see microfilm
enclosed, S221 notice enclosed

PLD 16/9/05

Approved/Approved with conditions

Signed By..... Date..... 13.9.05.....



Project Information Memorandum No. 055884P

Building Project..... SHEDS.....

43 KONEKONE ROAD
WAIKANAE

FOR OFFICE USE ONLY

FEES	PIM Fee	\$.....
\$.....	RECEIPT NO.	DATE
\$.....	INVOICE NO	DATE
\$.....	RECEIPT NO	DATE
SUBTOTAL	\$.....	
Less Deposit Paid	\$.....	
TOTAL	\$.....	
GST INCLUDED	\$.....	



Project Information Memorandum

Section 34, Building Act 2004

Application

Allen Family Trust 43 KoheKohe Road Waikanae	No. Issue date Application date	055884P 12/10/05
--	---------------------------------------	---------------------

Project

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stage Construction of two sheds and removal of one internal wall in house
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$15,000
Location	43 KOHEKOHE ROAD, WAIKANAE
Legal Description	LOT 3 DP 80295
Valuation No.	1494150901

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

- Information identifying 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:

12-10-05

Kapiti Coast District Council

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



PROJECT INFORMATION MEMORANDUM - BC 055884P

Application Details

Landlin

Applicant Name :	Allen Family Trust
Contact Address :	43 KoheKohe Road Waikanae
Location :	43 KOHEKOHE ROAD, WAIKANAE
Legal Description :	LOT 3 DP 80295
Proposal :	Construction of two sheds and removal of

Application Details

Use Permitted :	Permitted activity
Resource consent granted :	RM030376 and RM9000095
Designations on property :	None listed
Easements :	Right of way
Site subject to inundation :	Not known to be
Relocatable zone :	N/A
Coastal building line restriction :	N/A
Minimum floor level (50 year event) :	N/A
Floor level (100 year event) :	N/A
Yard and height requirements :	Comply
Tree/building preservation :	None listed

Comments

Consent notices, covenants, and like listings registered on the title are the responsibility of the applicant. Search this property title for any impediments to this proposal.

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 Land

Potential erosion : Not known to be
Potential avulsion : Not known to be
Potential subsidence : Not known to be
Potential slippage : Not known to be
Potential alluvion : Not known to be
Potential inundation : Not known to be
Presence of hazardous contaminants : Not known to be

Other features

Plumbing and Drainage Details

Sewer available / connected : Connected
Water available / connected : Connected
Site plan of existing services : See attached when connected to the sewer shown
Location of sewer lateral : 15mm shown
Location and size of water toby : N/A
Location of public drains (if any) : see planners comments
Location of easements (if any) : Soak pit
Stormwater disposal to :

Plumbing and drainage notes



RM 970379

KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLAN 80295
THE SUBDIVISION OF LOTS 15 - 18 DP 19887 &
LOTS 21 - 23 DP 23782,
43 KOHE KOHE ROAD, WAIKANAE
FOR R J REILLY

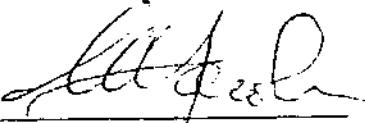
The District Land Registrar at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and the following condition is to be complied with on a continuing basis:

1. The existing native vegetation within Lots 1 - 3 shall not be felled, burnt, damaged or removed without obtaining the approval of Council's Resources Consents Manager.

Dated this 25th day of March 1998.


AUTHORISED OFFICER


AUTHORISED OFFICER



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **WN47A/178**

Land Registration District **Wellington**

Date Issued **03 April 1998**

Prior References

WN24A/926 WN769/38 WND2/119

Estate **Fee Simple**

Area **4039 square metres more or less**

Legal Description **Lot 3 Deposited Plan 80295**

Proprietors

John Leslie Allen, Susan Jean Allen and Caroline Leslie Pierce

Interests

B658670.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 3.4.1998 at 10.48 am

Appurtenant hereto is a right to sewage drainage specified in Easement Certificate B658670.5 - 3.4.1998 at 10.48 am
Subject to a right of way over part marked B on DP 80295 specified in Easement Certificate B658670.5 - 3.4.1998 at 10.48 am

The easement specified in Easement Certificate B658670.5 is subject to Section 243 (a) Resource Management Act 1991
5252884.1 Surrender of the right of way appurtenant to Lot 1 DP 80295 specified in Easement Certificate B658670.5 - 14.6.2002 at 9:00 am

6438266.5 Mortgage to Kiwibank Limited - 30.5.2005 at 9:00 am



NAME: REILLY

ADDRESS: 43 KOKE KOKE ROAD

LOT: DP:

PROJECT: F/S. Jayline Classic

CONSENT NO: 970419

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						
INBUILT FIRES						
Chimney & Flue						
Seismic fixing						
SWIMMING POOLS						
Fencing						
Gates, - Doors						
Water Supply						
Backwash disposal						

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building					
Plumbing					
Drainage					

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

COUNCIL COPY



Inspection Advice

Commencing 1 July 2004 Kapiti Coast District Council Building Control has introduced additional inspection requirements primarily to cover the exterior envelope of buildings to ensure compliance with Clause E2 of the Building Code.

The following list provides an explanation of when the 'normal' inspections and those new ones should be carried out. (* indicates new inspection.)

1. **Foundation Inspection:** When all formwork has been completed, footings have been excavated and reinforcement is in place.
 2. **Sub-floor Inspection (timber suspended floor):** When all sub-floor connections, joists and required blocking have been completed but before any flooring or base boards have been fitted. Relocated dwelling require a sub-floor inspection prior to the base boards being fitted.
 3. **Pre-slab plumbing Inspection (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
 4. **Pre-slab building Inspection (concrete slab):** When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.
 5. **Pre-block-fill Inspection:** When all masonry block work is completed, reinforcing in place and washout openings in place.
 6. *** Pre-wrap Inspection:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
 7. *** Post-wrap Inspection:** When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity system) cavity closers and all flashing systems are in place, but before joinery has been installed.
 8. *** Post-clad Inspection:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
 9. **Pre-stucco Inspection:** After the post-wrap inspection and when all the reinforcing and flashings are in place.
 10. **Brick veneer Inspection:** When veneer is at half-height and all flashings are in place.
 11. **Pre-line Inspection (plumbing):** When all internal plumbing is complete and plumbing pipe work is under pressure test (when required).
 12. **Pre-line Inspection (building):** When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.
 13. **Post-line Inspection:** When all interior linings have been installed.
 14. **Waste water drain Inspection:** When all drainage work is complete, drain under test and as-built drawing available.
 15. **Final Inspections:** Final inspections carried out at completion of project and may include, entire project, plumbing, drainage, stormwater.

Building Consent Number : 055884

Applicant Name : Allen Family Trust

Project : Construction of two sheds away from house

Location : 43 KOHEKOHE ROAD, WAIKANAE

Legal Description : LOT 3 DP 80295

Please note the list below, which identifies the inspections required for this project.

To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-9045-617 between the hours of 8.00am and 5.00pm Monday- Friday inclusive. Close off for booking inspections is 4.00pm on the day prior to the requested inspection.

Council can provide a weekend inspection service provided that requests are made prior to 4.00pm on the Friday preceding the weekend.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation	Yes	Brook	13/4
Sub-floor	No		
Pre-slab Plumbing	No		
Pre-slab Building	Yes	Brook	13/4
Pre-block-fill	No		
Pre-wrap	Yes		
Post wrap	Yes		
Post-clad	No		
Pre-stucco	No		
Brick veneer	No		
Pre-lining (plumbing)	No		
Pre-lining (building)	Yes	Brook	5-4-07
Post-lining	No		
Waste Water Drain	Yes		
Final Inspection	Yes		

PLUMBER / DRAINLAYER TO FILL OUT ATTACHED
PRODUCER STATEMENT FORMS AND RETURN
TO COUNCIL ALSO PROVIDE AN ASBUILT DRAINAGE PLAN

B.C 055884

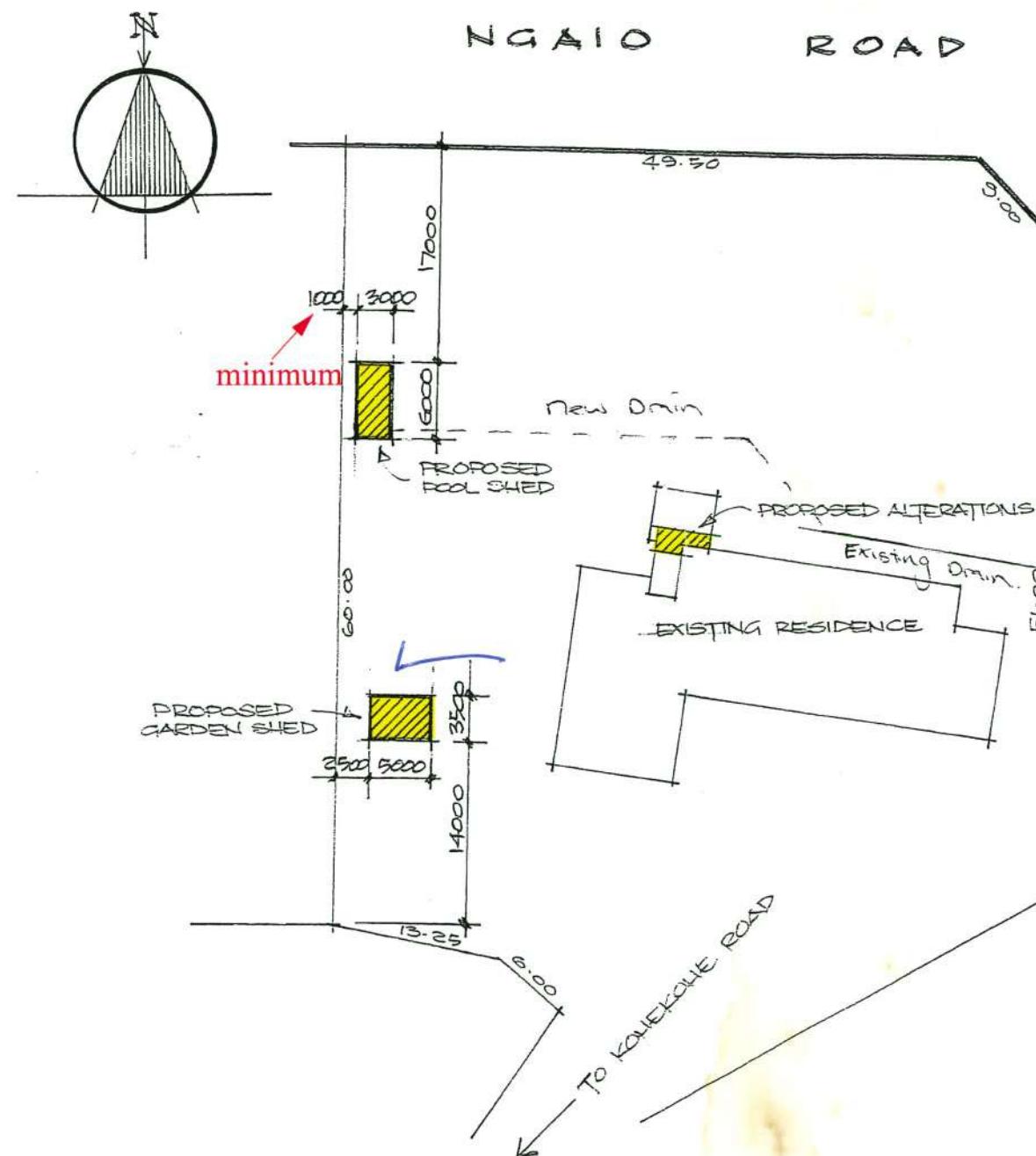
APPROVED
BY PLANNING
Rachelle Voice
Officer

13/09/2005

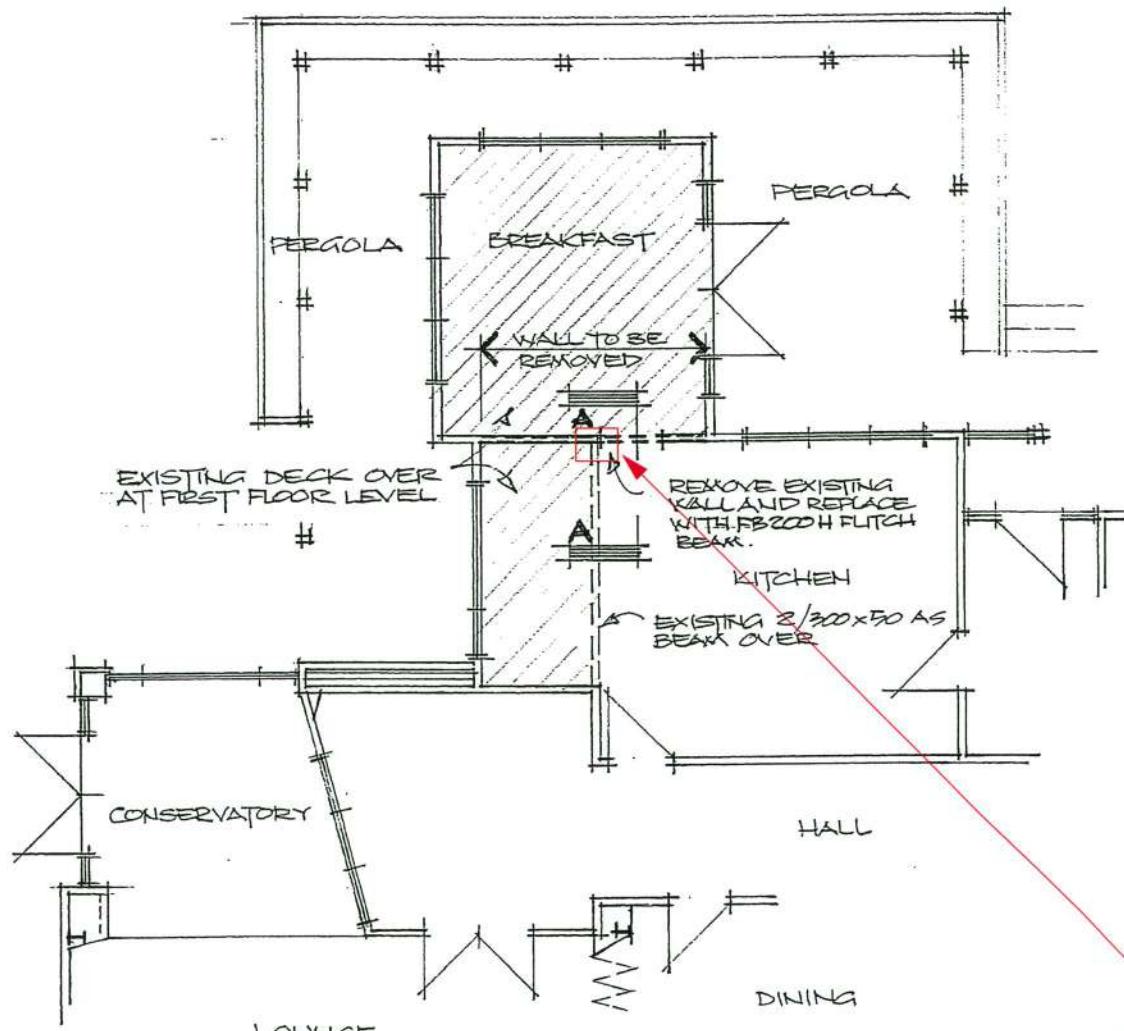
APPROVED
BY BUILDING
Peter Wilkinson
Officer
29/09/2005

CAUTION
Plans have been digitally
reproduced and may not
be to scale.

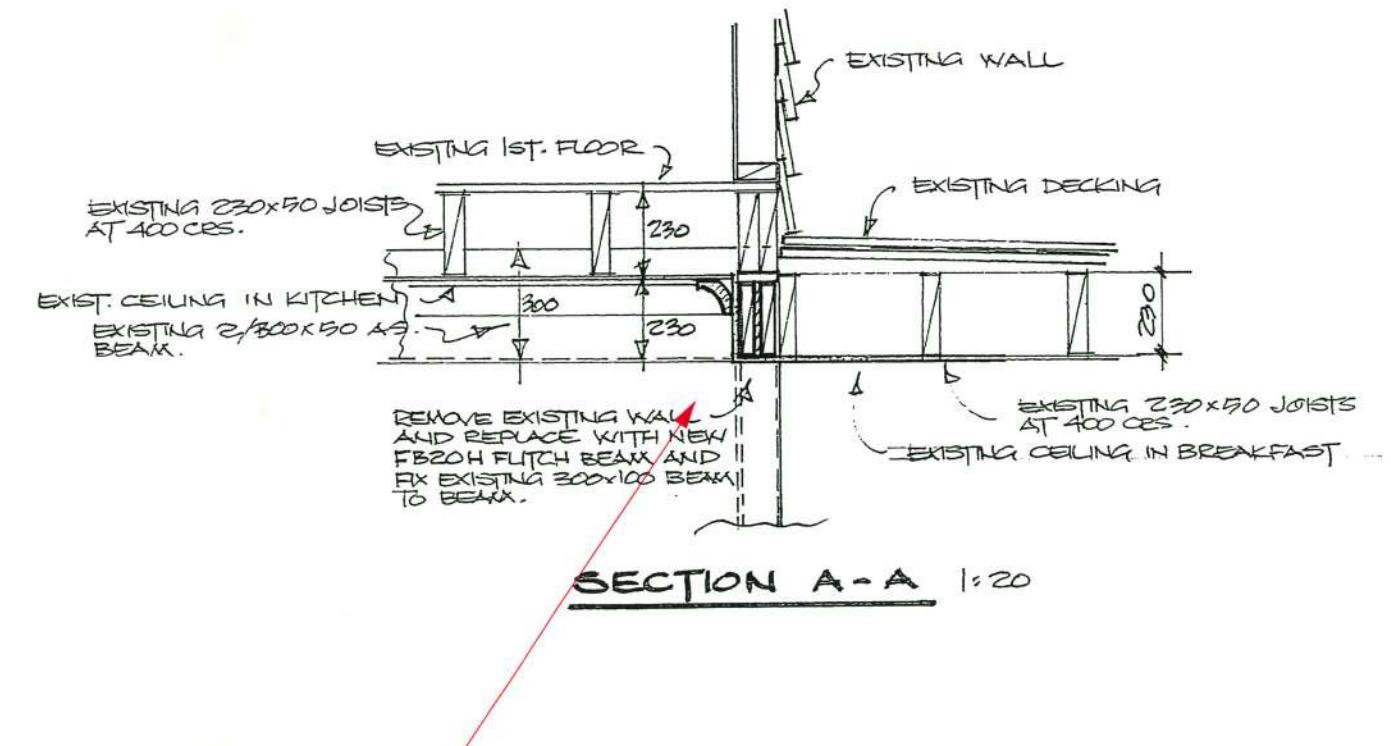
stormwater to be taken clear of the foundation
and contained on site.



All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS.3604:1999 For Light Timber Framed construction.



EXISTING GROUND FLOOR PLAN
WITH ALTERATIONS. 1:100



this flitch beam is not uniformly loaded as the existing beam attaches approx' midspan.

Confirmation required by Registered Engineer or the licensed pre nailers supplying the specified member in writing, prior to installing.

Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire.



PAUL YOUDVALD
DRAUGHTING SERVICE
18 Arawhaha Road
Paraparaumu
Phone: 04 298 4442
Email: paulgael@xtra.co.nz

PROPOSED ALTERATIONS FOR MR. ALLEN
43 KOHEKOHE ROAD - WAIKANAЕ.

DRAWN BY: P. YOUDVALD

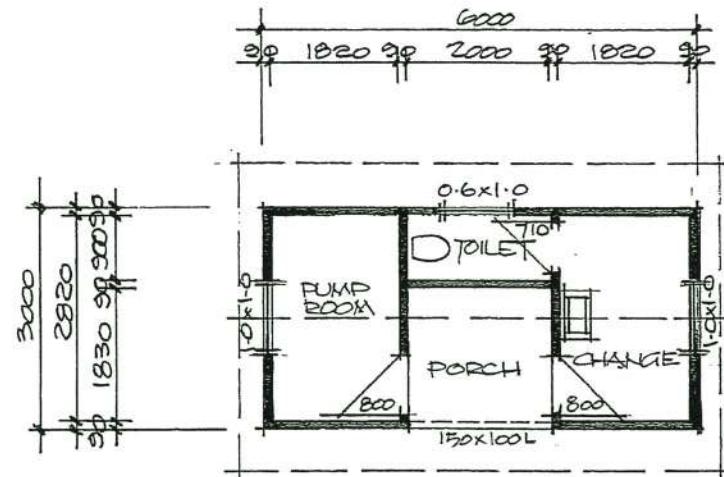
DRAWING NO.:

DATE: 23.08.05

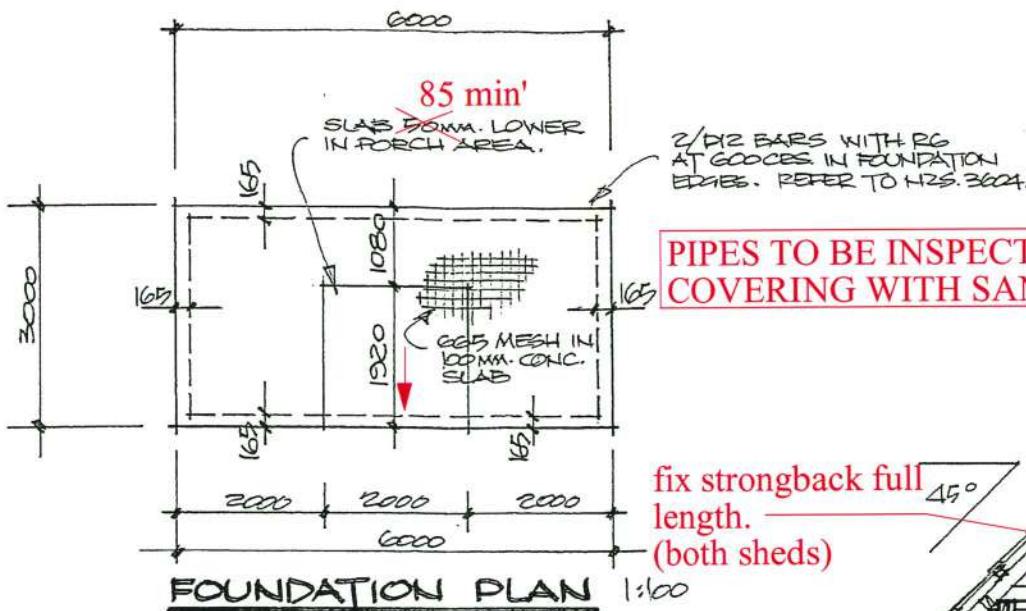
SCALE: 1:100, 1:20

CHKD.:

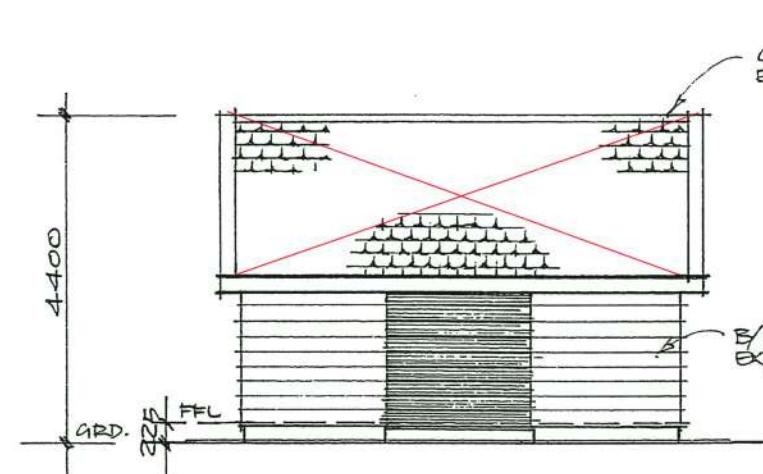
APPROVED
BY BUILDING
Peter Wilkinson
Officer
29/09/2005



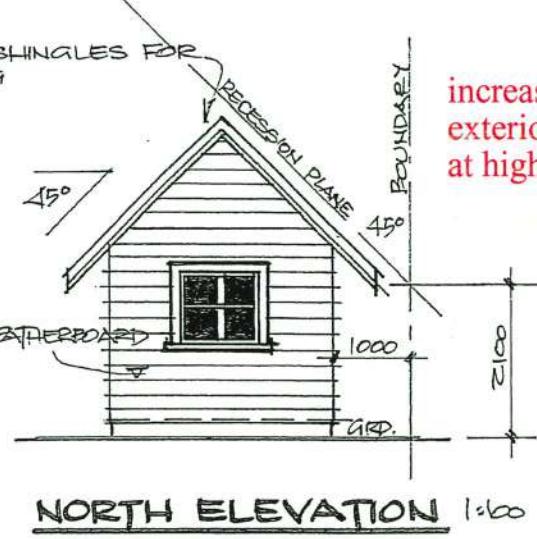
FLOOR PLAN 1:100



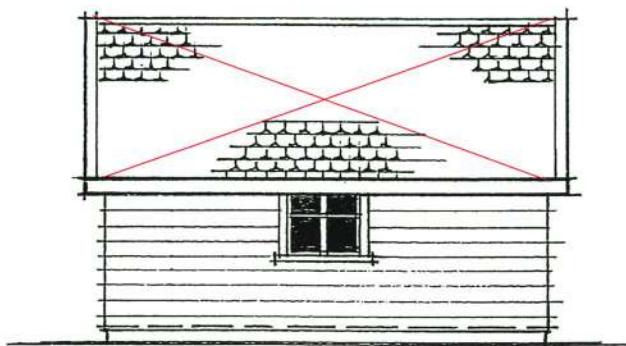
PIPES TO BE INSPECTED BEFORE COVERING WITH SAND.



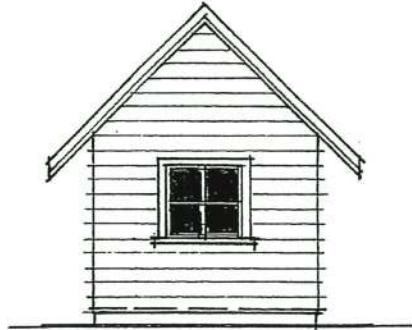
EAST ELEVATION 1:100



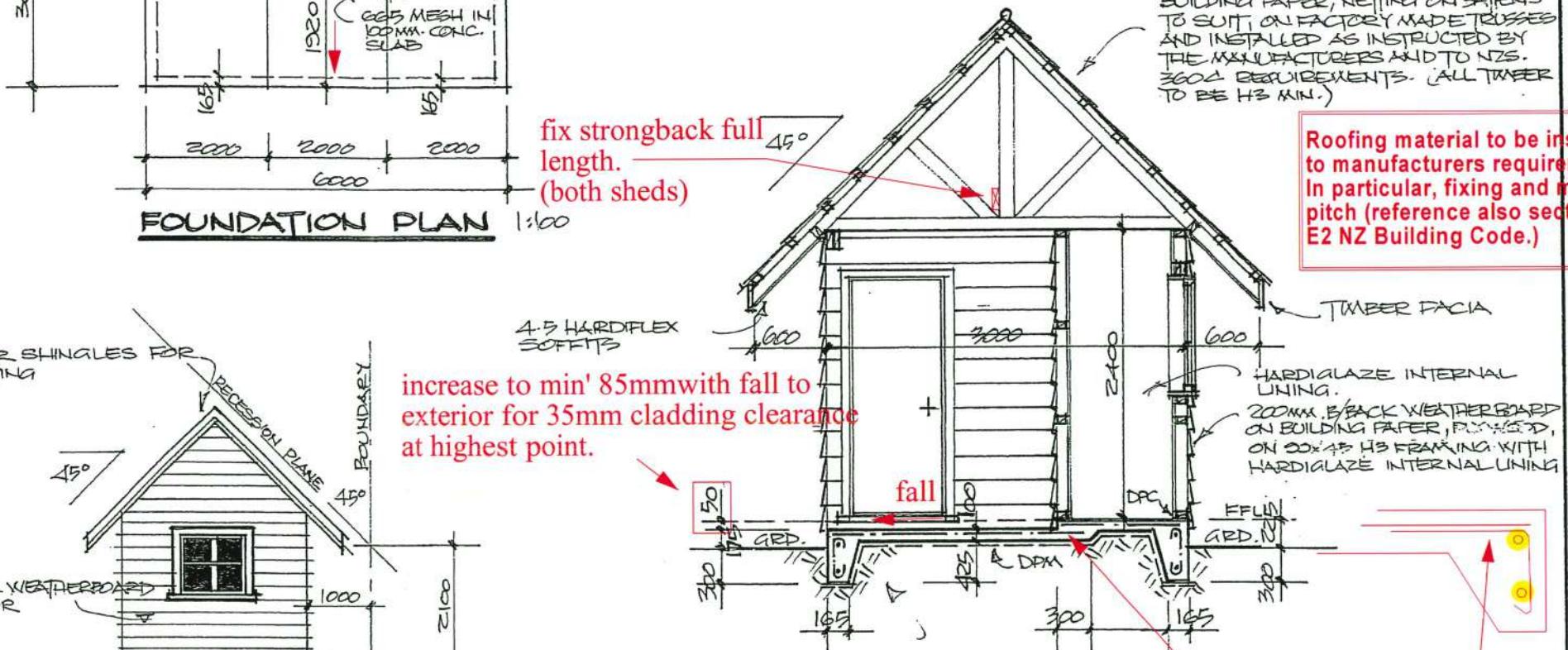
NORTH ELEVATION 1:100



WEST ELEVATION 1:100



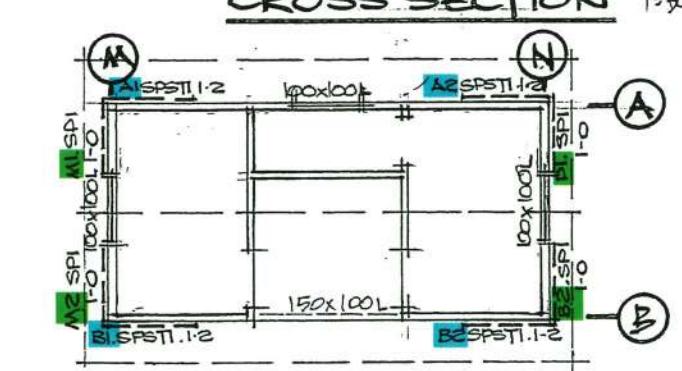
SOUTH ELEVATION 1:100



increase to min' 85mm with fall to exterior for 35mm cladding clearance at highest point.

2/D12 bars within the slab thickening

lap steel ties 300mm with floor mesh



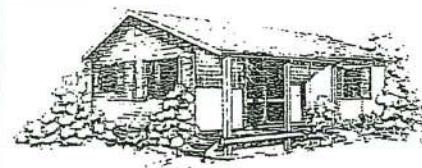
CROSS SECTION 1:50

WALL BRACING PLAN 1:100

APPROVED BY P & D
Simon Copp
Officer

16/9/2005

Fix as SP1 type for timber framed buildings.



PAUL YOUDVALD
DRAUGHTING SERVICE
18 Arawhata Road
Paraparaumu
Phone: 04 298 4442
Email: paulgael@xtra.co.nz

PROPOSED POOL SHED FOR MR. ALLEN
43 KOHEKOHE ROAD - WAIKANAE

DRAWN BY: P. YOUDVALD
DATE: 22-08-05
SCALE: 1:100, 1:50
CHKD.:

DRAWING NO.:

Fit head, jamb & proprietary sill tray to external joinery. Fit flexible flashing tape to corners, jamb and sill. Fit airseals to the inner edge of the joinery reveals.

GLAZING CONFORM NZS 4223

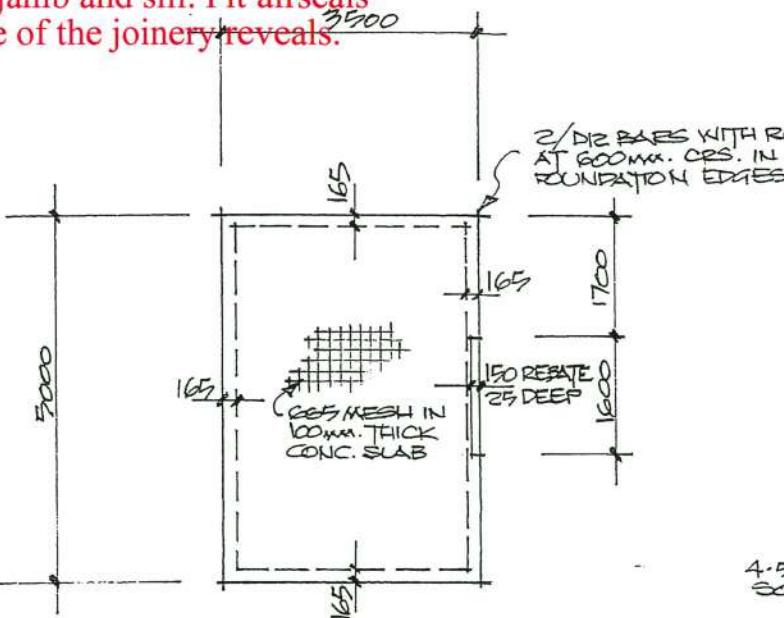
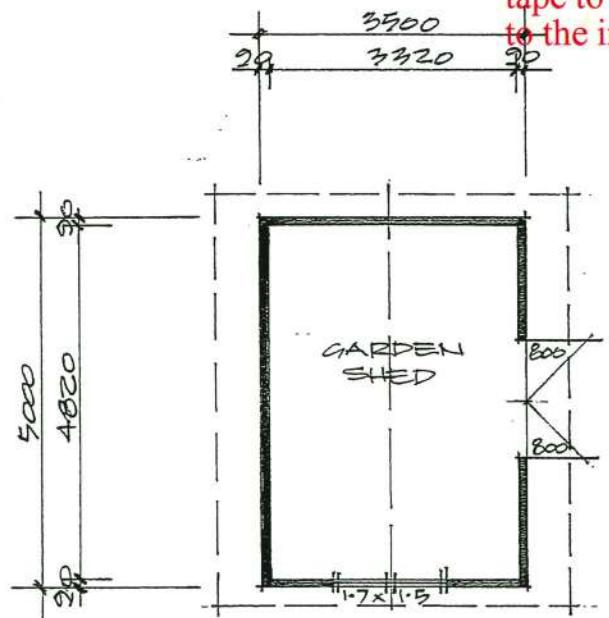
PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS ETC.

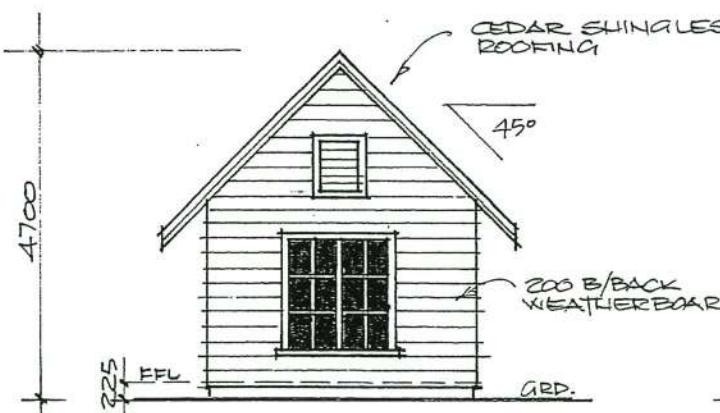
JOINERY

HIGH WIND 1100pa DWP

VERY HIGH WIND 1550pa DWP

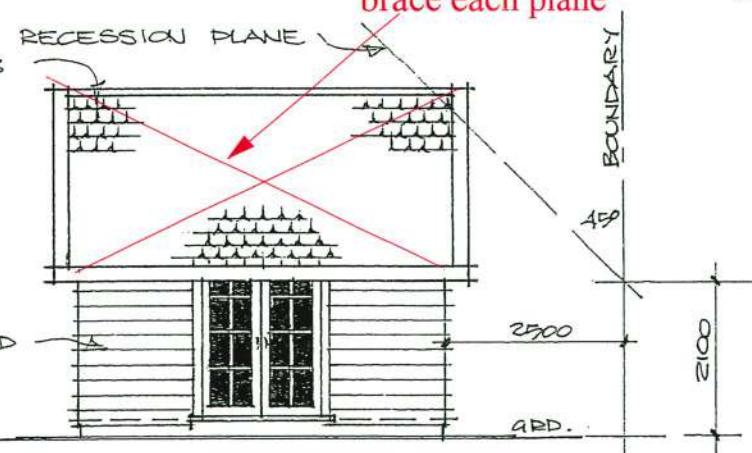


FLOOR PLAN 1:100

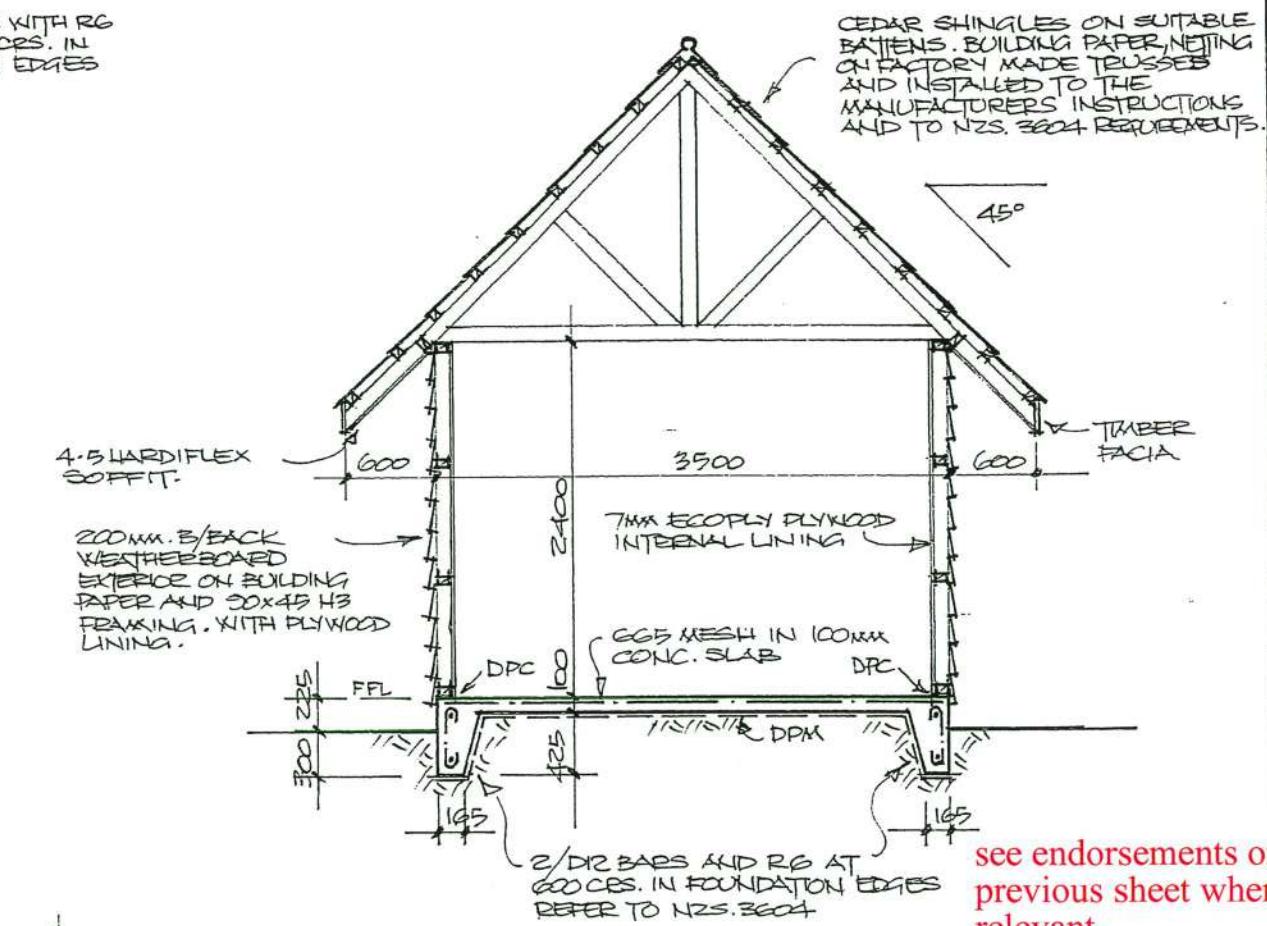


EAST ELEVATION 1:100

FOUNDATION PLAN 1:100

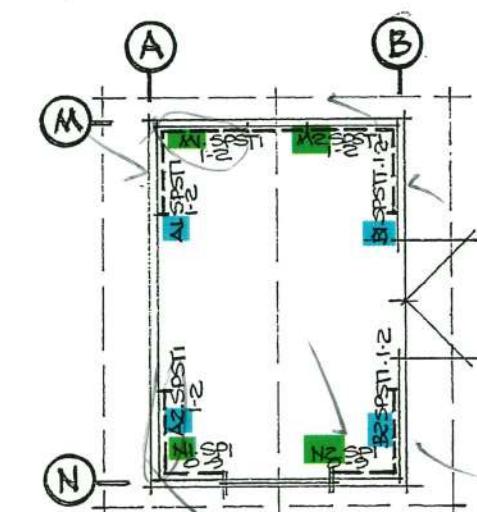


NORTH ELEVATION 1:100



see endorsements on previous sheet where relevant.

CROSS SECTION 1:50



WALL BRACING PLAN 1:100

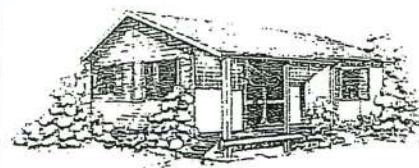
SP1 ply braces for timber framing.

APPROVED BY PLANNING
Rachelle Voice
Officer

13/09/2005

APPROVED BY P & D
Simon Copp
Officer

16/9/2005



PAUL YOUDVALD
DRAUGHTING SERVICE
18 Arawhata Road
Paraparaumu
Phone: 04 298 4442
Email: paulgael@xtra.co.nz

PROPOSED GARDEN SHED FOR MR. ALLEN
43 KOHEKOHE ROAD - WAIKANAE

DRAWN BY: P. YOUDVALD
DATE: 22.08.05
SCALE: 1:100, 1:50
CHND:

DRAWING NO.:

MR. ALLEN
43 KOHEKOHE ROAD
POOL SHED

Table 3 from E2/AS1: Suitable wall claddings

Suitable wall Claddings ⁽¹⁾		
Risk score	Direct fixing to framing	Over 20mm minimum drained cavity
0-6	a) Timber weatherboards-all types b) Fibre cement weatherboards c) Vertical profiled metal ⁽³⁾ – corrugated and symmetrical trapezoidal only d) Fibre cement sheet ⁽⁴⁾ e) Plywood sheet f) EIFS (polystyrene)	a) Masonry veneer ⁽²⁾ b) Stucco c) Horizontal profiled metal ⁽³⁾ corrugated or trapezoidal only
7-12	a) Bevel-backed weatherboards b) Vertical board and batten c) Vertical profiled metal ⁽³⁾ – corrugated only	a) Masonry veneer ⁽²⁾ b) Stucco c) Horizontal profiled metal d) Rusticated weatherboards e) Fibre cement weatherboard f) Fibre cement sheet g) Plywood sheet h) EIFS (polystyrene)
13-20	a) Vertical profiled metal ⁽³⁾ – corrugated only	a) to h) as above i) Bevel-back weatherboard
Over 20	a) redesign the building to achieve a lower score, or b) Specific design: • The design may need changing to reduce the risk • The Territorial Authority or Building Certifier will require more comprehensive details and documentation providing evidence of weathertightness • The territorial Authority, Building Certifier, Designer or owner may require more inspections • A third party audit of design by a weathertightness expert may be required	

Notes 1 The wall claddings in this table are limited to those covered in the Acceptable Solutions

2 Traditional masonry veneer as per SNZ HB 4236 with minimum 40mm cavity

3 Refer to Figure 38 for profiles

4 Except stucco over a fibre cement backing

Weathertightness Risk factors

Establishing the Risk

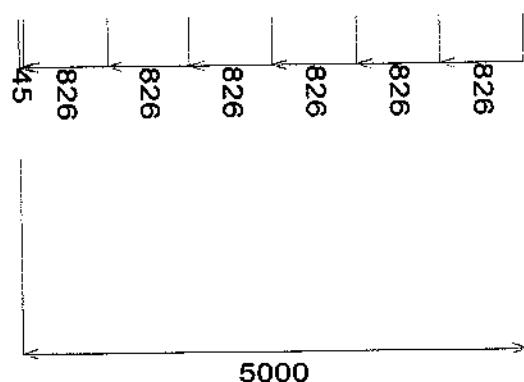
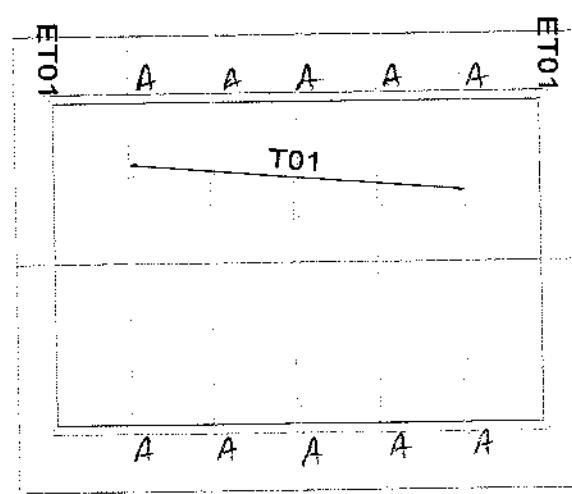
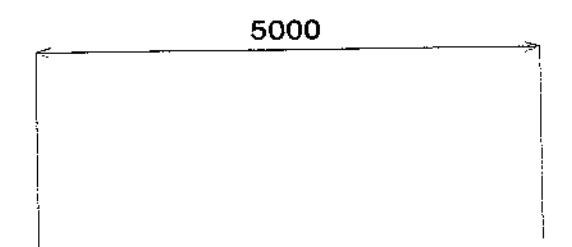
How to Assess Risk

Step One: Obtain detailed drawings	Suitably detailed drawings are required to assess weathertightness risk. This documentation may include a site plan, floor plans, elevations, details of junctions and penetrations, and the presence of features like decks and pergolas
Step Two: Assess each external face against risk factors	Assess the drawings for each external face to determine the risk score for each risk factor. The factors are: • Wind zone • Number of storeys • Roof/wall intersection design • Eaves width • Envelope complexity • Deck design (Refer to Table 1)
Step Three: Complete the "Building envelope risk matrix" (table 2) for each face of the building.	Complete the "Building envelope risk matrix" (table 2) for each face of the building. It is possible for different elevations to have different risk scores
Step Four: Determine suitable cladding	Consult Table 3 to determine what cladding types are recommended with the risk score for each face. The cladding selected must be appropriate for the score on that face, but can be beyond the minimum required (ie, cladding suitable for a higher score can be used)

Selected Cladding Resulting from Risk Assessment

	Risk Score from page 3	Cladding Selected from Table 3	Tick selected option	
			Direct Fixed	Drained cavity
North Elevation	2	B/BACK WEATHERBOARD	<input checked="" type="checkbox"/>	
South Elevation	2	" "	<input checked="" type="checkbox"/>	
East Elevation	2	" "	<input checked="" type="checkbox"/>	
West Elevation	2	" "		<input checked="" type="checkbox"/>

APPROVED
BY BUILDING
Peter Wilkinson
Officer
29/09/2005



A - PART OF WHEEL AXES

Waikanae Frames and Trusses

LONGST2

Client:
Phone:

Site:

option:

V20 - Engineering 4.3 Gamma4 (Build 1226)

Phone:

Printed: 10:05:42 18 Apr 2006

MITek New Zealand Ltd.

PRODUCER STATEMENT
MITek 20/20™ TRUSS DESIGN PROGRAM**Description of MiTek 20/20™ Truss Design Program**

Tek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

Tek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Details of Truss

Job Group:	No1FVx45	Pitch:	45.00 deg	Std Overhang:	600 mm
Material:	Monier Concrete Tiles	Ceiling		Wind	
Dead Load:	0.600 kPa	Material:	Standard	Area:	High (44.0 m/s)
Restraints:	400 mm centres	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Live Load:	Qur = 0.250 kPa	Restraints:	400 mm centres		
	Cc = 1.000 kN				

Trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard and treated to the requirements of NZMP 3640. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS 3604:1999 Section 4.

List

d: * = detail only, ? = input only, Fxx = failed design, Unmarked trusses = designed successfully

Qty	Span (mm)	Pitch (deg)	Spacing (mm)
2	3500	45.00	826
5	3500	45.00	826

Quantity : 7

Computer design input has been carried out by:

R. H. Lee

Date: *18/04/06*

Name of Computer Operator:

BUDYING HU

Designations and Title:

DESIGNER & TRUSS DESIGNER

Comments:

Waikanae frames and trusses

Declaration / Acceptance of Input Data:

I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed: _____

Date: _____

Printed Name: _____

Company: _____

Please Photocopy

For a software version
phone GIB® Information
Helpline 0800 100 442

Wall Bracing Calculation Sheet A

Job Details

GARDEN SHED

box 1

Name	MR. ALLEN		
Street and Number	43 KOUKEKOUHE ROAD		
Lot and DP Number			
City/Town/District	WAIKANAE		
Location of Storey:	single/upper of two/lower of two		
Building height to apex	4.7 m	Roof weight	light/heavy
Roof height above eaves	2.6 m	Cladding weights:	light/medium/heavy
Stud height	2.4 m	Subfloor	light/medium/heavy
Average roof pitch	45°	Lower Storey	light/medium/heavy
Building length BL =	5.0 m	Upper Storey	light/medium/heavy
Building width BW =	3.5 m	Room in Roof Space	Yes / No
Gross Building			
Building width BW = 3.5 m		Plan Area,	GPA = 17.5 m ²
Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.			

Wind Zone

box 2

Region:	0 <input checked="" type="checkbox"/>	Terrain:	0 <input checked="" type="checkbox"/>	Exposure:	0 <input checked="" type="checkbox"/>	Topography:	0 <input checked="" type="checkbox"/>
R1	0 <input checked="" type="checkbox"/>	Inland	0 <input checked="" type="checkbox"/>	Sheltered	0 <input checked="" type="checkbox"/>	Gentle	0 <input checked="" type="checkbox"/>
R2	1 <input type="checkbox"/>	Coastal	1 <input type="checkbox"/>	Exposed	1 <input type="checkbox"/>	Moderate	1 <input type="checkbox"/>
Total points _____							
Wind Zone:		Low (0) -	Very high	(3)			
		Medium (1)	Specific Design	(4)			
		High (2)					

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone:	A <input checked="" type="radio"/>	B <input type="radio"/>	C <input type="radio"/>
---	------------------------------------	-------------------------	-------------------------

BU's required Wind

box 4

From Table W1A/W1B

W along = 72.4 BU's/m

W across = 68.4 BU's/m

Total wind load,

W ALONG:

W along x BW = 253 BU's

W ACROSS

W across x BL = 342 BU's

BU's required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 4.0 BU's/m²

Note: For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BU's = 70 BU's

APPROVED
BY BUILDING
Peter Wilkinson
Officer
29/09/2005



SP1 type for timber framing

Please Photocopy

For a software version
phone GIB® Information
Helpline 0800 100 442

Wall Bracing Calculation Sheet B

Along GARDEN SHED

Wall or Bracing Line		Bracing Elements Provided		
1	2	3	4	5
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L
A		A1	SPST1-	1-2
		A2	SPST1	1-2
B		B1	SPST1	1-2
		B2	SPST1	1-2
C				
D				
E				

Totals Achieved

W 432

E 384

From Sheet A

Totals Required

W 253

E 70

Wreq/Freq =

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided		
1	2	3	4	5
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L
M		M1	SPSTI	1-2
		M2	SPSTI	1-2
N		N1	SPI	0-9
		N2	SPI	0-9
O				
P				
Q				

Totals Achieved

W 414

E 380

From Sheet A

Totals Required

W 342

E 70

APPROVED
BY BUILDING
Peter Wilkinson
Officer
29/09/2005



Please Photocopy

For a software version
phone GIB® Information
Helpline 0800 100 442

Wall Bracing Calculation Sheet A

Job Details	Pool SHED	box 1
Name	MR. ALLEN	
Street and Number	43 KOHEKOHE ROAD	
Lot and DP Number		
City/Town/District	WAIKANAE	
Location of Storey:	single/upper of two/lower of two	Floor load: 2kPa/3kPa
Building height to apex	4.4 m	Roof weight: light/heavy
Roof height above eaves	2.4 m	Cladding weights: Subfloor light/medium/heavy
Stud height	2.4 m	Lower Storey light/medium/heavy
Average roof pitch	45°	Upper Storey light/medium/heavy
Building length BL =	6.0 m	Room in Roof Space Yes / No
Building width BW =	3.0 m	Gross Building
Plan Area, GPA = 18 m ²		
<i>Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.</i>		

Wind Zone				box 2
Region:	Terrain:	Exposure:	Topography:	
R1 0	Inland 0	Sheltered 0	Gentle 0	✓
R2 1	Coastal 1	Exposed 1	Moderate 1	
				Extreme 3
Total points _____				
Wind Zone: Low (0) - Very high (3)				
Medium (1) Specific Design (4)				
High (2)				

Earthquake Zone			box 3
From figure EQ1 select Earthquake Zone:			
(A) B C			

BU's required Wind	box 4
From Table W1A/W1B	
W along = 69.6 BU's/m	
W across = 63.6 BU's/m	
Total wind load,	
W ALONG:	
W along x BW = 209 BU's	
W ACROSS	
W across x BL = 382 BU's	
BU's required Earthquake	box 5
From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6	
E = 40 BU's/m ²	
<i>Note: For a room in the roof space use E + 3</i>	
Total earthquake load,	
EQ ALONG and EQ ACROSS	
E x GPA BU's = 72 BU's	

APPROVED
BY BUILDING
Peter Wilkinson
Officer

29/09/2005



SP1 type for timber framing.

Please Photocopy

For a software version
phone GIB® Information
Helpline 0800 100 442

Wall Bracing Calculation Sheet B

Along POOL SHED (PLY WOOD BRACING)

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A		A1	SPSTI	1-2	90	108	80	
		A2	SPSTI	1-2	90	108	80	
B		B1	SPSTI	1-2	90	108	80	
		B2	SPSTI	1-2	90	108	80	
C								
D								
E								
Totals Achieved					W		E	
From Sheet A		Totals Required			W	209	E	72
Wreq/Ereq =	*							

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M		M1	SPI	1-0	110	110	105	105
		M2	SPI	1-0	110	110	105	105
N		N1	SPI	1-0	110	110	105	105
		N2	SPI	1-0	110	110	105	105
O								
P								
Q								
Totals Achieved					W	310	E	320
From Sheet A		Totals Required			W	382	E	72
Wreq/Ereq =	*							

**APPROVED
BY BUILDING
Peter Wilkinson
Officer**

29/09/2005



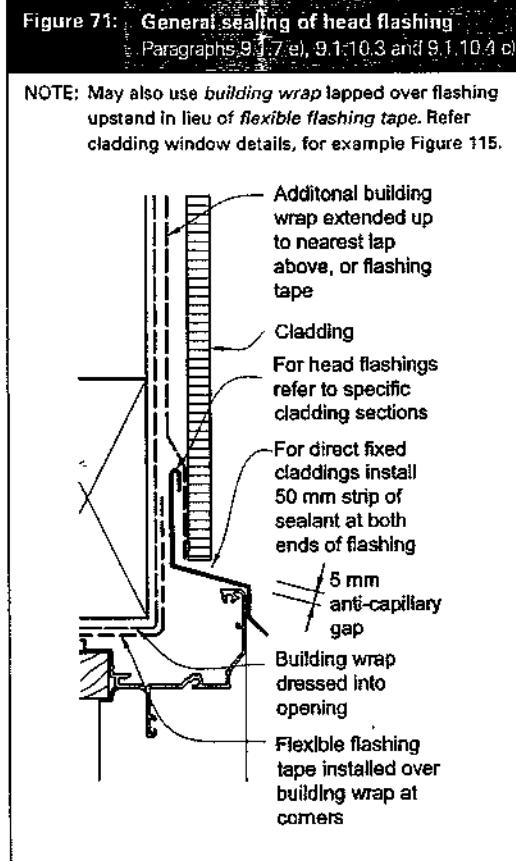


Figure 71. The additional *building wrap* shall extend from the nearest lap above, and be lapped under the top layer.

9.1.10.5 Window sills

Sill tray *flashings* shall be in accordance with Table 7.

Amend 2
Jul 2005

- a) *Direct fixed claddings* shall have sill tray *flashings* that direct moisture to the outside face of the *cladding system* as shown in the details included in Paragraph 9.2 to Paragraph 9.9. The sill *flashing* shall extend back past the condensation channel of the window. The 5 mm gap between the window facing and sill tray must not be sealed.
- b) *Claddings over a drained cavity* shall have:
- i) face-fixed windows and doors, installed so the window frame flange facing is forward of the line of the cavity *battens*, and
 - ii) no sill trays,
 - iii) there is no requirement to maintain a 5 mm gap between the *cladding* and window facing at the sill or jamb with a cavity. Sealing this gap may reduce water entry during routine maintenance such as washing the *building*.

Amend 2
Jul 2005

9.1.10.4 Head flashings

Head *flashings* shall be in accordance with Paragraph 4.6.1.6 and Table 7, unless specifically shown otherwise, and shall:

Amend 2
Jul 2005

- a) Direct water to the outside of the wall *cladding*, and

Amend 2
Jul 2005

- b) For wall *claddings* on cavity walls, incorporate 10 mm turn-ups as *stopends*. *Stopends* shall be terminated at the inside face of the *cladding* so they do not pass through the *cladding*, and

Amend 2
Jul 2005

COMMENT:

Stopends are useful to prevent water moving past the ends of head *flashings*. However, additional problems of weatherproofing occur where the *stopend* penetrates the *cladding*.

- c) Have the upstand of the *flashing* protected from moisture by lapping an additional layer of *building wrap* over the upstand, or by using *flexible flashing tape* as shown in

COMMENT:

If a *cladding* requires continuous horizontal support below the window sill, a sill tray will be needed to direct water from the back of the *drained cavity* out over the *cladding*. This will require specific design.

Amend 2
Jul 2005

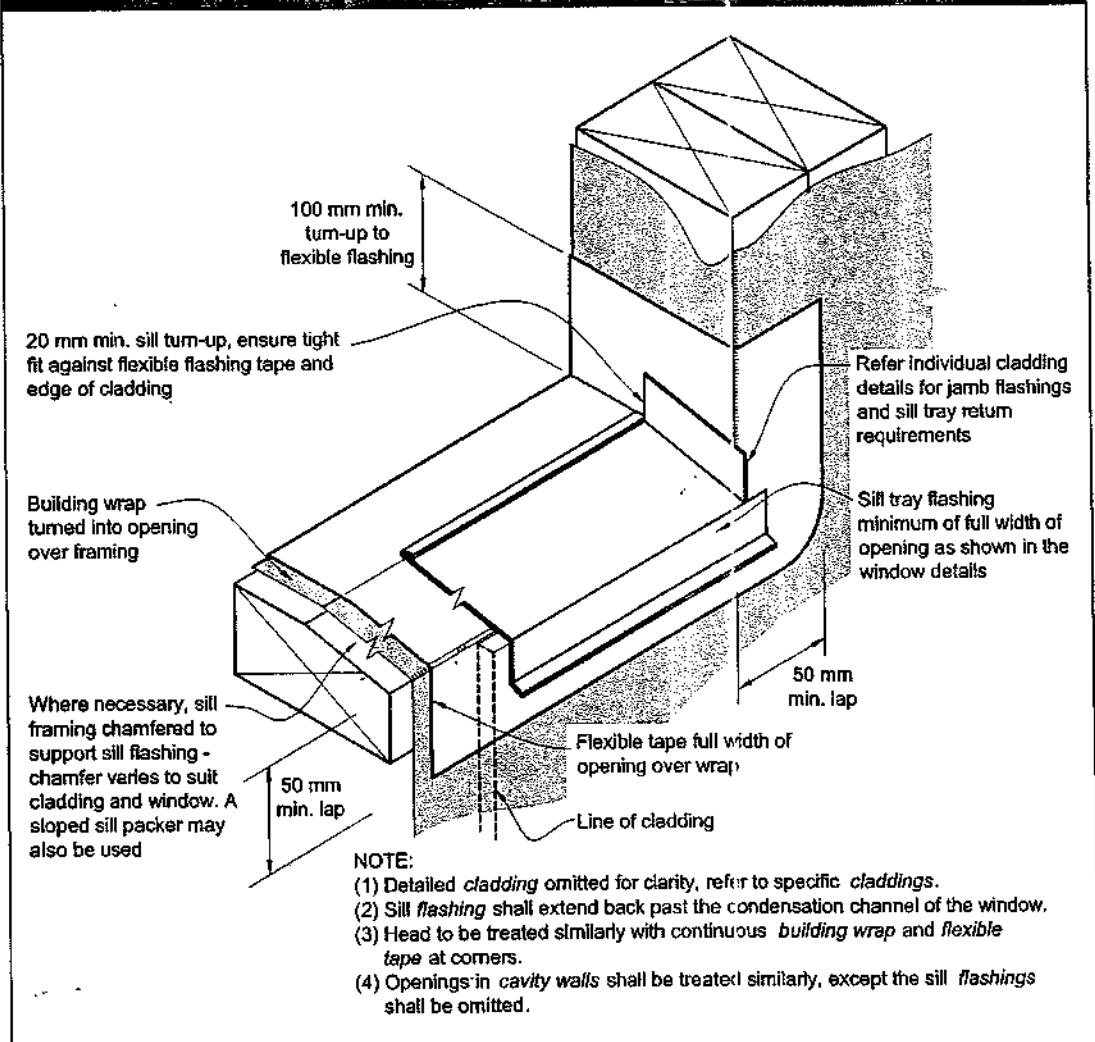
- c) Where sill supports are required, they shall be supplied as an integral part of the window installation and installed to the window manufacturer's recommendations.

Amend 2
Jul 2005

COMMENT:

Alternatives may include a flat extruded sill tray with a *stopend* on three sides. Manufacturers should be consulted for specific details and results of testing on these.

Figure 72: General window opening
Paragraphs 9.1.5 and 9.1.10.2, Figures 76, 81-86, 90, 91, 95, 99, 115, 116, 127 and 128



Amend 2
Jul 2005

9.1.10.6 Jamb flashingsAmend 2
Jul 2005

Jamb *flashings* shall be in accordance with Paragraph 4.0 and Table 7, and shall be installed where required in the figures included in Paragraph 9.2 to Paragraph 9.9.

Where required, jamb *flashings* shall overlap sill *flashings*, and direct moisture to the outside face of the *cladding system*.

9.1.10.7 Closed cell foam tape

Compressible foam tape shown behind window facings and *cladding* joints shall be closed cell PVC foam, with:

- a) Hardness 55-60 to ASTM D2240 Scale OO,
- b) Grade VE-43 to ASTM D1667,
- c) Compression set of 20% maximum to ASTM D1667, and
- d) UV weathering in UV Weatherometer for 1500 light hours to ASTM G154 or ASTM G155 with no visible deterioration in appearance.

9.4 Timber Weatherboards

Timber weatherboard *claddings* shall be either *direct fixed* to *framing* over a *building wrap* or fixed over a *drained cavity* as described in Paragraph 9.1.8.

Based on the *risk score* for an *external wall* calculated as per Paragraph 3.1, the weatherboard *cladding* may require the inclusion of a *drained cavity*.

9.4.1 Limitations

9.4.1.1 Weatherboard profiles

This Acceptable Solution is limited to the following types of timber weatherboards:

- a) Horizontal bevel-back,
- b) Horizontal rebated bevel-back,
- c) Horizontal rusticated,
- d) Vertical shiplap, and
- e) Vertical board and batten.

Profiles shall be as given in NZS 3617 or BRANZ Bulletin 411.

9.4.1.2 Vertical weatherboards

This Acceptable Solution is limited to the use of *direct fixed* vertical weatherboards in risk categories as shown in Table 3.

COMMENT:

Vertical weatherboards are not used over cavities because of the need for horizontal battens, which would interfere with a *drained cavity*.

Vertical weatherboards are therefore limited to low risk applications.

9.4.1.3 Horizontal weatherboards

Horizontal weatherboards shall be either *direct fixed* or fixed over a *drained cavity*, according to the risk categories as shown in Table 3.

9.4.2 Materials

Timber weatherboard *cladding* shall include the following features:

- a) *Building wrap* or rigid sheathing complying with Table 23, and
- b) Timber selection and treatment of weatherboards in accordance with NZS 3602.

9.4.3 Installation

A *building wrap*, complying with Table 23 shall be installed behind:

- a) All *direct fixed* timber weatherboards, or
- b) *Cavity battens* for timber weatherboards installed over a *drained cavity*.

9.4.3.1 Fixings:

Fixings shall comply with Tables 20 and 24.

Amend 2
Jul '05

Timber weatherboards shall be drilled for nailing at all joints and ends. All cut ends of painted weatherboards shall be primed.

9.4.4 Horizontal weatherboards

9.4.4.1 Horizontal laps

Laps shall be:

- a) 32 mm for non-rebated bevel-back boards, or
- b) 25 mm horizontal lap for rebated bevel-back and rusticated boards, with a minimum gap of 2 mm at the overlap between boards.

9.4.4.2 Joints

Joints shall be made only over supports and have:

- a) Corrosion-resistant soakers fitted, complying with Paragraph 4.3.2 to Paragraph 4.3.6, or
- b) Scarf or splay joints.

9.4.4.3 Fixings

Boards shall be fixed through the *building wrap* to the *framing* in accordance with Table 24.

9.4.4.4 External corners

External corners shall be weatherproofed by one of the following methods:

- a) For rusticated and bevel-back weatherboards, corner boxes with:
 - i) scribes for bevel-back weatherboards, as shown in Figure 78, or
 - ii) plugs or scribes for rusticated weatherboards, as shown in Figure 78,
- b) For bevel-back weatherboards:
 - i) mitred joints with back *flashing* as shown in Figure 78, or
 - ii) corrosion-resistant soakers complying with Paragraph 4.3.2 to Paragraph 4.3.6, and as shown in Figure 77.

COMMENT:

The external corner with soakers for *direct fixed* bevel-back weatherboards is similar to that shown in Figure 88.

Amend 2
Jul 2005

9.4.4.5 Internal corners

Internal corners shall be made *weathertight* as shown in Figure 79.

A corrosion-resistant *flashing* shall be fitted behind *direct fixed* weatherboards at all internal corners as shown in Figure 79.

Figure 77: Corner soakers for bevel-back weatherboards

Paragraph 9.4.4.4(b)

NOTE: Soaker corner for *direct fixed* weatherboards is similar to Figure 88

Amend 2
Jul 2005

Amend 2
Jul 2005

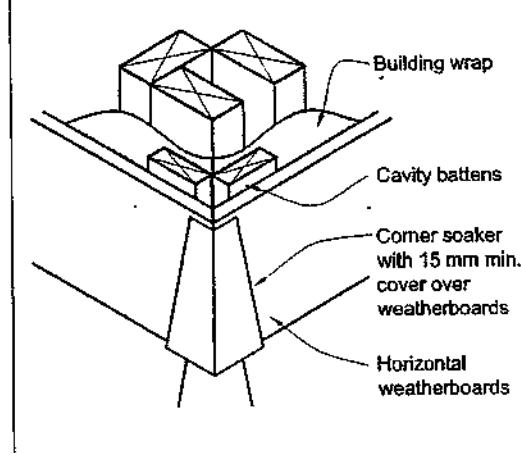
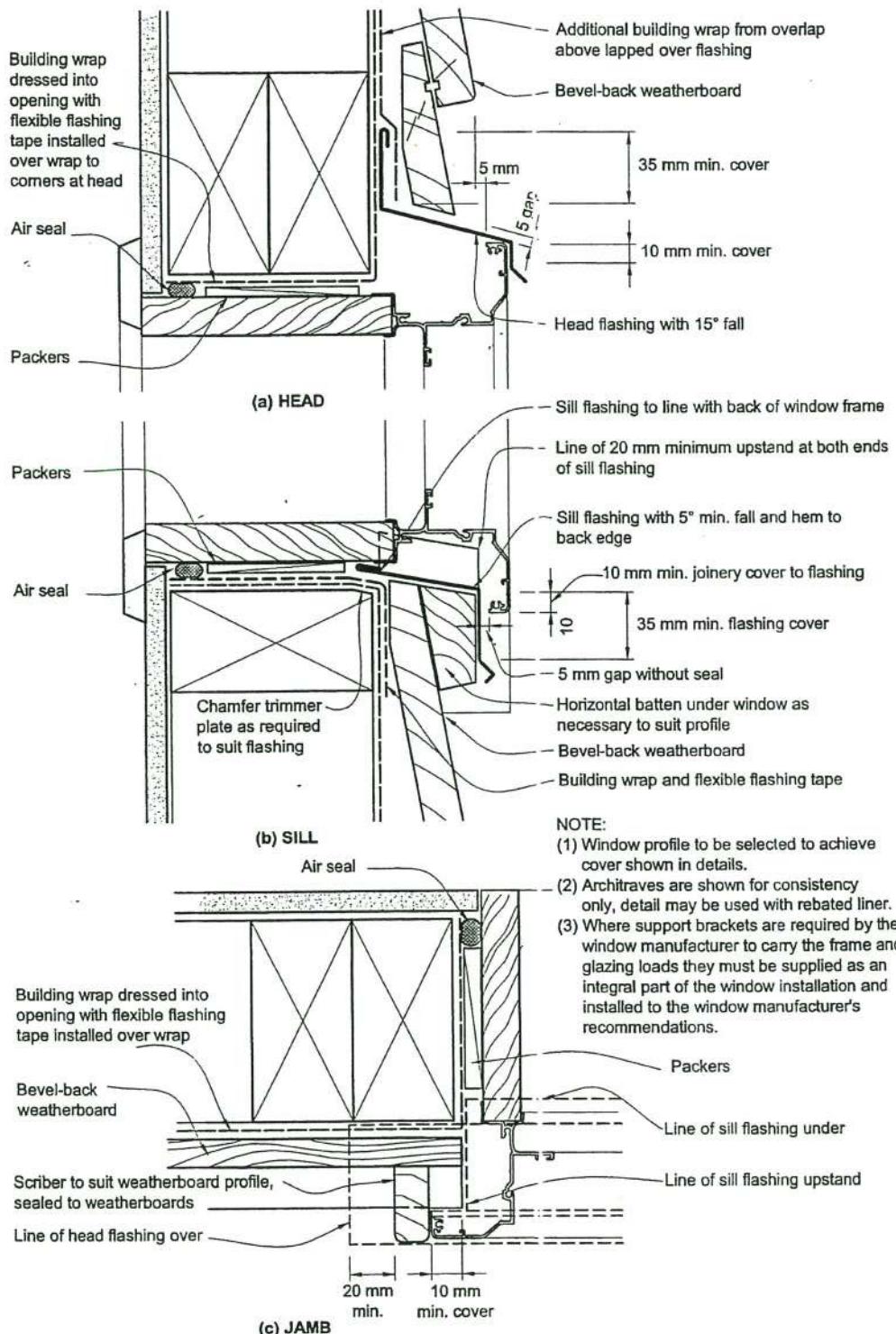


Figure 81: Windows for direct fixed bevel-back weatherboards
 Paragraphs 9.1.6 and 9.4.6 a)

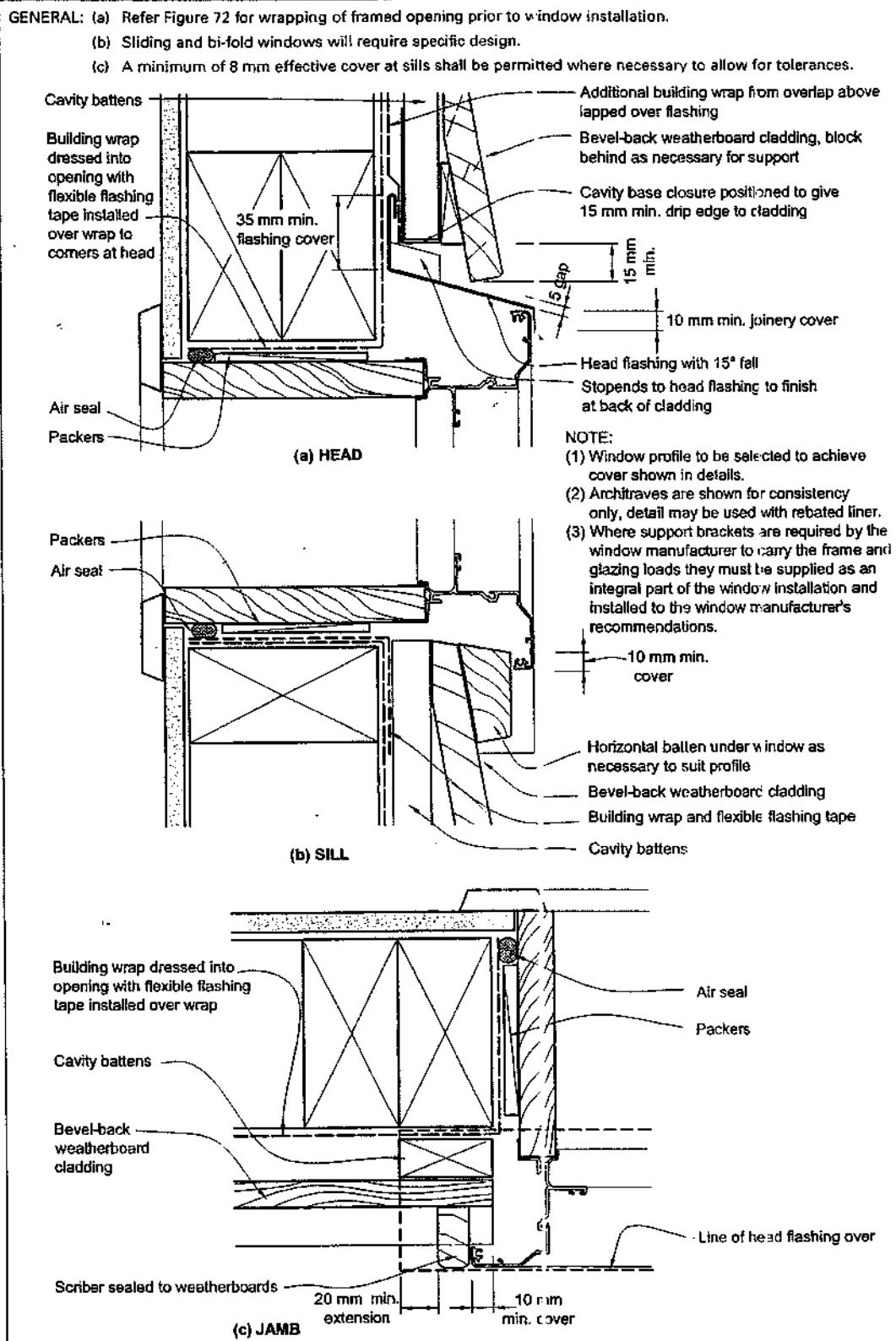
GENERAL: (a) Refer Figure 72 for wrapping of framed opening prior to window installation.
 (b) Sliding and bi-fold windows will require specific design.
 (c) A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.



Amend 2
Jul 2005

**APPROVED
BY BUILDING
Officer**
Peter Wilkinson
29/09/2005

Figure 85: Windows for bevel-back weatherboards on cavity
Paragraph 9.4.7

Amend 2
Jul 2005

10.3 Concrete slab-on-ground

10.3.1 General

Concrete slabs shall be cast on a granular base in accordance with Clause 7.5.3 of NZS 3604.

Every concrete floor slab cast on the ground shall have a *damp-proof membrane (DPM)*, which shall be either:

- Laid between the ground and the slab as shown in Figure 132, or
- Laid between the top of the slab and a concrete floor topping that is no less than 50 mm thick.

10.3.2 Floor levels

Laying of *damp-proof membranes* shall be as shown in Figure 132.

10.3.3 Damp-proof membranes (DPM)

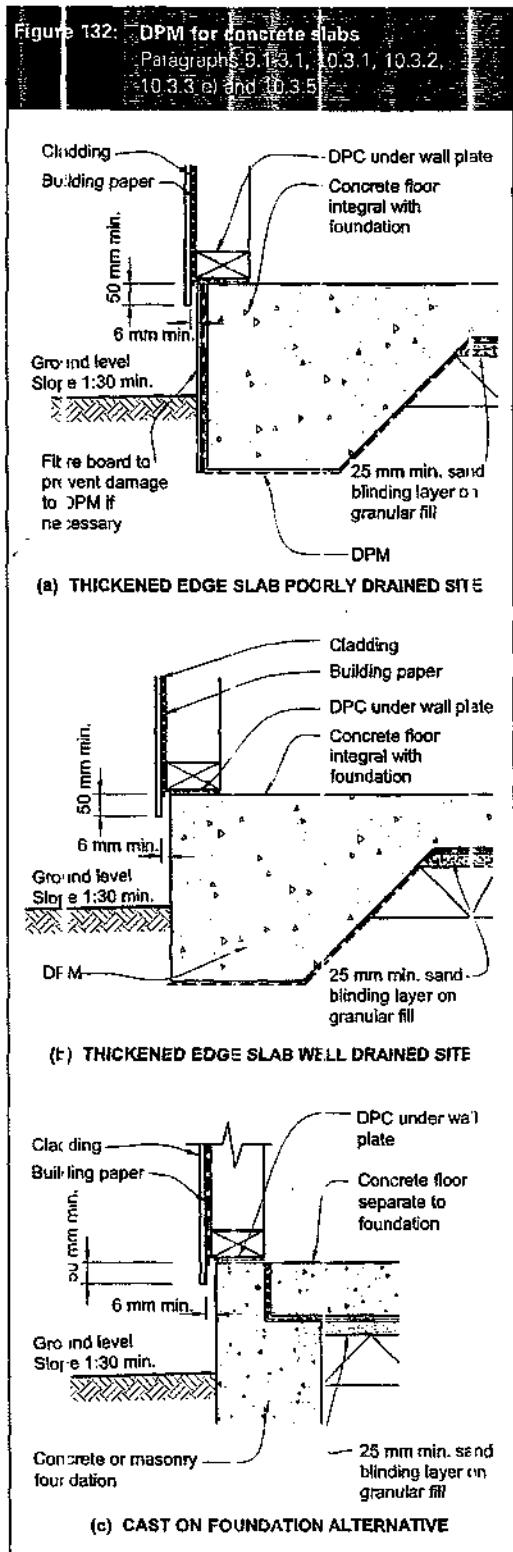
The *DPM* shall:

- Have a water vapour-flow resistance of no less than 90 MN s/g (mega-newton seconds per gram),
- Be sufficiently *durable* to resist damage from installation and normal worksite operations,
- Continue to function satisfactorily as a *DPM* for a minimum of 50 years,
- Be continuous over the whole slab area, except where the *DPM* is used under a concrete floor topping,
- Extend under the foundation walls as shown in Figure 132,
- Be laid on a surface which is unlikely to damage the *DPM*, and
- Have penetrations by services, reinforcing or other objects that are sealed by taping.

10.3.4 Acceptable materials

The *DPM* shall be:

- 0.25 mm thick minimum virgin polyethylene film, or
- Any other material that can be shown to meet the criteria of Paragraph 10.3.3.



10.3.5 Finished floor level

The ground shall be sloped as shown in Figure 132 to carry water away from the *building*.

The height of the finished floor level above adjacent ground shall comply with Clause 7.5.2 of NZS 3604 and Table 18, and be no less than:

- a) For *masonry veneer wall claddings*:
 - i) 100 mm if ground is permanently paved, or
 - ii) 150 mm if ground is unpaved.
- b) For *cladding* other than *masonry veneer*:
 - i) 150 mm if ground is permanently paved, or
 - ii) 225 mm if ground is unpaved.

COMMENT:

It is important that ground clearances are maintained after completion and occupation of the *building*.

It is recommended that the *building* platform be formed at a level of at least 300 mm below the finished floor level, with the exterior ground sloped to carry water away from the exterior walls.

This allows landscaping and paving to be built up, while still maintaining the required clearances.

10.3.6 Protection of timber

Wall *framing* shall be separated from the concrete slab by a *damp-proof course (DPC)*.

11.0 Construction Moisture

11.1 Moisture in materials

Moisture contained in the *building* structure at completion of *construction* shall not be permitted to damage the *building elements*.

Construction moisture includes the moisture contained in:

- a) Timber products as a result of a treatment or manufacturing process,
- b) Timber or other materials as a result of exposure to the weather, and
- c) Concrete, mortar or plaster that is not completely cured.

11.2 Maximum acceptable moisture contents

The maximum moisture contents shall be:

- a) For timber *framing* at the time of installing *interior linings*, the maximum acceptable moisture content shall be the lesser of:
 - i) 20% for insulated *buildings*, 24% for non-insulated *buildings*, or
 - ii) as specified in NZS 3602.
- b) For timber *weatherboards* and exterior joinery, 20% at the time of painting.
- c) For reconstituted wood products, 18% at all times, and
- d) For concrete floors, sufficiently dry to give a relative humidity reading of less than 75% at the time of laying fixed floor coverings.

COMMENT:

Some manufacturers of timber or other wall or floor components may recommend lower moisture contents for their products.

It is advisable to use the manufacturer's moisture content requirements, if these are lower than those required by this paragraph.

11.3 Measuring moisture content

11.3.1 Timber

Measurement shall be by the recommended procedure in the New Zealand Forest Research Institute publication "Measurement of moisture content of assembled timber framing".

11.3.2 Concrete floors

Measurement shall be made in accordance with BRANZ Bulletin 330 "Thin Flooring Materials – 2 - Preparation and Laying".

GENERAL SPECIFICATION

SPECIFICATION

1. PRELIMINARIES AND GENERAL

1.1 GENERAL

1.1.1 PARTIES TO THE WORK are: **MR. & MRS. ALLEN**
Employer Designer: Paul Youdvald Draughting Service
Engineer:

SITE LOCATION **43 KOHEKOHE ROAD
WAIKANAE.**

**APPROVED
BY P & D**
**Simon Copp
Officer**

16/9/2005

1.1.3 Workmanship and materials unless otherwise specified are to be in accordance with NZS 3604:1999 and the New Zealand Building Code.

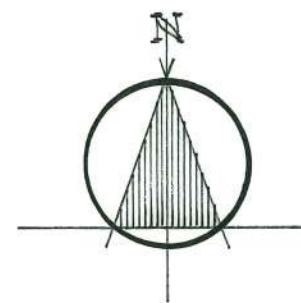
1.2 DOCUMENTATION

1.2.1 NZ BUILDING CODE: This specification refers to BIA Approved Documents which Comprise of the appropriate Building Code clause with the addition of Acceptable Solutions which are a means of compliance.

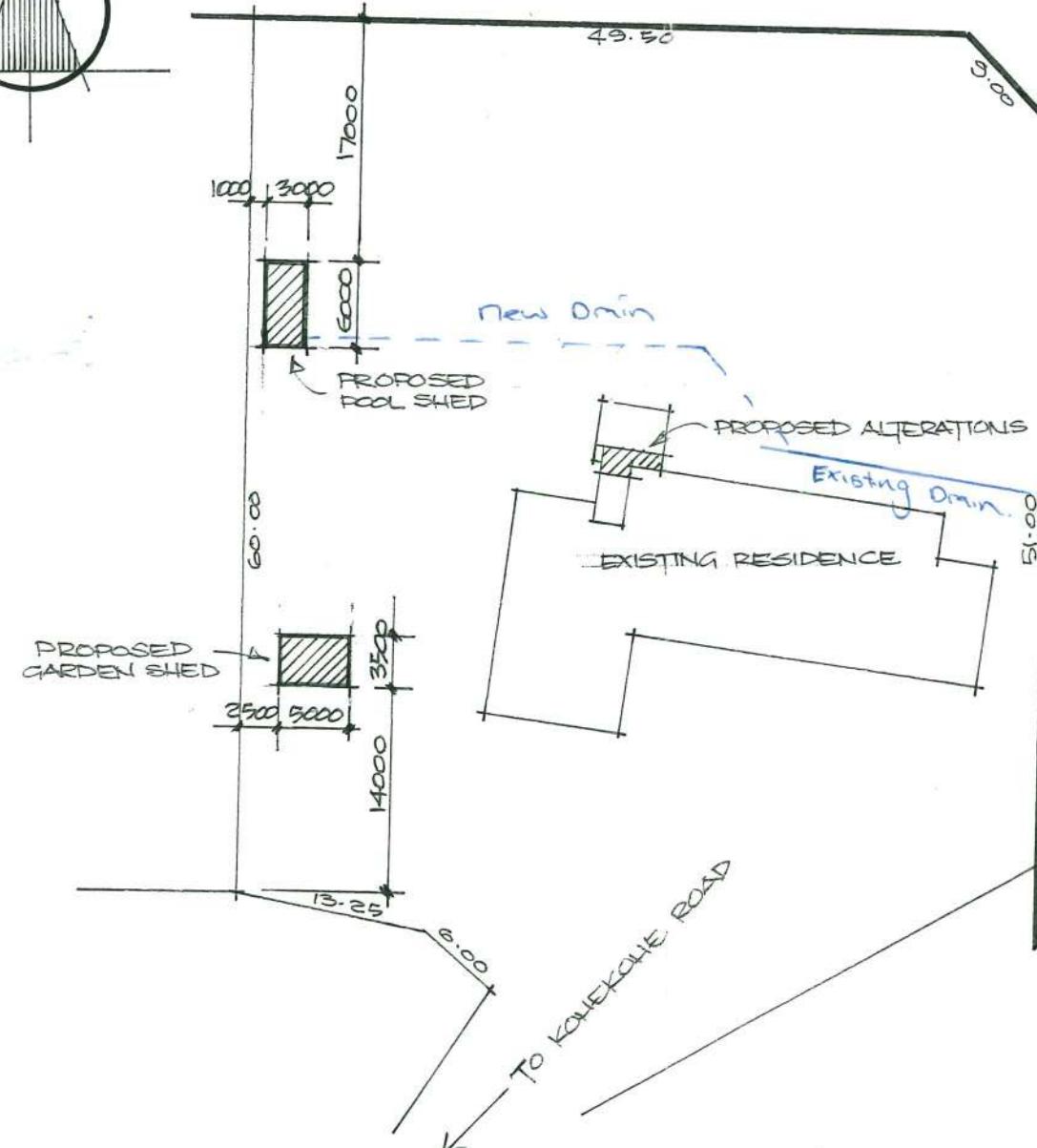
The following is a list of Approved Documents referred to in this Specification. Other Approved Documents need to be complied with but are not necessarily listed below.

B1/AS1	Structure - general
B1/AS2	Structure - timber barriers
B1/AS4	Structure - foundations
B2/AS1	Durability
C1/AS1	Outbreak of fire
C2/AS1	Means of Escape
C3/AS1	Spread of Fire
C4/AS1	Structure stability during fire
D1/AS1	Access routes
E1/AS1	Surface water
E2/AS1	External moisture
E3/AS1	Internal moisture
F2/AS1	Hazardous materials
F3/AS1	Hazardous substances and processes
F4/AS1	Safety from falling
F5/AS1	Construction and demolition hazards
F7/AS1	Warning systems
F8/AS1	Signs
G1/AS1	Personal hygiene
G4/AS1	Ventilation
G5/AS1	Interior environment
G6/AS1	airborne and impact sound
G7/AS1	Natural light
G8/VM1	Artificial light
G9/VM1	Electricity
G10/AS1	Piped services
G12/AS1	Water Supplies

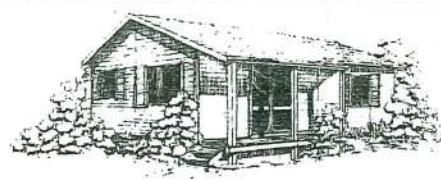
G13/AS1 Foul water - sanitary plumbing



NGAIO ROAD



NIKAU ROAD



PAUL YOUDVALD
DRAUGHTING SERVICE

18 Arawhata Road
Paraparaumu

Phone: 04 298 4442
Email: paulgael@xtra.co.nz

PROPOSED ADDITIONS AND ALTERATIONS FOR MR. ALLEN
43 KOHEKOHE ROAD - WAIKANAE

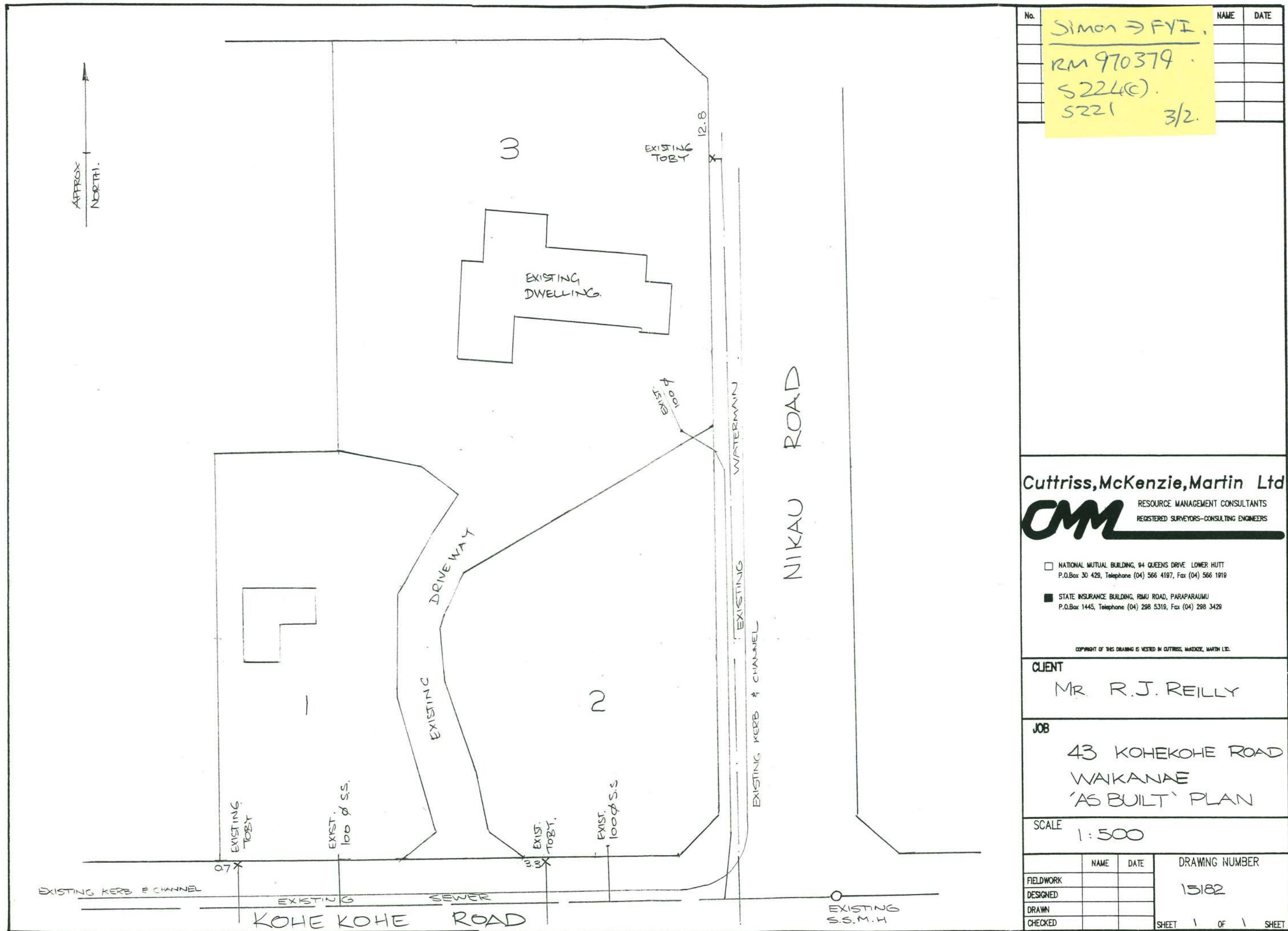
DRAWN BY: P. YOUDVALD

DRAWING NO.:

DATE: 23.08.05

SCALE: 1:500

CHKD:



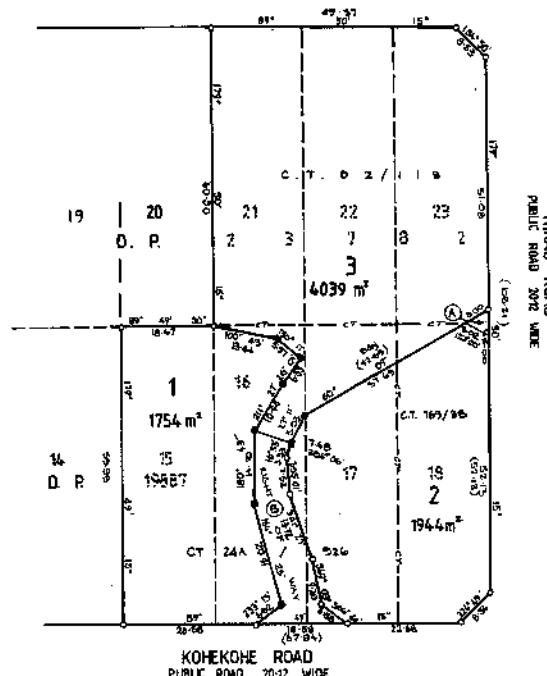


10

1968
Rev. Bradley

REGISTERED CHANNELS

NGAIO ROAD
PUBLIC ROAD 20-12 WIDE



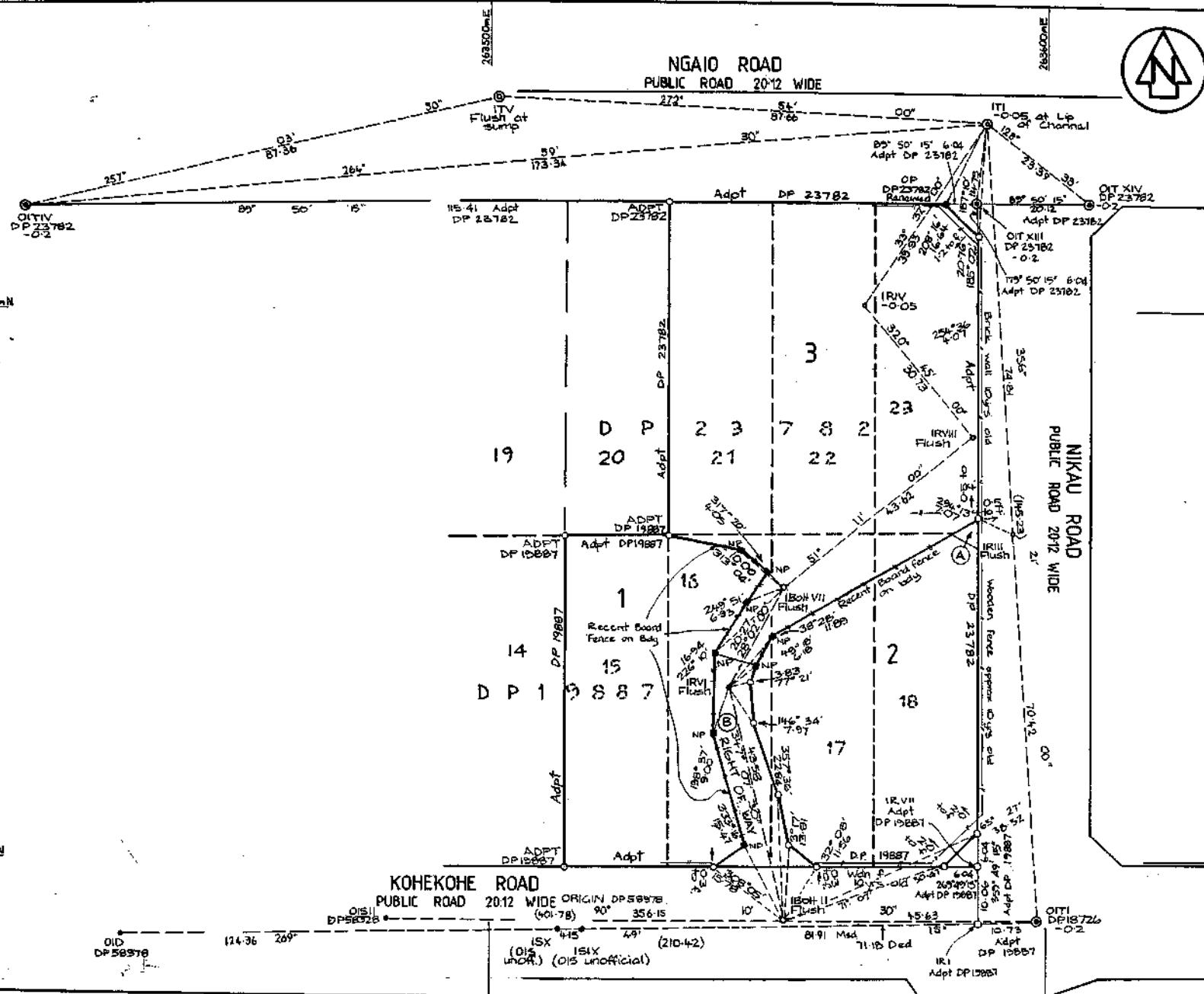
KOHEKOHE ROAD
PUBLIC ROAD 20-12 WIDE

LAW DISTRICT WELLINGTON
SURREY TUL. & DIST. IX. KAITAWA
WING 241 SITE R26 RECORD MAP No 67-B

LOTS 1-3 BEING SUBDIVISION OF LOTS
15-18 DP 19887 & LOTS 21-23 DP 23782

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by CUTTRISS, MCKENZIE, MARTIN LTD
MARCH 1990 AND
Scale 1:500 Date JAN 1994

WIKANAF 9



LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. IX KAITAWA
HEIRS 261 SAT 1928 RECORD MAP No 67.8

LOTS 1-3 BEING SUBDIVISION OF LOTS
15-18 DP19887 & LOTS 21-23 DP 23782

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by CUTTRISS MCKENZIE MARTIN, Ltd. MARCH 1990 AND
Scale 1:500 Date JANUARY 1994

Approvals

NOTE: BEARINGS FROM DP 19887 HAVE
BEEN ADJUSTED BY -01'00" TO
BRING INTO TERMS OF GEODETIC
DATUM 1949.

NOTE:
All the survey marks shown on
the plan were in the positions
shown on 10th April 1995

IMM Edgar
REGISTERED SURVEYOR

NP + null in post.

Equipment: Sokkisha SDM 3e
71064

COORDINATES

MARK	MM	ME
ORTI DP18726	629 239.12	263 598.65
ORIGIN Plan Face D.P. 19887	629 239.64	263 552.63
I Bolt VII	629 384.06	263 589.42
ITI		

DATUM: GEODETIC 1949
WANGANUI CIRCUIT COORDINATES
ORIGIN MT STEWART 700 000mN
300 000mE

Total Area.....

Comprised in.....

1. William Mark Edgar of Paraparaumu
Registered Surveyor and holder of an annual practising certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1958 hereby certify that this plan has been made from
surveys executed by me or under my direction, that the plan and
survey are correct and have been made in accordance with the Survey
Regulations 1952 or any regulations made in substitution thereof.
Dated at Paraparaumu this 6 day
of March 1995 Signature W.M. Edgar

Field Book Reg. p. 9(2) Surveyor Book 571, 201-202
Reference Plans DP 18726, 23782, 58976 19887

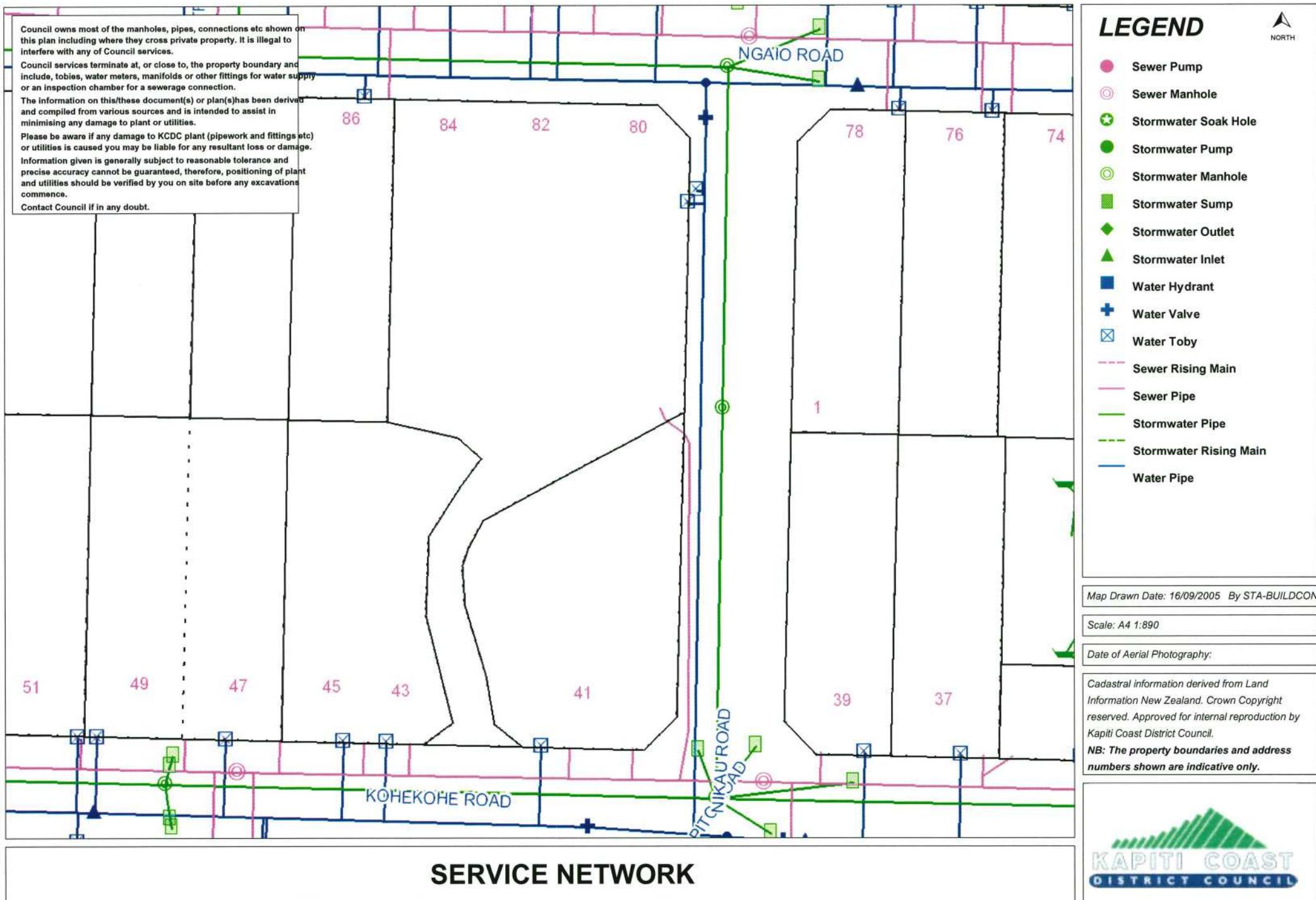
Examiner D. Harrison Surveyor Plants

Approved as to Survey
22/5/95 *T.B.*

Deposited this 3 day of May 1995 *T.B.*

Land Surveyor
District Land Registrar

Ref 15182
Received 10/6/1995
180295





LEGEND



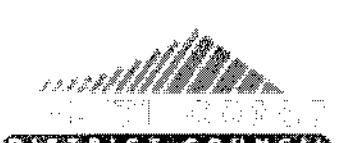
Map Drawn Date: 19/08/2005 By STA-COUNTER 5

Scale: A4 1:500

Date of Aerial Photography: Dec 2001 - Jan 2003

Cadastral information derived from Land Information New Zealand. Crown Copyright reserved. Approved for internal reproduction by Kapiti Coast District Council.

NB: The property boundaries and address numbers shown are indicative only.





File:RM 970379

25th March 1998

District Land Registrar
Land Registry Office
Private Bag
WELLINGTON

Dear Sir/Madam

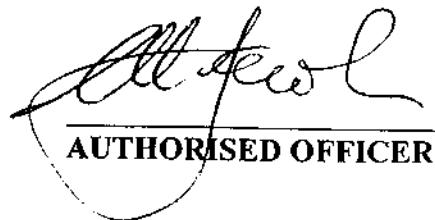
**SCHEME PLAN NO. 15182 SUBMITTED WITH APPLICATION NO.
RM 970379 PROPOSED SUBDIVISION OF LOTS 15 - 18 DP 19887 & LOTS
21 - 23 DP 23782, 43 KOHE KOHE ROAD, WAIKANAE,
FOR R J REILLY**

In the matter of Land Transfer Plan No. 80295 pursuant to Section 224 (c) of the Resource Management Act 1991 we hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Kapiti Coast District Council and that a consent notice pursuant to Section 221 of the Resource Management Act 1991 has been issued in respect of those conditions which have not been complied with.

Dated this 25th day of March 1998.



AUTHORISED OFFICER



AUTHORISED OFFICER



LOCAL GOVERNMENT ACT 1974
FOR THE DEPOSIT OF LAND TRANSFER PLAN 80295
THE SUBDIVISION OF LOTS 15 - 18 DP 19887 &
LOTS 21 - 23 DP 23782,
43 KOHE KOHE ROAD, WAIKANAE
FOR R J REILLY

To: The District Land Registrar at Wellington

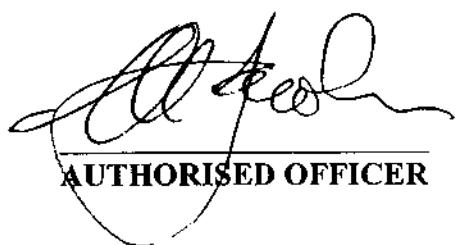
RESOLVED:

It is hereby resolved by the Kapiti Coast District Council pursuant to the provisions of Section 348 of the Local Government Act 1974 that lot 1 Land Transfer Plan No. 80295 be granted a right of way over part of lot 3 shown as area "B" on Land Transfer Plan No. 80295 and the common seal of the Kapiti Coast district Council was affixed hereto in the presence of

Dated this 25th day of March 1998.



AUTHORISED OFFICER



AUTHORISED OFFICER



KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLAN 80295
THE SUBDIVISION OF LOTS 15 - 18 DP 19887 &
LOTS 21 - 23 DP 23782,
43 KOHE KOHE ROAD, WAIKANAE

FOR R J REILLY

The District Land Registrar at Wellington

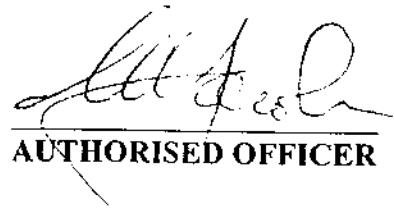
PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and the following condition is to be complied with on a continuing basis:

1. The existing native vegetation within Lots 1 - 3 shall not be felled, burnt, damaged or removed without obtaining the approval of Council's Resources Consents Manager.

Dated this 25th day of March 1998.



AUTHORISED OFFICER



AUTHORISED OFFICER



KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLAN 80295
THE SUBDIVISION OF LOTS 15 - 18 DP 19887 &
LOTS 21 - 23 DP 23782,
43 KOHE KOHE ROAD, WAIKANAE

FOR R J REILLY

The District Land Registrar at Wellington

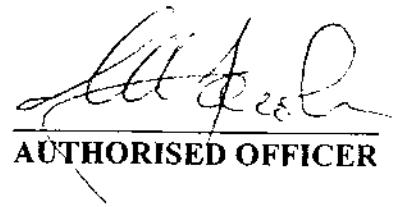
PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and the following condition is to be complied with on a continuing basis:

1. The existing native vegetation within Lots 1 - 3 shall not be felled, burnt, damaged or removed without obtaining the approval of Council's Resources Consents Manager.

Dated this 25th day of March 1998.



AUTHORISED OFFICER



AUTHORISED OFFICER



Blg File
To File

FILE: 970331

23 October, 1997

RF. and JE. Hughes Ltd
55 Campbell Avenue
Royal Oak
AUCKLAND

Dear Mr and Mrs Hughes

**APPLICATION FOR RESOURCE CONSENT TO OPERATE A LODGE -
HOMESTAY ACCOMMODATION WITH CONFERENCE/FUNCTION FACILITIES
AND RESTAURANT AT 80 NGAIO ROAD, WAIKANAE**

I refer to the above planning application and advise that on the 23 October, 1997 the following decision was made under delegated authority of the Resource Consents Manager.

That pursuant to Sections 104 and 108 of the Resource Management Act 1991, the Kapiti Coast District Council approves consent to the application by RF and JE Hughes Ltd to operate a Lodge - Homestay Accommodation with Conference/Function Facilities and Restaurant at 80 Ngaio Road, Waikanae subject to the following conditions:

1. The carpark and sign design and location and appearance shall be in accordance with the plans submitted with the resource consent application.
- 2.(a) The use of the site shall comply with residential zone noise standards of the operative Kapiti Coast District Council District Plan.

***D.1.2.1 Permitted Activity Standards (Proposed District Plan)
NOISE***

(i) Non Residential Activities

All non-residential activities other than transportation activities shall be located, designed and carried out to ensure that the following noise levels are not exceeded at or as near as practicable to any residential boundary:

Monday to Saturday

*7am to 10 pm - 50 dBA (L10)
10pm to 7 am - 45 dBA (L10)*

Sunday and Public Holidays

7am to 10pm - 45 dBA (L10)

10pm to 7am - 40 dBA (L10)

During all night time hours (10pm to 7am) a single event noise limit shall apply. LMax shall not exceed the lower of LMax 75 dBA or the background sound level plus 30dBA.

Noise levels shall be measured in accordance with ZS 6801:1991 "Measurement of Sound" and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound" or their updated equivalent.

- 2.(b) You shall ensure compliance with the noise requirement referred to in 2(a) above, for two separate functions within three months of this consent being granted. Please certify noise levels at the boundary of all adjoining properties during the following times for **both** a Conference and a Function:

On any day between Monday to Saturday and between the hours of:

*7am to 10pm
and 10pm to 7am*

and

On either a Sunday or on a Public Holiday and between the hours of:

*7am to 10pm
and 10pm to 7am*

Please submit these noise levels to Craig Still - Compliance Planner. Kapiti Coast District Council employs Kevin Wynn from Main Security (025 455 386) or (04) 298 2816 to take noise level recordings.

3. The applicant must obtain a Liquor License from the Kapiti Coast District Council.
4. The provision of services for Conferences and Functions shall not be provided simultaneously. This excludes the provision of accommodation, which may be available on a continued basis.
5. No more than 30 guests shall be permitted at any one time.
6. At all times the management shall ensure cars park on-site where possible.
7. The applicants shall trim the Pohutakawa trees on the north eastern boundary of 43 Kohekohe Road, Waikanae, to a height agreeable to both parties and within six months of the granting of the resource consent.

Reasons for the Decision:

1. There are considered to be little or no adverse effects relating to the proposal.
2. Approval has been obtained from affected parties.

3. Granting of the consent will not contravene the Act's focus of sustainable management of natural and physical resource.

Would you please note that if you do not concur with the above you may have the matter considered by the Hearing Commissioners by lodging an objection under Section 357 of the Resource Management Act 1991. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard. Please note that there would be a fee of \$285.00 incurred for lodging an objection. If the objection is upheld the fee would be refunded in full; if upheld in part half the fee would be refunded.

You are advised that under Section 125 of the Resource Management Act 1991 you are required to give effect to the consent within 2 years. Alternatively a longer period may be fixed upon application by you within 3 months of the expiry if the following criteria are met:

1. Substantial progress has been made in giving effect to the consent.
2. The written approval of all adversely affected persons has been obtained.

Yours faithfully



Anna Sisarich
PLANNER, RESOURCE CONSENTS

Horowhenua County CouncilPERMIT No. W4042LOCALITY WainuiroaDATE RECEIVED 21:5:80DATE ISSUED 29:9:80FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE**APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT**OWNER'S NAME B. B. ZoopREMARKS: - Advise of completed installation for inspection purposes.2 copies of spec to come.**SCALE OF PERMIT FEES****Estimated Labour Value of Work:**

Not exceeding \$50	\$6
In excess of \$50 but not exceeding \$75	\$9
In excess of \$75 but not exceeding \$100	\$12
In excess of \$100 but not exceeding \$200	\$18
In excess of \$200 but not exceeding \$300	\$24
In excess of \$300 but not exceeding \$400	\$30

Plus \$6 for every \$100 or part thereof in excess of \$400.



M 158ue + scrapp.

PLAN OF ALLOTMENT

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box 258,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work

Install wood burning

stove & connect circulates to Hwy
heating cylinder

Allotment. Lot: 22-23 D.P. 23782 Section: Area:

Block: S.D.: Locality:

Previous Owner { If Section has been recently transferred }

Frontage (Length) (Name of Street or Road)

Kohukohi Rd

Water Supply (Description)

Estimated Material Value of Plumbing Work \$ 100 -

Estimated Labour Value of Plumbing Work \$ 200 -

Estimated Material Value of Drainage Work \$

Estimated Labour Value of Drainage Work \$ Total \$ 300.

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$ 18-00 Receipt No.: 13436

Water Connection Fee \$

Receipt No.:

Full Name and Address of Owner:

43 Kohukohi Rd

NOTE.—The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.
- (b) Specifications of work materials to be used.

Plan showing drain should be drawn to scale of 1-100.

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant:

W. J. Brusnahan

Address

135 Mataru Rd

Craftsman

Plumber's Signature,
Address, and
Registered No.

W. J. Brusnahan

Reg. No. 00901

Registered Drainlayer's
Signature, Address, and
Registered No.

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

Boundary Lines to be shown thus: - - - - -

Frontage to Road

Receipts without the Cash
Register printed figures will
not be recognised as valid.

P.O. Box 258,
Levin.

Council Chambers,
Bath Street,
Levin.
1980

IMPORTANT
DO NOT DETACH

Dr to **HOROWHENUA COUNTY COUNCIL**

M.

Address

W. J. Broshay
135 Matai Road
Raumarati.

No 12014

COUNTY CLERK

BUG A *** * 18.00

13736 • •

28-MAY-80

OFFICIAL RECEIPT
WILL BE PRINTED
IN SPACE ABOVE

Building Permit Fee

Plumbing Permit Fee

Drainage Permit Fee

Footpath Damage Deposit

Water Connection Fee

Building Research Levy

2 copies of man. installator specis
required

PAD

Total

18.00

PERMIT

W

No.

4072

HOROWHENUA COUNTY COUNCIL

WAIKANAE DISTRICT COMMUNITY

PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK

W. J. Brosnahan,
135 Matai Road,

Raumarhi

(a licensed plumber or drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by

C. C. Toop and situated in Kohukohi Road Street (or ad), Waikanae being described as Lot 22-23 DP 23482

Description of work: Install wood-burning stove + connect to H.W cylinder.

Estimated Value of work excluding materials:

Estimated Cost \$ 200.00

Permit Fee \$ 18.00

Receipt No. 13136

Connection Fee \$ - - -

TOTAL \$ 18.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1978 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the

Date 29-9-80

County Engineer

This permit is issued subject to:

Advise of completed installation for inspection purposes.

HOROWHENUA COUNTY COUNCIL

WAIKANAE DISTRICT COMMUNITY

Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at

Street/Road, owned by Mr _____ the plumbing/drainage

works specified in Permit No. _____, issued on 19_____, and I do hereby request that such works should be inspected.

I declare this day of September 19_____.
Plumber/Drainlayer

Horowhenua County Council

PERMIT No.

W 904

LOCALITY *Waikanae*DATE RECEIVED *31: 8: 68*DATE ISSUED *25: 9: 68***APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT****SCALE OF PERMIT FEES**

<u>Estimated Value of Work:</u>	<u>Fee Payable.</u>
Not exceeding £5	0 1 0
Exceeding £5 but not exceeding £10	0 2 6
„ £10 „ „ „ £25	0 5 0
„ £25 „ „ „ £50	0 10 0
„ £50 „ „ „ £100	1 0 0
„ £100 „ „ „ £150	1 10 0
„ £150 „ „ „ £200	2 0 0
„ £200	£2, plus 10/- for every £100 or part thereof in excess of £200.

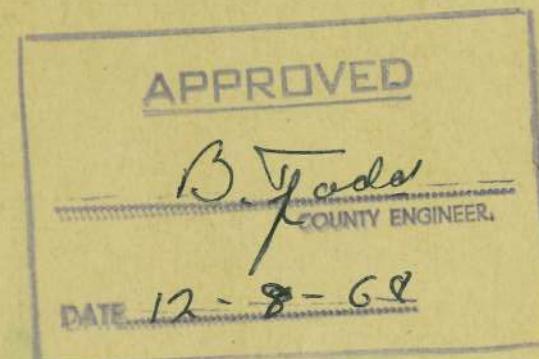
OWNER'S NAME

*C. C. Toop*FOR OFFICE USE ONLY.

REMARKS:

82 NG910

- ① Provide additional tap in water supply situated in a cover at base of dwelling.
- ② Provide floor wastes to upstairs bathrooms 6" air gap required between ball cock and waste level in plant trough.
- ③ Provide minimum 700 gallon septic tank and 8 cubic yard boulder soak hole for effluent disposal.
- ④ Provide gully trap to receive discharge from dark room waste.



Valuation Book No. 1494/588/2

Date 19

Application For Plumbing and Drainage Permit

TO THE SANITARY INSPECTOR, Postal Address: Horowhenua County Council,
Horowhenua County Council, P.O. Box 17,
Bath Street, Levin. Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work *Complete P&D installation to new dwelling, including septic tank, effluent disposal and water connection complete.*

Allotment. Lot: 21, 22, 23 D.P. 23782 Section: Area:

Block: S.D.: Locality: WAIKANAE.

Previous Owner *If Section has been recently transferred*

Frontage (Length) 198'00" (Name of Street or Road) NGAIO RD,

Water Supply (Description) Town Supply.

Estimated Value of Plumbing Work £4793 - 00.

Estimated Value of Septic Tank £ : : .

Estimated Value of Drainage Work £81745 - 00.

Total £6538: 00

All work will be carried out in accordance with Horowhenua County Council's By-laws.

Permit Fees £35-00. Receipt No. 14433.

(For Scale of Fees see Back Page.) W. Conn. £26 9 14435

Full Name and Address of Owner: CLAUDE TOOR.

CIV. TE MOANA RD E. NGAKANA RD. WAIKANAE.

NOTE.— The following MUST accompany this Application:—

- Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- Detailed drawings of septic tank — $\frac{1}{4}$ in. to one foot.
- Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of $\frac{1}{4}$ in. to foot for large premises — in DUPLICATE.

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: *R. J. Stratmore*

Address: 20 Donover Rd Paraparawau Bch

Plumber's Name, Address, and Registered No. *If not the applicant.* B. G. McGrath & Co Ltd.

44 Gavin Rd. Raumati.

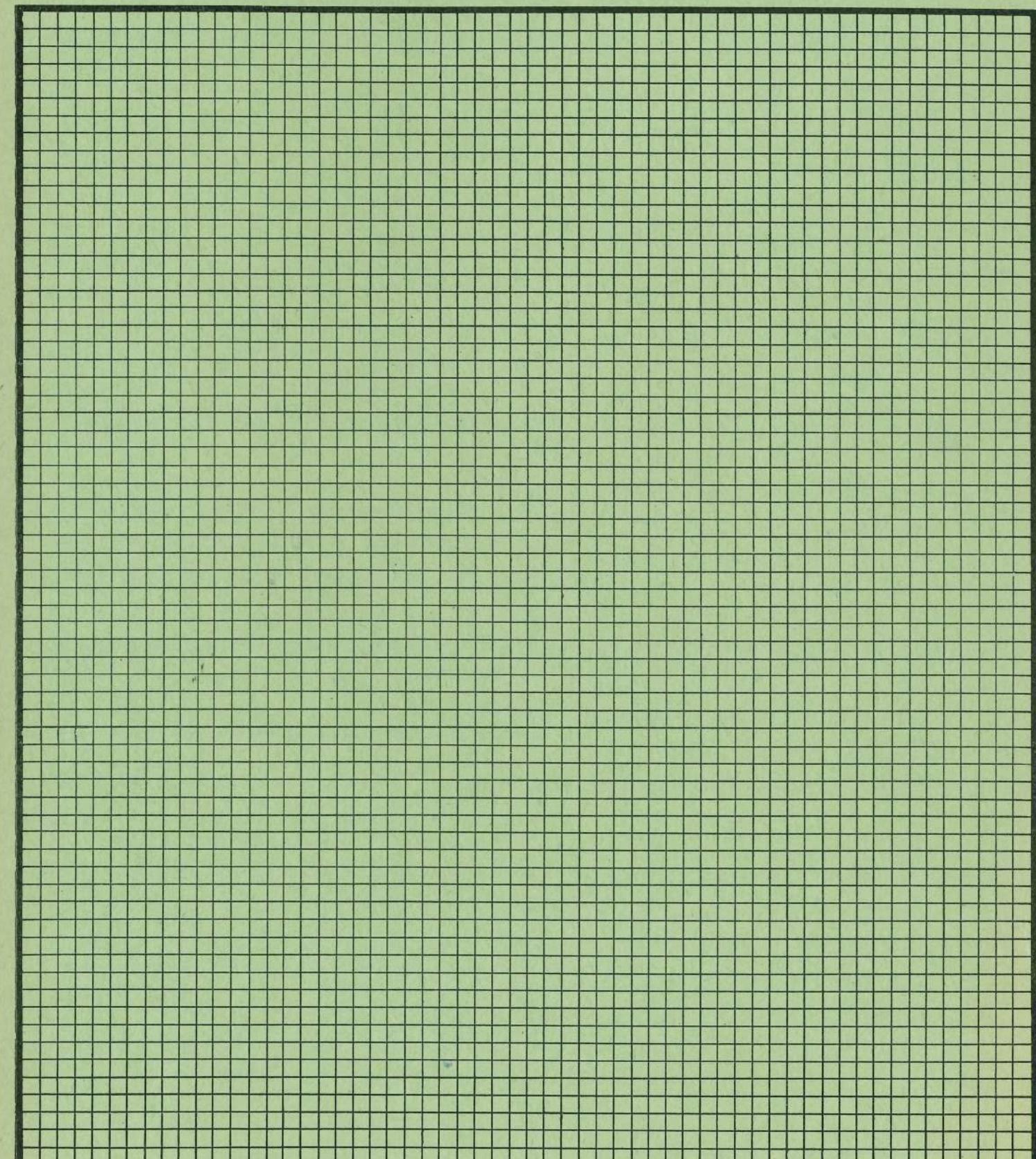
PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators; Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

Boundary Lines to be shown thus: - - - - -

WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to Road



BUILDING APPLICATION

R.M. Strathmore
HCC/B9 Builder.

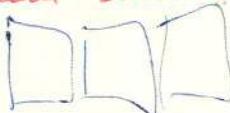
C.C. Toop, 11990 Rd.

ress	Date	Initials	Remarks
ion Received	31/8/68	BG.	
ion Received	"	"	
"	"	"	
tion under	12/8/68	"	
tion under	"	"	
posted	"	"	
uthorised			
uthorised			

plans & species on file in cupboard.
BG.

No interior lining agent or veneer
on the completion of veneer.

- (P3) Floor works to upstairs bathrooms.
21) Bath cock in floor trough to be minimum
6" above water level.



700 Septic tank. as per N2,55. enclosed.

Provide 8 cul.yard rock hole for
effluent disposal as detailed on enclosed
schedule.

Gully trap to receive dark room waste
suggest running this drain to standard
storm water type boulder rock hole.

A T.V. would be required from this
drain if fresh air vent is provided at
proposed rock ~~away~~ fit tank.

1. Yoop. lot 14, 15, 16, 17. DP 19887.

Kate Kate Rd.

c. " lot 13. DP 19887.

Kate Kate Rd.

lot 21, 22, 23. DP 23782.

Ngaro Rd

2, 3 Yoop. lot 18. DP 19887.

c Yoop lot 1+2. DP 18726. Kate Kate.

DP 23782. Ngaro

		21	22	23	
13	14	15	16	17	18

DP 19887

N	I	K	A	U	
1	2				DP 18726.

Kate Kate.

~~Σ n. Σ ε~~
~~Σ n. Σ ε~~
~~90~~

House across. lot 21, 22, 23. DP 19887.

tiny workshop connected to 1/2" on Kate Kate Rd.

Four assessments Two for Mr
Two for Mrs.

BUILDING PERMIT

ENVIA COUNCIL COUNCIL Date: 25/9/68 No. A065733
11: 1494/584/2 Receipt No. 14432 4423
23782 Section: Block:
NGARIO & NIKAU RDS Street
COUNTY TOWN Township Riding.
R.M. STRATHMORE ✓
fee, etc. Bixley Authorised Officer 25/9/68

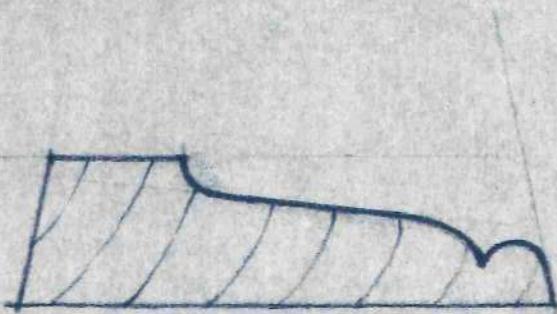
L.C. TOOP
NR. TEMOANA & NGARRA RD. WAIKANAE
R.M. STRATHMORE
20 DONOVAN RD. PAKNAPAHU-MU-BCH

1. New Building 2. Alterations and/or Additions 3. Conversions 4. Demolitions
dwelling Total floor area: 7400 sq. ft.
ing will be used: (3000 to basement)
osed building work \$ 73000.00
bing and drainage, if not included in permit
or more, state: Estimated date of commencement—Month: Year:
Estimated date of completion—Month: Year:

granted you to carry out the works as proposed in accordance with the drawings and other
uch work to be subject at any time during progress to inspection, and to be carried out in
he requirements of the Council bylaws, and subject to the builder taking full responsibility
to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths,

FULL SIZE DETAIL OF ARCHITRAVE

C. C. TOOP, ESQ. WAIKANAЕ

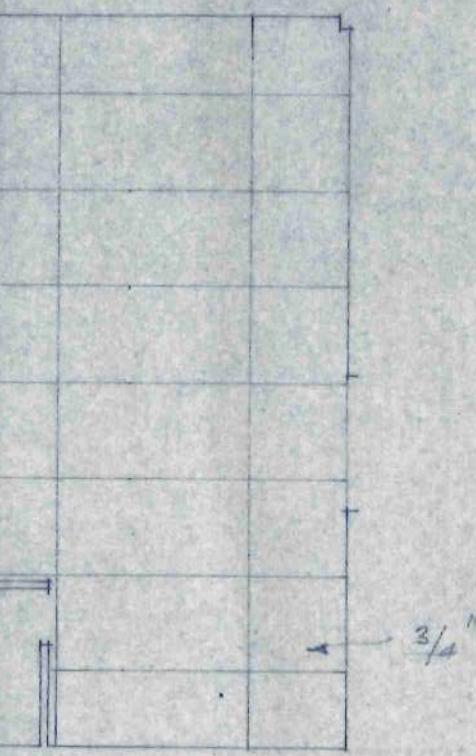


out of 3" x 1"

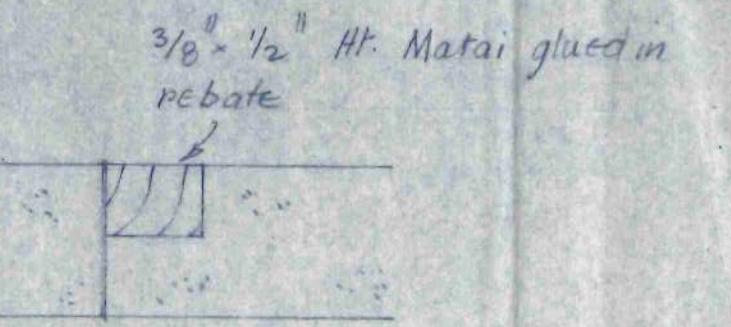
Drawing no. 369/32

July 1969

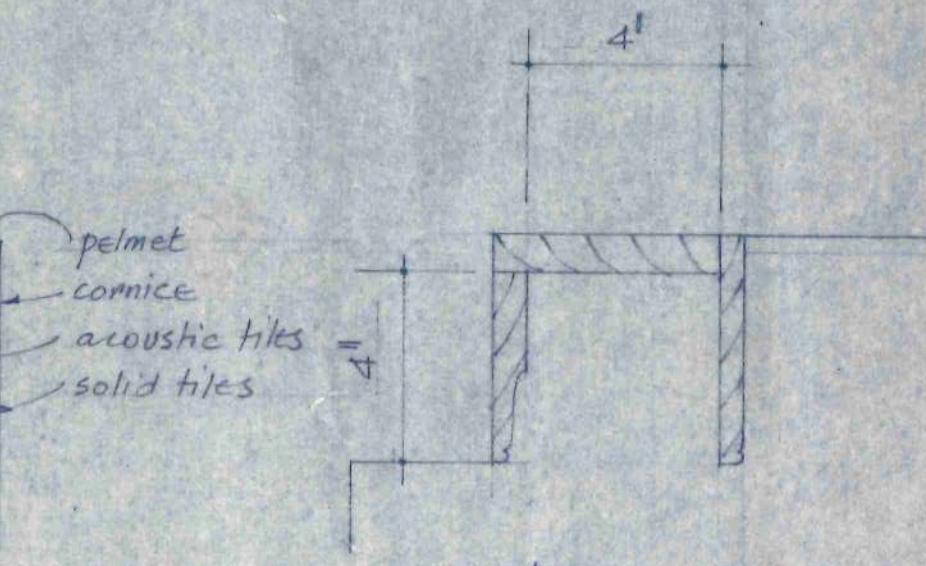
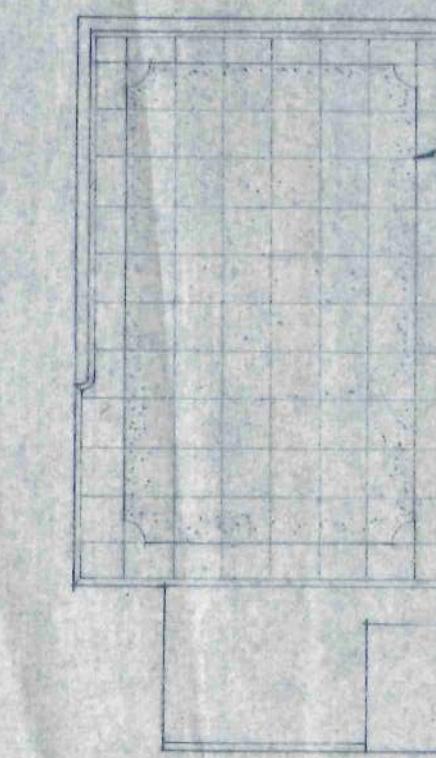
Gridlestone & Mitchell. Regd. Architects.



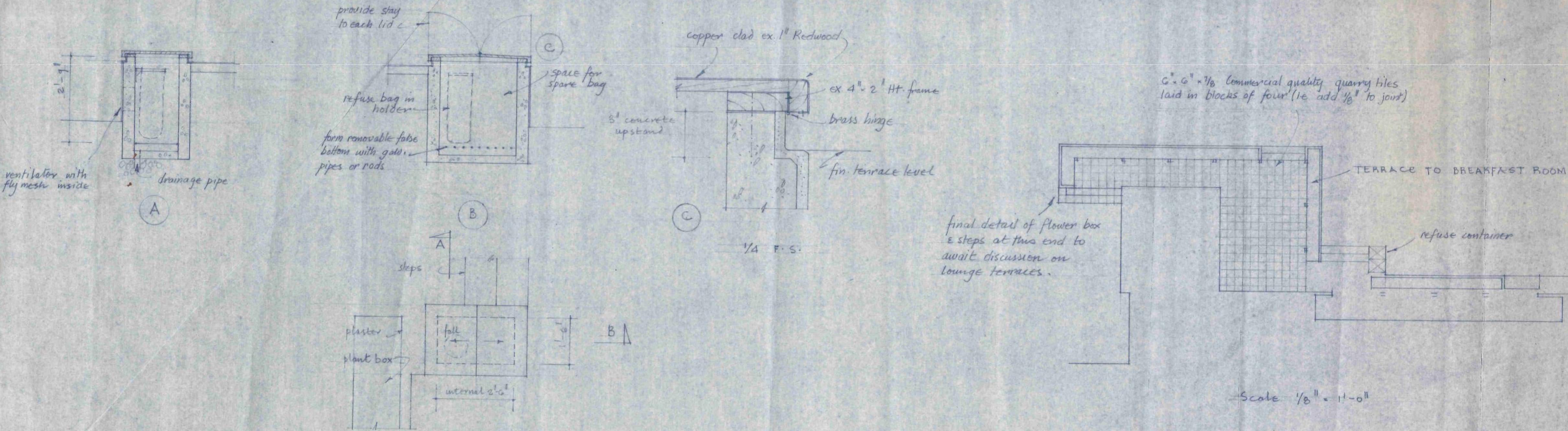
Floor layout



Ceiling layout

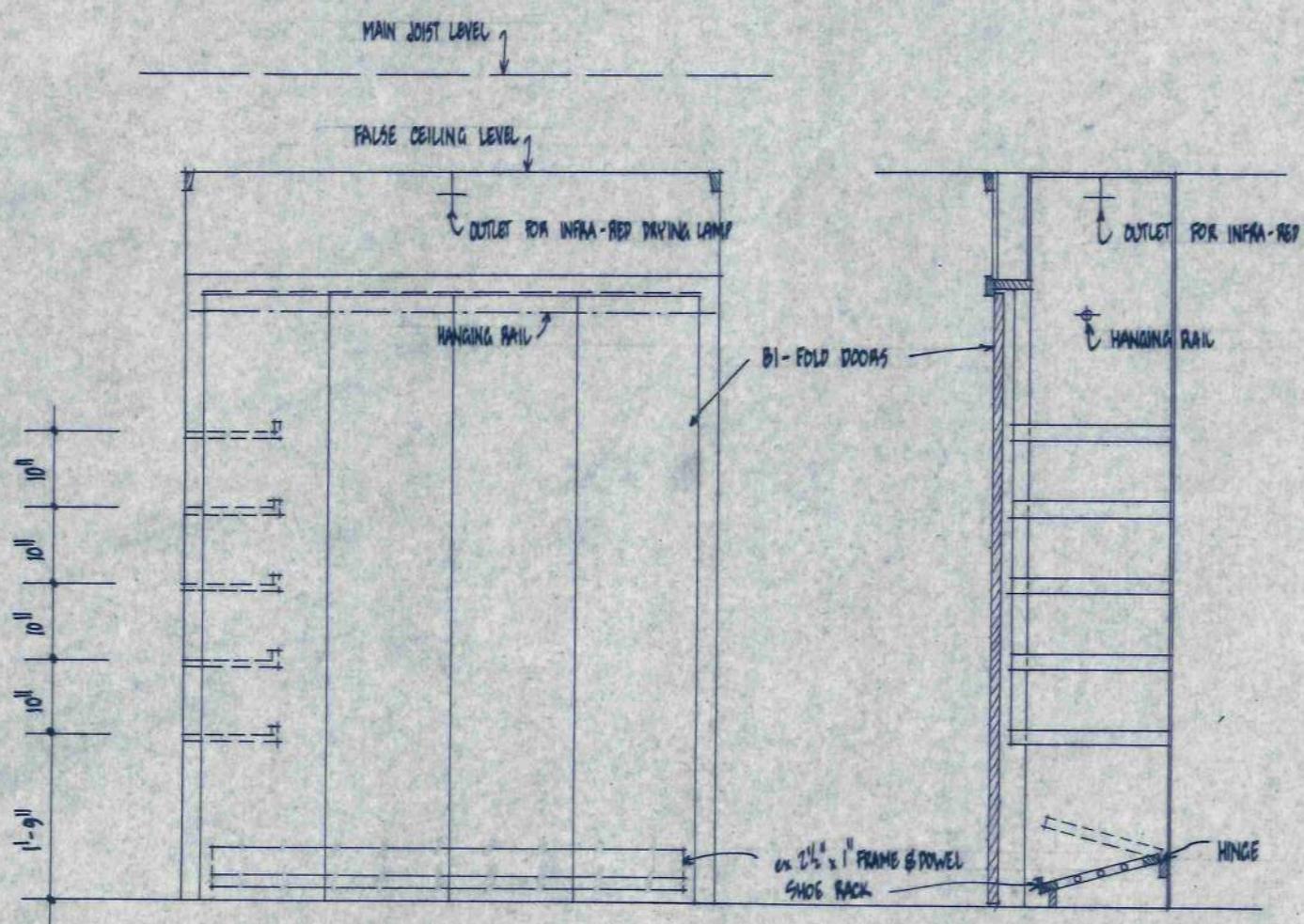


Dormer pelmet



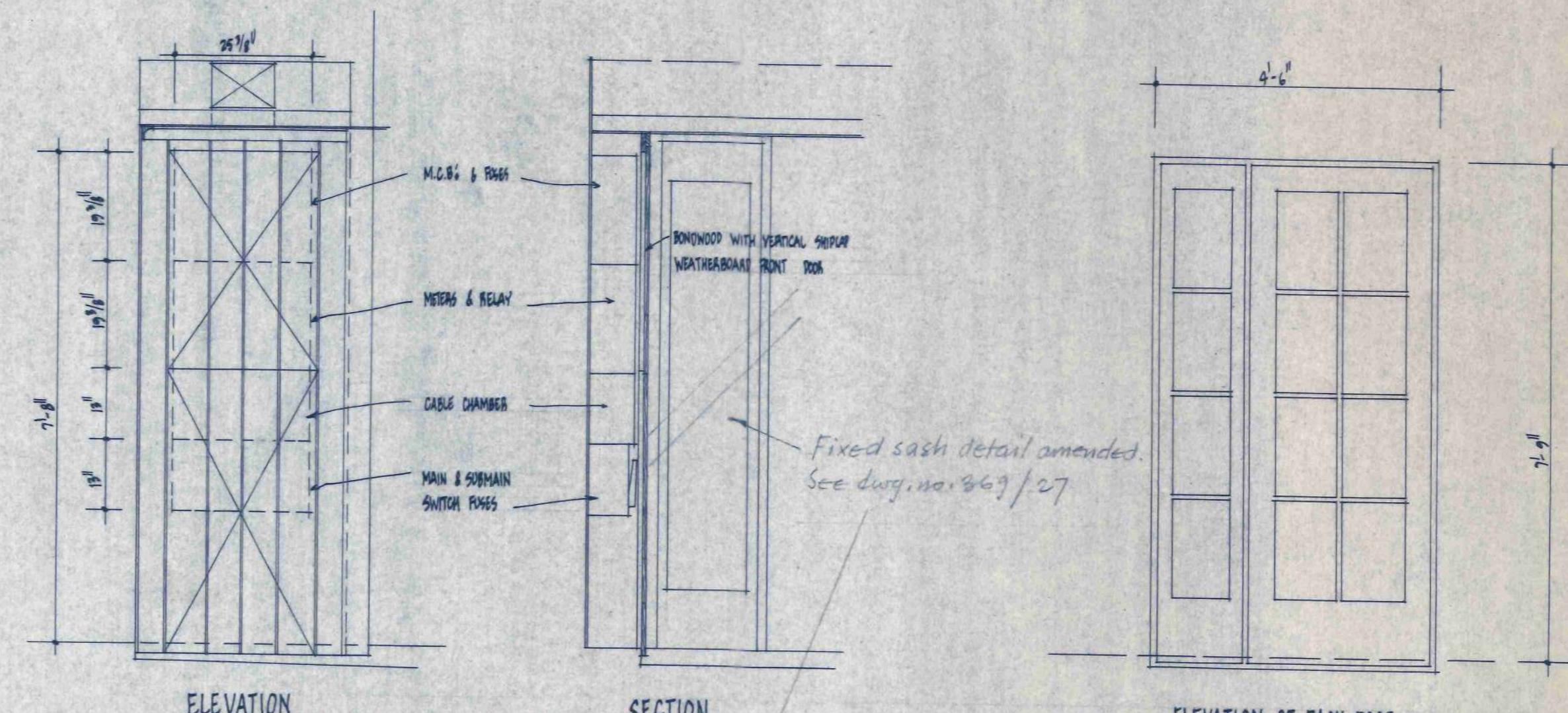
B E F U S E C O N T A I N E R

Scale $1/2"$ = $1'-0"$



LOBBY CUPBOARD ELEVATION

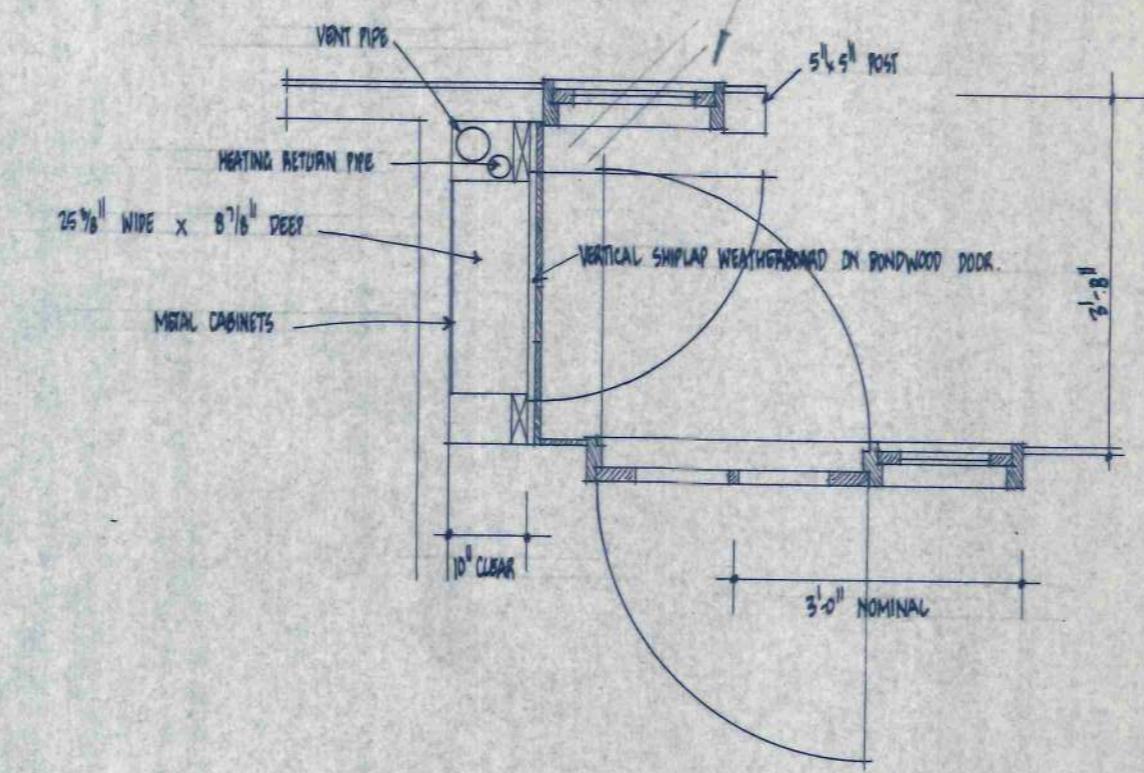
SECTION



ELEVATION

SECTION

ELEVATION OF BACK DOOR



PLAN OF ELECTRICAL CUPBOARD

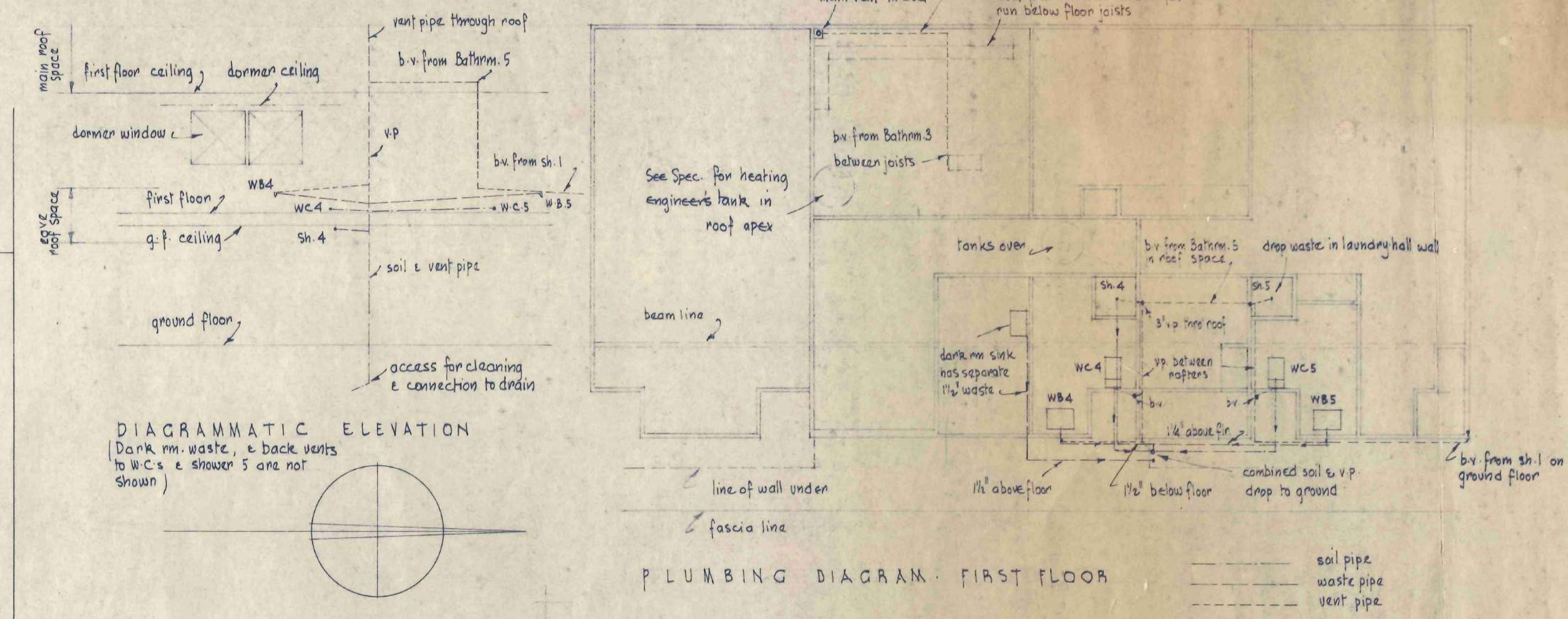
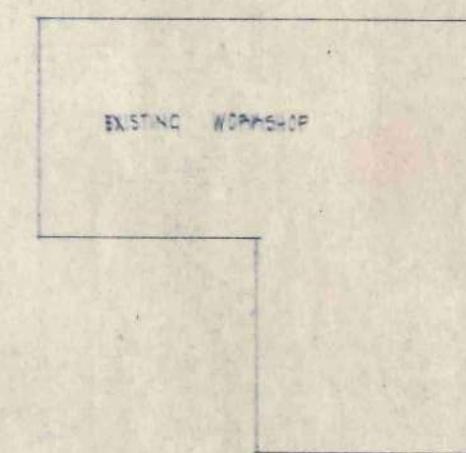
THE C. C. TOOP HOUSE AT WAIKANAE LOBBY & ELECTRICAL CUPBOARD DETAILS

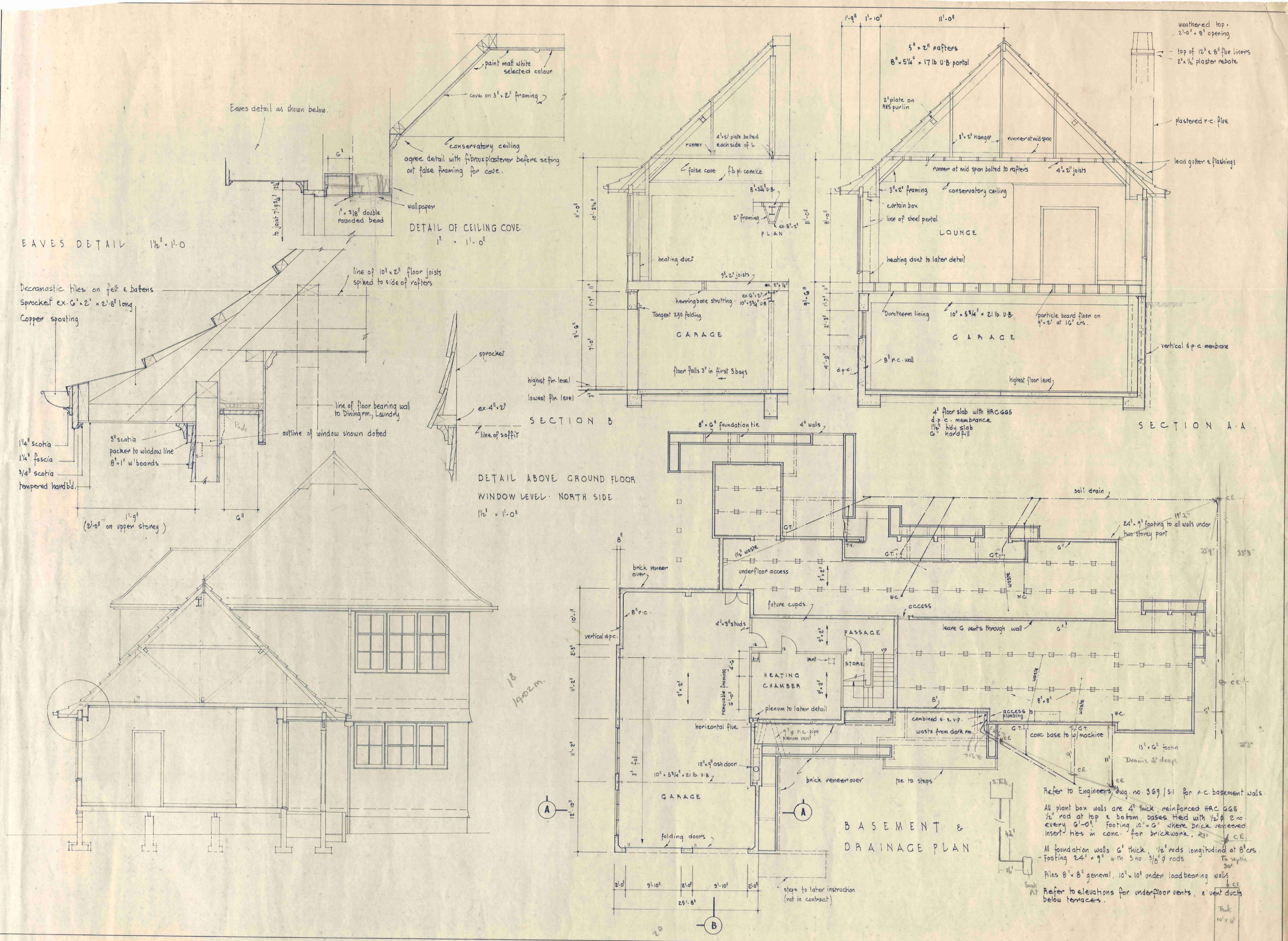
DWG. NO. 369/28 1/2" = 1'-0" FEBRUARY 1969 CIRCLESTONE AND MITCHELL REGD. ARCHITECTS

Levels shown thus are original levels before filling 8G-05

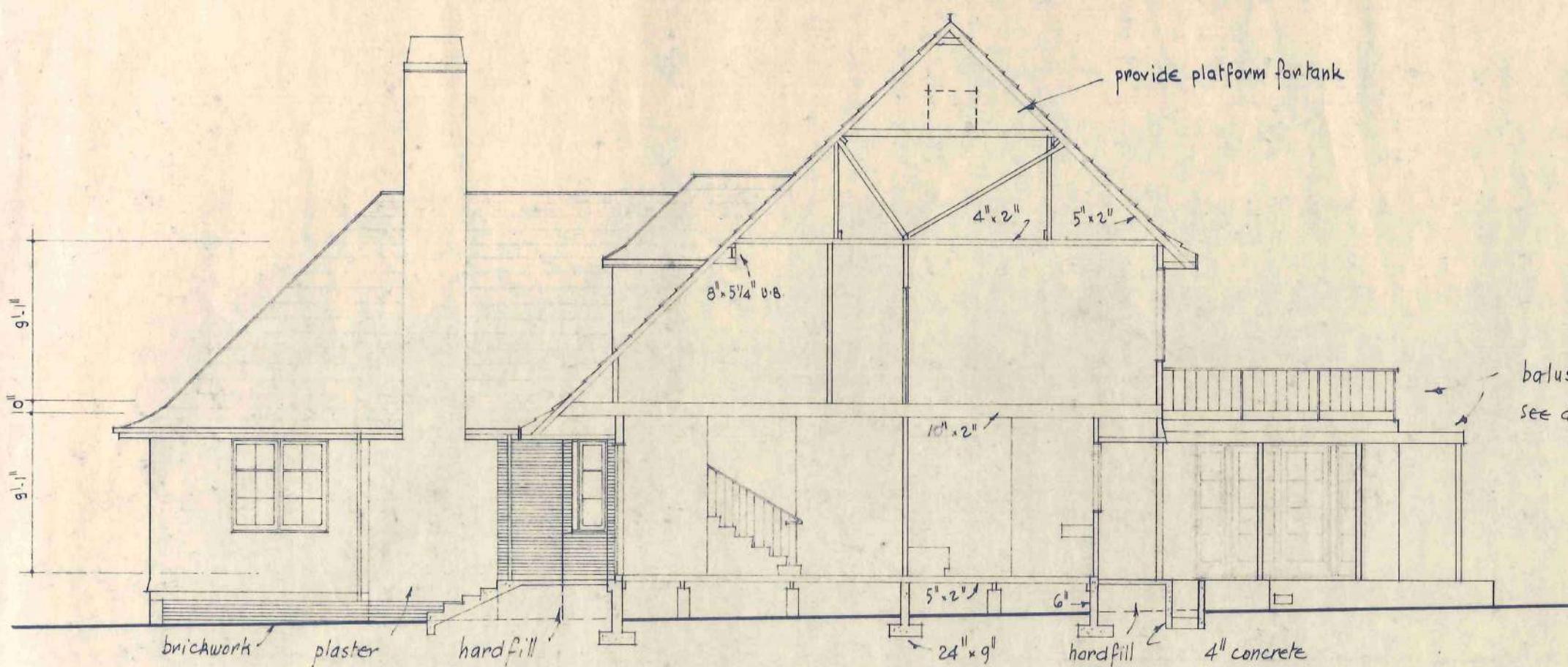
Levels shown thus are levels taken after filling 99-28

8G-05

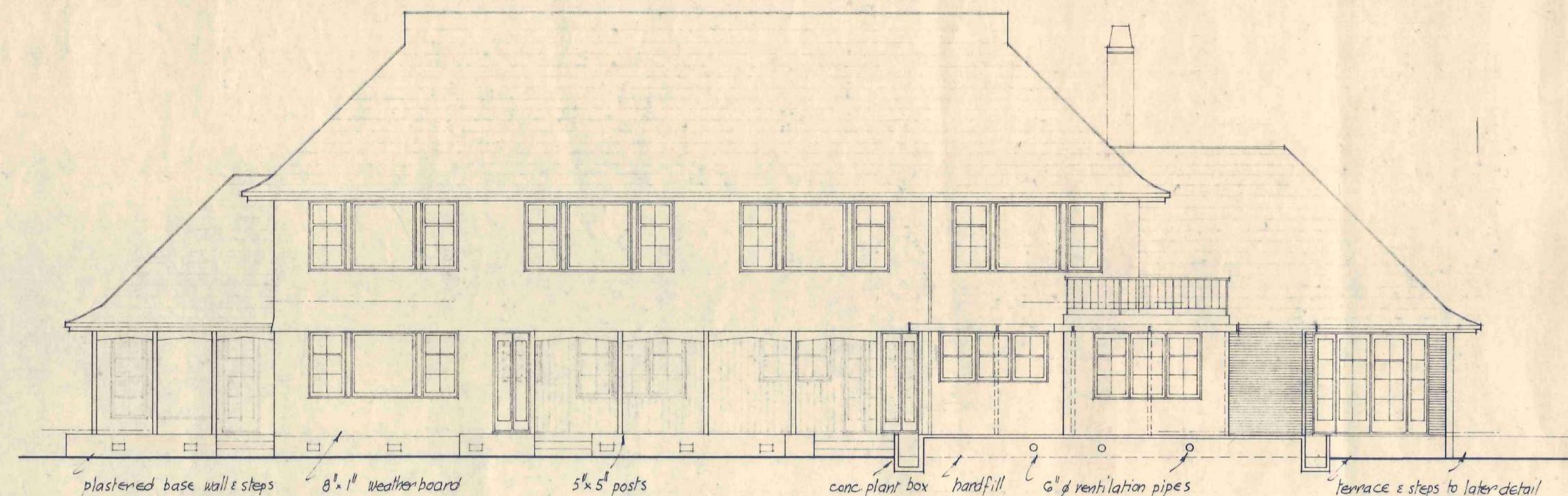




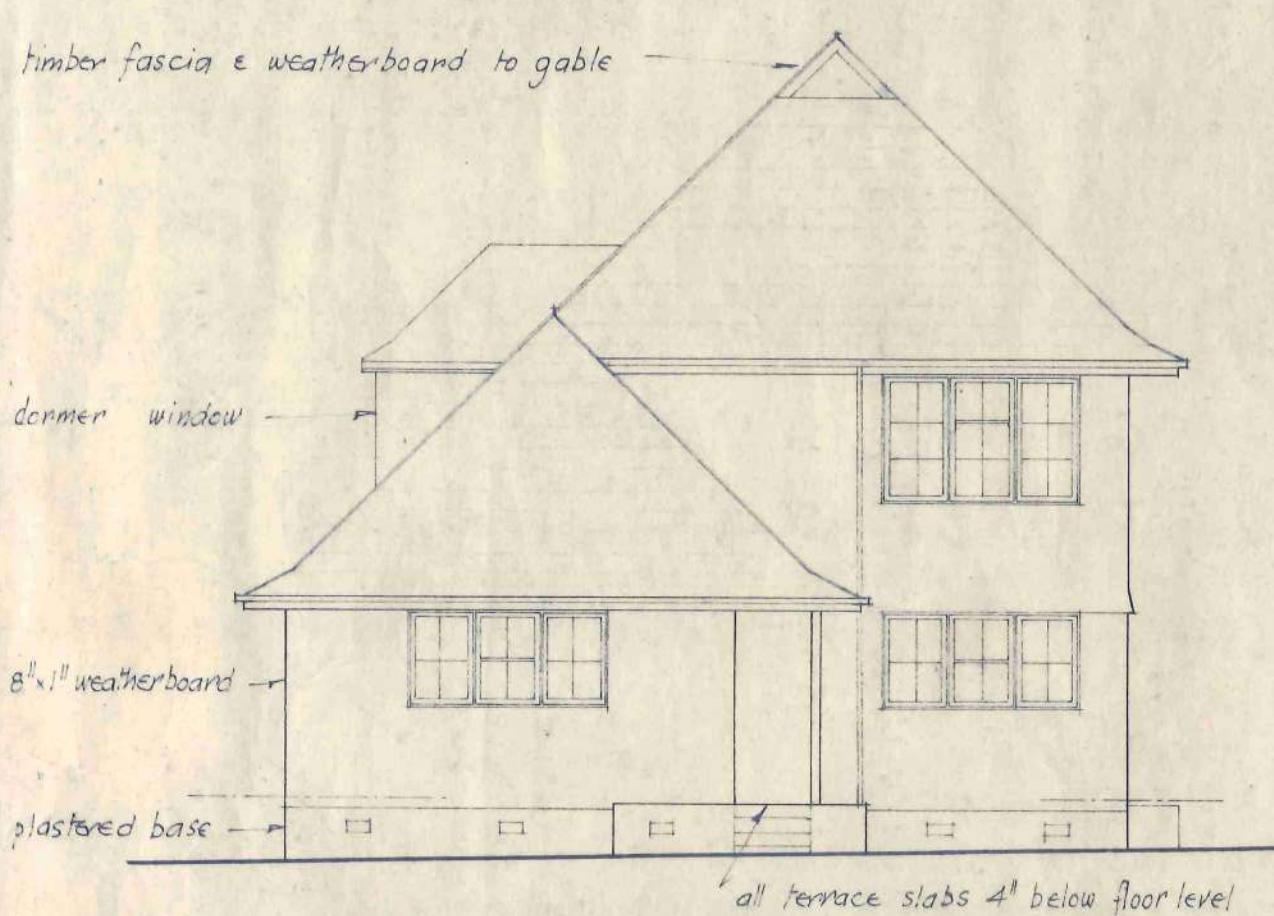
THE C. C. TOOP HOUSE AT WAIKANAE



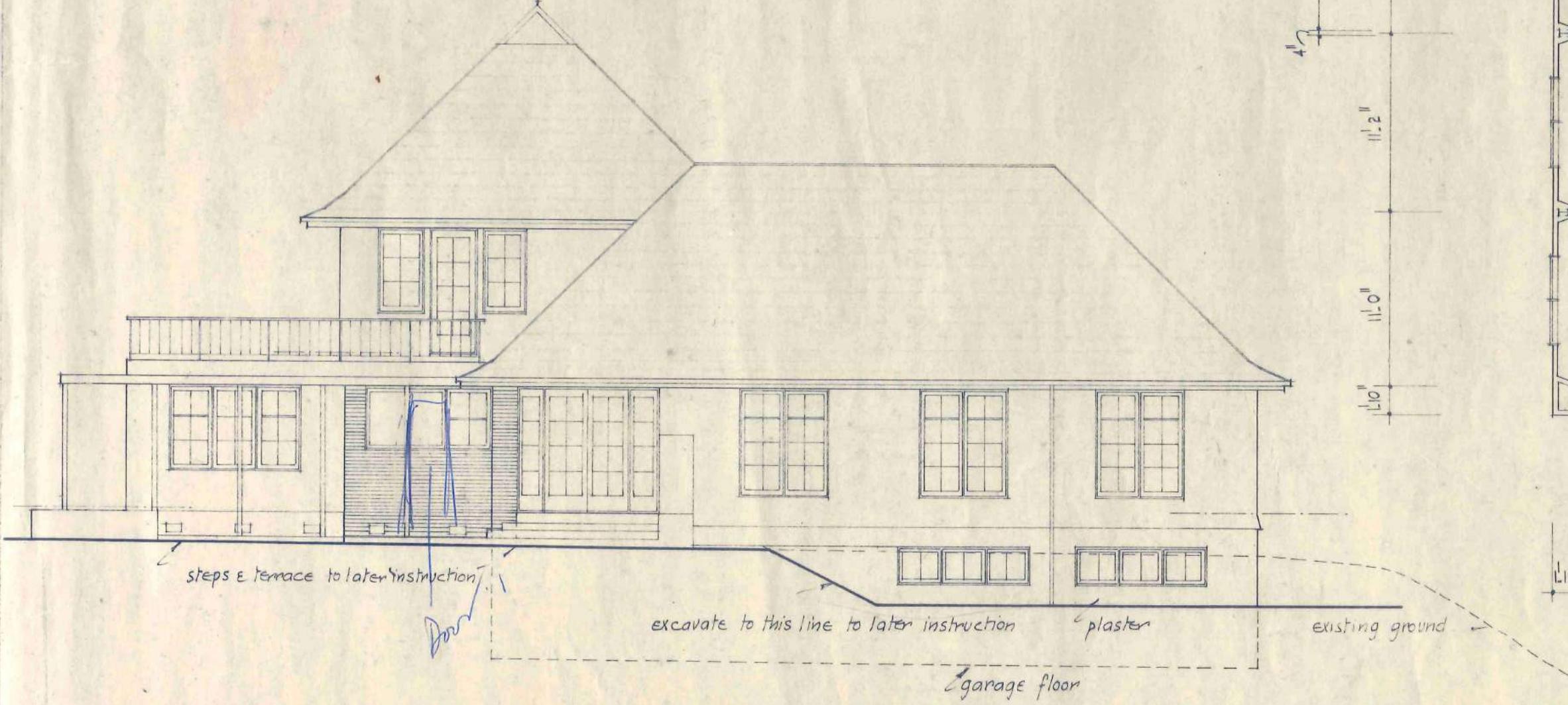
SECTION A - A



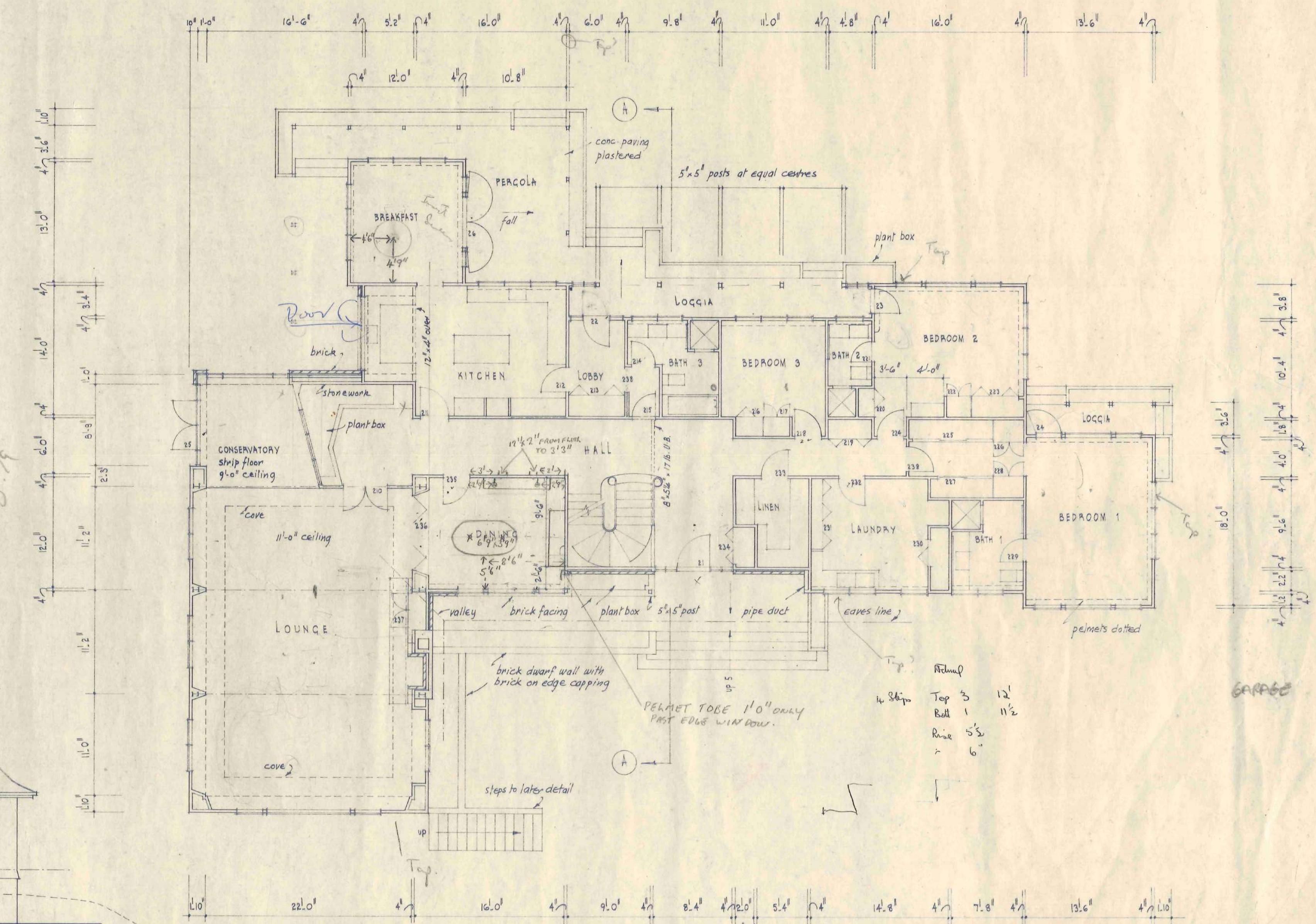
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



GROUND FLOOR PL