

Sharalyn Fraser *Agency*

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CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

THE OWNER

Heaton John Treliving & Heaton Barbara Mary PO Box 454 WAIKANAE	No.	055239
	Issue date	19/12/05

THE BUILDING

Street Address	148 FIELD WAY, WAIKANAE BEACH
Valuation No.	1491075868
Legal Description	Lot 57 DP 333393
Year Constructed	
Current Use	
Proposal	New Dwelling

Code Compliance

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

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

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

Name:

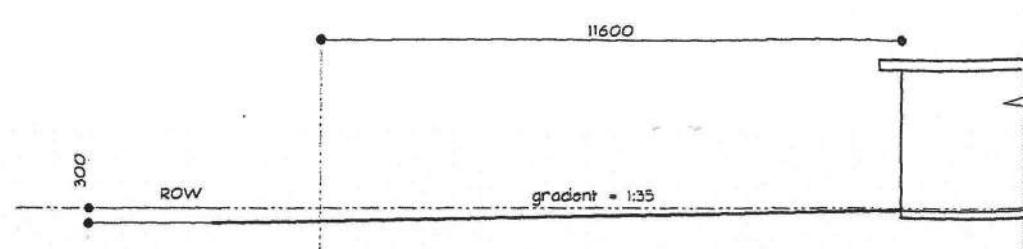
Date: 19 DEC 2005

CHECK P.I.M INFORMATION FOR SERVICE CONNECTIONS PROVIDED IN THE PLUMBING @ DRAINAGE PACK.

APPROVED
BY P & D
Simon Copp.
Officer
31/05/2005

REVISIONS:

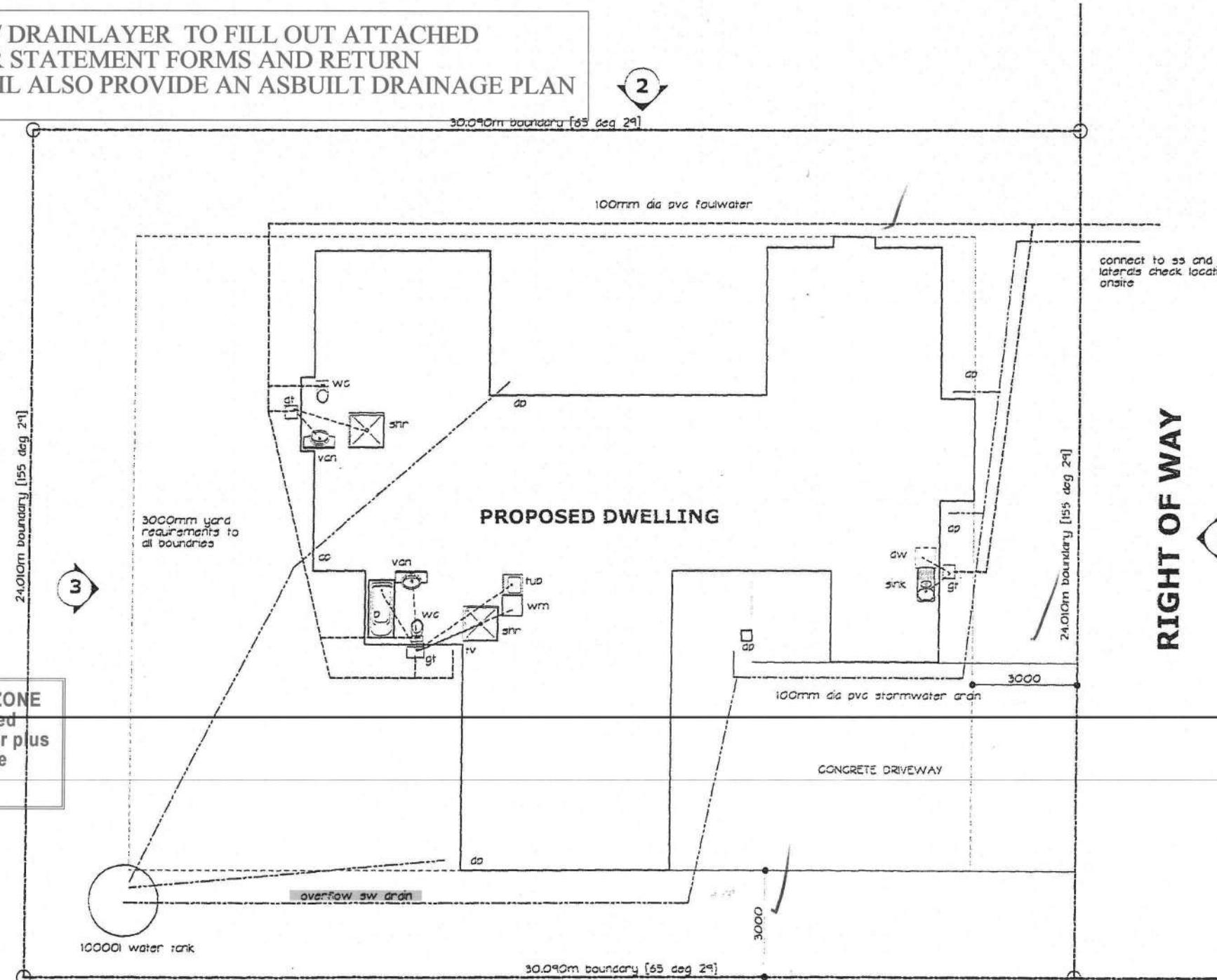
B.C 055239



Plumbing to be installed as shown on the approved plan. If a deviation is made an amended plan is to be provided at the time of the preslab plumbing inspection.

DRIVEWAY SECTION SCALE 1:100

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



SITE AND DRAINAGE PLAN
SCALE 1:100

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

JOB/SHEET No:

0508/1

(A2 original) OF

MIKE BURGE BUILDERS
LOT 57 FIELDWAY, WAIKANAE BEACH.

APPROVED
BY BUILDING
Peter Wilkinson
Officer
01/06/2005

102 Ratahui Road
Paraparaumu
Kapiti Coast
Telephone 04 298 1487
Facsimile 04 298 1488
Mobile 027 233 9840
Email: greighayward@xtra.co.nz

Greig Hayward NZCAO
Architectural Designer

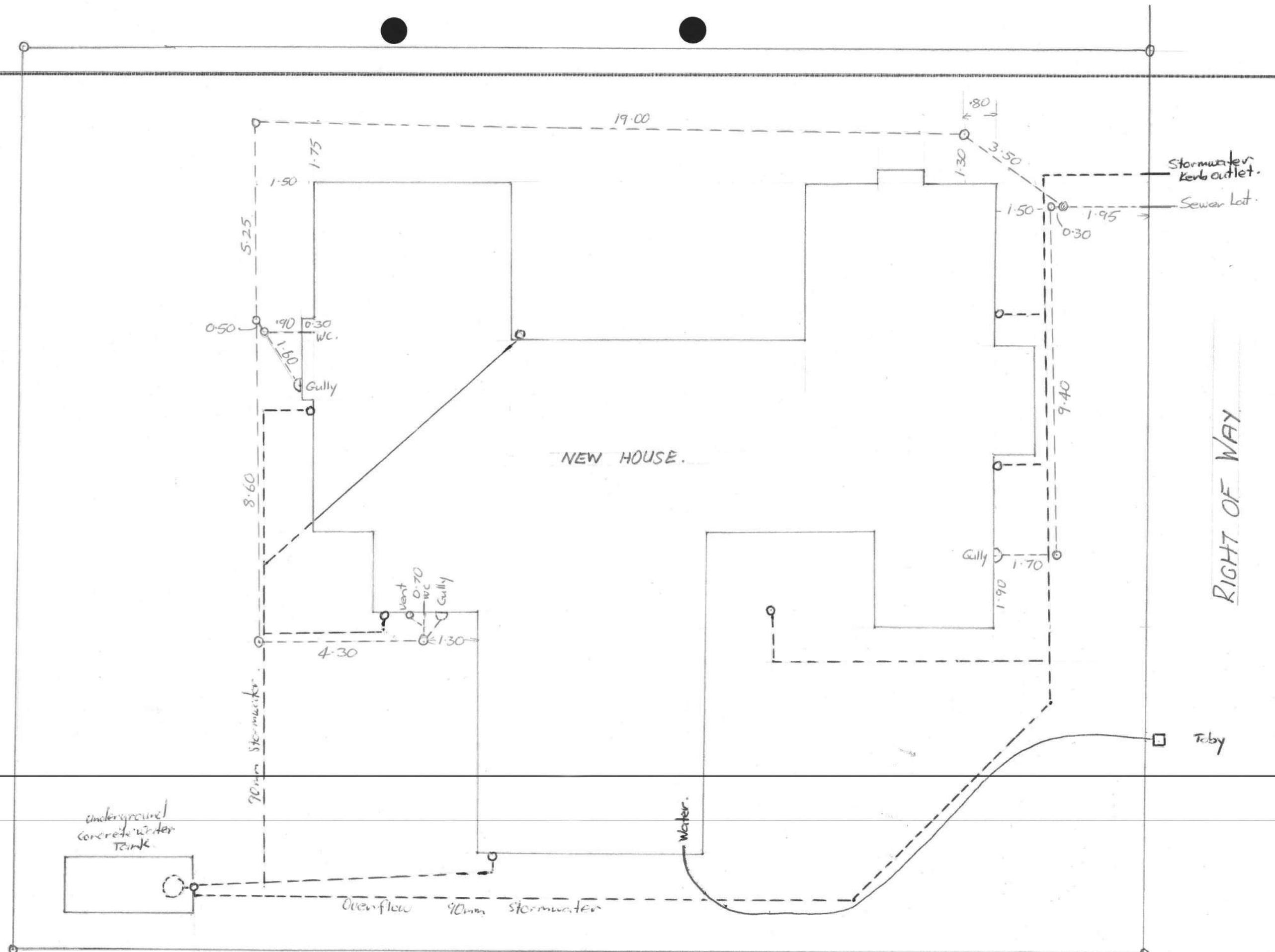
DATE: APRIL 2005

DRAWN: GREIG

CAD REF: 0508.WORKING

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
LAW OF CONTRACTS 1999 AND NZ BUILDING CODE.
THESE DRAWINGS ARE COPYRIGHT.
DO NOT SCALE DRAWINGS.
DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

greig hayward architecture



DRAWN BY Waikanae Contracting		DRAWING NO.	148 FIELDWAY WAIKANAE BEACH. B.C. 055239.		LINE QUALITY	EXCEL.	V. GOOD	GOOD	FAIR	POOR
DATE 8/9/05.	SCALE 1:100		INTERPRETATION							
			ACCURACY							
			LAYOUT							

Producer Statement

Piped Services & Sanitary Plumbing Stacks

Construction Review

Issued by... *Alan Davies* Registration Number... *10755*

To Kapiti Coast District Council

In respect to the following

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

Installed at... *148 fieldway waikanae*

Building Consent No.....

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

Signed. *[Signature]* Date... *18.10.05*

Producer Statement

Private Sewer Drains

Construction Review

Issued by *Michael Nutting*..... Registration Number *10815*.....

To Kapiti Coast District Council

In respect to the following

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

Installed at..... *148 Fieldway, Waihao Beach*.....

Building Consent No *055239*.

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

Signed..... ..... Date *9/9/05*.....

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

Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

Producer Statement

Stormwater Drains

Construction Review

Issued by *Michael Nutting*..... Registration Number *10815*.....

To Kapiti Coast District Council

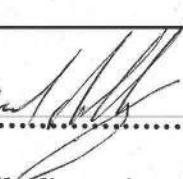
In respect to the following

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

Installed at *148 Fieldway, Wairarapa Beach*.....

Building Consent No. *055239*...

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

Signed  Date *9/9/05*.....

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

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The BOROUGH Engineers
PRIVATE AND
PARAPARAHU

I, Hegton

(full name)

PLEASE PRINT

(Postal a.

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

(PROPERTY Address in full
if different from above)

148 Fieldway

Lot 57 DP

Fees Payable (on application)

Inspection \$

Note: All dwelling units to pay full
inspection fees.

Connection \$

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

Total \$

Owners Signature

Date

THIS PART TO BE COMPLETED BY PLUMBER

I, RP Alan Davies (full name)

of (address)

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

(Signature)

(Craftsman Licence No.)

(Date)

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

To be retained/dismantled
"Header Tank"/Pressure Reducing Valve

Exhaust Pipe/Pressure Relief Valve

Copper/PVC/Alkathene

Filter plant Yes/No

OFFICE USE ONLY

Permit No. <u>055239</u>	Job Inspected	Building Register Entry
Date Issued <u>Dec 05</u>	Connection Recorded	

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer
Private Bag
PARAPARAHU

I, Heaton (Full name)
PLEASE PRINT

(Postal Address)

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

(PROPERTY Address in full
if different from above)

148 Fieldway

Lot 57 DP

Fees Payable (on application)

Inspection	\$	
Connection	\$	
Total	\$	

Note: All dwelling units to pay full inspection fees.

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

Owners Signature

Date

THIS PART TO BE COMPLETED BY DRAINLAYER

I, R Ralph (full name)

(address)

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

N.B. Connection NOT permitted until permit obtained.

I need you

(Signature)

(License No.)

(Date)

OFFICE USE ONLY

Permit No.

055239

Job Inspected

Building Register Entry

Date Issued

Connection Recorded

Dec 05

Building Consent Number 055239

Site Address..... 148 Fieldway

Building Project... New deck... Contact Person... Mike Berger... Contact Number... (510) 555-1234

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

POST-CLAD INSPECTION ALL CLADDINGS

WALL CLADDINGS			ROOF CLADDINGS		
Cladding selection complies with BC? <i>Note 1</i>	Yes	No	Roof material complies with BC? <i>Note 1</i>	Yes	No
Sheets fixed to manufacturers Specs?	Yes	No	Roof fixing complies?	Yes	No
Fixings appropriate for durability?	Yes	No	Ridge/hip flashings in place & correct?	Yes	No
Sheet layout correct?	Yes	No	Roof/wall junctions flashed?	Yes	No
Control joints where appropriate?	N/A	Yes	Penetrations correctly flashed	Yes	No
Fixings appropriate for bracing elements	N/A	Yes			
Flashings in place?	Yes	No			
Clearance provided for facia & spouting	Yes	No			
Ground clearances achieved?	Yes	No	<i>Landscaping not complete</i>		
Clearance off deck surface?	N/A	Yes	No		
Flashings/wraps in place, parapets/barriers?	N/A	Yes	No		
Has builder been advised not to fix through top surface of barriers	Yes	No			
Next inspection discussed				Yes	No

Note 1. If cladding has changed Amended Application required

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

Fitting last sheet. intermediary extenders yet to be fitted.
All flashings & sealing OK.

Inspection Date.....

Inspecting Officer ✓ L. Sagle

Building Consent Number 085239Site Address 148 Fieldway WkEBuilding Project Mr. Long Contact Person Mike Long Contact Number

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

PRE-LINE BUILDING

Building weathertight? <u>Note 1</u>	Yes	No	Framing complies with BC <u>Note 2</u>	✓	
External framing timber treatment <u>T1.2</u>	Pass	Fail	Other framing treatment	Pass	Fail
Trusses Identified by branding	Pass	Fail	Trusses fitted as per design	Pass	Fail
Truss to top plate fixings	Pass	Fail	Truss proprietary fixings	Pass	Fail
Rafter fixings & spacing	Pass	Fail	Roof bracing in place	Pass	Fail
Ceiling batten spacing	Pass	Fail	Ceiling batten moisture content...%.	Pass	Fail
Top plate connections	Pass	Fail	Ceiling diaphragm	Pass	Fail
Ceiling insulation <u>To be blown / batts.</u>	Pass	Fail	Framing to openings	Pass	Fail
Lintel/beams size & fixing	Pass	Fail	Wall bracing	Pass	Fail
Stud spacing	Pass	Fail	Wall insulation	Pass	Fail
Moisture content <u>15-20 %</u>	Pass	Fail	Exterior window & door frame fixings	Pass	Fail
Air seals to openings	Pass	Fail	Light & ventilation	Pass	Fail
Specific fixings for brace elements	Pass	Fail	Bottom plate fixings	Pass	Fail
Roofing Deck membranes <u>P/A</u>	Pass	Fail	Exterior cladding to deck clearances <u>N/A</u>	Pass	Fail
Reminded builder of Post-line Inspection?	Yes	No			

Note 1 If building not weathertight interior linings cannot be fixedNote 2 Significant changes will require amended BC application. Minor changes must be recorded.

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

Bracing changes noted.All OK to proceedCurrently installing air seals.Inspection Date 25/8/05Inspecting Officer L SAGE



SITE INSPECTIONS - BC 055239

Application Details

Mobile

Applicant Name :	John & Barbara Heaton
Contact Address :	148 Fieldway Waikanae
Location :	148 FIELD WAY, WAIKANAE BEACH
Legal Description :	** Lot 57 DP 333
Proposal :	New Dwelling

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

FOUNDATIONS

Date: 21/6/05 Officer: Leon Smith Builder/Contractor/Owner: Mike Burge

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

NO concrete to be poured until agrees soft report & design received.

report done ✓ free joints not in place & ground soft

in place ✓ down to 1000 plus will require engineer on soil & design.

All approvals but as to engineer doing or require engineer sign off.

- Holes bored down marked on foundation plan.

(- Engineer to come to do site inspection
and to do to pour)

PRE-SLAB

PLUMBING AND DRAINAGE:

Date: 23/6/05 Officer: Simon Capp.....Builder/Contractor/Owner:

UNDERSLAB PLUMBING

Pipe sizes

Falls

Pipe protection

UNDERSLAB DRAINAGE

Pipe sizes

Falls

Pipe protection

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

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

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

COMMENTS

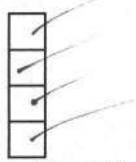
Pipes ok under the slab

PRE-SLAB

BUILDING

Date: 24/3/03 Officer: Leon Cull Builder/Contractor/Owner: Mike Burge

Minimum floor level



Mesh

DPC

Mesh chairs

Joints taped

Slab thickening

Penetrations

Bottom plate fixings

Specific design

Yes / No

True

If yes, has Engineer inspected

Yes / No

Knows



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

Wet Mole sealing

All appear ok to continue

PRE-WRAP INSPECTION

COMMENTS

some frames main & side are wrapped with BRS as marked

✓ 10/10/05 on plan.

✓ 10/10/05 it appears ok to continue.

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"/>

Post-Cladding Inspection

Element to Check	Hot tips	Comments	Pass	Fail
<i>Fibre Cement Sheet</i>				
Sheet layout	According to manufacturers requirements. If bracing elements ensure correct fixings are used (stainless steel)		<input type="checkbox"/>	<input type="checkbox"/>
External corners taped and supported			<input type="checkbox"/>	<input type="checkbox"/>
EIFS				
Sheets supported at bottom edge with proprietary moulding	PVC cavity closure		<input type="checkbox"/>	<input type="checkbox"/>
External corners properly supported	PVC corner moulding		<input type="checkbox"/>	<input type="checkbox"/>
Flashings				
Sill	Not required for cavity systems other than stucco		<input type="checkbox"/>	<input type="checkbox"/>
Jamb	Only applies to stucco		<input type="checkbox"/>	<input type="checkbox"/>
Head	Applies to all claddings Stop ends where appropriate		<input type="checkbox"/>	<input type="checkbox"/>
Saddle	Required for all junctions and penetrations		<input type="checkbox"/>	<input type="checkbox"/>
Junctions with other materials	Have flashings fitted that are compatible (Tables 21 & 22)		<input type="checkbox"/>	<input type="checkbox"/>
Flashings/Wraps	In place over parapets/barriers prior to placement of finishing systems		<input type="checkbox"/>	<input type="checkbox"/>
All Systems				
Sheet fixings	Nailed as per specifications. Sheets extend past bottom plate by minimum 50mm 10mm drip edge formed (Fig 18)		<input type="checkbox"/>	<input type="checkbox"/>
Ground clearances	Fig 65. table 18		<input type="checkbox"/>	<input type="checkbox"/>
Clearance off deck surface	35mm at highest point above deck/roof fig 62		<input type="checkbox"/>	<input type="checkbox"/>
Element to Check	Hot tips	Comments	Pass	Fail

Vertical control joints as required by system manufacturer	Sheets fixed correctly to allow for movement at control joint		<input type="checkbox"/>	<input type="checkbox"/>
Horizontal control joints as required by system manufacturer	Sheets fixed correctly to allow for movement at control joint		<input type="checkbox"/>	<input type="checkbox"/>
Window installation	Window flange cover 10mm minimum Will require measuring by either checking overall window frame size (outside flange to flange) minus frame opening, difference should be 20mm, or check for maximum clearance either side between frame and window reveal, should be no more than 5mm		<input type="checkbox"/>	<input type="checkbox"/>
Air seals	In place with PEF backing rod		<input type="checkbox"/>	<input type="checkbox"/>
Parapets, solid barriers etc.	Provision for cap flashings to parapets with flashing tape separation Have sloping tops minimum 10 degrees or as specified by manufacturer Cap flashing may be omitted for deck barriers. No top fixing of rail supports or other fixtures to barriers		<input type="checkbox"/>	<input type="checkbox"/>
Wall barrier junctions etc.	Flashed to main wall		<input type="checkbox"/>	<input type="checkbox"/>
Vermin proof to cavity	Cavity closer installed		<input type="checkbox"/>	<input type="checkbox"/>
Cavity sealed to roof/mid-floor space	Usually with horizontal batten		<input type="checkbox"/>	<input type="checkbox"/>
Unusual or complex areas of building envelope	Particular attention to detail reqd		<input type="checkbox"/>	<input type="checkbox"/>
Penetrations correctly managed	Fig 68 & 69 for pipes and meterbox		<input type="checkbox"/>	<input type="checkbox"/>

Apron flashings	Appropriate kick outs in place. Ensure material used will be suitably durable; refer table 20		<input type="checkbox"/>	<input type="checkbox"/>
Coating able to be applied behind spouting stop ends	Fascia and spouting systems to be installed after coating systems applied		<input type="checkbox"/>	<input type="checkbox"/>
<i>Solid Plaster (Stucco)</i>				
Proprietary control joints	Proprietary control joints avoid the need for control joint inspections after each plaster coat has been applied		<input type="checkbox"/>	<input type="checkbox"/>

Post-Clad Inspection (Stucco)

Element to Check	Hot Tips	Comments	Pass	Fail
<i>Rigid backing</i>				
Fibre cement sheet/fixing			<input type="checkbox"/>	<input type="checkbox"/>
H3 plywood/fixing			<input type="checkbox"/>	<input type="checkbox"/>
H3 diagonal sheathing/fixing			<input type="checkbox"/>	<input type="checkbox"/>
<i>Non-rigid backing</i>				
<i>Support for backing</i>			<input type="checkbox"/>	<input type="checkbox"/>
<i>Allowable deflection</i>			<input type="checkbox"/>	<input type="checkbox"/>
<i>Reinforcing mesh</i>				
Mesh type			<input type="checkbox"/>	<input type="checkbox"/>
Reinforced around openings			<input type="checkbox"/>	<input type="checkbox"/>
6-9mm spacers			<input type="checkbox"/>	<input type="checkbox"/>
Proprietary self-spacing mesh			<input type="checkbox"/>	<input type="checkbox"/>
Fixings	Confirm durability of fixings (double dipped galvanised or stainless steel)		<input type="checkbox"/>	<input type="checkbox"/>

Proprietary control joints	Proprietary control joints avoid the need for control joint inspections after each plaster coat has been applied		<input type="checkbox"/>	<input type="checkbox"/>
<i>Flashings</i>			<input type="checkbox"/>	<input type="checkbox"/>
Head flashings	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"/>
Cavity closures	In place with drainage provided		<input type="checkbox"/>	<input type="checkbox"/>
Ground clearances	Refer fig 65 & table 18 E2/AS1		<input type="checkbox"/>	<input type="checkbox"/>

New sheet

PRELINE

PLUMBING AND DRAINAGE: Plumber:

Date: Officer: Builder/Contractor/Owner:

- Pressure test
- Visual leak check
- Pipe support/clips
- Pipe size
- Pipe material

- Joint strain
- Pipe insulation
- Stacks
- Wastes
- Supply tank

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

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

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

COMMENTS

BUILDING *W.L.*

BUILDING

Date: Officer: Builder/Contractor/Owner:

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

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

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

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

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

COMMENTS

POSTLINE

Date: 12/9/05 Officer: Ian Smith Builder/Contractor/Owner: Mike Buge

Sheets nailed as per your schedule

Insulation to walls

Has a **Site Instruction** been issued?

Yes/No

Instruction No:

Is a reinspection required?

Yes/No

Proposed date of
follow up inspection

Postline Label in place?

Yes/No

COMMENTS

- As per plan

As per plan

DRAINS

Drainlayer:

Date: Officer: Builder/Contractor/Owner:

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

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

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

FINAL INSPECTION

Building Exterior	CHECK PLANS	
Subfloor - ventilation	Flashings - roof penet	Gully dishes ✓
Decks - structure	hips	Wastes to gullies ✓
Balustrades - design height	valleys	Terminals vents ✓
Steps/Stairs - design handrail	gables	Spouting - Downpipes ✓
Flashings - windows ✓	flues	Landscaping & ground levels
	Cladding (ground clearance) <i>as</i>	Texture Coating Warranty
	Roofing & Fixings	<i>at time of inspection</i>
	(roofing warranty)	

Building Interior	CHECK FITTINGS	
Service area floors & walls ✓	Food storage ✓	Water temperature <i>40°C</i>
Stair design	Nat. ventilation ✓	Solid fuel heater <i>Gas</i>
Handrails	Mech. Ventilation ✓	Supply tank ✓
Barriers	Insulation	Trap seals & AA Valves ✓
Lightings ✓/✓	Hot water cylinder flues <i>Yours</i>	Cistern flushing ✓
Laundering	Hot water cylinder valves	WC pan connection ✓
Cooking facilities	Hot water cylinder rest	Septic Tank ✓
	Tempering valve	(engineers inspe report)
		Windows - labels <i>Nebulite VH Level 1/2</i>
		Safety glass ✓
		- Bathrooms shower floor & windows ✓
		- Inside shower & window ✓
Footpath crossing installed	Yes/No	Berm damaged Yes/No
Refund crossing deposit	Yes/No	Engineering site reports required Yes/No
Stormwater & site drainage appear satisfactory	Yes/No	Engineering site reports received Yes/No

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

Producer Statement Yes/No/NA

OK to issue final code compliance certificate. Yes/No

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

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

Comments:

Engineering (seal top of vanity to wall)

- support for bottom of windows ✓ *= 021-847020*
- on cavity angelow (flashing)

16/12/05 All appears ok to issue C.C.C.

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

Costing Sheet Minor Work & Residential New Dwellings

Application No:	055239	Admin = \$45 per hour	Engineering
Date:	23/5/05	Plan Vetting = \$70 per hour	Technical Assessment/Peer Review
Site Address:	148 Field Way, WAIKANAE BEACH	Inspections = \$65	Cost + 10%

Classification	Plan Vetting	Consultants	Inspections			Set Fee Portion of Consent Fee	PIM Portion Of Consent Fee	Total Fee Excluding BRANZ, BIA Levies & Refundable Damage Deposits	Total (A) Plus
			E Health	Building	Drainage				
1 Solid Fuel Heater						\$45	Nil	\$110	
2 Plumbing Work						\$45	\$68	\$175	
3 Drainage Work						\$45	\$68	\$175	
4 Sheds/Retaining Walls/Carports						\$144	\$130	\$307	
5 Decks/ Swimming & Spa, Pools Conservatories/Pergolas & Other Minor Works						\$144	\$130	\$298	
6 Minor Farm Buildings						\$144	\$130	\$372	
7 Proprietary Garages, Standard						\$189	\$130	\$482	
8 Proprietary Garages, with Firewall						\$189	\$130	\$549	
9 Garages, Custom Design						\$189	\$130	\$617	
Residential New Dwellings									
10 Single Story Brick Veneer						\$420	\$165	\$1378	
11 Single Story Weatherboard						\$420	\$165	\$1443	
12 Single Story Stucco/Texture Coating/Ply/Steel/Block						\$420	\$165	\$1573 - 25-50 1544.50	
13 Multi Story Brick Veneer						\$740	\$165	\$1838	
14 Multi Story Weatherboard						\$740	\$165	\$1903	
15 Multi Story Stucco/Texture Coating/Ply/Steel/Block						\$740	\$165	\$2033	
30 Relocated Residential Dwellings						\$281	\$165	\$749	

Note. Double Units charged at Single Unit Rate plus 50%
 Dwellings with Multiple Cladding Types Charged at Stucco/Texture Coating/Ply/Steel/Block rate

CONSENT DATA INPUT REQUIREMENTS

<u>REQUIRED INSPECTIONS</u>						
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-pool
37		18		Roof stormwater to be disposed inside property boundary	42	Intended appraised/approved Polystyrene Texture Coating system to be advised
72		19		Roof stormwater to be piped to kerb	43	Textured systems should be applied by licensed, trained applicators - supply warranty
80		20		Tempering valve to be installed on HW cylinder	44	✓ Exterior cladding system to be completed and inspected prior to internal lining.

NON STANDARD ADDENDA

wall

- * Nail off garage ceiling as a diaphragm and fit braces as endorsed for min 100 brace unit attachment as required.
- * Slab control joints as endorsed to return to NZS 3604:1999.

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)			PP 8/05
Plumbing and Drainage			BB 31/5/05
Building			PN 1-6-05
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Foopath & Entrance Conditions		Ground From Gerring to right of way in good condition 200 300 mm below the surface	
		Ground appears firm	
		Check subdivision report.	

Costing Sheet Minor Work & Residential New Dwellings

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Date:	23/5/05	Plan Vetting = \$70 per hour	Technical Assessment/Peer Review
Site Address:	148 Field Way, WAIKANAE BEACH	Inspections = \$65	Cost + 10%

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*Note. Double Units charged at Single Unit Rate plus 50%
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CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS

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- * Nail off garage ceiling as a diaphragm and fit braces as endorsed for min 100 base unit attachment as required.
- * Slab control joints as endorsed to conform to NZS 3604:1999.

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)			PP 8/5
Plumbing and Drainage			BB 31/5/05
Building			PN 1-6-05
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Foopath & Entrance Conditions	Ground		
Formo Gossing to right stray in good condition	Ground appears firm 200-300 below the surface.		
NOTES: Check subdivision report.			



Building Consent No. 055239

Building Project New Dwelling
Lot 57 fieldway

FOR OFFICE USE ONLY

FEES	APPLICATION FEE	\$1420.00
Building Fee	\$1544.50	
Sewer Connection	\$.....	RECEIPT NO DATE.....
Water Connection	\$.....	112788
Vehicle Crossing	\$.....	INVOICE NO DATE.....
Damage Deposit	\$.....	10673 14-6-05
Structural Checking	\$.....	RECEIPT NO DATE.....
Building Research Levy	\$280.00	122770 15-6-05
Development Levy	\$.....	FEES PAID BY:
DBH Levy	\$551.60	Chague - Mike Burge Builder
Compliance Schedule	\$.....	
Digital Storage Fee	\$28.50	BUILDING CONSENT DATE ISSUED
Certificate of Title Charge	\$.....	NUMBER
Photocopying	\$.....	055238 15-6-05
SUBTOTAL	\$2404.60	AUTHORISATION FOR REFUND OF DEPOSIT
Less Fee Paid	\$420.00	Deposit held = \$.....
TOTAL	\$1984.60	Cost to Repair Damage Caused During Construction = \$.....
GST INCLUDED	\$.....	Total Balance to be Refunded
		Authority Number:
		Authorised: DATE:

GST 51-860-608

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

11-05-05 13:31 Receipt no.112788

COPY *COPY* *COPY*
 DR BC055238 M & L GRAY 420.00-
 M & L Gray::::: 420.00-
 DR BC055239 J & B HEATO 420.00-
 J & B Heaton::::: 420.00-
 CQ W MIKE BURGE 840.00

GST 51-860-608

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

15-06-05 11:18 Receipt no.122770

COPY *COPY* *COPY*
 DR BC055239 MIKE BURGE BUILDERS 1,984.60-
 Mike Burge Builders::33 Eucalyptus Way:
 CQ W Mike Burge Builders 1,984.60



Form 5

Building consent 055239

Section 51, Building Act 2004

The building

Street address of building: 148 FIELD WAY, WAIKANAE BEACH

Legal description of land where building is located: Lot 57 DP 333393

Valuation number: 1491075868

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: John & Barbara Heaton

Contact person: John Heaton

Mailing address: 148 Fieldway, Waikanae

Street address/registered office:

Phone number: Landline: Mobile: 0274517112

Daytime: 9020107 After hours:

Facsimile number:

Email address:

Website:

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

Full Name: Mike Burge Builders

Mailing Address: 33 Eucalyptus Way, PARAPARAUMU

Phones: 0274 44 7020: 298 1935

Fax: 298 1936

Building work

The following building work is authorised by this building consent:

New Dwelling

Residential Dwelling

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

Kapiti Coast District Council

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



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

Compliance schedule

A compliance schedule is not required for the building.



Attachments

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

A handwritten signature in black ink. The signature appears to begin with the letters "Confir" and is written in a cursive, flowing style. It is positioned above a thin horizontal line.

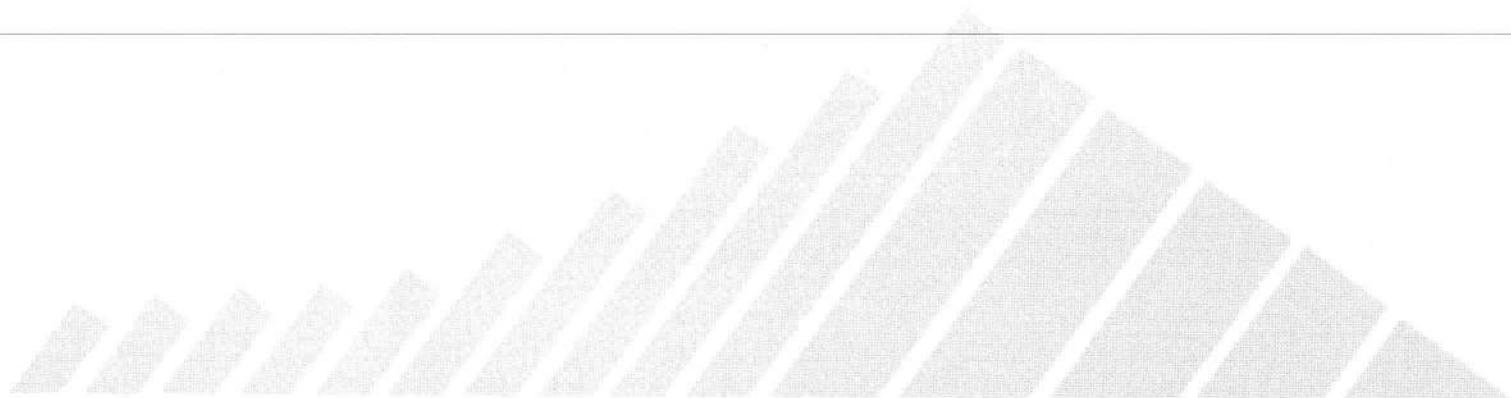
Signature

A handwritten signature in black ink. The signature reads "Customer Service" and is written in a cursive, flowing style. It is positioned above a thin horizontal line.

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 15/06/05



Kapiti Coast District Council

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

Addenda to Application

Application

Mike Burge Builders 33 Eucalyptus Way PARAPARAUMU	No.	055239
---	-----	--------

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stage New Dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential Dwelling
Estimated Value	\$280,000
Location	148 FIELD WAY, WAIKANAE BEACH
Legal Description	Lot 57 DP 333393
Valuation No.	1491075868

Builder: Mike Burge Builders 33 Eucalyptus Way : 0274447020
Designer: Greig Hayward 102 Ratanui Road, Paraparaumu : 027 2339840
Drainlayer: Waikanae Contracting 305 Te Moana Road, Waikanae : 025 432732
Plumber: Davies Plumbing PO Box 50673, Porirua : 027 4447020
Electrician: Grigg Electrical, 12 Homebush Roda, Khandallah : 021 1301104

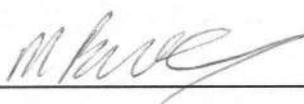
General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. Foundation Inspection:
 2. Pre-concrete slab inspection of plumbing
 3. Pre-slab Inspection, concrete floor
 4. Pre-wrap Inspection
 5. Post-wrap Inspection
 6. Post-Clad Inspection
 7. Prelining Inspection, moisture test, check bracing
 8. Post-lining inspection, linings, fixed as per brace design
 9. Water test on sewer drains
 10. 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. All foundations are to be to solid bearing minimum of 300mm
3. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
4. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
5. All glazing, construction system and components to comply with Very High Wind Area (50 m/s) and 500 m Coastal Corrosion Zone if applicable.
6. Note and comply with endorsements on approved plans.
7. 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.
8. Provide from your Contractor a roof warranty covering the product and its installation.
9. As this site is located in the Severe Coastal Corrosion Zone, all exposed fixings and cladding fixings need to be stainless steel.
10. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.
11. Nail off garage ceiling as a diaphragm and fix wall braces as endorsed for min 100 brace unit attachment as required.
12. Slab control joints as endorsed to conform to NZS.3604:1999.

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:

15/6/05



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 : 055239
Applicant Name : John & Barbara Heaton
Project : New Dwelling
Location : 148 FIELD WAY, WAIKANAE BEACH
Legal Description : ** Lot 57 DP 333

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		
Sub-floor	No		
Pre-slab Plumbing	Yes	<i>SL</i>	<i>23/6/05</i>
Pre-slab Building	Yes	<i>SL</i> <i>as per plan</i>	<i>24/6/05</i>
Pre-block-fill	No		
Pre-wrap	Yes	<i>L. Smith</i>	<i>22/7/05</i>
Post wrap	Yes	<i>L. Smith</i>	<i>25/7/05</i>
Post-clad	Yes	<i>L. Smith</i>	<i>17/8/05</i>
Pre-stucco	No		
Brick veneer	No		
Pre-lining (plumbing)	No		
Pre-lining (building)	Yes	<i>D. Smith</i>	<i>26/8/05</i>
Post-lining	Yes		
Waste Water Drain	Yes		
Final Inspection	Yes		

APPROVED
BY PLANNING
Ross Goodman
Officer

**NEW DWELLING
FOR MIKE BURGE BUILDERS LTD**

LOT 57 FIELDWAY
WAIKANAE BEACH
KAPITI COAST

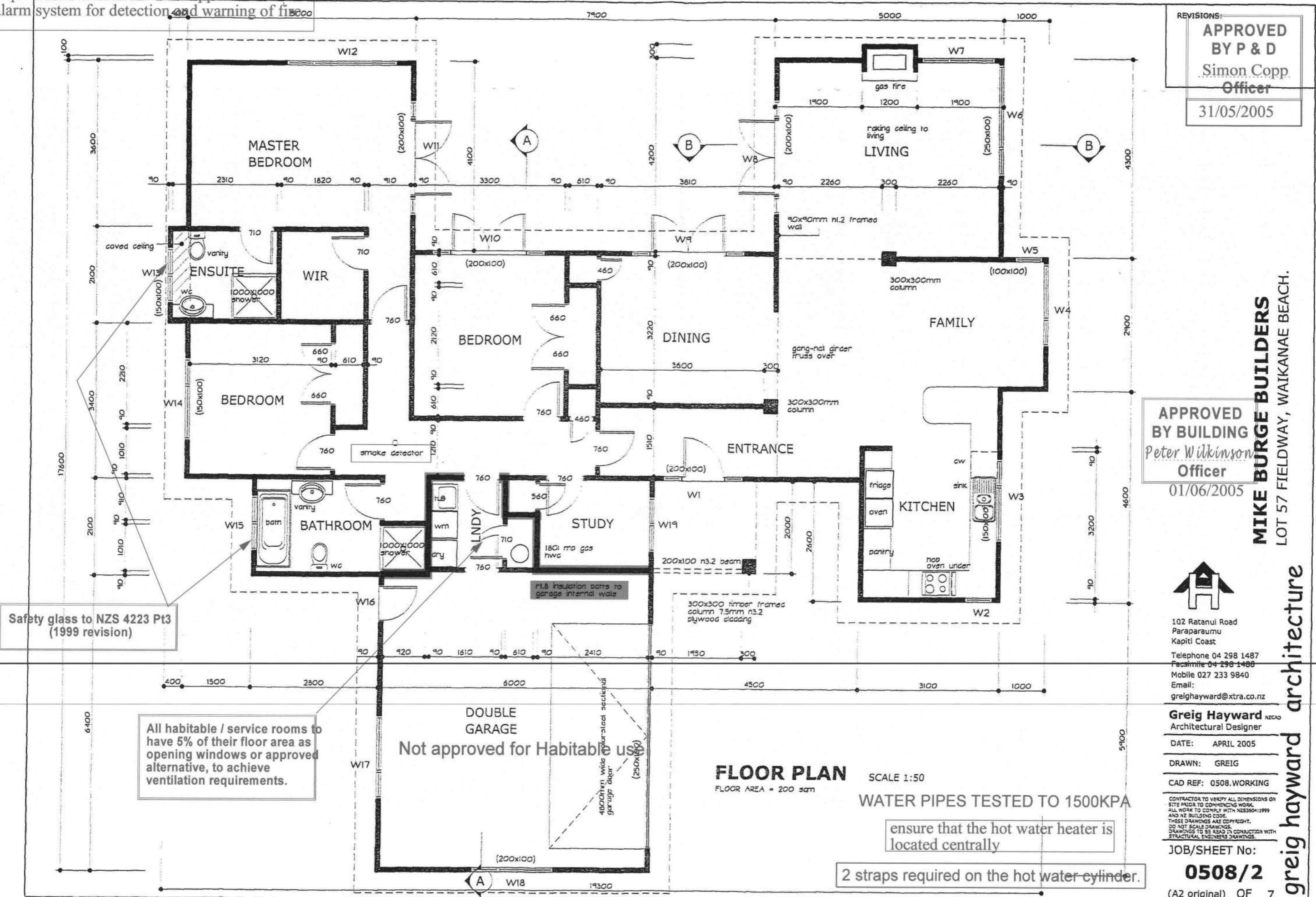
APPROVED
BY BUILDING
Peter Wilkinson
Officer
01/06/2005

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

greig hayward architecture

102 Ratanui Road
Paraparaumu
Kapiti Coast
Tel 04 298 1487
Fax 04 298 1488
Mobile 027 233 9840
Email: greighayward@xtra.co.nz

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



LOSP. H3.1 treated plywood claddings acting as structural bracing require a minimum 50 year Durability. A regularly maintained latex paint system is required.

Stain finish systems achieve a 15 year Durability for claddings not providing structural wall bracing.

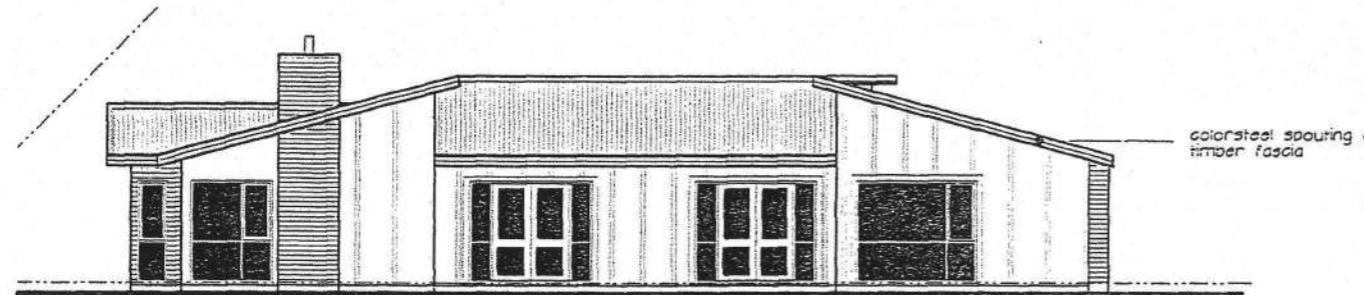
H3.2 CCA treated plywood may be left unpainted but can be subject to checking or mould growth. Refer to manufacturers spec's and E2.AS1. February 2005.



ELEVATION ONE

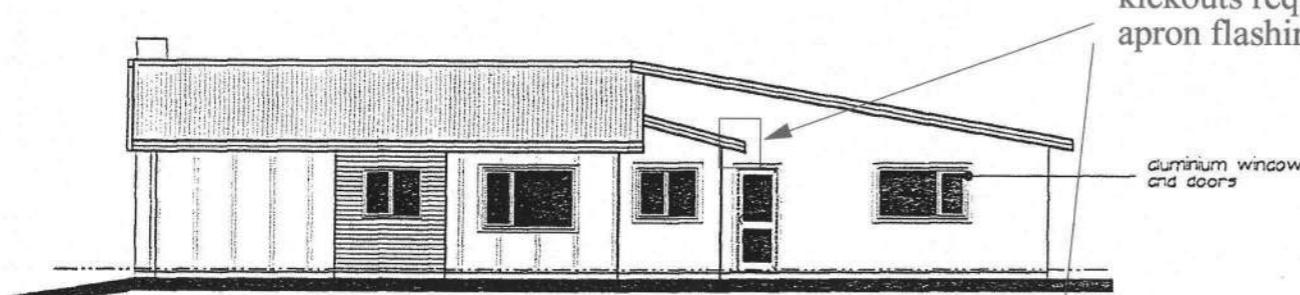
SCALE 1:100

fit flashings to horiz joints



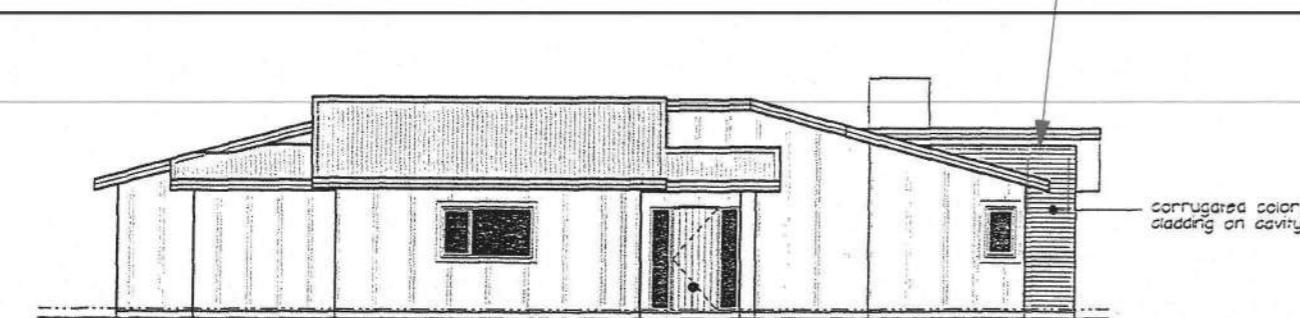
ELEVATION TWO

SCALE 1:100



ELEVATION THREE

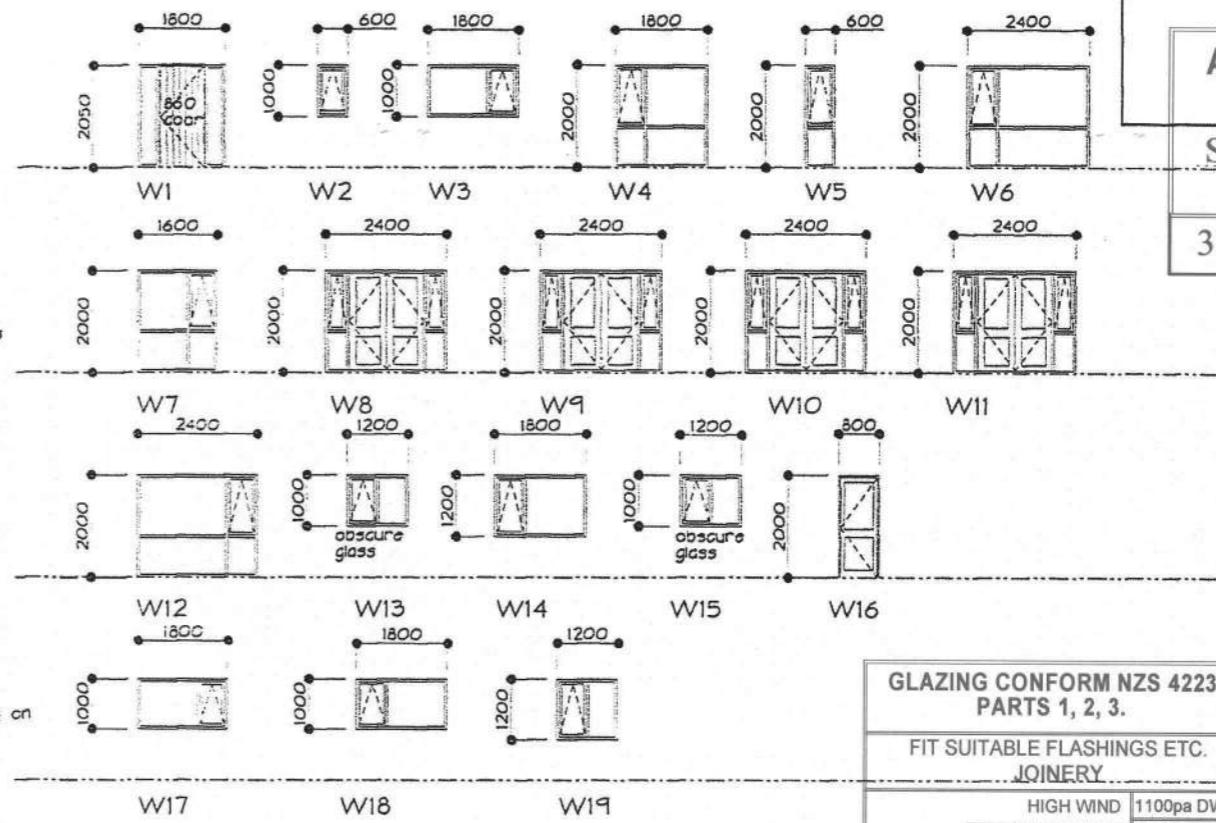
SCALE 1:100



ELEVATION FOUR

SCALE 1:100

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Peter Wilkinson
Officer
01/06/2005



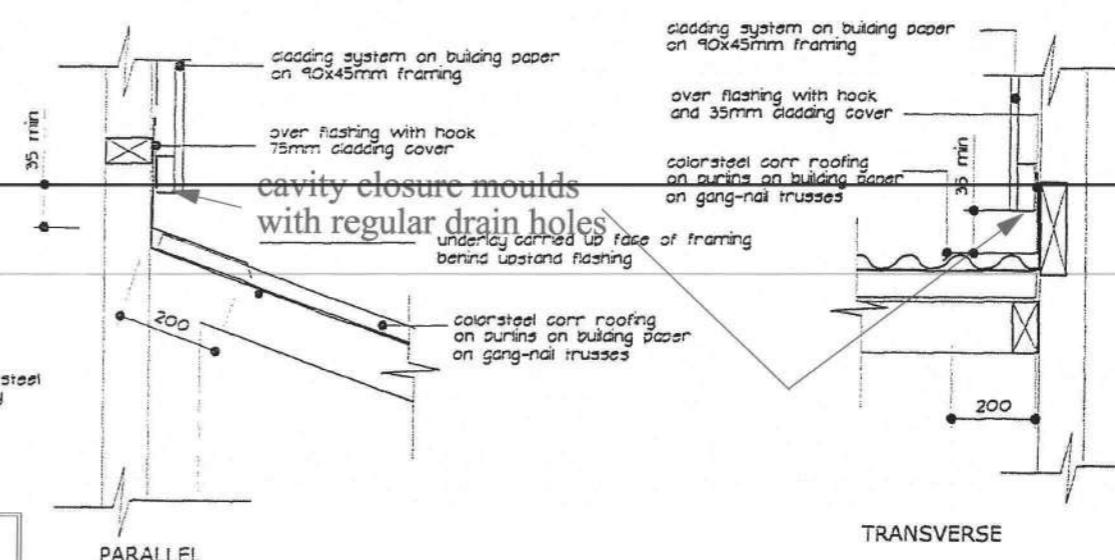
WINDOW SCHEDULE

SCALE 1:100

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

DESIGN STANDARDS

Exterior aluminium joinery to comply with NZS 4211. Specification for Performance of Windows Windows to satisfy the requirements for very high wind zone.



TRANSVERSE

PARALLEL

APRON FLASHING DETAILS

SCALE 1:10

REVISIONS:

APPROVED BY P & D
Simon Copp
Officer
31/05/2005

MIKE BURGE BUILDERS
LOT 57 FIELDWAY, WAIKANAE BEACH.



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Email:
greighayward@xtra.co.nz

Greig Hayward NZIA
Architectural Designer

DATE: APRIL 2005

DRAWN: GREIG

CAD REF: 0508.WORKING

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JOB/SHEET No:

0508/3

(A2 original) OF 7

greig hayward architecture

Bottom Plate Fixing
10mm dia. max 900mm crs.
12mm dia. max 1400mm crs.
Approved anchors (fixed to manufacturers instructions.) Ramset Dynabolts "Plus", Trubolets & Reid Anchors.

EXPOSED CONCRETE STRENGTH REQUIREMENTS

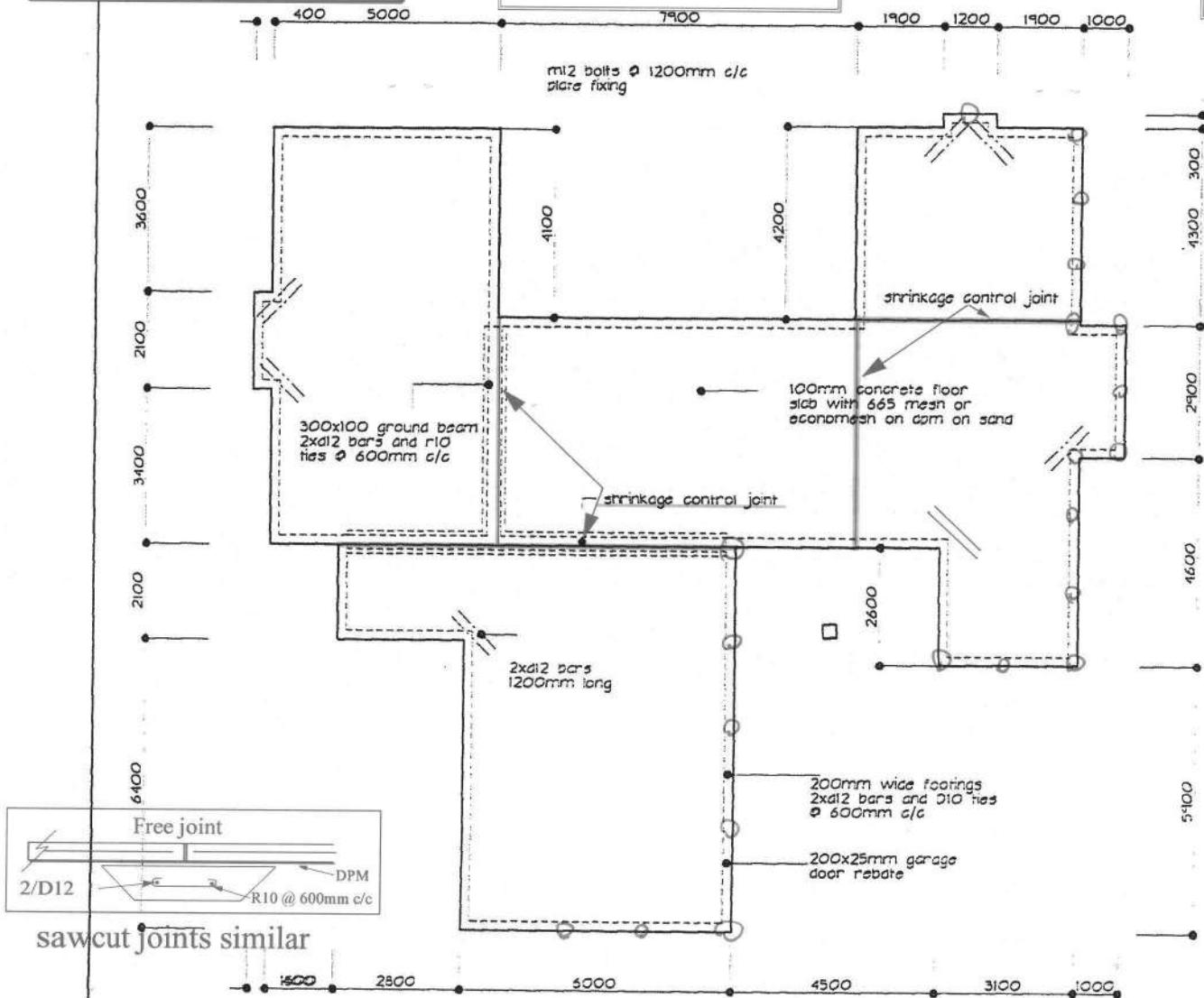
Within 500m of mean high tide - 25mpa
Beyond 500m of mean high tide - 20mpa

Roofing material to be installed to manufacturers requirements. In particular, fixing and minimum pitch (reference also sect. 8 of E2 NZ Building Code.)

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

REVISIONS:

APPROVED
BY P & D
Simon Copp
Officer
31/05/2005

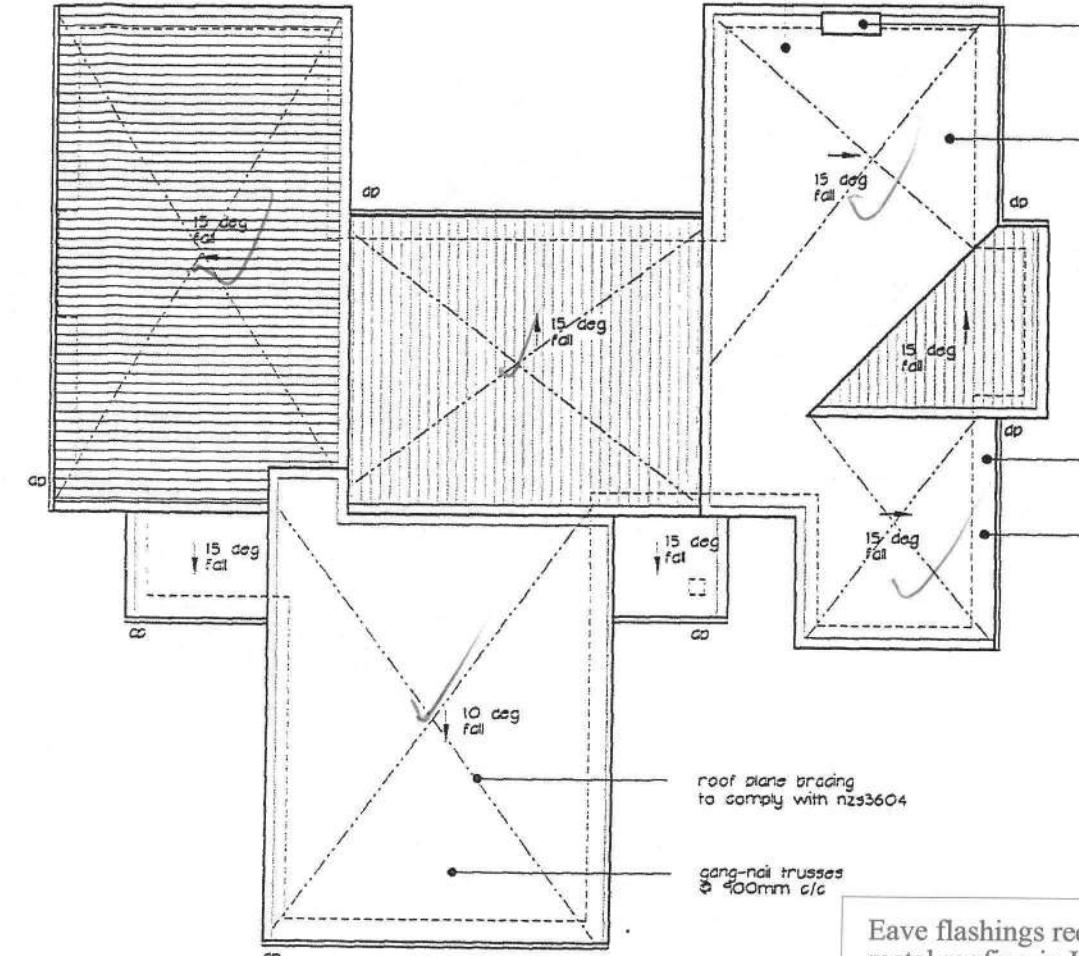


FOUNDATION PLAN

SCALE 1:100

ROOF PLAN

SCALE 1:100



Eave flashings required for all profiled metal roofing in High and Very High wind zones and in any wind zone where roof pitch is less than 10 degrees.

MIKE BURGE BUILDERS
LOT 57 FIELDWAY, WAIKANAE BEACH.



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0508/4

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100mm concrete floor slab
with 665 mesh or
economesh on damp finished
50mm from edge of slab

50mm from ground
slab edge

150mm from
damp

300mm min
into soil

200

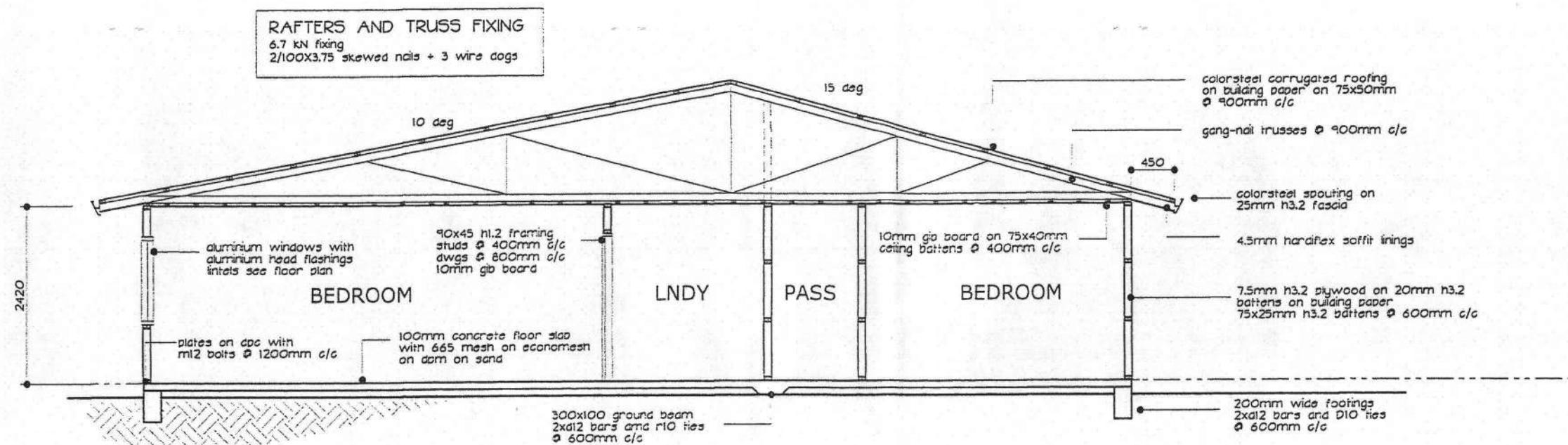
225mm min
from ground
slab edge

150mm from
damp

200

150mm from
damp

REVISIONS:



SECTION A-A

SCALE 1:50

INSULATION

R1.8 insulation batts to exterior walls
R2.6 insulation batts to ceilings

VERY HIGH WIND ZONE

Refer section 10 of NZS 3604 (1999) for roof framing and fixing requirements.
[purlins - 10.2.1.16], [rafters - 10.2.1.3],
[trusses - 10.2.2]

Max stud spacing 480mm - refer
NZS 3604 stud tables.

APPROVED
BY BUILDING
Peter Wilkinson
Officer

01/06/2005

MIKE BURGE BUILDERS
LOT 57 FIELDWAY, WAIKANAE BEACH.

greig hayward architecture



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Architectural Designer

DATE: APRIL 2005

DRAWN: GREIG

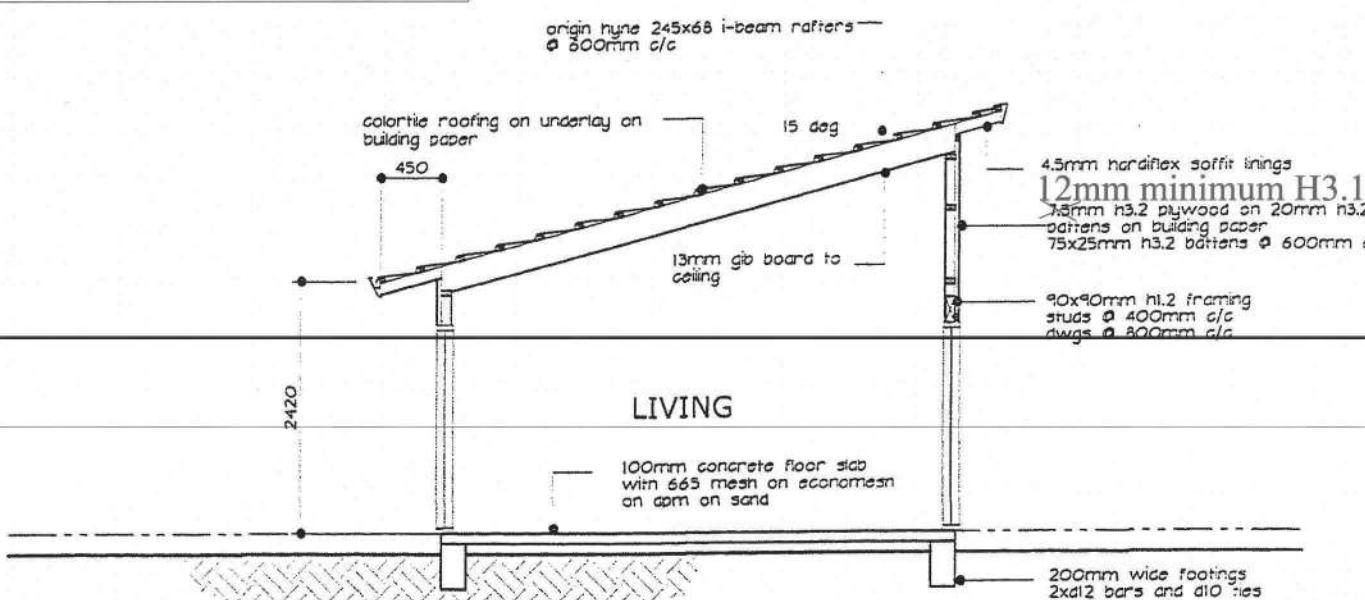
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0508/5

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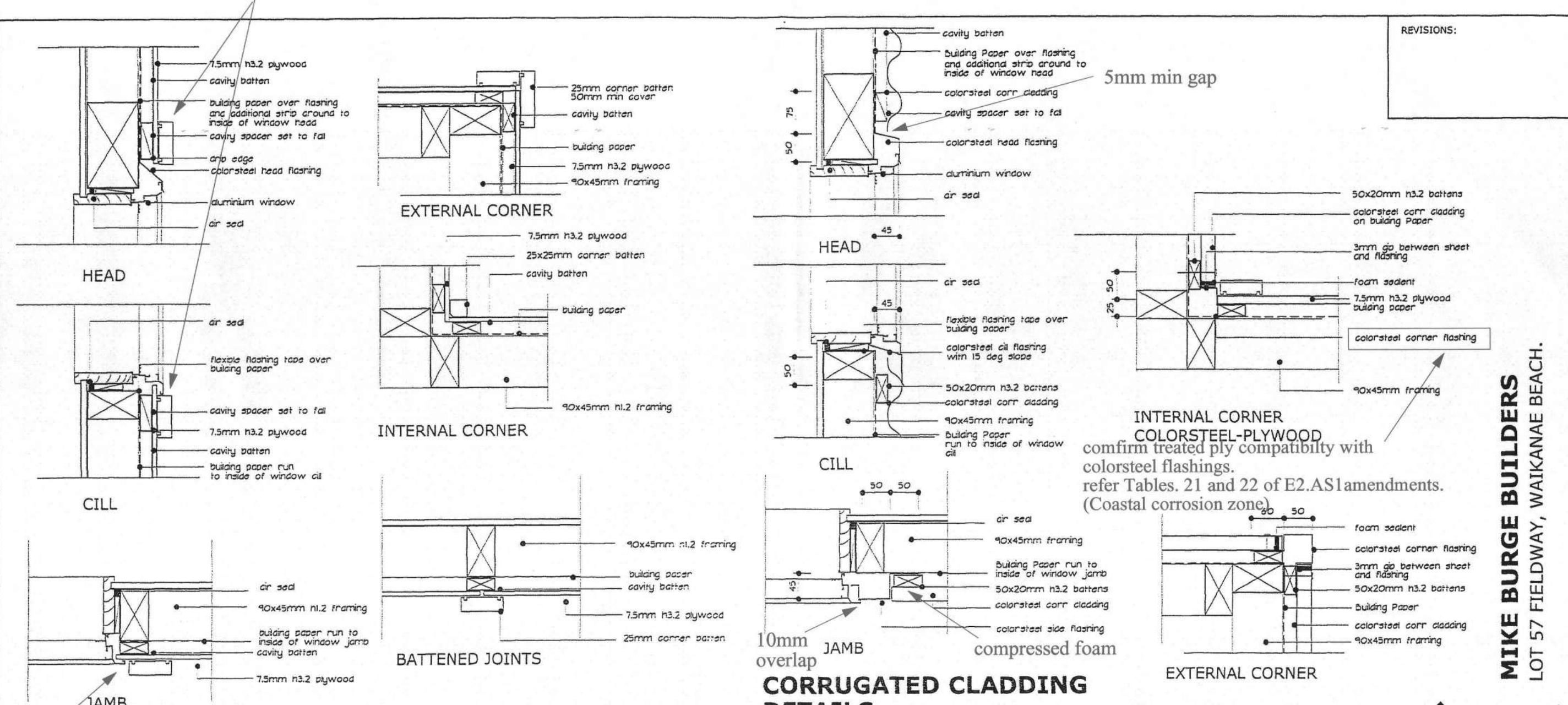


SECTION B-B

SCALE 1:50

TIMBER TREATMENT	MINIMUM TREATMENT LEVELS
Roof Framing, Trusses and Ceiling Joists Internal Walls External Wall Framing for single storey brick veneer	H1.2 or Untreated
Exterior wall framing (ex brick veneer) Skillion Roofs Subfloor framing	H1.2
Enclosed framing for flat roofs, decks, balconies and handrails Framing supporting decks and balconies Cladding cavity battens	H3.1
Unroofed decks, external stairs, handrails Exposed structural members	H3.2
Poles and other structural in ground members	H5

bevel top edges of horiz' battens.

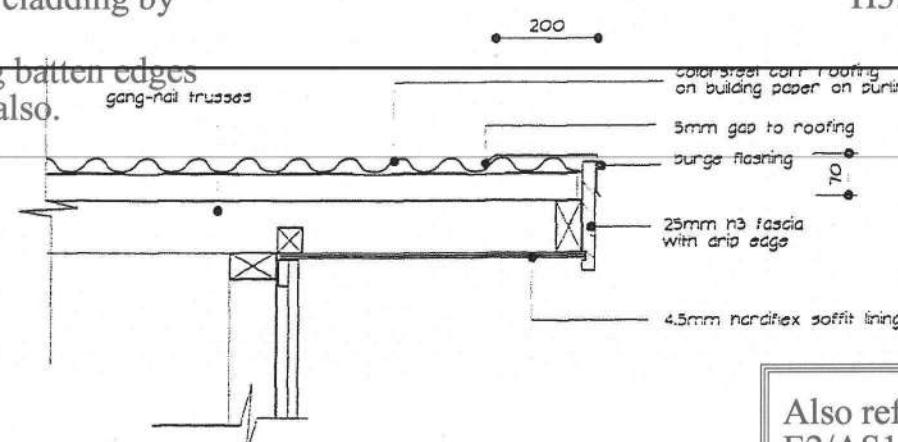


PLYWOOD CLADDING DETAILS

SCALE 1:5

alum frame must lap cladding by min' 10mm.

Recommend rebating batten edges over frame 8-10mm also.



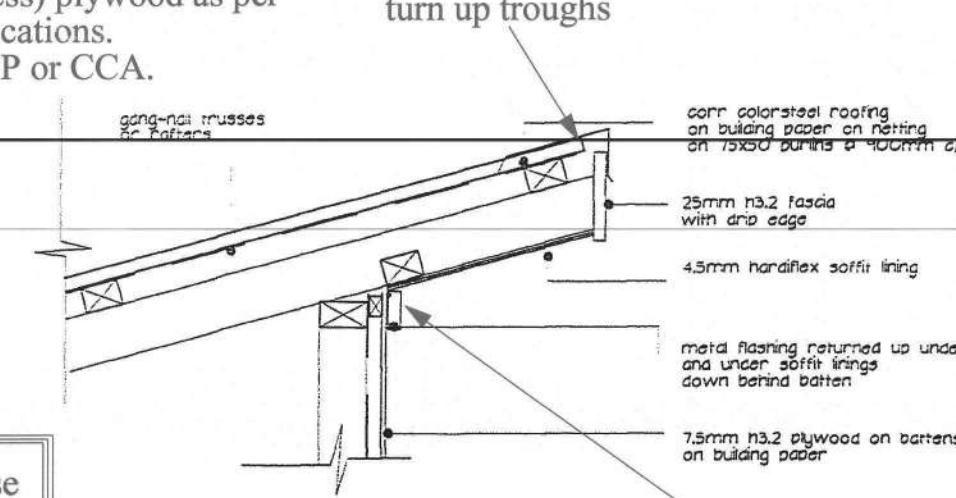
BURGE FLASHING DETAIL

SCALE 1:10

CORRUGATED CLADDING DETAILS

SCALE 1:5

Residential buildings must have minimum 12mm (5 plies thickness) plywood as per manufacturers specifications. H3.1 treatment, LOSP or CCA.



SOFFIT DETAIL

SCALE 1:10

REVISIONS:

MIKE BURGE BUILDERS

LOT 57 FIELDWAY, WAIKANAE BEACH.



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Architectural Designer

DATE: APRIL 2005

DRAWN: GREIG

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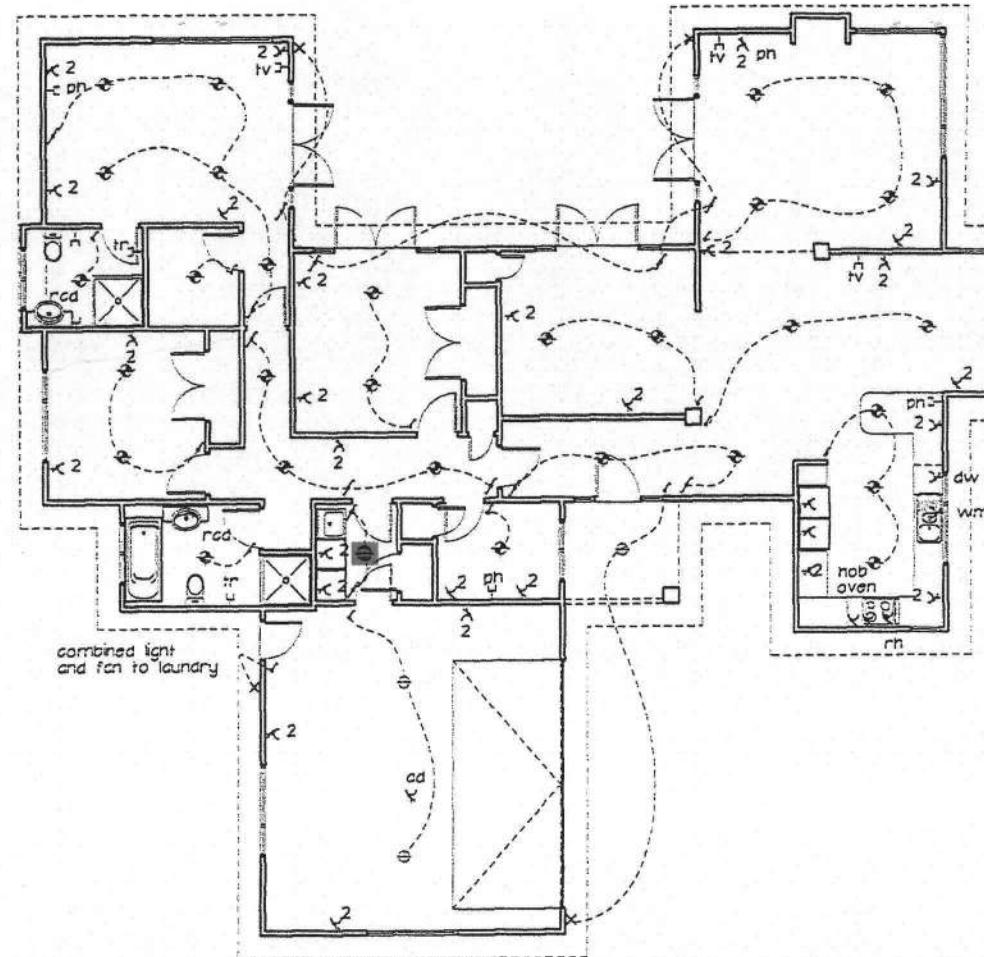
JOB/SHEET No:
0508/6

(A2 original) OF 7

greig hayward architecture

Recessed Downlights shall be installed to prevent transfer of moisture into ceiling spaces and maintain minimum clearances from insulation as required by NZECP 54:2001.

REVISIONS:



ELECTRICAL PLAN

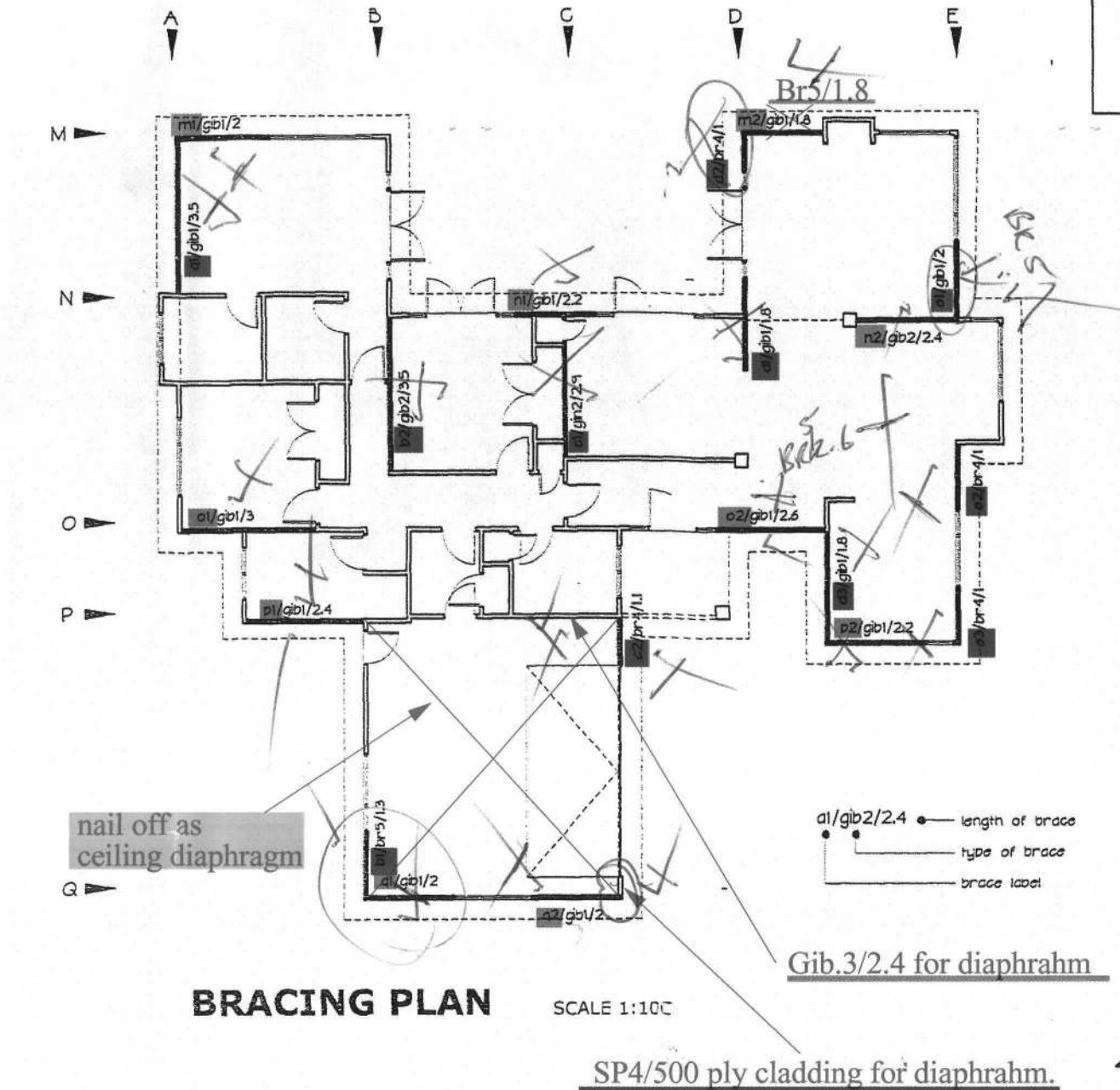
SCALE 1:10

ELECTRICAL LEGEND

- Ceiling Mounted Lighting Point
- Recessed Downlight
- Recessed Halogen Downlight
- Wall Mounted Lighting Point
- Ceiling Light / Extract Fan
- ✓ One-Way Switch
- ✗ Two-Way Switch
- ✗ Power Point
(2 denotes double)
- Switch Board
- † Permanent Point
- ‡ TV Television Point
- ‡ PH Telephone Point
- ‡ RCD Point
- ✗ DW Dishwasher
- ✗ RM Rangehood
- ✗ WM Wastemaster
- ✗ MW Microwave
- ✗ TR Heated Towel Rail
- ✗ AG Auto Garage Door Opener

VENT TO EXTERIOR

Provide Electrical Certification after completion and prior to Code Compliance Certificate being issued



SCALE 1:10

SP4/500 ply cladding for diaphragm

APPROVED
BY BUILDING
Peter Wilkinson
Officer

01/06/2005

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ernie@xtra.co.nz

Greig Hayward NZCA(0)
Architectural Designer

DATE: APRIL 2005

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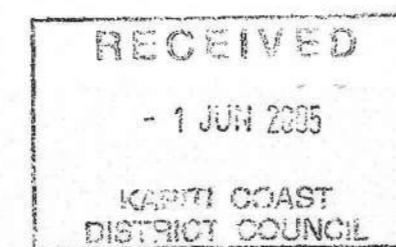
STRUCTURAL ENGINEERING DRAWINGS

0508/7

ENSURE CONTRACTORS AND PRENAILERS ARE ADVISED OF THE REQUIRED BRACING DESIGN AMENDMENTS.

BC 055239.

FOR YOUR COMPANY LETTERHEAD



DATE: 25-05-2005

FABRICATOR: PLACEMAKERS PARAPARAUMU

JOB NAME: M. Burge Lot 57 FIELDWAY Wa.Kanae

BUILDING CONSENT NO: _____

(To be provided by the City/District Council).

Attn: City/District Council

We have been engaged to provide the trusses for the above project and have enclosed the truss layout and Producer Statement to allow completion of the consent application. On advice from the building project owner, the structure will be designed under the following parameters:

Wind Zone V/Hdg L ✓

Snow Load N/A

Earthquake Zone A

Roof Material Light weight

Treatment Definition: External Walls H1-2 Roof Trusses Treatment Free

Internal Walls H1-2

We can advise that the following will be provided at the time of truss manufacture to both the building owner and your office:

1. A full as-built truss layout and Producer Statement.
2. Specific truss/truss and truss/top plate fixing details indicated on the truss layout.
3. All lintel sizes outside NZS3604:1999 will be indicated on the truss layout.
4. Top plate to stud connections will be indicated on the truss layout.

Acknowledgement of this letter, along with the Building Consent number, by fax to our office, would be appreciated.

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully.

Job Number: 41112

Job Description: lot 57 fieldway

Run by: piper and phillips on 25/05/2005, at 1:00:55 p.m.

Phone: 04 2986199

Structural Timber Design in strict accordance with AS 1720.1-1997 and AS/NZS 1170.0 .. 1170.2-2002,
AS/NZS 1170.3-2003, and modified to comply with requirements of NZS 4203-1992 where appropriate.

This project consists of the following design items:

L1(garage lintel) - Origin® 2/300x45 Edgebeam by Hyne & Son Pty Ltd

Lintel: Single 4.846 m span, Trusses @ 0.9 m, RLW 3.46 m, Pitch 10 deg, Sheet(10) roofing, P/Board(20) ceiling, Medium wind

CERTIFICATION:

I hereby certify that above nominated section design have been designed applying the accepted principles of structural mechanics in accordance with the relevant building codes and industry standards as stated below:

AS/NZS 1170	Part 0: Structural design actions - General Principles 2002
	Part 1: Structural design actions - Permanent, imposed and other actions 2002
	Part 2: Structural design actions - Wind actions - 2002
	Part 3: Structural design actions - Snow loads - 2003
AS 1720	Timber Structures - Part 1: Design - 1997
NZS 4203	Loadings Standard - 1992
GLTAA	Industry recommendations from the GLTAA - "Unified Design Criteria"

The design actions, methods, assumptions and other criteria used in these structural designs are precedent upon AS1720.1-1997 and AS1170-2002, in preference to other Standards listed above. Deflection limits recommended in AS1684.1-1999 are standard to the program, but may be varied by the operator.

The nominated section sizes have been designed for the loading and dimensional data stated above. Origin® Wood Solutions and Hunt Robinson Pty Ltd cannot accept liability for loss or damage, either direct or consequential, arising from the use of these products in an application not consistent with the input data.

HUNT ROBINSON Consulting Engineers
Stephen J Hunt BE(Civil)
(MIEAust #368737), (NPER),
(RPEQ #3731)

Checked by:
for piper and phillips
Date Checked:



NOTE : Where no fixings have been indicated use 2 / 90 x 3.33mm (driven) skew nails.

TRUSS LAYOUT FOR : MIKE BURGE BUILDERS LOT 57 FIELDWAY, WAIKANAE BEACH.

JOB # 41112

PIPER & PHILLIPS INDUSTRIES LTD.

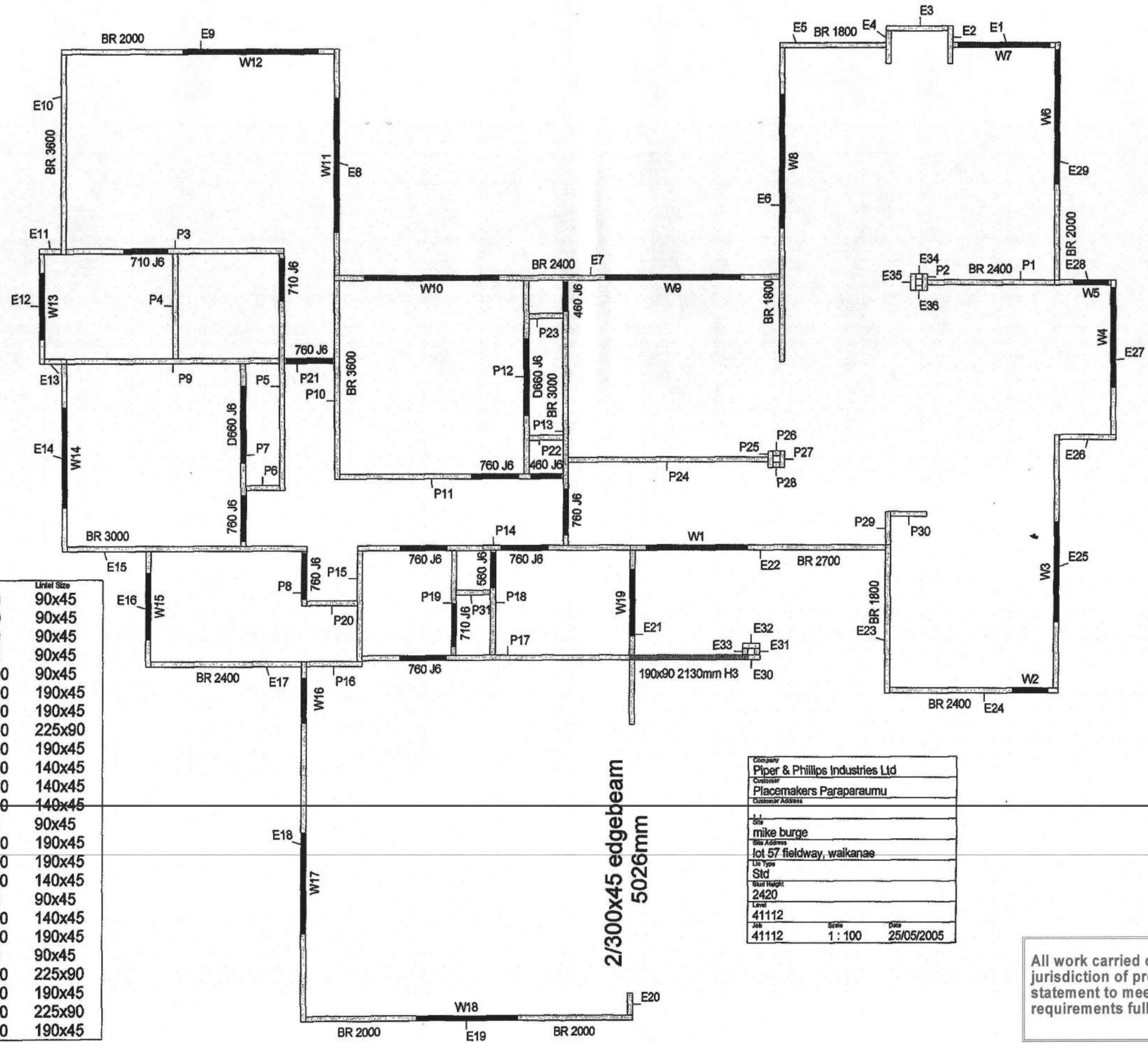
Drawn by : Matt Taylor
PHONE (04) 298 8567 - FAX (04) 298 5488
E-MAIL Matt@piperandphillips.co.nz

No. off	Fixing description	Truss Fix
24 pairs	<input checked="" type="checkbox"/> "Z" nails (1 pair) <input type="checkbox"/> JH37 x 90 <input type="checkbox"/> JH37 x 120	<input checked="" type="checkbox"/> JH37 x 90 <input type="checkbox"/> JH37 x 120 <input type="checkbox"/> JH47 x 90 <input type="checkbox"/> JH47 x 120 <input type="checkbox"/> JH47 x 190 <input type="checkbox"/> JH70 x 180 <input type="checkbox"/> JH95 x 165 <input type="checkbox"/> CPC 80 <input type="checkbox"/> 200x100x1mm Nail on plate. <input type="checkbox"/> 320x100x1mm Nail on plate. <input type="checkbox"/> Multi-Grips (pair)
55 pairs	<input type="checkbox"/> CT200 (pair) <input type="checkbox"/> CT400 (cyclone ties)	<input type="checkbox"/> JH47 x 90 <input checked="" type="checkbox"/> JH47 x 120 <input type="checkbox"/> JH47 x 190
		<input type="checkbox"/> Fill all holes with Product 1 <input type="checkbox"/> 30x3.15mm <input type="checkbox"/> JH47 x 90 <input type="checkbox"/> JH47 x 120 <input type="checkbox"/> JH47 x 190
		<input type="checkbox"/> Fill all holes with Product 1 <input type="checkbox"/> 30x3.15mm <input type="checkbox"/> JH47 x 90 <input type="checkbox"/> JH47 x 120 <input type="checkbox"/> JH47 x 190
		<input type="checkbox"/> Fill all holes with Product 1 <input type="checkbox"/> 30x3.15mm <input type="checkbox"/> JH47 x 90 <input type="checkbox"/> JH47 x 120 <input type="checkbox"/> JH47 x 190
		<input type="checkbox"/> Fill all holes with Product 1 <input type="checkbox"/> 30x3.15mm <input type="checkbox"/> JH47 x 90 <input type="checkbox"/> JH47 x 120 <input type="checkbox"/> JH47 x 190

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully.

Truss to Top Plate Fixings.

Truss to Truss Fixings.		(In all other situations use 2 / 100mm skew nails)	
○	JH37 x 90 30x3.15mm	Fill all holes with Product nails	■ JH70 x 180 Fill all holes with Product nails 30x3.15mm
×	JH37 x 120 30x3.15mm	Fill all holes with Product nails	○ JH95 x 165 Fill all holes with Product nails 30x3.15mm
□	JH47 x 90 30x3.15mm	Fill all holes with Product nails	■ CPC 80 8 x Product nails 30x3.15mm / 4 x Type 17, 35mm screws
●	JH47 x 120 30x3.15mm	Fill all holes with Product nails	■ 260x100x1mm Nail on plate. (fill all holes to within 10mm of the timber edge)
▲	JH47 x 190 30x3.15mm	Fill all holes with Product nails	■ 320x100x1mm Nail on plate. (fill all holes to within 10mm of the timber edge)



2/300x45 edgebeam
5026mm

Company	Piper & Phillips Industries Ltd
Customer	Placemakers Paraparaumu
Customer Address	Customar Address
Site	mike burge
Site Address	lot 57 fieldway, waikanae
Lin Type	Std
Stand Height	2420
Level	41112
Job	41112
Scale	1:100
Date	25/05/2005

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully.

Gib® Wall Bracing Calculation Sheet A

single storey

V104B

Job Details

Name : Burge Builders
 Street and Number : Fieldway
 Lot and DP Number : Lot 57
 City/Town/District : Waikanae
 Designer and date : Greig Hayward 28-Apr-05
 Company Name : Greig Hayward

Building Specification

Location of Storey	single	▼
Floor Loading	2 kPa	▼
Foundation Type	slab	▼
Building Height to Apex (m)	5	▼
Roof Height above Eaves (m)	2	✓
Stud Height (m)	2.4	✓
Cladding Weight (top or single)	light	✓
Cladding Weight (lower)	light	▼
Cladding Weight (subfloor)	light	▼
Roof Weight	light	✓
Roof Pitch (degrees)	0-25	✓
Room in Roof Space	no	▼
Building Length (m)	17.7	✓
Building Width (m)	19.3	✓
Gross Building Plan Area (m ²)	200	

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BY BUILDING
 Peter Wilkinson
 Officer

01/06/2005

not applicable (single storey building)

not applicable (slab)

Building Location

Wind Zone	Very High	Earthquake Zone
Region	R2	▼
Terrain	Coastal	▼
Exposure	Exposed	▼
Topography	Gentle	▼

Enter at least 'moderate' in a Lee Zone

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	81 BUs/m
W across	n/a	69 BUs/m
Totals	subfloor	walls
W along	n/a	1563 BUs
W across	n/a	1221 BUs

1434 ————— 1332 —————

Bracing Units required for Earthquake

per m ²	subfloor	walls
E	n/a	3.6 BUs/m ²
Totals	subfloor	walls
E along	n/a	720 BUs
E across	n/a	720 BUs

Gib® Wall Bracing Calculation Sheet B

single storey

V104B

ACROSS							Wind	Earthq.		
Wall or Bracing Line	Bracing Elements provided	1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Achr	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved		
A	110	1	Gib®	Gib1b	3.5	2.4	263	175		
line totals		2								
W	263	3								
EQ	175	4								
B	175	1	Gib®	BR5	1.3	2.4	150	111		
line totals		2	Gib®	Gib2b	3.5	2.4	280	245		
W	430	3								
EQ	356	4								
C	70	1	Gib®	Gib2a	2.9	2.4	218	174		
line totals		2	Gib®	BR4	1.1	2.4	110	94		
W	328	3								
EQ	268	4								
D	111	1	Gib®	Gib1a	1.8	2.4	99	90		
line totals		2	Gib®	BR4	1	3.6	67	57		
W	265	3	Gib®	Gib1a	1.8	2.4	99	90		
EQ	237	4								
E	111	1	Gib®	Gib1a	2	2.4	110	100		
line totals		2	Gib®	BR4	1	2.4	100	85		
W	310	3	Gib®	BR4	1	2.4	100	85		
EQ	270	4								
F	enter	1								
line totals		2								
W	3									
EQ	4									
G	enter	1								
line totals		2								
W	3									
EQ	4									
H	enter	1								
line totals		2								
W	3									
EQ	4									
I	enter	1								
line totals		2								
W	3									
EQ	4									
J	enter	1								
line totals		2								
W	3									
EQ	4									
K	enter	1								
line totals		2								
W	3									
EQ	4									

Wind Earthq.

Totals Achieved | | | | | | | | | |

APPROVED

1594 1305

BY BUILDING

OK OK

Totals Required (from Sheet A) | | | | | | | | | |

1563 720

Peter Wilkinson
Officer

01/06/2005

1332

Gib® Wall Bracing Calculation Sheet B

single storey

V104B

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Officer

Peter Wilkinson

Officer

01/06/2005

~~01/06/2005~~

~~1529.6~~

Wind

- 1 -

12104

Totals Required (from Sheet A)

~~1221~~ | 720

Watertightness Risk Assessment

Project Bunze

Project Address Lot 57 Fieldway

APPROVED
BY BUILDING
Peter Wilkinson
Officer
01/06/2005

Risk Score	Cladding Selected from Table 3	Tick selected option	
		Direct Fixed	Drained cavity
North Elevation	9	Ply + colorsteel	✓
South Elevation	9	4	✓
East Elevation	9	4	✓
West Elevation	9	4	✓

Table 3 from E2/AS1: Suitable wall claddings

Suitable wall Claddings		
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 b) Stucco c) Horizontal profiled metal 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 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:	

Rafter and Roof Member Span Tables

The maximum rafter span values given in the following tables are plan dimension (horizontal) values. The tables are based on a rafter pitch of 25°. For different pitches refer to the Pitch Multiplier on page 59 or 13.

TABLE 5.2 - I-BEAM: ALL WIND SPEEDS UP TO VERY HIGH

Light roof		TILE ROOF with CEILING		RAFTERS	
Roof mass up to 10kg/m ²		Roof Pitch 25°		Supporting roof and ceiling	
Origin Hyne	I-beam	Maximum Rafter Span (m)			
		300	600	900	1200
200 x 68		5.5	4.3	3.7	3.3
245 x 68		6.2	5.2	4.4	4.0
300 x 68		7.0	5.9	5.2	4.7

NOTE:

- Top flange restrained at 600mm max. centres.
- Bottom flange restrained at 600mm max. centres for wind classifications high and very high only.

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BY BUILDING
Peter Wilkinson
Officer

01/06/2005

TABLE 5.3 - I-BEAM: ALL WIND SPEEDS UP TO MEDIUM

Light roof		SHEET ROOF with CEILING		RAFTERS	
Roof mass up to 20kg/m ²		Roof Pitch 25°		Supporting roof and ceiling	
Origin Hyne	I-beam	Maximum Rafter Span (m)			
		300	600	900	1200
200 x 68		6.6	5.7	5.0	4.5
245 x 68		7.4	6.4	5.8	5.4
300 x 68		8.3	7.2	6.5	6.1

NOTE:

- Top flange restrained at 1200mm max. centres. Bottom flange restrained at 600mm max. centres.

TABLE 5.4 - I-BEAM: ALL WIND SPEEDS UP TO VERY HIGH

Light roof		SHEET ROOF with CEILING		RAFTERS	
Roof mass up to 20kg/m ²		Roof Pitch 25°		Supporting roof and ceiling	
Origin Hyne	I-beam	Maximum Rafter Span (m)			
		300	600	900	1200
200 x 68		6.6	5.6	5.0	4.0
245 x 68		7.4	6.4	5.4	4.7
300 x 68		8.3	7.2	6.1	5.3

NOTE:

- Top flange restrained at 1200mm max. centres. Bottom flange restrained at 600mm max. centres.



10 The Furlong
Takarangi
PO Box 72-701
PAPAKURA
Auckland
Ph: 0-9-299 6722
Fax: 0-9-299 6721

A COPY OF PACIFIC COIL COATERS WARRANTY FOR:-

DATE:- 8-9-05

TO:- Mike Burge Builders LTD

COLOUR:- ~~Kawaka~~ - Greyfairs HOT57 Fieldway - Waikanae Beach

WARRANTIES

Residential Warranties

Residential roofing warranties are provided through the roll former with backing from Pacific Coilcoaters Ltd. Warranties are subject to appropriate use of product for environment.

ColorCote ZRS

15 years covering flaking, peeling and excessive fade
15 years against perforation due to corrosion in severe environments
30 years against perforation due to corrosion in moderate environments

ColorCote ZRX

15 years covering flaking, peeling and excessive fade
15 years against perforation due to corrosion in very severe environments
15 years against perforation due to corrosion in severe environments
30 years against perforation due to corrosion in moderate environments

Commercial Warranties

Commercial warranties are project specific and are issued through the roll former on application to Pacific Coilcoaters. Periods and conditions of commercial warranties will be assessed on an individual basis. This may require site inspection by representatives of Pacific Coilcoaters.

Rainwater Goods

ColorCote pre-painted Galvalume/Zincalume products are warranted to have a life prior to perforation for a period of 10 years from the date of installation, due to natural weathering in moderate and severe environments.

The above warranties concerning warranty periods and conditions are intended as a guide only. Information concerning the specific terms and conditions for each of the above warranties is available from Pacific Coilcoaters Ltd, and is included on the standard warranty forms.

Note

Pacific Coilcoaters Ltd is dedicated to an on going programme of product development. The information contained in this brochure is the best available at the time of publication. Pacific Coilcoaters reserves the right to make changes and additions to both existing literature and product. This brochure supersedes all previous literature.



RESIDENTIAL WARRANTY & MAINTENANCE REQUIREMENTS

COLORSTEEL® Maxx™

PROPERTY OWNER: Mike Burge Builders

SITE ADDRESS: Lot 57 Fieldway
Waikanae Beach

SITE ENVIRONMENT:
Very Severe

DATE OF SUPPLY TO SITE: July 05

You have chosen high quality COLORSTEEL® Maxx™ prepainted steel products, which are designed to give you protection well into the future. The terms and conditions of this warranty are detailed below. To ensure you gain maximum value from your investment over time, the maintenance program under Maintenance specified below **MUST BE STRICTLY ADHERED TO**:

This warrants the following material: Lift No: P280568

	Roofing	Cladding	Fascia/Gutter
Will not perforate through corrosion:	15 Years	Years	Years
Will not flake, peel or excessively fade:	15 Years	Years	Years

The product manufactured from COLORSTEEL® Maxx™ is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of COLORSTEEL® Maxx™ and does not constitute a failure of the coating system.

Please note this warranty is subject to the following terms and conditions:

- That the COLORSTEEL® Maxx™ prepainted steel is processed, installed and maintained in accordance with the New Zealand Steel published literature, roofing manufacturers literature and accepted good trade practices.
- The product must be manufactured from prime COLORSTEEL® Maxx™ prepainted steel.
- An approved edge sealer must be applied to retain the protective envelope.
- Garage Doors are not included in the warranty.
- Damage or corrosion resulting from the following circumstances is not covered by the warranty:
 - a) Mechanical, chemical or other damage sustained during handling, storage, processing or installation.
 - b) Mechanical, chemical or other damage after installation.
 - c) Installations in very severe environments or special conditions as defined in the New Zealand Steel literature
 - d) Ponding in gutters due to build up of debris, inadequate fall or other causes.
 - e) Storm, tempest or other causes beyond the control of the roofing manufacturer.

If COLORSTEEL® Maxx™ pre-painted steel has failed to perform as warranted, the roofing manufacturer will at its sole option repair or replace (including labour) the affected material. A new warranty will be issued to cover the balance of the original offer for both the paint coating and perforation protection. The roofing manufacturer will not be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. This warranty does not in any way affect the rights of the consumer under the Consumer Guarantees Act.

MAINTENANCE

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	Moderate ISO Category 3	Severe ISO Category 4	Very Severe ISO Category 5
Roof	Rain washing	Rain washing	Rain washing
Wall Cladding	Rain washing plus manual washing	Rain washing plus manual washing	Rain washing plus manual washing
	every year	every 6 months	every 3 months
Unwashed and high risk areas	Manual washing every 6 months	Manual washing every 3 months	Manual washing every 3 months

Regular washing of COLORSTEEL® Maxx™ products increases the durability by reducing attack from airborne salts and pollutants. COLORSTEEL® Maxx™ surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa.

Note:

1. Recommendations provided in this table are contained in the standard provisions of the New Zealand Building Code, Section B2 Durability.
2. High Risk areas include around flues and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris.

This roof was installed by: Reliable Roofing Solutions Signature of Installer

And carries a workmanship warranty for: Years

A copy of the current COLORSTEEL® Maxx™ colour chart has been provided:

Signature of property owner or agent:

Date: 17/8/05

PLEASE RETURN A SIGNED COPY OF THE WARRANTY TO THE ROOFING MANUFACTURER
This Warranty is issued by (the roofing manufacturer): Metalcraft Wellington

Signed: J. J. Morris

Position: Production

Date 17/8/05

BC 055239.

FOR YOUR COMPANY LETTERHEAD

SCANNED



DATE: 25-05-2005

FABRICATOR: PLACEMAKERS PARAPARAUMU

JOB NAME: M. Burge Lot 57 Fieldway Waikanae

BUILDING CONSENT NO: _____

(To be provided by the City/District Council).

Attn: City/District Council

We have been engaged to provide the trusses for the above project and have enclosed the truss layout and Producer Statement to allow completion of the consent application. On advice from the building project owner, the structure will be designed under the following parameters:

Wind Zone V/Hdg L

Snow Load N/A

Earthquake Zone A

Roof Material Light weight

Treatment Definition: External Walls H1-2

Roof Trusses Treatment Free

Internal Walls H1-2

We can advise that the following will be provided at the time of truss manufacture to both the building owner and your office:

1. A full as-built truss layout and Producer Statement.
2. Specific truss/truss and truss/top plate fixing details indicated on the truss layout.
3. All lintel sizes outside NZS3604:1999 will be indicated on the truss layout.
4. Top plate to stud connections will be indicated on the truss layout.

Acknowledgement of this letter, along with the Building Consent number, by fax to our office, would be appreciated.

Job Number: 41112

Job Description: lot 57 fieldway

Run by: piper and phillips on 25/05/2005, at 1:00:40 p.m.

Phone: 04 2986199

Structural Timber Design in strict accordance with AS 1720.1-1997 and AS/NZS 1170.0 .. 1170.2-2002, AS/NZS 1170.3-2003, and modified to comply with requirements of NZS 4203-1992 where appropriate.

Section L1, Lintel Design, garage lintel

Use preferred section size Origin® 2/300x45 Edgebeam from Hyne & Son Pty Ltd

DIMENSIONAL DETAILS:

Span type is Single Span for an overall length of 4.846 metres

Supported rafter/truss spacing is 0.9 metres, with roof load width of 3.45 metres

Top plate stiffness has been used in the design of this lintel

DESIGN DETAILS:

Roofing material of Light Sheet (10)

Ceiling material of 13mm P'Board (20)

Roof pitch of 10 deg

Wind Classification for this project is Medium

Ultimate wind pressure is 1.058 kPa, for 42 m/sec.

Temperature Factor (K6) = 1.00

Serviceability pressure is 0.694 kPa, for 34 m/sec.

Defined Snow Load Region is N1

Altitude = 0 m; No snow load is applicable

Ground Snow Load is: Ultimate = 0.00kPa,

and Serviceable = 0.00kPa.

Allowable Deflections:

Load Case Type	Span Ratio	Fixed value mm
Sensory DL + LLs	L/500	10
Functionality DL + LLs	L/400	10
Sensory DL + Snow Loads	L/500	15
Functionality DL + Snow Loads	L/400	15
Roof Live Loads	L/250	15
Wind Loads	L/200	n/a
Dynamic Floor Loads	n/a	1.6

Member Actions - Serviceability Properties:

Member Number	Load Combination Name	Bending Deflection	Total Deflection	Camber Value	Check Deflection
1	Dead Load Only	-5.6	-5.6	0.0	5.6
	Roof Live Load Only	-1.4	-1.4	0.0	1.4
	Wind Uplift Only	6.2	6.1	0.0	6.1
	Wind Downdrag Only	-3.9	-3.9	0.0	3.9
	Roof Live Load Only	-1.4	-1.4	0.0	1.4
	Roof Live Load Only	-1.4	-1.4	0.0	1.4

Job Number: 41112

Job Description: lot 57 fieldway

Run by: piper and phillips on 25/05/2005, at 1:00:55 p.m.

Phone: 04 2986199

Structural Timber Design in strict accordance with AS 1720.1-1997 and AS/NZS 1170.0 .. 1170.2-2002, AS/NZS 1170.3-2003, and modified to comply with requirements of NZS 4203-1992 where appropriate.

This project consists of the following design items:

L1(garage lintel) - Origin® 2/300x45 Edgebeam by Hyne & Son Pty Ltd

Lintel: Single 4.846 m span, Trusses @ 0.9 m, RLW 3.45 m, Pitch 10 deg, Sheet(10) roofing, P/Board(20) ceiling, Medium wind

CERTIFICATION:

I hereby certify that above nominated section design have been designed applying the accepted principles of structural mechanics in accordance with the relevant building codes and industry standards as stated below:

AS/NZS 1170	Part 0: Structural design actions - General Principles 2002
	Part 1: Structural design actions - Permanent, imposed and other actions 2002
	Part 2: Structural design actions - Wind actions - 2002
	Part 3: Structural design actions - Snow loads - 2003
AS 1720	Timber Structures - Part 1: Design - 1997
NZS 4203	Loadings Standard - 1992
GLTAA	Industry recommendations from the GLTAA - "Unified Design Criteria"

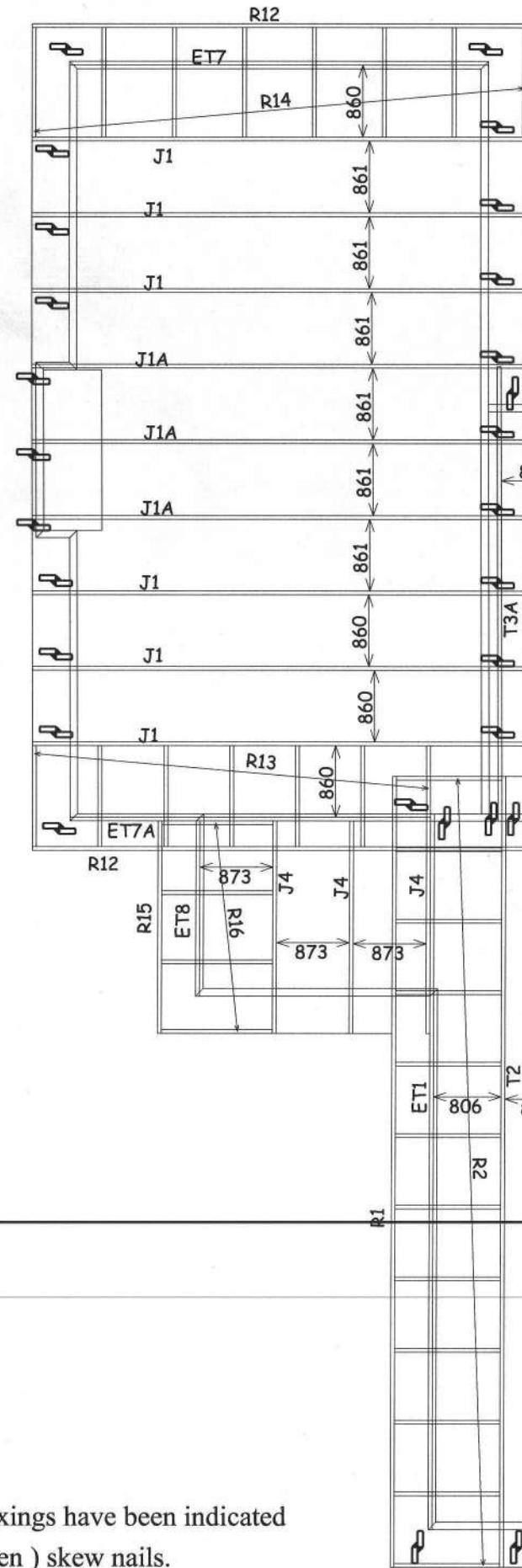
The design actions, methods, assumptions and other criteria used in these structural designs are precedent upon AS1720.1-1997 and AS1170-2002, in preference to other Standards listed above. Deflection limits recommended in AS1684.1-1999 are standard to the program, but may be varied by the operator.

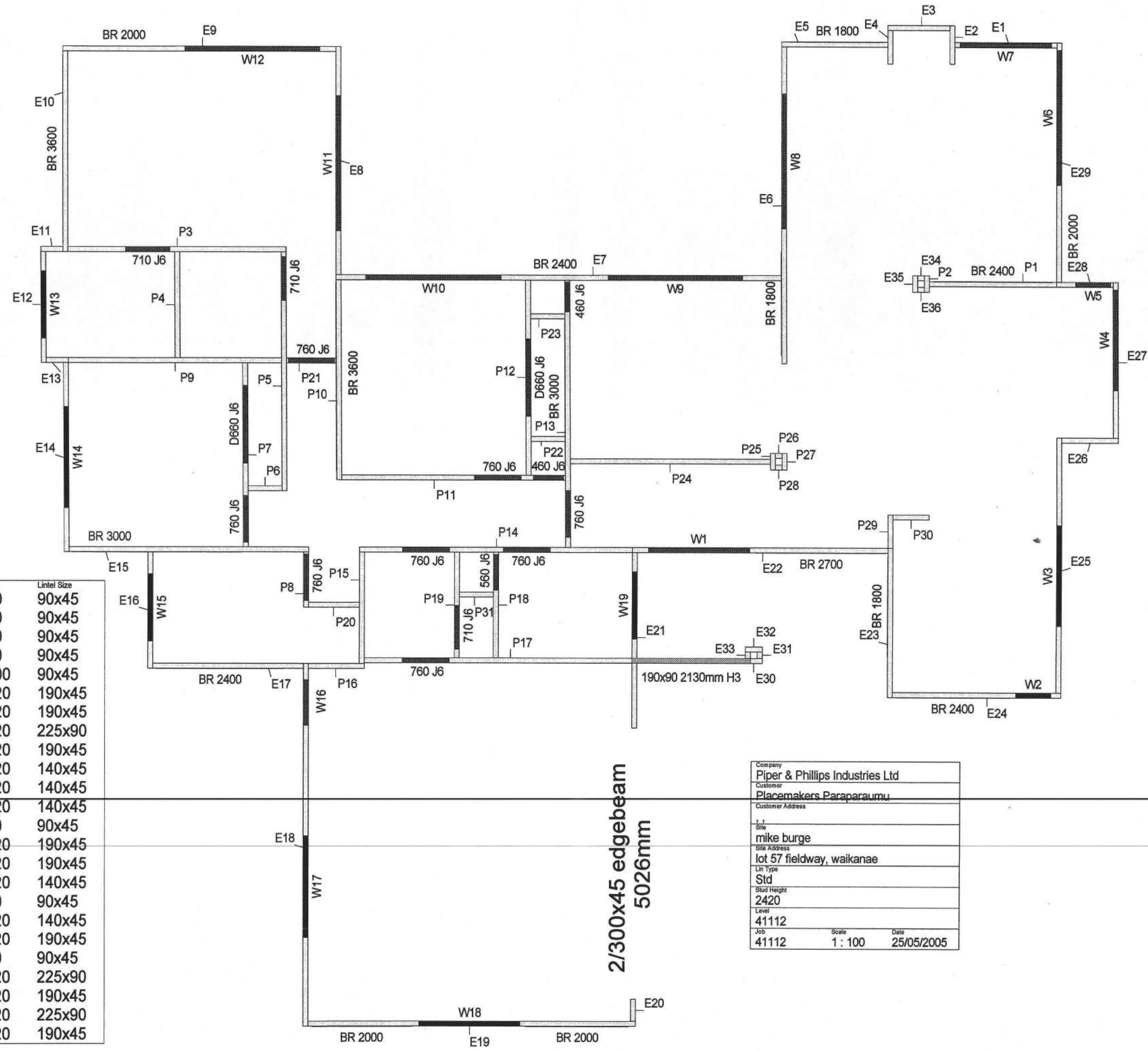
The nominated section sizes have been designed for the loading and dimensional data stated above. Origin® Wood Solutions and Hunt Robinson Pty Ltd cannot accept liability for loss or damage, either direct or consequential, arising from the use of these products in an application not consistent with the input data.

HUNT ROBINSON Consulting Engineers
Stephen J Hunt BE(Civil)
(MIEAust #368737), (NPER),
(RPEQ #3731)

Checked by:
for piper and phillips

Date Checked:





Company	Piper & Phillips Industries Ltd	
Customer	Placemakers Paraparaumu	
Customer Address		
Site	mike burge	
Site Address	lot 57 fieldway, waikanae	
Lin Type	Std	
Stud Height	2420	
Level	41112	
Job	41112	Scale 1 : 100 Date 25/05/2005

Leon Smith

From: ace.engenr@xtra.co.nz
Sent: Tuesday, June 21, 2005 3:52 PM
To: Leon Smith
Subject: 148 Feild Way Waikanae

'Afternoon Leon,

I went on site with Mike Burge this afternoon to confirm subsoil conditions. Seeing as this was previously done by another engineer, I re-tested the foundations and have told Mike to stick with standard foundations, apart from the areas I've indicated to him. Where piles are required, they are to be drilled to 1.6m below GL, with the exception of a small area requiring piles down to 2m. Apart from that, everything is as per the plan.

Once I've finished the report for this I'll fire it through to you.

Regards,

Michael Shearer
Hamish Wells Ltd
(06) 364 6728
027 445 2523

Greig Hayward Architecture

GENERAL SPECIFICATION

**NEW DWELLING FOR
MIKE BURGE BUILDERS LTD**

**LOT 57 FIELDWAY,
WAIKANAE BEACH**

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

31/05/2005

**STANDARD SPECIFICATIONS
WALL BRACING SCHEDULE
RAFTER TABLES
RISK ASSESSMENT**

**APPROVED
BY BUILDING**
Peter Wilkinson
Officer
01/06/2005

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

Prepared by

Greig Hayward NZCAD



greig hayward architecture

102 Ratanui Road, Paraparaumu, Kapiti Coast
Tel: 04 298 1487, Fax 04 298 1488, Mobile: 027 233 9840
Email: greighayward@xtra.co.nz

Non Endorsed sheets of specs have not
been reproduced by Council, refer main set
supplied by Architect if required to view.

2301 FOUNDATIONS AND CONCRETE

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZS 3104	Concrete production - high grade and special grade
NZS 3108	Concrete production - ordinary grade
NZS 3109	Concrete construction
NZS 3114	Concrete surface finishes
NZS 3124	Concrete construction for minor works
NZS 3402	Steel bars for the reinforcement of concrete
NZS 3422	Welded fabric of drawn steel wire for concrete reinforcement
NZS 3602	Timber and wood-based products for use in buildings
NZS 3603	Timber structures standard
NZS 3604	Light timber frame buildings not requiring specific design
NZS 3605	Timber piles and poles for use in buildings
NZS 3631	New Zealand timber grading rules
NZMP 3640	Minimum requirements of the NZ Timber Preservation Council

2. PRODUCTS

2.1 TIMBER PILES

Corsican pine or radiata pine, treated to NZMP 3640, hazard class H5, Group B, to design data assigned in NZS 3603, section 7 and complying with NZS 3605 for cross section, length, straightness, strength and branding. All to NZS 3604 for footing and type.

2.2 TIMBER SUB-FLOOR FRAMING

Species, grade, moisture content in service and level of treatment as set out in NZS 3602. Grading to NZS 3631 and treated to NZMP 3640.

2.3 NAILS, BOLTS, AND SCREWS

Steel, stainless steel and galvanised steel of pattern to NZS 3604, appendix A.

2.4 NAIL PLATES

Stainless steel and galvanised steel toothed or nailed steel plates to the manufacturer's design for the particular locations shown on the drawings.

2.5 SHEET DAMPROOFING

Rubberised bitumen membrane specifically produced for waterproofing applications, possessing high resistance to water, water vapour and gas permeability and resistant to the attack of ground bacteria and ageing effects, joined using proprietary techniques and applied by the use of special adhesives. Thickness not less than 1.5mm.

2.6 BRUSH ON LIQUID-APPLIED MEMBRANE

Fully stable, water-based colloidal bitumen emulsion.

EXPOSED CONCRETE STRENGTH REQUIREMENTS

Within 500m of mean high tide - 25mpa

Beyond 500m of mean high tide - 20mpa

2.7 REINFORCEMENT

Bars to NZS 3402. Welded reinforcing mesh to NZS 3422.

2.8 VAPOUR BARRIER

0.25mm minimum polythene to NZS 3604, appendix E8.

2.9 READY-MIX CONCRETE

High grade 20 MPa, maximum aggregate size 19mm to NZS 3104.

2.10 SITE MIXED CONCRETE

To NZS 3124. Ordinary grade 17.5 MPa minimum strength, using either separate batching of sand and coarse aggregate to NZS 3108, or builder's mix.

Maximum allowable equilibrium moisture content (EMC) in accordance with BRANZ Bulletin 343 for:

	<u>EMC</u>
1. Framing at enclosure	20%
2. Weatherboards (at time of fixing)	14%
3. Exterior joinery and trim	14%

3.2 GENERALLY

To NZS 3604 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

3.3 FIX PAPERS

Fix breather type building paper to NZS 4214, as detailed and to the manufacturer's recommendations.

wind barrier rated paper / wrap.

3.4 INSTALL WOOD FIBRE SUB-SHEATHING

Fix to framing to the manufacturer's recommendations. Seal all ends and edges. Prime backs of sheets before fixing.

3.7 INSTALL PLYWOOD CLADDING

Fix to framing to the manufacturer's recommendations and to BRANZ Bulletin 326 "Cladding buildings on exposed sites." residential buildings minimum 12mm thick
5 plys thick.

3.8 PRIME OR SEAL

Prime or seal faces, edges and end grain before fixing of all weatherboards and exterior trim, to the finish and quality specified in 6601 PAINTING AND PAPERHANGING.

3.9 INSTALL TIMBER WEATHERBOARDS

Fix to framing, level, true to line and face, to NZBC acceptable solution E2/AS1, 2.1, to NZS 3604, sections 8.1 and 8.2; and to BRANZ Bulletin 326 "Cladding buildings on exposed sites."

3.10 INSTALL WOOD-BASED PRODUCT WEATHERBOARDS

Fix to framing to the manufacturer's recommendations and to BRANZ Bulletin 326 "Cladding buildings on exposed sites."

3.12 INSTALL WOOD-BASED PRODUCT CLADDING

Fix to framing to the manufacturer's recommendations, to NZS 3604, sections 8.1 and 8.3 and to BRANZ Bulletin 326 "Cladding buildings on exposed sites."

3.14 INSTALL FIBRE CEMENT SOFFITS

Cut sheets dry and scribe fit to fully support all edges and joints. Nail and drill for and insert fasteners to the sheet manufacturer's recommendations. Fit complete with jointers and capping moulds.

3.15 INSTALL EXTERIOR TIMBER FINISHINGS

Fix timber fascias, barge boards, facings, beads, trim and enclosures level, true to line and face, with all end grain sealed and joints mitred.

3.16 INSTALL FLASHINGS

Fix flashings, covers and soakers as detailed and to BRANZ Bulletins 304 "Flashing design" and 305 "Domestic flashing installation."

3.17 USE OF SEALANTS

Selection and use of sealants to follow BRANZ Bulletin 284 "Sealed joints in external claddings - 2. Sealants."

3.18 LEAVE

Leave all work to the standard required by all following trades.

4301 METAL PROFILE ROOFING

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	E2/AS1	External moisture 1.O Roofs
NZS/AS 1397		Steel sheet and strip - hot-dipped, zinc-coated, or aluminium/zinc-coated
NZS 2295		Building papers, (breather type)
NZS 3403		Hot-dipped galvanised corrugated steel sheet for building purposes
NZS 3602		Timber and wood-base products for use in building
NZS 3604		Light timber frame buildings not requiring specific design
NZMP 3640		Minimum requirements of the NZ Timber Preservation Council
NZS 4222		Materials for the thermal insulation of buildings
BRANZ Bulletin 284: Sealed joints in external claddings - 2. Sealants		
New Zealand Metal Roofing and Cladding Manufacturers' Association Inc: Profiled metal roofing design and installation handbook		

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

1.2 WIND AND EARTHQUAKE LOADINGS

Use fixings and methods capable of sustaining the loads appropriate to the area as set out in NZS 3604, table 2.3.

1.3 COORDINATE

Coordinate to ensure substrate and preparatory work is complete and other work programmed in the order required for access and completion of the roof.

2. PRODUCTS

2.1 TILE BATTENS

Douglas fir, or No 1 framing radiata pine to NZS 3602. Size to NZS 3604, table 10.8. Treated to NZMP 3640, group A, hazard class H1.

2.2 BUILDING PAPER

Breather type kraft paper laminates to NZS 2295.

Roofing material to be installed to manufacturers requirements. In particular, fixing and minimum pitch (reference also sect. 8 of E2 NZ Building Code.)

2.3 ALUMINIUM FOIL

Aluminium sheet, kraft paper fibre reinforced laminates to NZS 4222, part 4.

2.4 UNDERLAY SUPPORT

50mm hexagon mesh of 1mm diameter galvanised steel wire in 900mm (minimum) width sheets.

2.5 PROFILED METAL ROOFING

Steel sheet galvanised to NZS 3403, aluminium-zinc coated to NZS/AS 1397. Finish as specified. Accessories, cappings, flashings and fixings to match and to the manufacturer's recommendations.

3. EXECUTION

3.1 STACK ROOFING

Stack roofing and accessories on clean, level areas of the site and protect from damage and from weather until ready to fix in place.

3.2 SET OUT

Set out the planned layout before fixing commences, to ensure true lines and the correct relationship to module, grid and roof features.

4502 ALUMINIUM WINDOWS AND DOORS

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	F2/AS1	Hazardous building materials
		1.0 Glazing
AS/NZS 1231		Aluminium and aluminium alloys - Anodised coatings for architectural applications
AS/NZS 2208		Safety glazing materials in buildings
NZS 3504		Aluminium windows
NZS 4211		Performance of windows
NZS 4223		Glazing in buildings
		Parts 1 & 2: Glazing in buildings
		Part 3: Human impact safety requirements

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

**FIT SUITABLE FLASHINGS ETC.
JOINERY**

HIGH WIND 1100pa DWP

VERY HIGH WIND 1550pa DWP

Architectural Aluminium Association of New Zealand: Aluminium Window Handbook
Architectural Aluminium Association of New Zealand: Specification for powder coatings on architectural aluminium products

Architectural Aluminium Association of New Zealand: Installation code for aluminium joinery products

BRANZ Bulletin 349: Finishes for aluminium

1.2 ALUMINIUM WINDOWS AND DOORS QUALITY

To be fabricated by a member of the Architectural Aluminium Association of New Zealand. Nominate brand and type for approval. The owner reserves the right to reject any nominated brand and request the nomination of alternatives.

2. PRODUCTS

2.1 SECTIONS

All aluminium members to be formed from extruded sections. Folded sections restricted to flashings and concealed members only.

2.2 GLASS

All glazing to comply with NZS 4223, with particular attention to NZS 4223, part 3 where glass could be subject to human impact.

2.3 ORGANIC POWDER COATING FINISH

To BRANZ Bulletin 349 "Finishes for aluminium" and the Architectural Aluminium Association of New Zealand's "Specification for powder coatings on architectural aluminium products." All finished surfaces to show uniformity of gloss and colour (to match approved sample) free of all coating defects.

2.4 ANODISING

To BRANZ Bulletin 349 "Finishes for aluminium" and AS/NZS 1231.

2.5 SEALANT

To the window manufacturer's recommendations.

2.6 GLAZING TAPE AND GASKETS

To the window manufacturer's recommendations.

2.7 FIXINGS

All fixings and bracketing to be compatible with aluminium. Do not use electroplated zinc fasteners or brass fastenings.

7701 ELECTRICAL**1. GENERAL****1.1 DOCUMENTS**

Documents referred to in this section are:

AS/NZS 3194	Electric shaver supply units
NZS 6401	PVC-insulated cables for electric power and lighting
Electricity Regulations 1997	

Provide Electrical Certification
after completion and prior to
Code Compliance Certificate
being issued

1.2 COMPLY

Comply with the Electricity Regulations 1997 for listed and prescribed work and with the utility network operator's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees. All work to be carried out by or under the direct supervision of a holder of a practising certificate under the Electricity Regulations 1997

1.3 CERTIFICATE OF COMPLIANCE

Carry out the prescribed electrical work, test and complete a certificate of compliance, as required by the Electricity Regulations 1997, and in particular, clauses 16, 34 and 35. Allow the network utility operator to view before the meter installation, listed work inspection, polarity check and livening of supply. Supply the certificate to the owner.

2. PRODUCTS**2.1 MAINS UNDERGROUND, SINGLE PHASE**

Tough plastic sheathed neutral screened cable to NZS 6401 with a minimum rating of 60 amps per phase.

2.2 CABLES

Tough plastic sheathed copper conductors to NZS 6401.

Lighting circuits	1.5mm ² on 10amp MCB's
Power circuits (domestic)	1.5mm ² on 16amp MCB's
Power circuits (domestic - insulated construction)	2.5mm ² on 16amp MCB's
Power circuits (commercial)	2.5mm ² on 20amp MCB's

2.3 METER BOX

Rust protected metal case (glass panel door), all powder coated and complete with meter mounting, main switch and fuse.

2.4 DISTRIBUTION BOARD

Complete with neutral and earth busbars, MCB's and 60 amp main switch, complete with removable insulated panel. Include 2 spare MCB's labelled as "spare." All protective devices to be 6kA MCB's of the appropriate rating.

2.5 SWITCH UNITS

16 amp, 230 volt flush polycarbonate units. For number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2-way units refer to the electrical drawings.

2.6 HOT WATER SYSTEM SWITCH

One way 20 amp switch complete with clamp for flexible PVC tubing.

2.7 SWITCHED SOCKET UNITS

10 amp, 230 volt flush polycarbonate 3 pin combined switch units. For the number of single and double socket units and inbuilt earth leakage socket units refer to the drawings.

2.9 SHAVER AND EARTH LEAKAGE PROTECTED SOCKET OUTLETS

Earth leakage protected 110/230 volt multiple plug configuration and residual current protected socket outlets, tripping at 30 mA.

2.10 BELL SYSTEM

Supply a bell transformer as part of the distribution board.

3 HAZARD CLASSES AND TREATMENT REQUIREMENTS

3.1 Hazard classifications

Six hazard classes are described in this Standard. Each is denoted by a hazard number and is described in terms of service exposure and biological hazard as listed in table 3.1.

Table 3.1—Hazard classification

Hazard class	Exposure	Service conditions	Biological hazard	Typical uses
H1.1	Protected from the weather, above ground	Protected from the weather, always dry	Borers	Interior finishing timber – see NZS 3602
H1.2 ⁽¹⁾	Protected from the weather, above ground, but with a possibility of exposure to moisture	Protected from the weather, but with a risk of moisture content conducive to decay	Borers, decay	Wall framing – see NZS 3602
H2	Protected from the weather, above ground	Protected from the weather, dry, exposed to ground atmosphere where well-ventilated but not in contact with the ground	Borers, termites	Framing timber in Australia
H3.1	Exposed to the weather, above ground	Periodic wetting, not in contact with the ground	Decay fungi and borers	Cladding, fascia, joinery – see NZS 3602
H3.2	Exposed to the weather, above ground, or protected from the weather but with a risk of moisture entrapment	Periodic wetting, not in contact with the ground, more critical end uses	Decay fungi and borers	All H3.1 uses, plus structural and decking – see NZS 3602
H4	Exposed to the weather, in ground or in fresh water	Ground contact, or conditions of severe or continuous wetting	Decay fungi and borers	Fence posts, landscaping timbers
H5	Exposed to the weather, in ground or in fresh water	Ground contact, or conditions of severe or continuous wetting, where uses are critical and where a higher level of protection than H4 is required	Decay fungi and borers	House piles and poles, crib walling
H6	Sea water or estuarine ground	Immersion in seawater or estuarine ground	Marine wood borers and decay	Marine timber and piles

NOTE –

(1) Sub-class H1.2 is often referred to as H1 Plus.

Table 5.2 – Colour coding for timber to be used as framing

Hazard class	Preservative	Colour ⁽¹⁾
H1.2	TBTO, TBTN or IPCB/permethrin	Blue ⁽²⁾
	Boron	Pink ⁽³⁾
H3.1	TBTO or TBTN	No added colour ⁽⁴⁾ or green ⁽⁵⁾

NOTE –

(1) These colours shall not be used for any preservative types/hazard classes other than specified.

(2) The blue colour shall be a red-shade blue in order that it does not appear green with the natural yellow of timber (suggested colour – Pigment Blue 15.3).

(3) Colour – Red 112 (red) or Red 122 (pink).

(4) H3.1 framing shall be branded repetitively along the length at 1500 mm centres only, on its face or edge.

(5) If coloured green, the colour is to be distinctly different from the green of the H3.2 preservative treatment (colour – Green 368).

Domestic Smoke Alarms Guidance Notes 15 April 2003

Building Act

Section 44(1)(c) of the Building Act has been amended by adding, after the word "dangers", the words "(other than a warning system for fire that is entirely within a household unit and serves only that unit)".

Building Regulations

Building Code Clause F7 has been amended as follows:

Clause 7.2 of the First Schedule of the principal regulations is amended by adding the words "in an emergency".

The First Schedule of the principal regulations is amended by revoking clause F7.3, and substituting:

Limits on application: Performance F7.3 does not apply to *Outbuildings* or *Ancillary buildings*, and

Performance

F7.3.1 A means of detection and warning must alert people to the emergency in adequate time for them to reach a *safe place*.

F7.3.2 Appropriate means of detection and warning for fire must be provided within each *household unit*.

F7.3.3 Appropriate means of warning for fire and other emergencies must be provided in *buildings* as necessary to satisfy the other performance requirements of this code.

The above amendments to the Building Regulations come into force on 24 April 2003.

Approved Document F7 Warning Systems

The above amendments to the Building Act and Building Code enable the Approved Document F7 to require the installation of an automatic smoke detection and alarm system where one is not already required by Table 4.1 of C/AS1. Further it is to obviate the requirement for a compliance schedule where domestic smoke alarms are required under Approved Document F7.

Smoke alarms may be battery powered and are not required to be interconnected. In addition they shall be provided with a hush facility having a minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm (readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of: UL 217, ULC S531, AS 3786, BS 5446 Part 1.

Smoke alarms shall be located on the escape routes on all levels within the *household unit*. On levels containing the sleeping spaces, the smoke alarms shall be located either:

- a) In every sleeping space, or
- b) Within 3.0 m of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

Smoke alarms shall be installed on or near the ceiling in accordance with AS 1670.6 and the manufacturer's instructions.

Recommended maintenance procedures are:

- a) In-situ annual cleaning with a vacuum cleaner (no disassembly of smoke alarm).
- b) Monthly testing by use of the smoke alarm's test facility.

Note that under the Approved Documents there is no intention that increases in travel distances should be allowed because domestic smoke alarms are installed. Further, alterations under section 38 and change of use under section 46 will trigger the requirement to install domestic smoke alarms.

Approved Document F7 will be available in limited supply on Thursday 17 April 2003. Otherwise it will be generally available from Wednesday 23 April 2003 from:

Victoria University Book Centre
PO Box 12 337
Wellington

Phone: 0800 370 370
Fax: 04 463 5510
Email: enquiries@bookcentre.co.nz
Web: www.bookcentre.co.nz

BUILDING CONSENTS CHECK LIST

		Initial Assessment		Resource Consents	
		Yes	No	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:

complies

RJ

8.6.5



Project Information Memorandum No.055239P

New Dwelling Lot 57 Fieldway

148 Fieldway, 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

Mike Burge Builders	No.	055239P
33 Eucalyptus Way	Issue date	14/06/05
PARAPARAUMU	Application date	

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stage New Dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential Dwelling
Estimated Value	\$280,000
Location	148 FIELD WAY, WAIKANAE BEACH
Legal Description	Lot 57 DP333393
Valuation No.	1491075868

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:

14/6/05

Kapiti Coast District Council

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



PROJECT INFORMATION MEMORANDUM - BC 055239P

Application Details

Landline	Applicant Name :	John & Barbara Heaton
	Contact Address :	148 Fieldway WAIKANAE
	Location :	148 FIELD WAY, WAIKANAE BEACH
	Legal Description :	** Lot 57 DP333
	Proposal :	New Dwelling PIM APPLICATION ONLY

Application Details

Use Permitted :	Permitted activity
Resource consent granted :	None listed
Designations on property :	None listed
Easements :	R. O. W. Dr & SW. & Services
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 :	None known
Potential avulsion :	None Known
Potential subsidence :	None Known
Potential slippage :	None Known
Potential alluvion :	None Known
Potential inundation :	None Known
Presence of hazardous contaminants :	None Known

Other features

Plumbing and Drainage Details

Sewer available / connected :	Available
Water available / connected :	Available
Site plan of existing services :	Not supplied
Location of sewer lateral :	shown
Location and size of water toby :	20mm shown
Location of public drains (if any) :	in row
Location of easements (if any) :	see planners comments
Stormwater disposal to :	conditions of the resource consent

Plumbing and drainage notes

Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.

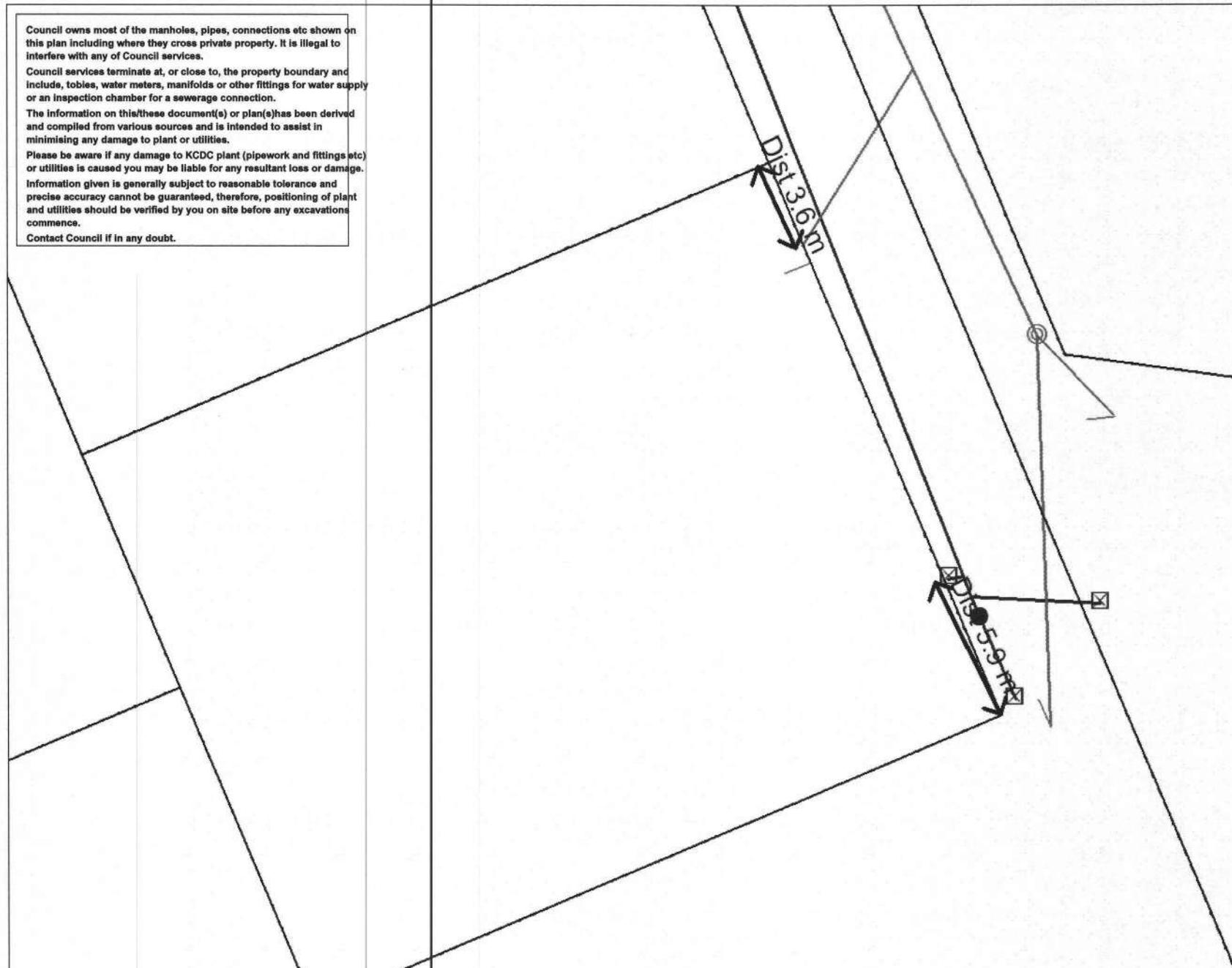
Council services terminate at, or close to, the property boundary and include, toiles, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

The information on this/these document(s) or plan(s) has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.

Please be aware if any damage to KCDC plant (pipework and fittings etc) or utilities is caused you may be liable for any resultant loss or damage.

Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.

Contact Council if in any doubt.



SERVICE NETWORK

LEGEND



- Sewer Pump
- Sewer Manhole
- ★ Stormwater Soak Hole
- Stormwater Pump
- Stormwater Manhole
- Stormwater Sump
- ◆ Stormwater Outlet
- ▲ Stormwater Inlet
- Water Hydrant
- ✚ Water Valve
- ☒ Water Toby
- - - Sewer Rising Main
- - - Sewer Pipe
- - - Stormwater Pipe
- - - Stormwater Rising Main
- - - Water Pipe

Map Drawn Date: 31/05/2005 By STA-BUILDCON-11

Scale: A4 1:220

Date of Aerial Photography:

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.



HAMISH WELLS LTD
CIVIL ENGINEERING
DESIGN & DRAFTING
PROJECT MANAGEMENT
LAND DEVELOPMENT
WASTE WATER TREATMENT

Hamish Wells

CIVIL
ENGINEER

TMIPENZ



Phone 06-36-46728
Fax 06-36-46729
Mob. 0274-459-757
P O Box 188
215a Rangiuru Road
Otaki
engenr@xtra.co.nz

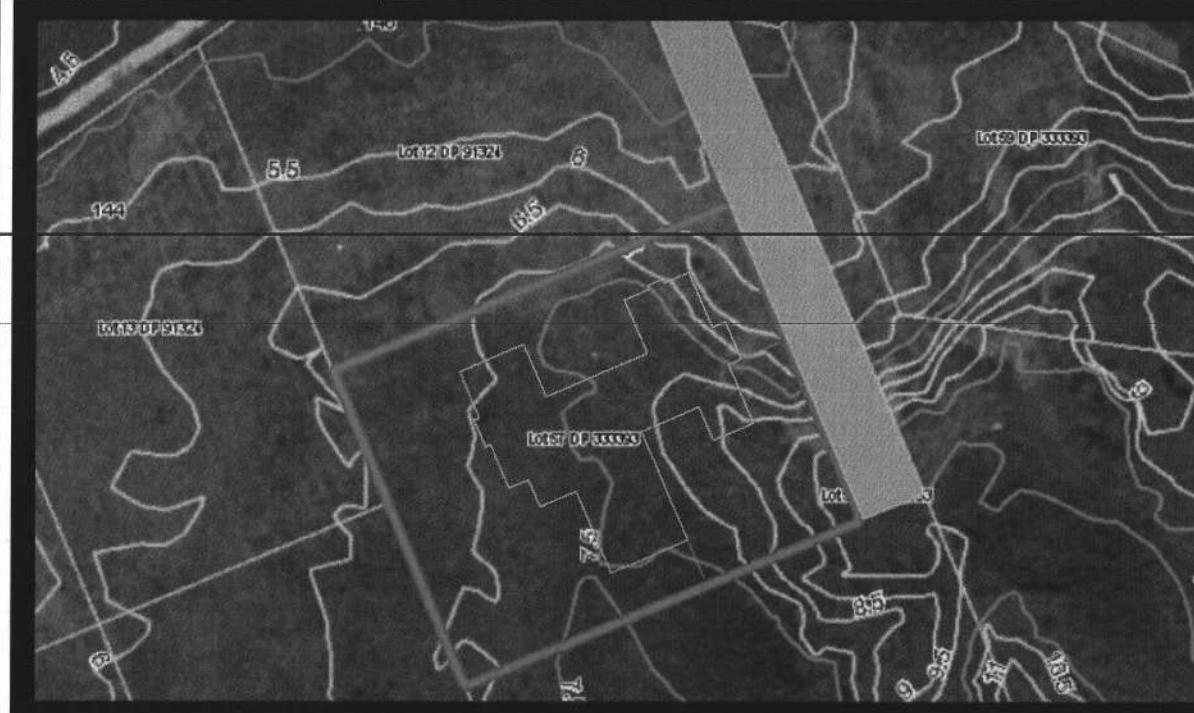
Kapiti Coast District Council
Private Bag 601
Paraparaumu

Attention: Leon Smith

**148 FIELD WAY - WAIKANAE – SITE INVESTIGATION FOR THE
CONSTRUCTION OF LIGHT TIMBER FRAMED BUILDINGS IN
ACCORDANCE WITH NZS 3604:1999**

1.0 Site Description:

Lot number	Lot 57, DP 333393
Client	Mike Burge Builders
Topography	Level, retained building platform on fixed sand dune belt
Existing Ground cover	Grass
Soil type	Sand



2.0 Tabulated results of Scala penetrometer testing: See also attached plan.

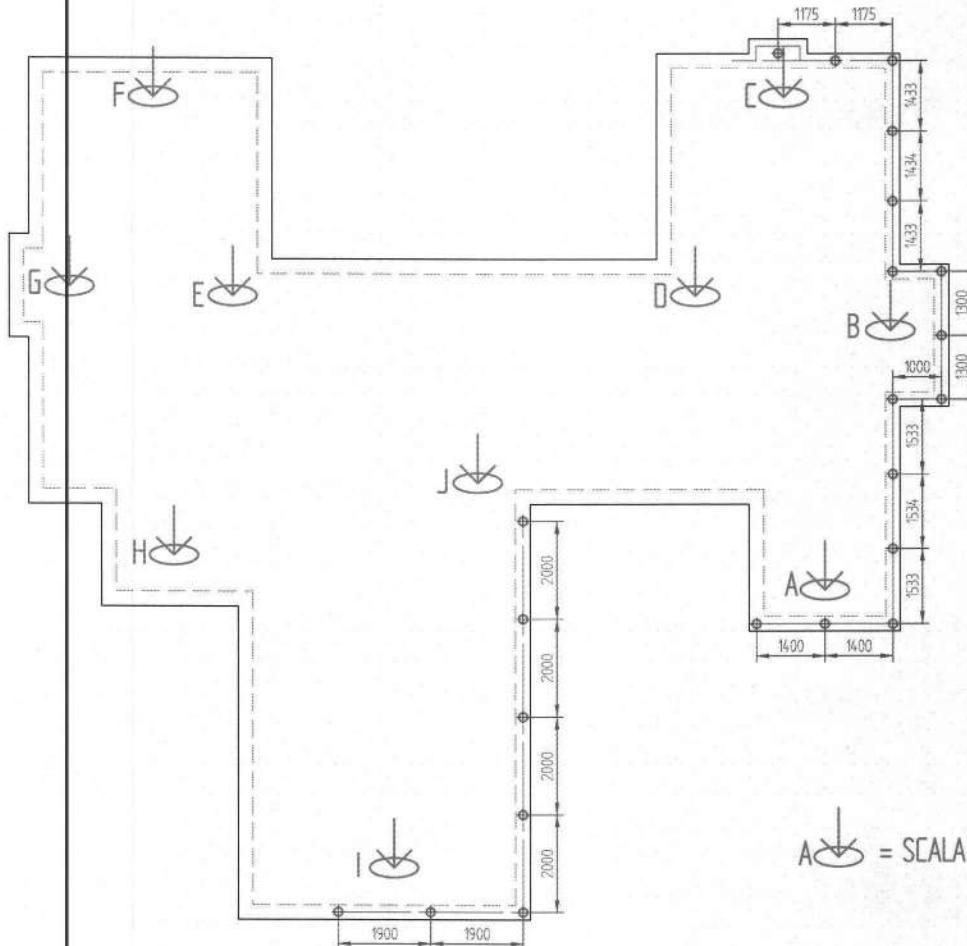
Depth mm	N / blows per 100mm penetration									
	A	B	C	D	E	F	G	H	I-	J
0	-	-	-	-	-	-	-	-	-	-
100	1	1	1	1	1	1	1	1	1	1
200	2	2	1	4	5	2	2	5	4	2
300	3	2	3	5	7	4	6	7	5	3
400	3	2	2	6	10	9	10	10	4	3
500	7	1	4	6	10	10	9	7	5	4
600	6	3	4	5	7	13	10	7	2	3
700	5	5	4	6	7	10	10	8	2	4
800	4	8	3	5	6	9	7	7	2	5
900	6	8	3	5	6	9	8	10	4	4
1000	4	5	2	5	6	9	7	7	4	4
1100	5	4	1	4	5	6	7	9	3	6
1200	6	3	1	6	7	7	8	7	3	5
1300	3	4	2	5	6	7	8	7	4	5
1400	2	3	3	6	6	9	5	6	3	4
1500	3	1	1	4	6	8	4	5	2	4
1600	4	4	3	4	6	6	5	4	4	5
1700	5	6	2	9	10	8	7	6	6	7
1800	7	9	3	12	10	12	8	8	10	8
1900	7	10	3	13	13	13	14	11	9	10
2000	10	5	6	15	15	15	14	8	9	10

3.0 Result Analysis:

Results indicate $q_{allowable} = > 100\text{kpa}$ safe allowable bearing at variable levels between 0.2-2m below EGL

4.0 Recommended foundation options

Standard foundations, with the addition of drilled and cast in situ concrete piles of specified depth in areas indentified as less than 100kpa over 1m below EGL at the time of foundation testing (engineers direction). *See attached plan



A = SCALA TEST LOCATIONS

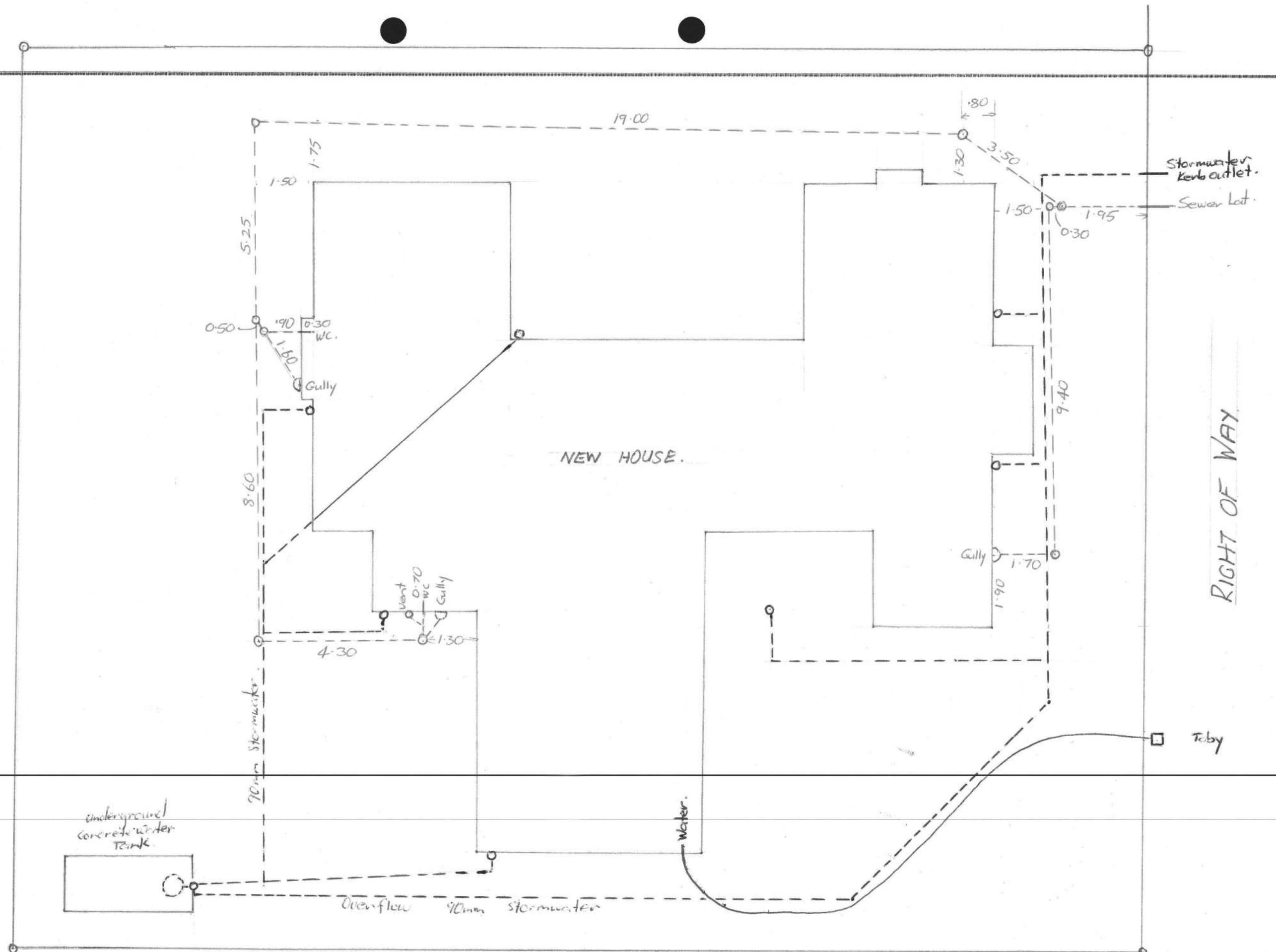
NOTE: This plan is for the outline foundation only. All other detail is as shown on the architects plan.

Hamish Wells
TMIPENZ
CIVIL ENGINEERING CONSULTANT
Offices at 215a Rangiuru Road Otaki
P O Box 188 Otaki
engenr@xtra.co.nz
025-459-757 mob.
06-36 46728 wk
06-36 46729 fax

P O Box 188 Otaki
engenr@xtra.co.nz
025-459-757 mob.
06-36 46728 wk
06-36 46729 fax

MIKE BURGE BUILDERS - 148 FEILD WAY - WAIKANAE

DRAWING SCALE	1:100 @ A3 SIZE
DATED	21 JUNE '05
SHEET	1 OF 1
JOB NO.	



DRAWN BY
Waikanae Contracting
DATE
8/9/05.

DRAWING No.

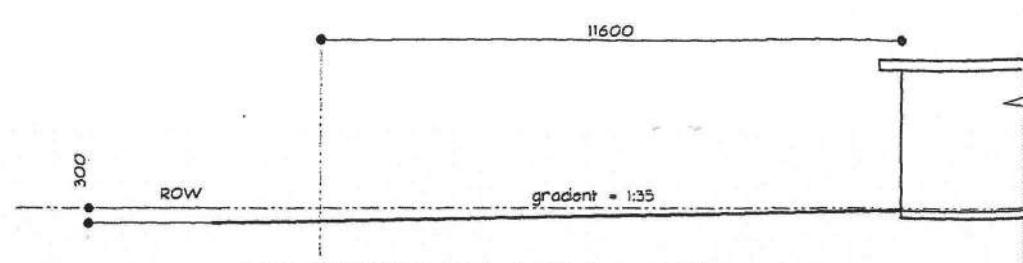
148 FIELDWAY WAIKANAE BEACH.
B.C. 055239.

LINE QUALITY	EXCEL.	V. GOOD	GOOD	FAIR	POOR
INTERPRETATION					
ACCURACY					
AYOUT					

CHECK P.I.M INFORMATION FOR SERVICE CONNECTIONS PROVIDED IN THE PLUMBING @ DRAINAGE PACK.

APPROVED
BY P & D
Simon Copp.
Officer
31/05/2005

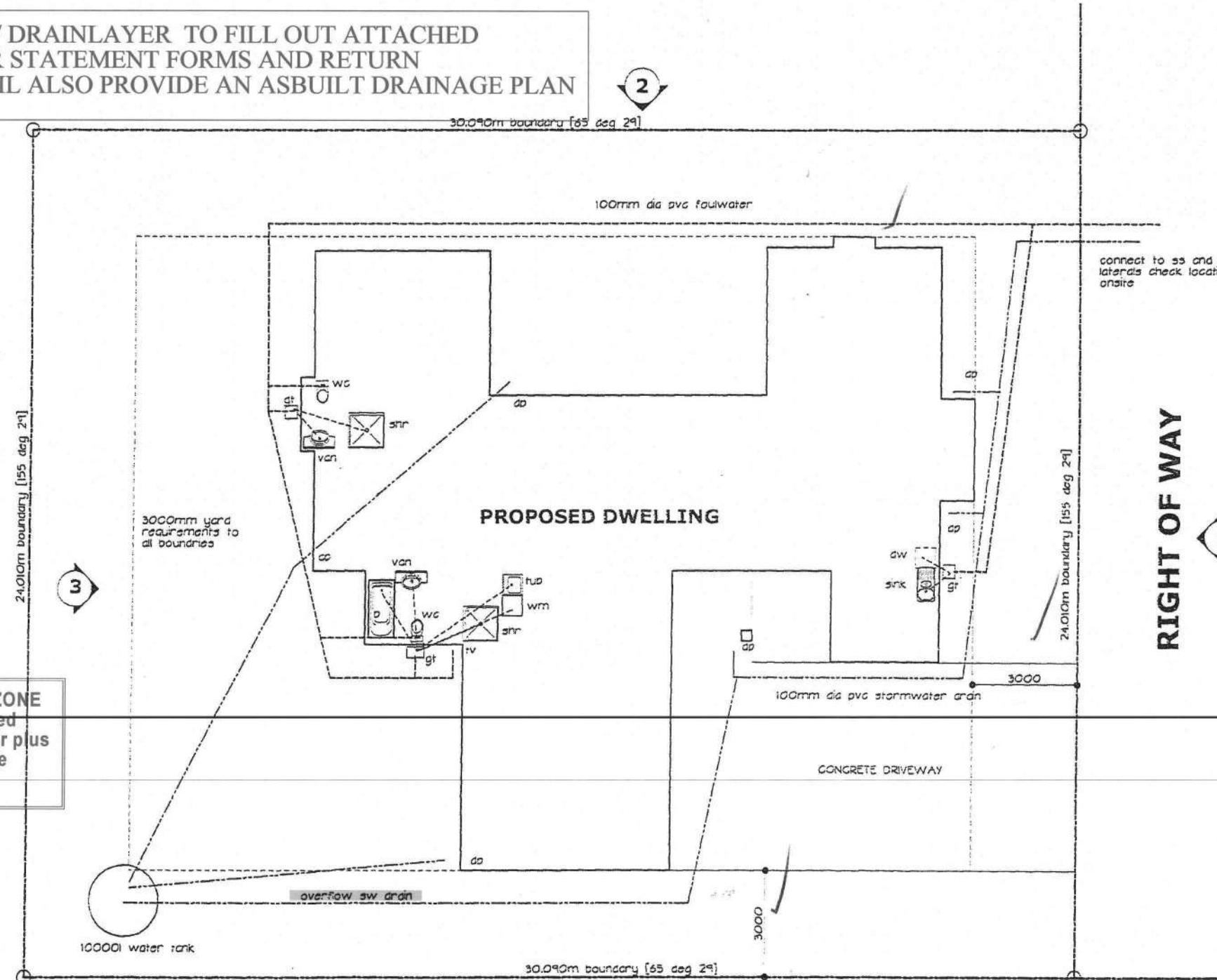
B.C 055239



Plumbing to be installed as shown on the approved plan. If a deviation is made an amended plan is to be provided at the time of the preslab plumbing inspection.

DRIVEWAY SECTION SCALE 1:100

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



SITE AND DRAINAGE PLAN
SCALE 1:100

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

102 Ratahui Road
Paraparaumu
Kapiti Coast
Telephone 04 298 1487
Facsimile 04 298 1488
Mobile 027 233 9840
Email: greighayward@xtra.co.nz

Greig Hayward NZCAO
Architectural Designer
DATE: APRIL 2005
DRAWN: GREIG
CAD REF: 0508.WORKING

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
LAW OF CONTRACTS 1999 AND NZ BUILDING CODE.
THESE DRAWINGS ARE COPYRIGHT.
DO NOT SCALE DRAWINGS.
DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

JOB/SHEET No:

0508/1

(A2 original) OF

MIKE BURGE BUILDERS
LOT 57 FIELDWAY, WAIKANAE BEACH.

greig hayward architecture

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

