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SOLD ON KĀPITI
real estate

HUTT COUNTY COUNCIL

5451
OTAKU

Valuation No. 1828/464

Date Received: 25.1.73

Application for Building Permit

To: The Building Inspector,
P.O. Box 8012, Govt. Blds.,
WELLINGTON.

I (the undersigned), DONALD SWEATMAN (Full Name)
of P.O. Box 26 TEHORO (Address)

hereby make application for permission to **ERECT**
ADD
ALTER
REINSTATE ERECT
with a floor area of 1710 sq. ft. as prescribed herein and set out in the plans and specifications attached hereto, in premises at:

No. 92 MICHAEL Street or Road PARAPARAUMU BEH Township
Lot No. 55 D.P. 32668 PARAPARAUMU C. T Riding
The owner of the premises is MR & MRS J. SUTTON (Name)
9 WALTON RD. PARRA BEH (Address)

Previous owner { If Section has been recently transferred } _____

Estimated value of: Building only \$13500 : -
Plumbing and Drainage \$1700 : -
Total \$15200 : -

Signature of Applicant [Signature] (As Builder or Owner) 8-1-73 (Date)

Builder's Name and Address: 9274 BRW 13.4.73 1755 B.R.L
If not the applicant

FOR OFFICE USE ONLY

Receipt No. 8967 Road Deposit No. _____ A/c. No. 3490

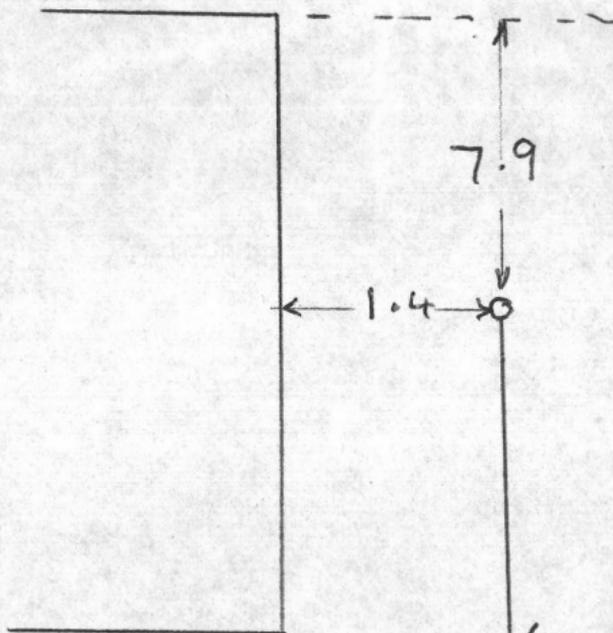
Fees:
Building Permit \$ 44.00 Date 14.2.73
Kerb Crossing \$ ~~47~~ 00.00 Permit No. 27654
Road Deposit \$ _____ Date Issued 26-7-73
\$ 41 : 00
8.00

TOWN PLANNING DISTRICT _____ Operative
Conforms/Non-Conforming. _____ Undisclosed

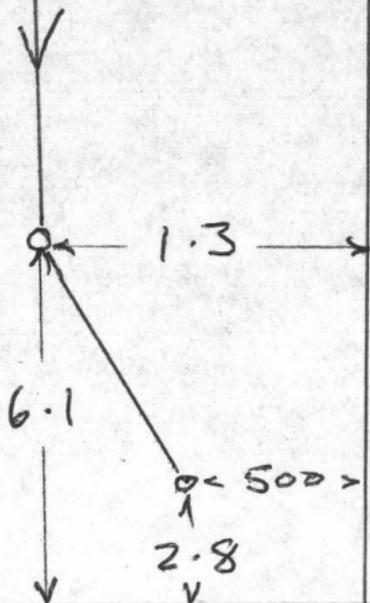
Checked by District Engineer. 13-2-73 (Date) [Signature] (Initials)

Remarks: _____

[Handwritten mark]



PVC IN SAND
W/TSD OK 3-6-81



KERB

92 MICHAEL RD

KAPITI BOROUGH COUNCIL

APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU

I, Ian David OMLINPSEN Omundsen: I.D. (Full name)

92 Michael Rd Paraparaumu Bch (Postal Address)

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

92 Michael Rd Paraparaumu Bch
(Property address in full)

Lot 55 DP 32668

1	5	2	7	0	0	2	4	7	4
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Valuation No.

Fees Payable (on application)

Inspection \$ 30
Connection \$ 120
Total \$ 150

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.

I.D. Omundsen
Owners Signature

2-3-81
Date

THIS PART TO BE COMPLETED BY DRAINLAYER

I, George Gray Paul (full name)
Hokio Beach Rd. Miru (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.

A. McCall (Signature) 06118 (License No.) 2/3/81 (Date)

OFFICE USE ONLY

Instructions to Drainlayer.

Application Received <u>3-6-81</u>	Permit No. <u>304</u>	Connection Recorded <u>3-6-81</u>
Invoice No. <u>6315</u>	Date Issued <u>3-6-81</u>	Building Register Entry <u>6/81-7/5</u>
Receipt No. <u>0858</u>	Drain Tested <u>3-6-81</u>	Rates Advised <u>✓</u>

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU



I, Ian David Omundsen (full name)
92 Michael Rd Paraparaumu Beach (Postal address)

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

(property address in full) 92 Michael Rd Paraparaumu Beach

Lot 55 DP 32668 Valuation No.

1	5	2	7	0	0	2	7	7
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Fees Payable (on application)

Inspection	\$ 25
Connection	\$ 100
Total	\$ 125

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.

I D Omundsen Owners Signature
9-6-81 Date

THIS PART TO BE COMPLETED BY PLUMBER

I, Allan Kingston (full name)
of Box 192 Lewis (address)
being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-laws. N.B. Connection NOT permitted until permit obtained.

A J Kingston (Signature) 1512 (Craftsman Licence No.) 8/6/81 (Date)

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

OFFICE USE ONLY

Instructions to Plumber:
AS PER KAPITI BOROUGH COUNCIL WATER SUPPLY BY-LAWS 1977

① 11/6/81 Overflow from header tank on roof to be extended over side.
② polythene pipe going under concrete house floor. Check.

Application Received <u>3/6/81</u>	Permit No. <u>3446</u>	Connection Recorded <u>29/7/81</u>
Invoice No. <u>6315</u>	Date Issued <u>11/6/81</u>	Building Register Entry <u>7/81/3/3</u>
Receipt No. <u>0858</u>	Job Inspected <u>B.P.O</u>	Rates Advised <u>✓</u>

HUTT COUNTY COUNCIL

Valuation No.

Date Received

Application for Plumbing and Drainage Permit

To: The County Health Inspector,
P.O. Box 8012, Govt. Blds.,
WELLINGTON.

I, the undersigned DONALD SWEETMAN (full name)
of P.O. Box 26 TEMORO (address)
hereby make application for permission to have the work prescribed herein set out in the plans attached hereto
carried out in the premises situated at—

No. 92 MICHAEL Street PARAPARAUMU Township
Lot 55 D.P. 32668 PARAPARAUMU CT Riding

The owner of the premises is MR & MRS J SUTTON (Name)
of 9 WALTON RD PARAPARAUMU BAY (Address)

I hereby nominate these Registered Tradesmen to carry out the said work:
B. C MCGRAIN (Registered Plumber)
of (Address)
B. C MCGRAIN (Registered Drainlayer)
of (Address)

Type of water supply Bore Capacity of storage tanks gals.

Description of Work: Cross out any of the following which do not apply:
Install bath, basin, sink, tubs, shower, W.C. hot/cold water supply.
Drainage to grease trap/septic tank/sewer/field drain/soak pit.
Stormwater drainage to street/channel/soak pit.

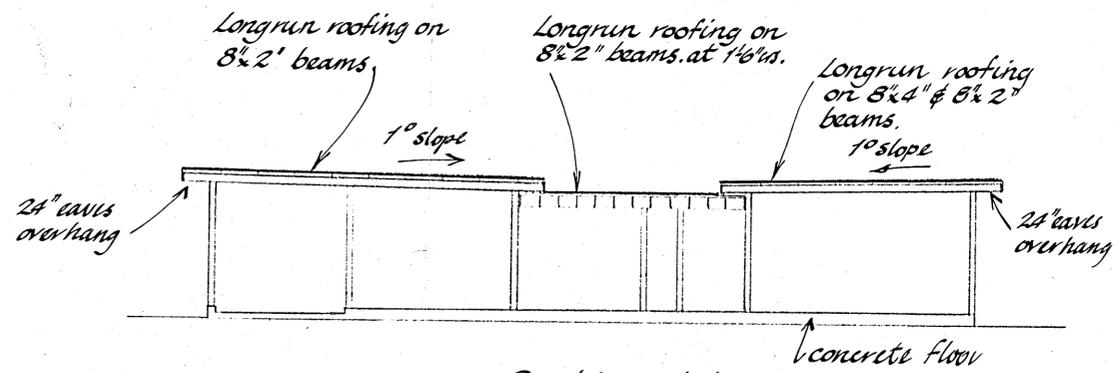
Other Work

Value of Proposed Work (including Materials):
Estimated cost of: (a) Plumbing \$ 1400 :
(b) Drainage \$ 300 :
TOTAL \$ 1700 : -

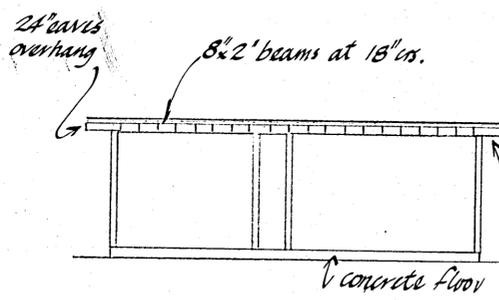
Signature of Applicant [Signature] Date 8-1-73

		For Office Use Only			
Fees:		Acct. No.	<u>3490</u>		
Plumbing	\$ <u>18</u> : <u>00</u>	Date	<u>14.2.73</u>		
Drainage	\$ <u>6</u> : <u>00</u>	Permit No.	<u>29214</u>		
Sewer connection	\$: :	Date Issued	<u>26-7-73</u>		
Total	\$ <u>24</u> : <u>00</u>	Receipt No.	<u>8967</u>		

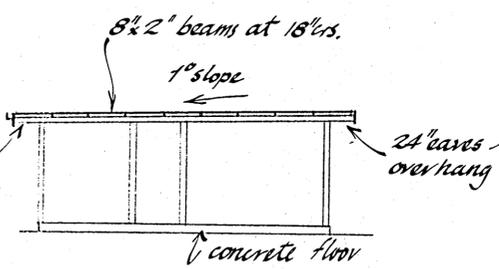
Remarks :



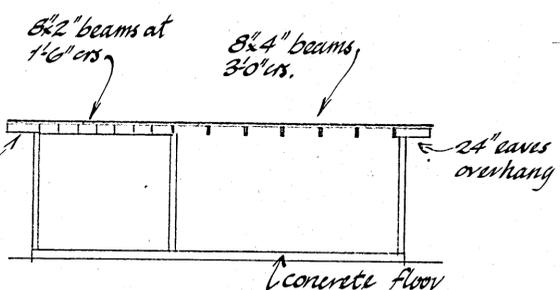
Section 1-1



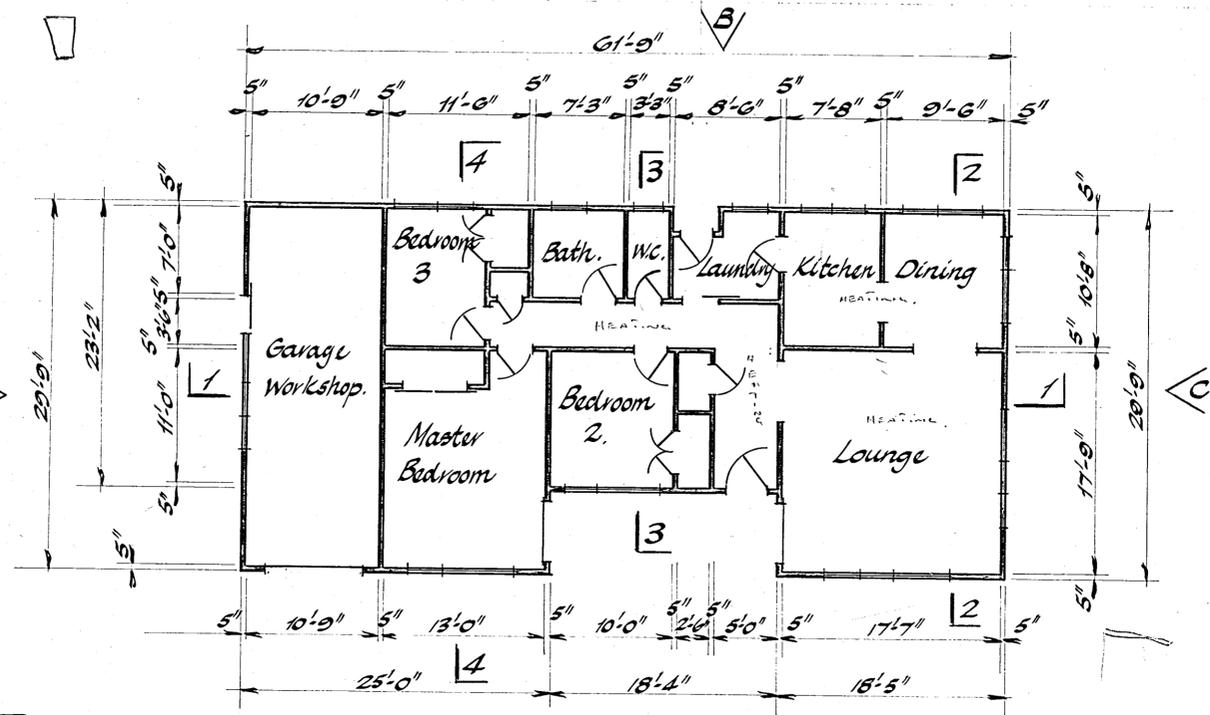
Section 4-4



Section 3-3

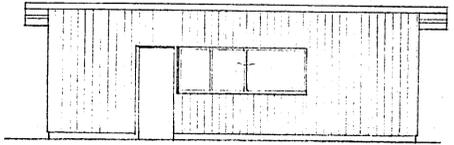
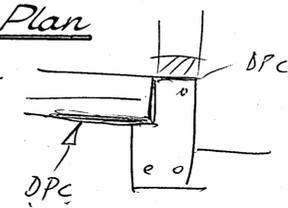


Section 2-2

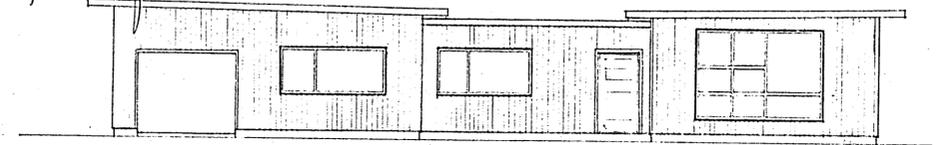


Floor Plan

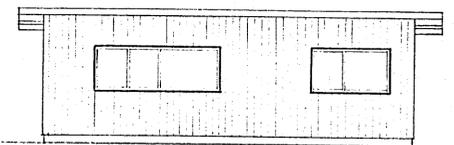
Subject to ground beam under bearing partition and foundation as detailed



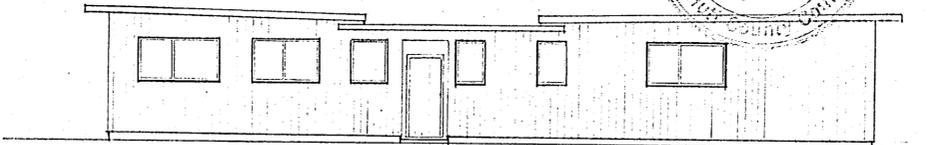
Elevation D



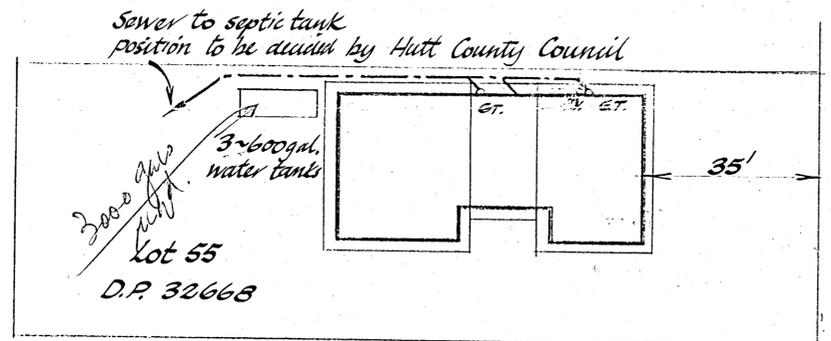
Elevation A



Elevation C



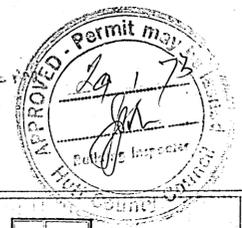
Elevation B



Site Plan
20 feet to one inch.

All wall cladding shall be vertical weather boarding to finance authority approval

WARNING
If electric lines pass over the site Inspectors - N.E.P.D., 9259.



023/1. August 1972
Scale 1/8" = 1'-0" unless shown otherwise

Residence for Mr. & Mrs. Sutton
Lot 55 Michael Road
Paraparumu

W.C. Meek C.Eng. M.I. Struct. E. M.N.Z.I.E. Reg. Eng.
Civil and Structural Engineer
7 Olivia Crescent
Tawa.
telephone 3853-D.

GENERAL.

All work shall be in accordance with this specification, the accompanying drawings, the relevant clauses of the N.Z. Standard Codes of Building By-Laws and current Health Regulations.

DIMENSIONS.

All dimensions are shown from rough structural or framing faces unless clearly indicated otherwise.

SETTING OUT.

The contractor is responsible for the accurate setting out of the work and the establishment of boundaries, levels, centre lines, bench marks and other lines necessary. Check all dimensions before commencing work.

BY-LAWS AND PERMITS, ETC.

Conform in all respects to the requirements of local authorities and of other controlling bodies.

CLEANING AND PROTECTION OF FINISHED WORK.

Each individual trade shall take steps to prevent damage or disfigurements of the finished work of other trades and will be responsible for the cost of restoring any surfaces harmfully affected.

TELEPHONE WIRING.

Arrange with the Post Office to install wiring for the telephone and to make the necessary connections at a suitable time during construction so that new work does not have to be damaged, nor wiring surface run during installation.

TRADE SECTIONS AND HEADINGS.

The subdivision of this specification into trade sections and headings is for convenience only, and has no bearing on the interpretation of any clause. All clauses in all sections apply to the entire contract, and whereas reasonable care is taken to classify under each trade, the onus is on all trades to make themselves conversant with any and all clauses which may affect their work.

MATERIAL AND WORKMANSHIP.

All materials are to be the best of their respective kinds, qualities, classes or grades ~~specified~~ specified. Materials for which a N.Z.S.S. exists are to comply with the relevant requirements.

Workmanship is to be in accordance with the best trade practice. Work is to be accurately set out, structurally sound, true to line and face and neatly executed and finished.

Allow for anything specified but not shown on the drawings and anything not specified or drawn but necessary for the full and proper completion of the work.

Provide for the carriage to the site and the fixing of all fittings included in the specification or shown on the drawings. On completion, remove all temporary work, unused materials, equipment and rubbish from the site. Leave the work clean and ready for occupation.

EXCAVATION AND BACKFILL.

2.

GENERAL.

Refer to the preliminary and General clauses of this specification which shall be equally binding on all trades.

Inspect the site to ascertain the extent of the existing excavations. Allow for any further work necessary to complete the works as detailed.

EXCAVATIONS.

Remove all loose material, level up the bottoms of all trenches.

Excavate for a septic tank and effluent overflow as directed by the local authority.

BACKFILLING.

Allow to use materials excavated from the site. Backfill and consolidate in 6" layers.

CONCRETORGENERAL.

Refer to the Preliminary and General clauses of this specification which shall be equally binding on all trades.

MATERIALS AND WORKMANSHIP.

Are to be of the standard laid down in the following standard specifications.

N.Z.S. 1844:1964 Portland cement. (Ordinary and Rapid hardening)
1900:Division 9. 3A:1970 concrete - General requirements and Materials and Workmanship.

N.Z.S. 3421:1972. Rolled steel bars and hard drawn mild steel wire for concrete reinforcement.

N.Z.S. 3423 P: 1972. Hot rolled plain round steel bars of structural grade for reinforced concrete.

N.Z.S. 1051:1953. Concrete materials and methods of test.

(a) Cement.

Shall be normal Portland cement so stored and handled as to be protected from moisture or any other contamination.

(b) Aggregates.

An approved pre-mixed builder's mix shall be used.

(c) Water.

Shall be clean, fresh, and free from all deleterious material.

(d) Additives.

No additives shall be permitted.

(e) SLUMP.

The water content shall be adjusted below the scheduled water/cement ratios to give the maximum slumps given in the standard details.

(f) Making of Concrete.

Concrete mixing shall be carried out in a power driven batch mixer of approved type.

(g) Pre-mixed Concrete.

Pre-mixed concrete may be used from an approved source. Water shall not be used to assist in removal of over stiff concrete from the agitator truck. Any variation to the concrete mix must be carried out at the Pre-mixed ~~depot~~ concrete depot before that mix is placed in the agitator truck.

FORMWORK

Formwork shall be erected true to line, and plane. Thoroughly wet formwork immediately before placing concrete. Concrete placing shall be carefully controlled to give a uniform dense surface.

REINFORCEMENT.

Immediately before placing concrete, reinforcement shall be clean and free from all loose scale.

VIBRATION.

All concrete shall be vibrated to give consistent work. Screed off to give a suitable surface for mechanical float finish.

CONCRETING.

Immediately before placing, clean out and prepare existing vertical faces by damping the surfaces against which concrete is to be placed.

CONSTRUCTION JOINTS.

Immediately before placing fresh concrete, the surfaces shall be coated with grout or mortar, and such coating shall be applied only a short distance in advance of concreting work.

PROTECTION.

Protect all new concrete work and ensure that no heavy loads are placed on or moved over finished concrete until at least 28 days old.

CURING.

All concrete shall be water cured for 14 days.

FLOOR FINISHES.

Floors shall be power compacted and floated with "Kelly" machines to a hard, durable, even surface. Slabs shall not vary more than $\frac{1}{8}$ " in any 10'-0", and such maximum variations shall not extend over a minimum distance of 3'-0".

FLOOR HEATING.

Arrange for Electrician to supply and lay the Pyrotex cable for floor heating in the lounge and master bedroom.

Allow for the Electrician to test continuously during the concrete placing and finishing, and for testing at intervals during the 3 days after concrete placing.

CHASES, HOLES & BUILDING IN.

Form all chases and holes as the work proceeds, and as previously specified or shown on the drawings. Form to the neat sizes required. Do not cut any reinforcing.

Set concrete shall not be hacked or cut unless specific approval has been obtained from the architect.

Build in all necessary bolts, fixings, battens, plugs, sleeves etc, as shown or indicated on the drawings or otherwise necessary to the proper completion of the work.

Check with all relevant trades, including plumber, drain-layer, and electrician, to ensure that the above are correctly positioned before pouring concrete.

Ramset or similar fastenings shall not be used.

overhangs down side of slope on the roof. Note that in the lounge the 8" x 4" beam will require positioning adjacent to wall plate on inside edge of plate to allow solid backing between beam and outer edge member (8" x 2" to rest on the top plate and not be visible from inside the lounge. Use trip - L grip connectors on every blocking member along this edge. ~~Fasten T & G ceiling in lounge using two 3" flat head nails per plank.~~ Ensure 3" x 2" purlins at centres to suit selected roofing material, ~~are~~ securely anchored down into each beam to prevent wind lifting the roofing. Block and brace all edges as necessary to secure roof and all attachments.

CEILINGS.

The lounge ceiling shall be "Pinex Tiles" on top of exposed 8" x 4" beams. All other ceilings shall be firred down from the 8" x 2" beams as necessary. Kitchen,- Laundry, Bathroom and toilet ceilings shall be leatherboard. All other ceilings shall be 'Pinex Tiles'.

WALL CLADDING (External)

Shall be vertical Weatherboarding as approved by the financing authority. Fasten using galvanised rose-head nails. Flash and weatherproof as necessary to ensure a watertight finish.

GENERAL.

(a) Scope of work. This specification includes the supply, delivery and installation of the whole of the materials required, and the work necessary for the complete installation as set out in the specification and the accompanying drawings.

(b) Regulations, By-Laws and Permits. The electrical installations shall be carried out by registered electricians in accordance with the New Zealand Electrical Wiring Regulations (1961) and all amendments, and in no case shall the plans or specification be read to permit work that does not comply with the regulations or the by-laws or the local supply authority.

All permits required shall be obtained by the electrical contractor, before work is commenced on the installation. Any charges in connection with permits and completion notices shall be paid by the electrical contractor.

(c) Materials. All materials shall be of best quality and unless modified below shall be in accordance with the latest New Zealand or British Standard Specifications.

MAIN SUPPLY.

Allow for connection to the electrical supply authorities mains.

DISTRIBUTION BOARD.

Provide on the rear porch a distribution board in a weatherproof cabinet to comply with the Hutt Valley Electric Power and Gas Boards requirements.

WIRING.

Conceal all cables.

The wiring shall be carried out with types of cable specified and in no case shall the size of cable be less than regulations allow, particularly with regard to voltage drop.

Wiring shall be in P.T.S. cable of the following sizes:

Lighting circuits	1/.044 and earth/
Socket outlets	7/.029
Storage water heater	3/.036
Range	7/.044

Wire meter in accordance with the Hutt Valley Electric Power & Gas Board's requirements.

LIGHT FITTINGS.

Refer to drawings. Supply and fix the fittings where shown. Allow for all lamps, and tubes, balasts etc, required to complete the work. Actual fittings shall be chosen by owner.

Finish all remaining outlets with either ceiling roses or batten holders as determined on the job. Allow for cord pendants to each ceiling mounted ceiling rose.

LIGHTING SWITCHES.

Provide switches flush type P.D.L. No. 22/u/1 or 22/u/2 with ivory flush plates. Mount where shown 3'-4" above floor and on lock side of doors. Use multi-gang switch plates where more than one switch is mounted in the same position.

SOCKET OUTLETS.

Socket outlets shall be of the 10 amp 3 pin flat pin type mounted 12" above floors or 8" above benches unless other-

-wise directed and be of P.D.L. type 60 with ivory flush plates to match lighting switch flush plates.

STORAGE WATER HEATER.

Connect up a 40 Gallon water heater complete with heater elements and thermostats to the water heater controlled circuit. Supplied by plumber.

Connect up a 3 Gallon push through undersink heater in the kitchen. Supplied by plumber.

ELECTRIC RANGE.

Wire circuit to range in 7/.044 cable terminating in flush mounted white isolating switch in position convenient to user, and as directed on site. Connect range to fixed wiring by flexible conduit 2'-6" minimum length. Allow a P.C. Sum of \$350.00.

INTERFERENCE SUPPRESSION.

In order to minimise radio and television interference, the complete electrical installation of the building must comply with the N.Z. Radio Interference Regulations 1958 and the N.Z. Television Interference Regulations 1961.

EARTHING.

Carry out the earthing of the installation to the nearest metallic cold water pipe or other approved efficient earth, using an approved type of clamp connection. The size of the earthing lead shall comply with Regulation 153 of the N.Z. Wiring Regulations 1961. Earth all equipment necessary to comply with Regulation 150.

INSPECTIONS AND TESTS.

The installation will not be deemed complete until passed by the Hutt Valley Electric Power and Gas Board.

T.V. CONNECTION.

Provide and install a T.V. connection in the lounge. Terminate the aerial cable in a position to be agreed above roof level.

DOOR BELL.

Provide and fix an illuminated bell push on main entrance door frame (right hand side of door) and an approved bell or buzzer in a position to be agreed.

HOLES IN TIMBER.

Holes in framing shall be kept to a minimum. Do not bore or cut holes in structural members, purlins, beams or floor joists. Run coiling wiring between battens.

UNDERFLOOR HEATING.

The lounge and master bedroom shall have pyrotenax cable cast into the concrete floor slab. Supply and fix all necessary transformers, cables thermostats etc to supply 15 watts per foot square for these two rooms. Arrange to test continuously during the placing of the concrete as specified under concretor. Arrange for approved approval of the electrical supply authority for this work and for the connection to the mains supply.

ROOFER.

GENERAL.

Refer to the Preliminary and General clauses of this specification which shall be equally binding on all trades. All work shall be carried out by tradesmen who have had experience in laying the roofings specified.

Provide all plant, tools and/or work necessary to ensure a first class job.

LONGRUN ROOFING.

Roofing shall be aluminium (heavy gauge) or galvanised steel "Longrun type". All sheeting shall be fastened to the manufacturers instructions. 3" x 2" purlins shall be placed at centres to suit the type of roofing selected by the owner.

Leave the entire roof securely fastened to prevent damage from heavy winds or gales, and leave in a watertight condition. Provide for expansion. Fasten spoutings and downpipes, to suit chosen roofing type, along the edges shown on the drawing.

GENERAL.

Refer to the Preliminary and General clauses of this specification which shall be equally binding on all trades.

Carry out all work in accordance with the drawings and specification and comply with the local body by-laws. Give all necessary notices, obtain all permits and pay all charges for connections or alterations to local body services and for all costs tests.

In the event of the local authority Plumbing and Drainage inspector making a ruling contrary to that specified or shown on the drawings, refer the matter to the owner before taking action.

(a) Sheet metal products. Sheet metals shall be neatly cut, shaped and fitted and shall be firmly attached by the best trade methods, using nails, screws, bolts and the like, preferably of the same metal.

Nails shall not penetrate any exposed surfaces. Well punch down all nail heads in boarding etc., and avoid contact between copper and dissimilar metals or all other metallic contact which would allow electrolytic corrosion. Where such contact is otherwise unavoidable, adjoining faces of both metals shall be painted with bitumen.

Joints shall be adequately lapped, welded, rivetted, soldered, brazed, welded or otherwise connected so as to resist weather or contain fluids according to function and to allow for adjustment due to movements consequent upon changes of temperature or other influences. Laps on to or under other materials shall be the maximum consistent with good practice. Provide and fix the caps and supports to ridge vents.

(b) Trim. Where pipes, other than soil pipes pass through walls, cover holes with chromium plate or brass floor plates.

(c) Tests. Before any water pipes are covered, subject the system to the full pressure of the council's mains for 24 hours, and make good any defects. Arrange with the council for the inspection and testing of all sanitary plumbing work.

(d) Completion. On completion, ensure that all services are in proper working order before handing over; leave all sanitary fixtures and appliances in a clean and usable condition.

FLASHINGS.

Flash and over flash as detailed or required to make watertight. Use not less than 24 gauge material.

DOWNPIPES.

Supply and fix 24 gauge galvanised iron downpipes in the positions shown. Secure downpipes with two galvanised halved pipe holders secured to the walls. Pack the gap between holder and pipe with a suitable P.V.C. or similar material. Allow for fall to discharge to the water supply tanks.

WATER SUPPLY.

Supply and connect the 600 gallon water supply tanks and allow for a pump to a header tank mounted as high as possible in the ceiling space. Provide a tray and overflow to discharge outside the building. Extend in $1\frac{1}{2}$ " from header tank to all fittings.

Unless shown otherwise, support horizontal pipes at not more than 5'-0" centres and vertical pipes at not more than 7'-0" also at each change of direction.

All pipes shall be in straight lines and changes of direction shall be made with easy bends. All pipes showing a reduction in diameter shall be cut out.

Where pipes are set in concrete they shall be wrapped with dense tape and a layer of building paper, wired on if necessary.

Provide stop-cocks in easily accessible positions to isolate each group of fittings.

FITTINGS.

Fix the following fittings complete, as supplied by owner.

- a. a. Shower tray.
- b. Bath.
- c. Basin or vanity unit in Bathroom.
- d. Small wash basin 22" x 16" in W.C.
- e. W.C.
- f. Flushing Cistern.
- g. Sink bench. Stainless steel.
- h. Tub: stainless steel.
- i. Fix taps and shower rose as supplied by owner. Fix all valves necessary to these.
- g. Hot water cylinder. 1. Provide and fix 40 Gallon electric water cylinder of approved type and manufacture, complete with lagging and g.i. casing. Connect lagged copper expansion pipe 1/2" diameter copper sludge pipe with screwed brass cap through external walls, Provide 3/4" copper branch to bath, tub, washing machine, shower and kitchen sink.
2. Provide and fix 3 gallon under sink heater in kitchen.

WASTE PIPES AND TRAPS.

All wastes shall be of solid drawn copper. Provide screwed cleaning eyes at all changes of direction and at junctions. Arrange for access to each cleaning eye.

Do not expose waste pipes on the outside face of the building. Arrange to discharge all wastes into gulley traps below the level of the gratings.

SOIL STACK AND VENTS.

Extend from drains at ground level in 4" C.I. and finish with copper support from walls with halved cast brass supports. Terminate above roof with plastic cowls.

All back vents, if required, shall be of ~~solid~~ solid drawn copper.

TESTS ON PLUMBING WORK.

Before any hot or cold water pipework is covered, subject all systems to the full pressure of the full head of water from supply tanks for 24 hours, and make good any defects.

Arrange with the council for the inspection and testing of all sanitary plumbing work.

COMPLETION.

Allow for leaving the whole of the work, including hot and cold water supply and all sanitary fixtures in perfect working order and in perfect condition ready for occupation.

NOTE: The plumbing contractor will be allowed to alter any part of the plumbing layout, providing that ...

- (a) It meets with the approval of the Hutt County Council.
- (b) The final scheme is as good or better than shown.
- (c) No alteration to the placing of the fixtures is entailed.

METALWORKER

GENERAL. Refer to the Preliminary and General clauses of this Specification.

WORKMANSHIP.

Workmanship shall conform to the best modern practice and shall be in accordance with the above standards.

BOLTING.

All bolts shall be galv bolts and holes shall be 1/16" larger than the diameter of the bolt.

Check with drawings for all bolt holes required. Where these are not specifically shown on drawings, allow for the holes. The onus is on this sub-trade to provide all holes required by all trades.

GENERAL METALWORK.

Allow for all items of metal work detailed or required to satisfactorily complete the work. Any fabricated metal exposed on the outside shall be hot dip galvanised after fabrication. All external bolts and washers shall be hot dip galvanised.

JOINERY.

GENERAL.

Refer to the Preliminary and General clauses of this specification which shall be equally binding on all trades.

(a) Workmanship. Construct everything to detail in a workmanlike manner. Doors and other joinery which are subject to shock, are to be mortised, tenoned and wedged, with the tenons completely penetrating the stiles.

(b) Protection. Joinery shall be protected from weather in transit to the site and after delivery. Any work requiring a natural finish shall be free from water stain. protect all joinery at all times from damage or disfigurement from any cause.

(c) Making good and completion. On completion, leave all in good condition. Make good any shrinkages at the end of the contract, and/or maintenance period as directed.

(d) Timber general. All timber for exposed work and joinery shall be free from defects which would prevent a good dressed surface. All timber shall be well seasoned. All machined stuff shall be dry run. All timbers exposed on interior shall be hand dressed, sanded or scraped to remove all machining or other marks.

(e) Timber grades. Timber used for joinery shall be of not lower grade than Dressing A heart, except that internal hidden timbers may be finishing grade kiln dried radiata Pine, pressure treated by a process approved by the Timber Preservation Authority.

(f) Seasoning. Timber shall be dried out to the following moisture contents;

Internal	12% average	15% Maximum
External	19% average	22% Maximum

TIMBER SCHEDULE.

Doors and Door Frames D.A. Ht. Rimu or Matai.

FLUSH DOORS.

Interior flush doors shall be standard 'A' grade No. 1 Rimu ply, to the sizes shown on the drawings. Hang all doors on three 4" loose pin bronze butts.

EXTERNAL DOORS.

(a) When fitting together, ensure that all necessary trays, flashings etc, are installed. The joiner shall supply and fix all metal work fixed to sashes and frames. The joiner shall supply and fix all sliding door GEAR, INCLUDING attached metal works shown on the drawings.

(b) External Doors. D.A. Ht. Rimu, Matai or clear redwood. Provide and fix as detailed.

Hang on three to each galvanised butts with loose brass pins. Fix "Duraflex" thresholds to each external door.