

## Technical Specification

- 4.1 Supercourse 500 is 0.5 mm thick, extruded polyethylene film. It consists of a single layer of black polyethylene, embossed on both faces to produce a small diamond pattern. The total thickness of the product after embossing is 0.75 mm. Supercourse 500 is supplied in rolls 30 m long and is available in widths of 50, 75, 90, 100, 150, 200, 250, 300 and 1000 mm. Other widths are available upon request.
- 4.2 Each roll is labelled with the product name, dimensions, standards reference, and manufacturer's information.

## Handling and Storage

- 5.1 Handling and storage of the product, whether on or off site, is under the control of the installer. The rolls must be protected from damage and weather and must be stored under cover, in clean, dry conditions.

## Technical Literature

- 6.1 Refer to the Appraisals listings on the BRANZ website for details of the current Technical Literature for Supercourse 500. The Technical Literature must be read in conjunction with this Appraisal. All aspects of design, use, installation and maintenance contained in the Technical Literature and within the scope of this Certificate must be followed.

## Design Information

### General

- 7.1 Supercourse 500 exceeds the vapour resistance requirements of NZBC Acceptable Solution E2/AS1, Table 23 for DPC's and is a suitable moisture impermeable alternative to bituminous DPC's.
- 7.2 Supercourse 500 is intended for use as a DPC separating timber, wood-based products and metal from concrete or masonry elements, or where required, timber jack studs or bearers from concrete or timber piles, e.g. where required by NZS 3604, Paragraph 2.3.3 and Figure 6.3. When used as a DPC, the roll width selected must enable the Supercourse 500 to extend at least 6 mm beyond each face of the timber in accordance with the requirements of NZS 3604, Paragraph 2.3.3 (b).
- 7.3 Supercourse 500 is also intended for use as a flashing material with masonry veneer in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.2.4 and also as a DPC in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.2.5.

### Timber Treatment

- 7.4 Supercourse 500 when used as a DPC or flashing, is suitable for use in contact with timber treated with light organic solvent preservative (LOSP) or water-based timber preservatives. The solvent from the timber treatment must be allowed to evaporate (generally at least one week) prior to the installation of Supercourse 500.

### Exposure Zone Fixing Selection

- 7.5 Where Supercourse 500 is used as a flashing behind masonry veneer, fixings shall be hot dip galvanised clouts in Exposure Zones B and C and stainless steel clouts in Exposure Zone D.

### Durability

#### Serviceable Life

- 8.1 Supercourse 500 is expected to have a serviceable life in excess of 50 years when it is installed in accordance with the requirements of this Appraisal and the Technical Literature, provided it is not exposed to the weather or ultra-violet (UV) light for a total of more than 30 days, and is never exposed to chemicals, or solvents that will degrade polyethylene.

## Control of Internal Fire and Smoke Spread

- 9.1 Damp-proof courses and flashings are exempt from the surface finish requirements of NZBC Acceptable Solutions C/AS1 – C/AS6 by NZBC Acceptable Solution C/AS1, Paragraph 4.2.2 e), and NZBC Acceptable Solutions C/AS2 – C/AS6, Paragraph 4.17.6 e).

## Prevention of Fire Occurring

- 10.1 Separation or protection must be provided to Supercourse 500 from heat sources such as fire places, heating appliances, flues and chimneys. Part 7 of NZBC Acceptable Solutions C/AS1 – C/AS6 and NZBC Verification Method C/VM1 provide methods for separation and protection of combustible materials from heat sources.

## External Moisture

- 11.1 Supercourse 500, when installed as a flashing in accordance with the Technical Literature and this Appraisal, will assist in the masonry veneer cladding system meeting the performance requirements of Clause E2.3.2.
- 11.2 Supercourse 500 when used as a DPC in accordance with this Appraisal, prevents walls, floors and structural elements in contact with the ground from absorbing or transmitting moisture in quantities that could cause undue dampness or damage to building elements to meet the performance requirements of Clause E2.3.3

## Installation Information

### Installation Skill Level Requirements

- 12.1 Installation must always be carried out in accordance with the Technical Literature and this Appraisal, by competent tradespersons with an understanding of DPC and flashing installation.

### Supercourse 500 Installation

#### General

- 13.1 Strips of Supercourse 500 may be cut to length with a sharp knife.

#### DPC Installation

- 13.2 The surfaces to be separated must be smooth and flat, free from projections such as small stones or sharp ridges that may puncture the membrane when pressure is applied.
- 13.3 When used to separate timber and wood-based products from concrete or masonry, Supercourse 500 should be temporarily held in place with small hot-dip galvanised clouts or zinc plated staples. The strip of DPC must be wide enough to fully protect the width of the material in contact with the concrete or masonry. Refer also to Paragraph 7.2.
- 13.4 When used under timber plates fixed over concrete floor slabs and foundation walls, a small slit should be made in the material before pushing down over the bolts or fixings. Alternatively, a small hole can be formed by gently tapping the product resting on top of the bolt until a puncture is formed.

#### Flashing Installation

- 13.5 Supercourse 500 must be fixed in place to framing members at maximum 300 mm centres with small hot-dip galvanised clouts.
- 13.6 Horizontal and vertical joints must be no less than 75 mm wide, with the direction of the lap ensuring that water is shed to the outer face of the flashing.
- 13.7 At the sill/jamb junction, the jamb flashing must overlap the sill flashing.



## Basis of Appraisal

The following is a summary of the technical investigations carried out:

### Tests

14.1 The following tests have been carried out on Supercourse 500 by Amdel Ltd, a NATA Certified laboratory: Water permeability, thickness, mass per unit area, pigment, impact resistance, and labelling, all in accordance with AS/NZS 2904 and AS/NZS 4347. The test results have been reviewed by BRANZ experts and found to be satisfactory.

### Other Investigations

- 15.1 Durability and weathertightness opinions were given by BRANZ technical experts.
- 15.2 The practicability of installation has been assessed by BRANZ and found to be satisfactory.
- 15.3 The Technical Literature, including installation instructions, has been examined by BRANZ and found to be satisfactory.

### Quality

- 16.1 The manufacture of Supercourse 500 has been examined by BRANZ, and details of the methods adopted for quality control and the quality of the materials used, have been obtained.
- 16.2 The quality management system of the Supercourse 500 manufacturer, Cromford Pty Ltd, has been assessed and registered as meeting the requirements of ISO 9001: 2008 by ApprovalMark International, Certificate Number QMS 27839.
- 16.3 The quality of supply to the market is the responsibility of Thermakraft Limited.
- 16.4 Building designers are responsible for the design of the building, and for the incorporation of Supercourse 500 into their design in accordance with the instructions of Thermakraft Limited.
- 16.5 Quality of installation is the responsibility of the installer in accordance with the instructions of Thermakraft Limited.

### Sources of Information

- AS/NZS 2904: 1995 Damp-proof courses and flashings.
- AS/NZS 4347 Damp-proof courses and flashings - Methods of test.
- NZS 3604: 2011 Timber Framed Buildings.
- NZS 4229: 2013 Concrete masonry buildings not requiring specific engineering design.
- Acceptable Solutions and Verification Methods for New Zealand Building Code External Moisture Clause E2, Ministry of Business, Innovation and Employment, Third Edition July 2005 (Amendment 7, 01 January 2017).
- Ministry of Business, Innovation and Employment Record of Amendments for Compliance Documents and Handbooks.
- The Building Regulations 1992.

## Amendments

Amendment No. 1, dated 23 February 2017.

This Appraisal has been amended to update the Appraisal Holder.



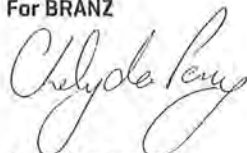
In the opinion of BRANZ, Supercourse 500 Damp-Proof Course and Concealed Flashing is fit for purpose and will comply with the Building Code to the extent specified in this Appraisal provided it is used, designed, installed and maintained as set out in this Appraisal.

The Appraisal is issued only to Thermakraft Limited, and is valid until further notice, subject to the Conditions of Appraisal.

### Conditions of Appraisal

1. This Appraisal:
  - a) relates only to the product as described herein;
  - b) must be read, considered and used in full together with the Technical Literature;
  - c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
  - d) is copyright of BRANZ.
2. Thermakraft Limited:
  - a) continues to have the product reviewed by BRANZ;
  - b) shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed;
  - c) abides by the BRANZ Appraisals Services Terms and Conditions.
  - d) Warrants that the product and the manufacturing process for the product are maintained at or above the standards, levels and quality assessed and found satisfactory by BRANZ pursuant to BRANZ's Appraisal of the product.
3. BRANZ makes no representation or warranty as to:
  - a) the nature of individual examples of, batches of, or individual installations of the product, including methods and workmanship;
  - b) the presence or absence of any patent or similar rights subsisting in the product or any other product;
  - c) any guarantee or warranty offered by Thermakraft Limited.
4. Any reference in this Appraisal to any other publication shall be read as a reference to the version of the publication specified in this Appraisal.
5. BRANZ provides no certification, guarantee, indemnity or warranty, to Thermakraft Limited or any third party.

**For BRANZ**



**Chelydra Percy**

Chief Executive

Date of Issue:

22 December 2016

## THERMATHENE BLACK

250 MICRON  
CONCRETE UNDERLAY

## APPLICATION AND INSTALLATION

**Product Description** THERMATHENE BLACK 250 Micron Concrete Underlay is a tear resistant Polyethylene film.

**Product Advantage** THERMATHENE BLACK is used as a concrete underlay and a moisture vapour barrier in areas where protection is required. Thermathene Black is 250 micron, and coloured black for ultra violet resistance.

**Installation** THERMATHENE BLACK must be installed to E2/AS1 10.3.3. Damp Proof Membranes, and must be laid on a properly prepared base as required by NZS3604: 2011.7.5.4.

THERMATHENE BLACK may be used to cover ground areas under suspended timber floors to prevent the rise of dampness. Ensure that the site is clear of rubbish, sharp edges such as rocks or bricks. Slit and patch around jack studs or pipe work. All joints must be taped with Thermakraft 66mm White General Purpose Acrylic tape.

THERMATHENE BLACK must be inspected for tears and penetrations. Repair with Thermakraft 66mm White General Purpose Acrylic tape to ensure integrity of THERMATHENE BLACK as a moisture barrier.

Thermakraft recommends a lap of 150mm at all joints

**Roll Dimensions** 250micron x 4000mm x 25m = 100m<sup>2</sup> (gusseted rolls)  
Other sizes and thickness available (check for availability)

## THERMATHENE BLACK

250 MICRON  
CONCRETE UNDERLAY

### TECHNICAL SPECIFICATIONS

#### Durability

THERMATHENE BLACK 250 Micron Concrete Underlay to meet the performance requirements of NZBC Clauses B2, Durability B2.3.1[a] 50 years and B2.3.1(b) 15 years, E2 External Moisture,

#### THERMATHENE BLACK:

- Must be installed in accordance to the "APPLICATION and INSTALLATION GUIDELINES" as outlined in E2/AS1 10.3.3. Damp Proof Membranes, and must be laid on a properly prepared base as required by NZS3604:2011.7.5.4
- is not left exposed for more than 28 days,
- installed by a licensed building practitioner,
- Free of tears and penetrations.

#### Physical Properties

#### THERMATHENE BLACK

- Exceeds the minimum impact resistant film test AS1326:1972(IR3)
- Complies with (A) AS2870:1995, 5.3.3 vapour barrier for concrete underlays
- Resistance to Water Vapour Transmission Not less than 90MN.s/g



i. THERMATHENE BLACK is used as a concrete underlay and a moisture vapour barrier.

The recommendations contained in Thermakraft's literature are based on good building practice, but are not an exhaustive statement of all relevant information and are subject to any conditions contained in the Warranty. All product dimensions and performance claims are subject to any variation caused by normal manufacturing process and tolerances. Furthermore, as the successful performance of the relevant system depends on numerous factors outside the control of Thermakraft (for example quality of workmanship and design), Thermakraft shall not be liable for the recommendations in that literature and the performance of the Product, including its suitability for any purpose or ability to satisfy the relevant provisions of the Building Code, regulations and standards.



**BRANZ Appraised**  
Appraisal No. 743 [2011]

**THERMAKRAFT  
COVERTEK 405 FIRE  
RETARDANT SELF-  
SUPPORTING ROOF  
UNDERLAY**

Appraisal No. 743 [2011]

Amended 23 February 2017



**BRANZ Appraisals**

Technical Assessments of products for building and construction.



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**Product**

- 1.1 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay is a synthetic building underlay for use under roof claddings. The product consists of a micro-porous water resistant film laminated to two layers of non woven spun-bonded polyolefin.

**Scope**

- 2.1 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay has been appraised for use as a self-supporting roof underlay on buildings within the following scope:
  - the scope limitations of NZBC Acceptable Solution E2/AS1, Paragraph 1.1 with regards to building height and floor plan area; and,
  - with masonry tile roof cladding; and,
  - with metal tile and profiled metal roof cladding; and,
  - situated in NZS 3604 Wind Zones up to, and including Extra High.

**Building Regulations**

**New Zealand Building Code (NZBC)**

- 3.1 In the opinion of BRANZ, Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay, if used, designed, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet, or contribute to meeting the following provisions of the NZBC:
 

**Clause B2 DURABILITY:** Performance B2.3.1 (a), not less than 50 years, B2.3.1 (b), 15 years and B2.3.2. Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay meets these requirements. See Paragraphs 9.1 and 9.2.

**Clause E2 EXTERNAL MOISTURE:** Performance E2.3.2. When used as part of the roof cladding system, Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay will contribute to meeting this requirement. See Paragraphs 12.1 and 12.2.

**Clause F2 HAZARDOUS BUILDING MATERIALS:** Performance F2.3.1. Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay meets this requirement and will not present a health hazard to people.
- 3.2 This is an Appraisal of an **Alternative Solution** in terms of the New Zealand Building Code compliance.

## Technical Specification

- 4.1 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay is a synthetic building underlay for use under roof claddings. The product consists of a micro-porous water resistant film laminated to two layers of non woven spun-bonded polyolefin. Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay is coloured white on the top bottom faces.
- 4.2 The product is supplied in rolls 1.250 m wide x 20 m and 40 m long. The product is printed with the Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay logo repeated along the length of the roll. The rolls are wrapped in clear polythene film.

### Accessories

- 4.3 Accessories used with Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay which are supplied by the installer are:
- Fixings – stainless steel staples, clouts, screws or proprietary underlay fixings, or other temporary fixings to attach the roof underlay to the framing.

## Handling and Storage

- 5.1 Handling and storage of the product, whether on or off site, is under the control of the installer. The rolls must be protected from damage and weather. They must be stored on end, under cover, in clean, dry conditions and must not be crushed.

## Technical Literature

- 6.1 Refer to the Appraisals listing on the BRANZ website for details of the current Technical Literature for Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay. The Technical Literature must be read in conjunction with this Appraisal. All aspects of design, use, installation and maintenance contained in the Technical Literature and within the scope of this Appraisal must be followed.

## Design Information

### Timber and Steel Framing

- 7.1 Timber and steel roof framing must be provided in accordance with the requirements of the NZBC and the roof cladding manufacturer.

### General

- 7.2 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay is intended for use as an alternative to conventional kraft paper roof underlays, which are fixed over timber or steel framed roofs in order to limit the entry of wind into the roof cavity, and to assist in the moisture management of the roof cladding system.
- 7.3 The material also provides a degree of temporary weather protection during early construction. However, the product will not make the roof weathertight and some wetting of the underlying structure is always possible before the roof cladding is installed. Hence, the entire building must be closed-in and made weatherproof before moisture sensitive materials such as ceiling linings and insulation materials are installed.
- 7.4 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay must not be exposed to the weather or ultra violet light for a total of more than 7 days before being covered by the roof cladding.
- 7.5 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay is suitable for use under roof claddings on buildings as a roof underlay as called up in NZBC Acceptable Solution E2/AS1, Table 23. Refer to Table 1 for the material properties of Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay.

**Table 1: NZBC E2/AS1, Table 23 Requirements**

NZBC E2/AS1, Table 23 Roof Underlay Properties	Property Performance Requirement	Results
Absorbency	$\geq 100 \text{ g/m}^2$	Pass > 150 g/m <sup>2</sup>
Vapour Resistance	$\leq 7 \text{ MN s/g}$	Pass
Water Resistance	$\geq 100 \text{ mm}$	Pass
pH of Extract	$\geq 6$ and $\leq 9$	Pass
Shrinkage	$\leq 0.5\%$	Pass
Mechanical	Edge tear and tensile strength	Edge tear [Average]: Machine direction = 204 N Cross direction = 191 N Tensile strength [Average]: Machine direction = 3.94 kN/m Cross direction = 3.66 kN/m

- 7.6 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay is suitable for use at pitches less than 8° (minimum 3°). When used at pitches less than 8°, Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay must be installed horizontally. At pitches greater than 8°, Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay can be installed vertically or horizontally and must span no greater than 1200 mm in one direction.

### Structure

- 8.1 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay is suitable for use in Wind Zones of NZS 3604 up to, and including, Extra High.

### Durability

- 9.1 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay meets code compliance with NZBC Clause B2.3.1 (a), not less than 50 years for roof underlays used where the roof cladding durability requirement or expected serviceable life is not less than 50 years, e.g. behind masonry roof tile cladding, and code compliance with NZBC Clause B2.3.1 (b), 15 years for roof underlays used where the roof cladding durability requirement is 15 years.

### Serviceable Life

- 9.2 Provided it is not exposed to the weather or ultra-violet light for a total of more than 7 days, and provided the roof cladding is maintained in accordance with the cladding manufacturer's instructions and the roof cladding remains weather resistant, Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay is expected to have a serviceable life equal to that of the roof cladding.

### Control of Internal Fire and Smoke Spread

- 10.1 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay has an AS 1530 Part 2 Flammability Index of not greater than 5 and meets the requirements of NZBC Acceptable Solution C/AS1 Part 6, Table 6.2 for surface finish requirements for suspended flexible fabrics, and therefore it may be used with no restrictions in all buildings.

## Prevention of Fire Occurring

- 11.1 Separation or protection must be provided to Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay from heat sources such as fire places, heating appliances, flues and chimneys. Part 7 of NZBC Acceptable Solutions C/AS1 – C/AS6 and NZBC Verification Method C/VM1 provide methods for separation and protection of combustible materials from heat sources.

## External Moisture

- 12.1 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay must only be used under roof claddings that meet the requirements of the NZBC, such as those covered by NZBC Acceptable Solution E2/AS1, or roof claddings covered by a valid BRANZ Appraisal.
- 12.2 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay, when installed in accordance with the Technical Literature and this Appraisal, will assist in the total cladding system's compliance with NZBC Clause E2.

## Installation Information

### Installation Skill Level Requirements

- 13.1 Installation must always be carried out in accordance with the Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay Technical Literature and this Appraisal, by competent tradespersons with an understanding of roof underlay installation.

### Underlay Installation

- 14.1 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay must be fixed at maximum 300 mm centres to all framing members with large-head clouts 20 mm long, 6-8 mm stainless steel staples, self drilling screws or proprietary underlay fixings. The membrane must be pulled taut over the framing before fixing.
- 14.2 Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay may be run vertically or horizontally at roof pitches greater than 8° and must be laid horizontally at roof pitches less than 8°. It must extend from the ridge and overhang the fascia board by 20-25 mm. Vertical laps must be no less than 150 mm wide. Horizontal laps must also be no less than 150 mm, with the direction of the lap ensuring that water is shed to the outer face of the underlay. End laps must be made over framing and be no less than 150 mm wide. To assist with achieving the correct lap dimension, Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay has a 150 mm lap line printed continuously along the top face.
- 14.3 When fixing the product in windy conditions, care must be taken due to the large sail area created.
- 14.4 Any damaged areas of Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay, such as tears, holes or gaps around service penetrations, must be repaired. Damaged areas can be repaired by covering with new material lapping the damaged area by at least 150 mm and taping, or by taping small tears.

### Inspections

- 14.5 The Technical Literature must be referred to during the inspection of Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay installations.

## Basis of Appraisal

The following is a summary of the technical investigations carried out:

### Tests

- 15.1 The following tests have been carried out on Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay in accordance with NZBC Acceptable Solution E2/AS1, Table 23: tensile strength, edge-tear resistance and resistance to water vapour transmission in accordance with AS/NZS 4200.1, shrinkage in accordance with AS/NZS 4201.3, resistance to water penetration in accordance with AS/NZS 4201.4, surface water absorbency in accordance with AS/NZS 4201.6 and pH of extract in accordance with AS/NZS 1301.421s. A range of these tests were completed before and after Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay was exposed to ultra-violet light.
- 15.2 The Flammability Index of Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay has been evaluated in accordance with AS 1530.2.

### Other Investigations

- 16.1 A durability opinion has been given by BRANZ technical experts.
- 16.2 An evaluation of the expected performance of Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay in direct contact with metal roof cladding has been completed by BRANZ.
- 16.3 The practicability of installation of Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay has been assessed by BRANZ and found to be satisfactory.
- 16.4 The Technical Literature, including installation instructions, has been examined by BRANZ and found to be satisfactory.

### Quality

- 17.1 The manufacture of Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay has been examined by BRANZ, including methods adopted for quality control. Details regarding the quality and composition of the materials used were obtained by BRANZ and found to be satisfactory.
- 17.2 The quality of supply to the market is the responsibility of Thermakraft Limited.
- 17.3 Building designers are responsible for the design of the building, and for the incorporation of the roof underlay into their design in accordance with the instructions of Thermakraft Limited.
- 17.4 Quality of installation is the responsibility of the installer in accordance with the instructions of Thermakraft Limited.

### Sources of Information

- AS 1530.2: 1993 Test for Flammability of Materials.
- AS/NZS 1301.421s: 1998 Determination of the pH value of aqueous extracts of paper, board and pulp - cold extraction method.
- AS/NZS 4200.1: 1994 Pliable building membranes and underlays - materials.
- AS/NZS 4201.3: 1994 Pliable building membranes and underlays - Methods of test - Shrinkage.
- AS/NZS 4201.4: 1994 Pliable building membranes and underlays - Methods of test - Resistance to water penetration.
- AS/NZS 4201.6: 1994 Pliable building membranes and underlays - Methods of test - Surface water absorbency.
- NZS 3604: 2011 Timber-framed buildings.
- Acceptable Solutions and Verification Methods for New Zealand Building Code External Moisture Clause E2, Ministry of Business, Innovation and Employment, Third Edition July 2005 (Amendment 7, 01 January 2017).
- Ministry of Business, Innovation and Employment Record of Amendments for Compliance Documents and Handbooks.
- The Building Regulations 1992.

## Amendments

### Amendment No. 1, dated 31 January 2012.

This Appraisal has been amended to update clause changes as required by the introduction of NZS 3604: 2011 and NZBC Acceptable Solution E2/AS1 Third Edition, Amendment 5.

### Amendment No. 2, dated 03 September 2013.

This Appraisal has been amended to update clause changes as required by the introduction of NZBC Fire Clauses C1 – C6 Protection from Fire and A3 Building Importance Levels.

### Amendment No. 3, dated 23 February 2017.

This Appraisal has been amended to update the Appraisal Holder.



In the opinion of BRANZ, Thermakraft Covertek 405 Fire Retardant Self-Supporting Roof Underlay is fit for purpose and will comply with the Building Code to the extent specified in this Appraisal provided it is used, designed, installed and maintained as set out in this Appraisal.

The Appraisal is issued only to Thermakraft Limited, and is valid until further notice, subject to the Conditions of Appraisal.

### Conditions of Appraisal

1. This Appraisal:
  - a) relates only to the product as described herein;
  - b) must be read, considered and used in full together with the Technical Literature;
  - c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
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4. Any reference in this Appraisal to any other publication shall be read as a reference to the version of the publication specified in this Appraisal.
5. BRANZ provides no certification, guarantee, indemnity or warranty, to Thermakraft Limited or any third party.

For BRANZ



**Pieter Burghout**  
Chief Executive

Date of Issue:  
16 May 2011

170818  
Further Information Received  
21/12/2017

21/12/2017

Kapiti Coast District Council  
Private Bag 60 601  
Paraparumu 5254

For the attention of **John Peterson**

**BUILDING CONSENT RFI BC: 170818**

**155 Field Way, Waikanae**

Thank you for your RFI dated 06 Dec 2017. Please refer to the following further clarifications in answer to the RFI's.

**Building**

**8)** Viking have approved the detail in its entirety including the H3.1 corner fillet. Please refer to "Viking Letter for Resolve It Architects" in the previous attached email.

The corner fillet is not shown as required on the Viking standard butynol membrane details however it is good industry practice to avoid tight corners with butynol membranes as well as facilitating good watershed.

**11)** In E2/AS1 Figure 63, page 95, the overflow required must be 1.5x the area of the dp (not the dp diameter).

The hopper is connected to an 80mm dia dp.	Area of 80mm dp =	5026.55mm <sup>2</sup> .
	5026.55 x 1.5 =	7539.825.
	Area of 100mm overflow =	7853.98mm <sup>2</sup> .

Therefore the 100mm overflow is meets E2 requirements.

There is also no requirement for the outlet to be 75mm lower than the scupper. The 75mm dimension shown on fig 63, page 95 on E2 refers to height of the scupper opening.

**12)** The detail shown is a standard manufacturers detail utilising a compression bar. As in question 8, Viking have approved of the H3.1 corner fillets.

**13)** Refer to DWG 211 Rev B and D-51/DWG 514 Rev A for detail.

**14)** Refer to DWG 210 Rev B and D-52 DWG 515 Rev A

**15)** D-15 DWG 503 Rev B Updated, head flashing upstand is now correctly taken back to the RAB line with flexible flashing tape over.

**16)** Noted

A) Note D-08/ 502 has been updated.

I trust that this provides the information and clarification requested in your 06 December dated RFI email. If you have any queries please contact me.

Regards,



**Mark Ansell**

Architect | Director

DDI 04 903 4976

marka@resolveitarchitects.co.nz

170818  
Further Information Received  
30/11/2017

29/11/2017

Kapiti Coast District Council  
Private Bag 60 601  
Paraparumu 5254

For the attention of **John Peterson**

**BUILDING CONSENT RFI BC: 170818**  
**155 Field Way, Waikanae**

---

Thank you for your RFI dated 17 November 2017. Please refer to the following clarifications in answer to the RFI's.

**Building**

1. Plans updated to show existing smoke alarms. Refer to dwg 100 Rev A & dwg 110 Rev A. Two smoke alarms are over 10 years old will be replaced with new battery operated smoke alarms in the same locations. Refer to drawings.
2. Updated in DWG 125 Rev A to ensure 400mm joist spacings to support plywood substrate to areas of new membrane
3. Note added to dwg 110 Rev A for new bracing to comply with Gib EzyBrace manual August 2016
4. Note updated to refer to specification section 3897 and QAP, dwg 100 Rev A
5. Panel set out has been amended to show panels fixed vertically – refer to dwg 210 Rev A & 211 Rev A. Shadowclad specification attached "CHH Shadowclad Specification and Installation Guide." Updated dwg 501 Rev A, 502 Rev A, 504 Rev A.
6. See attached Espan 340 loadspan table and Espan 340 Installation details. Updated details on dwg 500 Rev A, 502 Rev A & 505 Rev A.
7. Warranties appended.  
Refer to specification 4241ME Metalcraft Espan cladding for warranty  
Refer to attached "Viking Butylclad Warranty" pdf & the specification, 442VB Viking Butylclad and epiclad membrane roof.  
Refer to attached "Shadowclad Cavity Construction Product Technical Statement.pdf"  
> service life.

170818  
Further Information Received  
30/11/2017

8. Lap detail updated. It has been reviewed and confirmed by Viking: 22/11/17: *"I have reviewed the detail and can confirm that it is acceptable."* – Chris Withers – Territorial Manager at Viking Roofspec. Confirmation from Viking attached.
9. Updated DWG 507 Rev A, 508 Rev A
10. Submitted details shows timber eaves mould fixed over an E2/AS1 compliant metal angle flashing however as fixing mould could compromise flashing, the detail has been updated to delete the eaves mould.
11. Please clarify. Detail D-40 is compliant with E2, figure 63, page 95. If the RWH downpipe is blocked then water will exit out the overflow rather than back up through the scupper outlet.
12. Refer to detail, updated to standard compression bar termination that will lap under the barge flashing to the corrugated roof section above.
13. Refer to dwg 506 Rev A, D-26
14. Refer to D-48 dwg 512 Rev A
15. Detail updated. Collar flashing dimensions exceed E2 requirements.
16. The building surveyors report concluded that full cladding replacement was warranted and this defined the scope for the current building consent submission. The report is legally privileged and we have no authorisation to release at this point. Any further scope increase or clarification will be defined following inspections by both the appointed NZIBS registered Building Surveyor and the KCDC building inspector on site after commencement of work on site and the removal of the existing cladding.

I trust that this provides the information and clarification requested in your 17 November dated RFI letter.

If you have any queries please contact me

Regards



**Mark Ansell**  
Architect | Director

DDI 04 903 4976  
marka@resolveitarchitects.co.nz

PH +64 4 903 4976  
INFO@RESOLVEITARCHITECTS.CO.NZ

LEVEL 1, 171 VIVIAN STREET  
TE ARO | PO BOX 9792  
WELLINGTON 6141, NZ

RESOLVEITARCHITECTS.CO.NZ

# CERTIFICATE OF CONFORMITY

This product Certificate is issued under Section 269 of the Building Act 2004 for:



## Thermakraft Covertex 405



Page 1 of 4

### Product Description

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay is a synthetic building underlay for use under roof claddings. The product consists of a micro-porous water resistant film laminated to two layers of non woven spun-bonded polyolefin. Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay is coloured white on the top bottom faces.

### Product purpose and use

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay has been appraised for use as a self-supporting roof underlay on buildings within the following scope:

- the scope limitations of NZBC Acceptable Solution E2/AS1, (Amendment 7, 1 January 2017), Paragraph 1.1 with regards to building height and floor plan area; and,
- with masonry tile roof cladding; and,
- with metal tile and profiled metal roof cladding; and,
- situated in NZS 3604-2011 Wind Zones up to, and including 'Extra High'.

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay is supplied in rolls 1.250 m wide x 20 m and 40 m long. The product is printed with the Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay logo repeated along the length of the roll. The rolls are wrapped in clear polythene film.

Accessories used with Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay which are supplied by the installer are:

- Fixings - stainless steel staples, clouts, screws or proprietary underlay fixings, or other temporary fixings to attach the roof underlay to the framing.

For use as an alternative to the conventional kraft paper roof underlays: fixed over timber or steel framed roofs in order to limit the entry of wind into the roof cavity and to assist in the moisture management of the cladding system.

### Certificate holder

**Thermakraft Limited**  
 11 Turin Place, East Tamaki Auckland, New Zealand  
 Tel: +64 9 2733727  
[www.thermakraft.co.nz](http://www.thermakraft.co.nz)

CodeMark Certification Body		11/7/2013	21/6/2017	9/6/2019	GM-CM30030-RevC
Global-Mark Pty Ltd, Suite 4.07, 32 Delhi Road, North Ryde NSW 2113, Australia Tel: +61 (0)2 9886 0222	Herve Michoux Managing Director	Date of issue	Last update	Date of next re-certification	Certificate Number

The purpose of construction site audits is to confirm the practicability of installing the product; and to confirm the appropriateness and accuracy of installation instructions. In issuing this certificate, Global-Mark has relied on the independent expert and/or laboratory advise or reports. This certificate is issued by Global-Mark Pty Limited, an independent certification body accredited by the product certification accreditation body (JAS-ANZ) appointed by the Chief Executive of the Ministry of Business Innovation and Employment under the Building Act 2004. The Ministry of Business Innovation and Employment does not in any way warrant, guarantee, or represent that the building method or product the subject of this certificate conforms with the New Zealand Building Code, nor accept any liability arising out of the use of the building method or product. The Ministry of Business Innovation and Employment disclaims, to the extent permitted by law, all liability (including negligence) for claims of losses, expenses, damages, and costs arising as a result of the use of the building method(s) or product(s) referred to in this certificate. This Certificate may only be reproduced in its entirety.

It is advised to check that this Certificate of Conformity is currently valid and not withdrawn, suspended or superseded by a later issue by referring to the Ministry of Business Innovation and Employment website, <http://www.mbie.govt.nz/>  
 New Zealand Building Code (NZBC) references the Building Code in force at the time of issuing the product certificate.

# CERTIFICATE OF CONFORMITY

This product Certificate is issued under Section 269 of the Building Act 2004 for:

## Thermakraft Covertex 405

Page 2 of 4



global-mark

### Compliance with the New Zealand Building Code (NZBC):

- **Clause B2 DURABILITY:** Performance B2.3.1(a), not less than 50 years, B2.3.1(b), 15 years and B2.3.2. Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay meets these requirements.
- **Clause C3 FIRE AFFECTING AREAS BEYOND THE FIRE SOURCE:** Performance C3.4 (c) Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay meets this requirement.
- **Clause E2 EXTERNAL MOISTURE:** Performance E2.3.2. When used as part of the roof cladding system, Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay will contribute to meeting this requirement.
- **Clause F2 HAZARDOUS BUILDING MATERIALS:** Performance F2.3.1. Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay meets this requirement and will not present a health hazard to people.

### Subject to the following conditions and limitations:

- Certificate holder will notify Global-Mark Pty Ltd in accordance with Regulation 15 of the Building (Product Certification) Regulations 2008
- Maintaining the validity of BRANZ Appraisal No. 743 (2011) Thermakraft Covertex 405 Fire Retardant Self Supporting Roof Underlay (refer to [www.branz.co.nz](http://www.branz.co.nz)).

### Design and Installation Conditions:

- **Timber and Steel Framing**

Timber and steel roof framing must be provided in accordance with the requirements of the NZBC and the roof cladding manufacturer.

- **General**

Table 1: NZBC E2/AS1 (Amendment 7, 1 January 2017) Table 23 Requirements

Roof Underlay Properties	Property Performance Requirement	Results
Absorbency	$\geq 150 \text{ g/m}^2$	Pass $> 150 \text{ g/m}^2$
Vapour Resistance	$\leq 7 \text{ MN s/g}$	Pass
Water Resistance	$\geq 100 \text{ mm}$	Pass
pH of Extract	$\geq 6$ and $\leq 9$	Pass
Shrinkage	$\leq 0.5\%$	Pass
Mechanical	Edge tear and tensile strength	Edge tear (Average): <ul style="list-style-type: none"><li>□ Machine direction = 204 N</li><li>□ Cross direction = 191 N</li></ul> Tensile strength (Average): <ul style="list-style-type: none"><li>□ Machine direction = 3.94 kN/m</li><li>□ Cross direction = 3.66 kN/m</li></ul>

# CERTIFICATE OF CONFORMITY

This product Certificate is issued under Section 269 of the Building Act 2004 for:

## Thermakraft Covertex 405



Page 3 of 4



Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay is intended for use as an alternative to conventional kraft paper roof underlays, which are fixed over timber or steel framed roofs in order to limit the entry of wind into the roof cavity, and to assist in the moisture management of the roof cladding system.

The material also provides a degree of temporary weather protection during early construction. However, the product will not make the roof weathertight and some wetting of the underlying structure is always possible before the roof cladding is installed. Hence, the entire building must be closed-in and made weatherproof before moisture sensitive materials such as ceiling linings and insulation materials are installed.

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay must not be exposed to the weather or ultra violet light for a total of more than 7 days before being covered by the roof cladding.

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay is suitable for use under roof claddings on buildings as a roof underlay as called up in NZBC Acceptable Solution E2/AS1 (Amendment 7, 1 January 2017), Table 23. Refer to Table 1 for the material properties of Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay.

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay is suitable for use at pitches less than 8° (minimum 3°). When used at pitches less than 8°, Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay must be installed horizontally. At pitches greater than 8°, Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay can be installed vertically or horizontally and must span no greater than 1200 mm in one direction.

### ▣ Structure

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay is suitable for use in Wind Zones of NZS 3604-2011 up to, and including, 'Extra High'.

### ▣ Durability

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay meets code compliance with NZBC Clause B2.3.1 (a), not less than 50 years for roof underlays used where the roof cladding durability requirement or expected serviceable life is not less than 50 years, e.g. behind masonry roof tile cladding, and code compliance with NZBC Clause B2.3.1 (b), 15 years for roof underlays used where the roof cladding durability requirement is 15 years.

### ▣ Serviceable Life

Provided it is not exposed to the weather or ultra-violet light for a total of more than 7 days, and provided the roof cladding is maintained in accordance with the cladding manufacturer's instructions and the roof cladding remains weather resistant, Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay is expected to have a serviceable life equal to that of the roof cladding.

### ▣ Control of Internal Fire and Smoke Spread

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay has an AS 1530 Part 2 – 1993 (including Amendment 1) flammability index of not greater than 5 and therefore meets the requirements of NZBC Acceptable Solutions C/AS2 to C/AS6 (July 2014), Paragraph 4.17.8 b), for the surface finish requirements of suspended flexible fabric used as an underlay to exterior cladding that is exposed to view in occupied spaces. It may therefore be used with no restrictions in all buildings.

### ▣ Prevention of Fire Occurring

Separation or protection must be provided to Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay from heat sources such as fire places, heating appliances, flues and chimneys. Part 7 of NZBC Acceptable Solutions C/AS1 – C/AS6 (July 2014) and NZBC Verification Method CVM1 (July 2014) provide methods for separation and protection of combustible materials from heat sources.

### ▣ External Moisture

# CERTIFICATE OF CONFORMITY

This product Certificate is issued under Section 269 of the Building Act 2004 for:

## Thermakraft Covertex 405



Page 4 of 4

JAS-ANZ



global-mark

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay must only be used under roof claddings that meet the requirements of the NZBC, such as those covered by NZBC Acceptable Solution E2/AS1 (Amendment 7, 1 January 2017).

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay, when installed in accordance with Thermakraft Covertex 405 Synthetic Roof Underlay (J2902-05/17), will assist in the total cladding system's compliance with NZBC Clause E2 (Amendment 7, 1 January 2017).

### □ Underlay Installation:

Installation must always be carried out in accordance with the Thermakraft Covertex 405 Synthetic Roof Underlay (J2902-05/17), by competent tradespersons with an understanding of roof underlay installation.

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay must be fixed at maximum 300 mm centres to all framing members with large-head clouts 20 mm long, 6-8 mm stainless steel staples, self-drilling screws or proprietary underlay fixings.

The membrane must be pulled taut over the framing before fixing.

Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay may be run vertically or horizontally at roof pitches greater than 8° and must be laid horizontally at roof pitches less than 8°. It must extend from the ridge and overhang the fascia board by 20-25 mm. Vertical laps must be no less than 150 mm wide. Horizontal laps must also be no less than 150 mm, with the direction of the lap ensuring that water is shed to the outer face of the underlay. End laps must be made over framing and be no less than 150 mm wide. To assist with achieving the correct lap dimension, Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay has a 150 mm lap line printed continuously along the top face.

When fixing the product in windy conditions, care must be taken due to the large sail area created.

Any damaged areas of Thermakraft Covertex 405 Fire Retardant Self-Supporting Roof Underlay, such as tears, holes or gaps around service penetrations, must be repaired. Damaged areas can be repaired by covering with new material lapping the damaged area by at least 150 mm and taping, or by taping small tears.

### □ Installation Conditions:

Shall be carried out by:

- A Licensed Building Practitioner with experience in roof cladding installation; or,
- By competent tradespersons with an understanding of roof underlay installation.

The installer shall also:

Comply with all relevant technical information relating to the products use, including information contained within the Thermakraft Covertex 405 Synthetic Roof Underlay (J2902-05/17) and the BRANZ Appraisal. (refer to [www.branz.co.nz](http://www.branz.co.nz)).

End of record



**Memorandum from licensed building practitioner: Certificate of design work  
Section 45 and Section 30C, Building Act 2004**

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

**THE BUILDING**

Street address: 155 Field Way

Suburb: Waikanae Beach

Town/City: Waikanae

Postcode: 5036

**THE OWNER**

Name(s): Trustee Advisors Limited, Werner Naef and Andrea Naef-Wittner

Mailing address: 155 Field Way

Suburb: Waikanae Beach

PO Box/Private Bag:

Town/City: Waikanae

Postcode: 5036

Phone number: 021430396

Email address: werner@kahleroceania.com

**BASIS FOR PROVIDING THIS MEMORANDUM**

I am providing this memorandum in my role as the: Please tick the option that applies (✓)	
<input type="checkbox"/>	<b>sole</b> designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project
<input type="checkbox"/>	<b>lead</b> designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
<input checked="" type="checkbox"/>	<b>lead</b> designer for all but specific elements of rBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design
<input type="checkbox"/>	<b>specialist</b> designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

**IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)**

I MARK ANSELL carried out / supervised the following design work that is restricted building work

**PRIMARY STRUCTURE: B1**

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
Tick (✓) if included Cross (X) if excluded	[If appropriate, provide details of the restricted building work]	[Specify whether you carried out this design work or supervised someone else carrying out this design work]	[If appropriate, specify references]

**Primary structure**

All RBW Design work relating to B1	( )		( ) Carried out ( ) Supervised	
Foundations and subfloor framing	(√)		( ) Carried out (√) Supervised	
Walls	(√)		( ) Carried out (√) Supervised	
Roof	(√)		( ) Carried out (√) Supervised	
Columns and beams	( )		( ) Carried out ( ) Supervised	
Bracing	( )		( ) Carried out ( ) Supervised	
Other	( )		( ) Carried out ( ) Supervised	

**EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2**

All RBW design work relating to E2	( )		( ) Carried out ( ) Supervised	
Damp proofing	(√)		( ) Carried out (√) Supervised	
Roof cladding or roof cladding system	(√)		( ) Carried out (√) Supervised	
Ventilation system (for example, subfloor or cavity)	(√)		( ) Carried out (√) Supervised	
Wall cladding or wall cladding system	(√)		( ) Carried out (√) Supervised	
Waterproofing	(√)		( ) Carried out (√) Supervised	
Other	( )		( ) Carried out ( ) Supervised	

**FIRE SAFETY SYSTEMS: C1 – C6**

Emergency warning systems, evacuation and fire service operation systems, suppression or control systems, or other	( )		( ) Carried out ( ) Supervised	
--	-----	--	-----------------------------------	--

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

Note: continue on another page if necessary.

### WAIVERS AND MODIFICATIONS

Waivers or modifications of the building code are required  Yes  No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
<i>[List relevant clause numbers of building code]</i>	<i>[Specify nature of waiver or modification of building code]</i>

Note: continue on another page if necessary.

### ISSUED BY

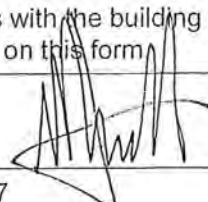
Name: Mark Ansell	LBP or Registration number: 3562
The practitioner is a: <input type="checkbox"/> Design LBP <input checked="" type="checkbox"/> Registered architect	<input type="checkbox"/> Chartered professional engineer
Design Entity or Company (optional): Resolve It Architects	
Mailing address (if different from below): PO Box 9792	
Street address / Registered office: Lv1, 171 Vivian Street	
Suburb:	Town/City: Wellington
PO Box/Private Bag:	Postcode: 6141
Phone number: 04 903 4976	Mobile:
After Hours:	Fax:
Email address: mark@mckenzie-higham.co.nz	Website: www.resolveitarchitects.co.nz

### DECLARATION

I MARK ANSELL *[name of practitioner]*, LBP,

state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code; or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form

Signature: 

Date: 15 Sep 2017



J0027



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



**Search Copy**

  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **WN59A/824**  
**Land Registration District** **Wellington**  
**Date Issued** 03 September 2001

**Prior References**

WN53D/345

---

**Estate** Fee Simple  
**Area** 632 square metres more or less  
**Legal Description** Lot 8 Deposited Plan 91324

**Proprietors**

Werner Richard Naef, Andrea Cornelia Naef-Wittwer and John Marshall Scutter

---

**Interests**

5078774.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.9.2001 at 3:33 pm

Land Covenant in Transfer 5164464.1 - 1.3.2002 at 9:00 am

Fencing Covenant in Transfer 5164464.1 - 1.3.2002 at 9:00 am

Approvals

I hereby certify that this plan was prepared by the Land and Survey Office, Wellington, in accordance with the provisions of the Resource Management Act 1991 on the 29th day of May 2001 subject to the granting of reservation of the easements shown on this plan and that the same are subject to the subrogation condition set out herein.

Authorisation Condition  
 Lot 9 hereon and lot 13 DP 85461 shall be held together within the one certificate of title.  
 See 8535558.

Authorised Officer  


Memorandum of Easements			
Purpose	Shown	Servient Tenement	Grantee
Drainage	Lot 9	Lot 8	High Court District Court
Easement	(B)	Lot 20	
Flow of way	(C)	Lot 22	
Flow of way	(L)	Lot 4	lots 3 & 6
Drainage	(E)	Lot 5	lots 4 & 6
Drainage	(F)	Lot 8	lots 4 & 5

CLASS 1 SURVEY  
 Total Area 3.0577ha  
 Comprised in CT 530/345

I, Harry John Horwood of Wellington, being a person entitled to practice as a registered surveyor, do hereby certify that the several names and areas, and the several lots and areas, shown on this plan were ascertained by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1986 and that the same are true and correct and that the several areas shown on this plan are true and correct.

Spokane, 19th day of May 2001  
 Harry John Horwood  
 Registered Surveyor  
 Reference Plans DP's 50001, 61132, 65876, 72911 & 85461  
 Examined by: [Signature] Correct: L. Horwood

Approved on 26 Survey  
 29.6.2001  
 Disassembled this 3 copy of [Signature] 2001

For Registrar-General of Land  
 07 57  
 Received 11/6/2001  
 Instructions: [Signature]  
 91324  
 8/10/00 JF

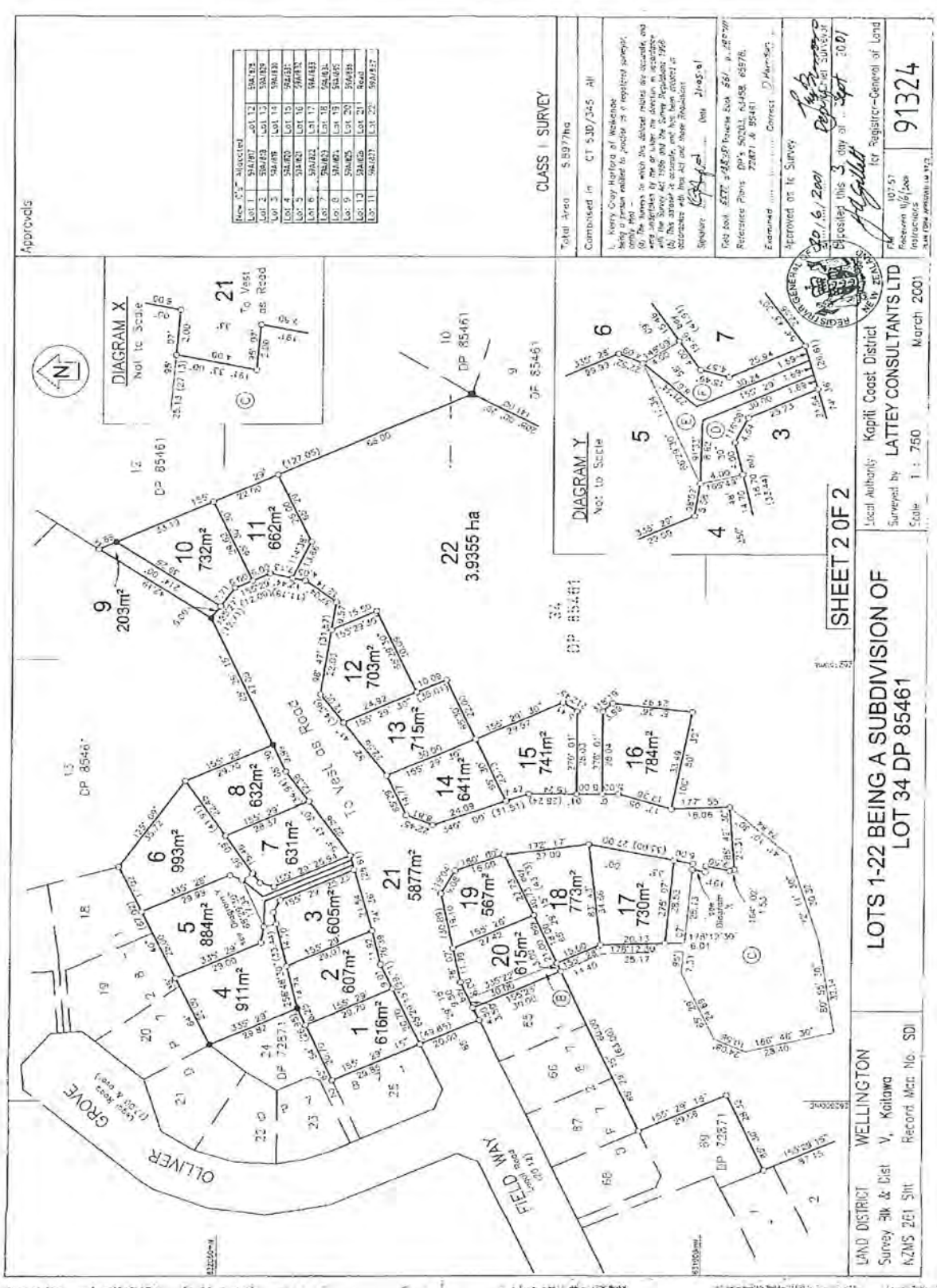


SHEET 1 OF 2

Local Authority: Kapiti Coast District  
 Surveyed by: LATITE CONSULTANTS LTD  
 Scale: 1 : 1500 Date: March 2001

LOTS 1-22 BEING A SUBDIVISION OF  
 LOT 34 DP 85461

LAND DISTRICT: WELLINGTON  
 Survey Blk & Dist: V, Kaitiawa  
 NZMS 261 SH  
 Record Map: /to SDI



Lot No.	Subdivided	Area (m²)	Area (Ha)
Lot 1	524,007	616.12	0.6161
Lot 2	524,008	607.14	0.6071
Lot 3	524,009	605.14	0.6051
Lot 4	524,010	911.14	0.9111
Lot 5	524,011	884.14	0.8841
Lot 6	524,012	993.14	0.9931
Lot 7	524,013	631.14	0.6311
Lot 8	524,014	632.14	0.6321
Lot 9	524,015	203.14	0.2031
Lot 10	524,016	732.14	0.7321
Lot 11	524,017	662.14	0.6621
Lot 12	524,018	703.14	0.7031
Lot 13	524,019	715.14	0.7151
Lot 14	524,020	641.14	0.6411
Lot 15	524,021	741.14	0.7411
Lot 16	524,022	784.14	0.7841
Lot 17	524,023	730.14	0.7301
Lot 18	524,024	773.14	0.7731
Lot 19	524,025	567.14	0.5671
Lot 20	524,026	615.14	0.6151
Lot 21	524,027	587.14	0.5871
Lot 22	524,028	3,935.5	3.9355

CLASS I SURVEY

Total Area 5.8977ha  
 Combined in CT 530/245 All  
 L. Kerry O'Byrne of Wellington  
 only map can refer to please see registered sample  
 (6) The names in which this divided parcel are accurate, and  
 are subject to the Act under the Survey Act 1908 and the Survey Regulations 1968  
 (7) The area of this parcel is accurate to the nearest 1000th of an acre  
 (8) The boundaries are shown as they are and are not to be taken as  
 boundaries with this and not other subdivisions  
 Surveyor: *Kerry O'Byrne* Date: 21/05/11

Fee Book: 5277 2485/25  
 Reference Plans: DP 52401, 62458, 65578,  
 72871 & 85481  
 Examined: *[Signature]* Date: 21/05/11  
 Approved on the Survey: *[Signature]* Date: 20/01/11

Approved on the Survey: *[Signature]* Date: 20/01/11  
 Registered on the Survey: *[Signature]* Date: 20/01/11  
 For Registrar-General of Land  
 Fee Book: 107.57  
 Reference: 91324  
 Instructions: See Reg. 20(1)(a) & 20(1)(b)

SHEET 2 OF 2

Local Authority: Kapiti Coast District  
 Surveyed by: LATTEY CONSULTANTS LTD  
 Scale: 1 : 750  
 Date: March 2001

LAND DISTRICT: WELLINGTON  
 Survey Blk & Dist: V, Kaitiawa  
 NZMS 261 Sheet: Record Map No. SD1

10029

RECEIVED  
15 OCT 2017  
BY: [Signature]



# CHECKSHEET: SINGLE RESIDENTIAL DWELLING AND ACCESSORY BUILDING

Including single stand-alone dwellings, dwelling additions and/or alterations, re-piling, garages, decks, gazebos, sheds, retaining walls etc.

BC 170818

SCANNED  
Edoc# 3251914

RECEIVED  
15 OCT 2017  
BY:

Kapiti Coast District Council,  
175 Rimu Road, Paraparaumu 5032  
Private Bag 60601, Paraparaumu 5254  
For enquiries, phone 04 296 4700 or 0800 486 486

Address of Project: 155 Field Way, Waikane Beach, Waikanae 5036

This checksheet shows you the information that has to be supplied with your building consent application. Please attach **2 copies** of the following information (unless otherwise specified) with your completed Building Consent Application Form.

Please tick relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write NA across the box. Please check each section carefully and complete those sections that are relevant to your project.

Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information will mean that your application cannot be accepted for processing.


An Application Form is attached to this checksheet — Please include this checksheet with your application.

Customer Use	1	GENERAL Complete this section for all applications	For Office Use Only
<input checked="" type="checkbox"/>	a	<b>Building Consent Application Form (1 copy)</b> Completed and signed by the owner or by an agent on behalf of the owner	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	b	<b>Proof of Ownership (1 copy)</b> One recent copy of current certificates/s of title (not older than 3 months) AND where applicable one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	c	<b>Locality Plan (1:500) showing:</b> Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d	<b>Restricted Building Work</b> Does the application involved restricted building work? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide certificate(s) of design work and advise Council of your Licensed Building Practitioner(s)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	e	<b>Inspections and Monitoring</b> Details of proposed inspection regime including monitoring by council officers and other professionals e.g. architects, engineers, surveyors and certification to be supplied on completion.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	f	<b>Site Plan (1:100) showing:</b> Dimensions of all boundaries, north point, finished floor levels, site area, street name and number, lot and DP number, outline of building, distance to boundaries and the position of swimming or spa pools, ground contours (extended to boundaries) and/or levels and designated wind zone of the site (e.g. specific design, very high, high, medium or low). In addition, if a site is identified as being subject to flooding, ponding, on an overflow path, river or stream corridor, or other natural hazards, indicate on plans proposed design will mitigate natural or created hazards. Additional information is available on these sites by request from Kapiti Coast District Council. <b>GIS is checked</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g	<b>Application Fee</b> Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.	<input checked="" type="checkbox"/>
<b>For Office Use Only: Building Consent Officer: Application Accepted?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Give reason: <input type="checkbox"/> Sufficient information is supplied with application or <input checked="" type="checkbox"/> Other			
Name:	[Signature]		
Date:	14/10/17	Signature:	[Signature]

<b>2 CHANGE OF USE</b>			
Complete for all existing buildings where the proposal involves forming a household unit where one did not exist before Example: the conversion of a garage or shed into a residential unit			
<input checked="" type="checkbox"/>	a	<b>Assessment of the Building for Compliance with the Building Code</b> Section 115(a) of the Building Act 2004 requires that the building, in its new use, complies fully with all clauses of the Building Code.	<input type="checkbox"/>
<input type="checkbox"/>	b	<b>Reasonably Practicable</b> The above assessment must relate to all building code clauses. If the proposal is for the project to meet anything less than full compliance with any clauses, your application must clearly state your reasoning, with supporting documentation, and show how you will meet the highest level of compliance that can be considered reasonably practicable.	<input type="checkbox"/>
<b>3 FOUNDATIONS / FLOOR</b>			
Complete for all new buildings, for existing buildings where the footprint of the building will change or where an additional storey is being added			
<input checked="" type="checkbox"/>	a	<b>Foundation Plan (1:100 / 1:50) showing:</b> <ul style="list-style-type: none"> <li>• Dimensions of all new foundations</li> <li>• Sub-floor, including bracing</li> <li>• Footing details</li> <li>• If a concrete slab, show basic details including reinforcing and contractions joints</li> <li>• Piles and footing</li> <li>• If the addition is an upper storey show details on upgrading existing foundations, joints, piles etc</li> <li>• Indicate ventilation to sub floor spaces</li> </ul>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	b	<b>Subfloor Bracing</b> Provide subfloor bracing plan and calculations for all piled structures. Where the structure is specifically engineered, this should be included with the structural calculations. Subfloor bracing plan and calculations are required where an additional storey is to be added	<input type="checkbox"/>
<b>4 CONSTRUCTION</b>			
Complete for all new structures or alterations to existing structures			
<input checked="" type="checkbox"/>	a	<b>Existing Floor Plan (1:100 / 1:50) showing:</b> (For additions and alterations only) <ul style="list-style-type: none"> <li>• Complete layout of all levels of building</li> <li>• All designated spaces</li> <li>• All removals</li> <li>• Sanitary fixtures</li> <li>• Smoke detectors</li> </ul>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	b	<b>Proposed Floor Plans (1:100 / 1:50) showing:</b> <ul style="list-style-type: none"> <li>• Complete layout of all levels of building</li> <li>• Room dimensions</li> <li>• Location of partitions</li> <li>• All designated spaces</li> <li>• All floors (new or altered)</li> <li>• Location of sanitary fixtures</li> <li>• Stairs, barriers, handrails, floor joists and beams</li> <li>• Floor joist layout for each level with timber floors</li> <li>• Smoke detectors</li> <li>• Note where wall will form part of the swimming pool fence</li> </ul>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	c	<b>Pre-nail Truss and Frames</b> <ul style="list-style-type: none"> <li>• Specific design wall framing requires clarification</li> <li>• Truss layout must be supported by design certification and design of fixing details, including consideration of load paths to ground</li> <li>• Lintels carrying point loads, such as from girder trusses, require specific engineering design</li> </ul>	<input type="checkbox"/>

<input type="checkbox"/>	d	<b>Wall Bracing Plan (1:100 / 1:50) showing:</b> <ul style="list-style-type: none"> <li>Bracing details and calculations for wall bracing (also required for existing lower storeys where an additional storey is being added)</li> <li>Sub-floor bracing for decks projecting more than 2m from the house</li> <li>Location, type and number of bracing elements to indicate compliance with NZS 3604:2011 (include calculations)</li> <li>If the bracing was specifically designed by a structural engineer, provide calculations (required for specific design wind zones and lateral distribution of upper floor loads where lower storey bracing is provided in walls beyond the upper storey footprint)</li> </ul>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	e	<b>Sections and Details (1:50 / 1:20 / 1:10) showing:</b> <ul style="list-style-type: none"> <li>Foundation details involving reinforcing and connections</li> <li>Stairs, handrails, decks and decking</li> <li>Insulation systems and materials to floors, walls and roof</li> <li>Barriers providing safety from falling. Specific engineering design required where detail does not comply with NZBC B1/AS2</li> <li>Framing sizes, beams, lintels</li> <li>Roof cladding, eaves, fascias, gutters</li> <li>Flashings to openings</li> <li>Fire rated systems on all walls – closer than 1 metre to boundary</li> <li>Stud heights of rooms and total height from lowest ground floor level to top of ridge</li> <li>Window and door installation details</li> <li>Retaining wall details e.g. type, height of retained ground, relationship to boundary, waterproof membrane and proposed drainage</li> </ul>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	f	<b>Fire Report</b> For domestic dwellings of 4 storeys or more, or buildings providing more than one household unit	<input type="checkbox"/>
<b>5 EXTERNAL</b>			
Complete for new buildings or existing buildings with alternations to the external shell			
<input checked="" type="checkbox"/>	a	<b>Elevations (1:100 / 1:50) showing:</b> Accurate lines from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, sill heights, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	b	<b>Risk Assessment</b> ( <i>Risk matrix in E2/AS1 may be used for buildings within scope</i> ) Consider exposure, design and detailing to support appropriate selection of cladding	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	c	<b>Cladding Details (1:50 / 1:20 / 1:10)</b> Provide details around all penetrations, joinery and other junctions at a level appropriate to the level of risk e.g. roof/wall, balcony/wall, junction of different types of cladding, back flashing details for cavity systems	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	d	<b>Production Certification</b> Supply copies of product certificates relied on as compliance documents	<input checked="" type="checkbox"/>
<input type="checkbox"/>	e	<b>Alternative Solutions</b> If the proposal uses products or systems that are not covered in the Acceptable Solutions of clause E2 of the Building Code provide supporting current information including test results (fully signed reports), case studies, expert opinion (including evidence of experience/qualification, basis for forming opinion and statement of independence) etc to demonstrate compliance	<input type="checkbox"/>
<b>6 SERVICES</b>			
Complete for all projects with new installations or alteration of plumbing or drainage services			
<input type="checkbox"/>	a	<b>Plumbing and Drainage Plan 1:100 / 1:50) showing:</b> <i>Note: if you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required.</i> <ul style="list-style-type: none"> <li>Sizes of pipe work and drains</li> <li>Fixtures and fittings, hot water system(s)</li> <li>If the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls</li> <li>Drainage layout with inspection bends and junctions indicated for both sewer and stormwater</li> <li>Any other drainage on site including council mains and retaining wall field drains</li> <li>Ventilation of sanitary rooms</li> <li>Calculations for sizing of down pipes</li> <li>Gully traps including overflow relief gullies</li> </ul>	<input checked="" type="checkbox"/>

7			
<b>STRUCTURAL</b>			
Complete for all projects incorporating specific structural design			
<input type="checkbox"/>	a	<b>Structural Calculations</b> If any design work required the services of a structural engineer, attach 2 copies of the calculations with this. The calculations must be prefaced with information explaining the design philosophy and justification of assumptions and methodologies used in analysis	<input type="checkbox"/>
<input type="checkbox"/>	b	<b>Expert Opinion (Producer Statements)</b> If this application for consent relies on any expert opinion including Producer Statements certifying compliance with the New Zealand Building Code, a copy must be attached with this application. (Note all structural Producer Statements are required to have accompanying calculations.)	<input type="checkbox"/>
8			
<b>SPECIFICATIONS</b>			
Complete for all applications			
Note: the specification must be specific to the project and cover all aspects of the proposed work			
<input checked="" type="checkbox"/>	a	<b>Specification: General</b> <ul style="list-style-type: none"> <li>• Elements of structure (size, spacing, timber treatment)</li> <li>• Finish or fixings to meet durability requirements</li> <li>• Plumbing and drainage materials and design that installation is to comply with</li> <li>• Wet area surfaces</li> <li>• Ventilation systems</li> <li>• Flooring slip resistance for access routes</li> <li>• Glazing</li> <li>• Type of smoke detectors (including existing smoke detectors where they will remain)</li> </ul>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	b	<b>External Claddings</b> For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered <ul style="list-style-type: none"> <li>• Building wraps</li> <li>• Wall claddings</li> <li>• Roof claddings</li> <li>• Membranes (roof and decks)</li> <li>• Tanking</li> <li>• Joinery</li> </ul>	<input checked="" type="checkbox"/>
9			
<b>DEMOLITION / REMOVAL</b>			
Complete for all projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings			
<input type="checkbox"/>	a	<b>Means of Barricading the Site</b> Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area	<input type="checkbox"/>
<input type="checkbox"/>	b	<b>Proposed Tipping Location for Demolition Materials (address/landfill)</b>	<input type="checkbox"/>
<input type="checkbox"/>	c	<b>Hazardous Building Material</b> Provide safety plan detailing the safe handling and disposal of hazardous materials	<input type="checkbox"/>
<input type="checkbox"/>	d	<b>Site Management Plan Covering</b> Management to control silt runoff, noise and dust	<input type="checkbox"/>
<input type="checkbox"/>	e	<b>Proposed Destination for Relocate Building</b>	<input type="checkbox"/>
<input type="checkbox"/>	f	<b>Access To and From the Site (including use of kerb crossings)</b>	<input type="checkbox"/>
<input type="checkbox"/>	g	<b>Specify Termination of Existing Services</b> <ul style="list-style-type: none"> <li>• Water</li> <li>• Sewer</li> <li>• Stormwater</li> </ul>	<input type="checkbox"/>
<input type="checkbox"/>	h	<b>Details About the Building such as:</b> Number of storeys, type of materials the building is constructed (Photographs of the building would be useful)	<input type="checkbox"/>

	<p><b>Note:</b> You will need to contact the relevant service authorities specified below to advise them of the extent of your work:</p> <ul style="list-style-type: none"> <li>• electricity,</li> <li>• gas,</li> <li>• drainage,</li> <li>• water,</li> <li>• transport,</li> <li>• telecommunications,</li> <li>• cable television, or</li> <li>• any other services that may be affected.</li> </ul> <p><b>Transportation of Relocated Building</b> You will be required to contact and provide details to Councils Transportation and Traffic Department.</p>	
<b>10</b>	<b>OTHER APPROVALS</b>	
Please check Territorial Authority regarding the requirement for other approvals required and fees payable		
	<p>These may include:</p> <ul style="list-style-type: none"> <li>• Consents under the Resource Management Act</li> <li>• Approvals under bylaws including earthworks, vehicle crossings, road openings and water connections.</li> <li>• Show the location of swimming or spa pools on the property and describe how compliance with the Fencing of Swimming Pools Act will be achieved.</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 

Attached
The following documents are attached to the application:
<input checked="" type="checkbox"/> Plans and specifications
<input checked="" type="checkbox"/> Memoranda from Licensed Building Practitioners who carried out or supervised any design work that is restricted building work
<input type="checkbox"/> Project information memorandum
<input type="checkbox"/> Certificate attached to project information memorandum
<input checked="" type="checkbox"/> Proof of ownership
<input type="checkbox"/> Waivers and/or modifications supporting documentation

The issue of a building consent does not relieve the owner of any duty or responsibility under any other Act.

# 155 Field Way Cladding Remediation

155 Field Way,  
Waikanae Beach

Werner and Andrea Naef

**BC and Tender**

## Architectural Drawings

No.	Rev.	Sheet Name
000		Cover Sheet & Location Plan Rev A
100		Demolition Floor Plans Rev A
101		Demolition Roof Plan
105		Foundation Plan
110		Proposed Floor Plan Rev A
120		Proposed Roof Plan Rev A
125		Roof Framing Plan Rev A
200		Demolition Elevations
210		Proposed Elevations Rev A
211		Proposed Elevations Rev A
500		Construction Details - Joinery Rev A
501		Construction Details - Joinery
502		Construction Details - Cladding Rev A
503		Construction Details - Cladding Rev A
504		Construction Details - Cladding Rev A
505		Construction Details - Cladding Rev A
506		Construction Details - Roof Rev A
507		Construction Details - Roof Rev A
508		Construction Details - Roof Rev A
509		Construction Details - Roof
510		Construction Details - Roof Rev A
511		Construction Details - Roof
512		Construction Details - Roof & Slab Rev A
513		Construction Details - Posts Rev A

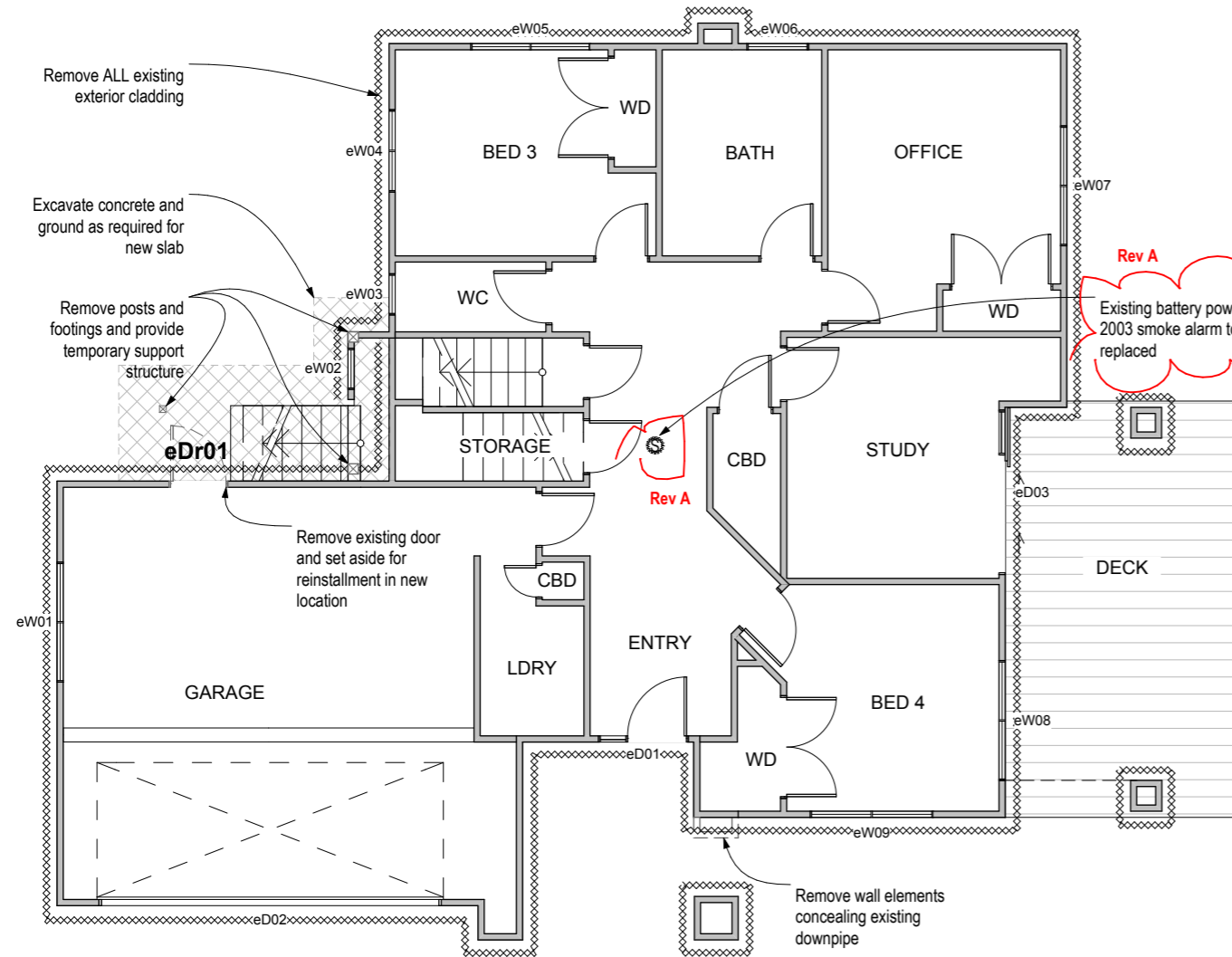


155 Field Way,  
Waikanae Beach

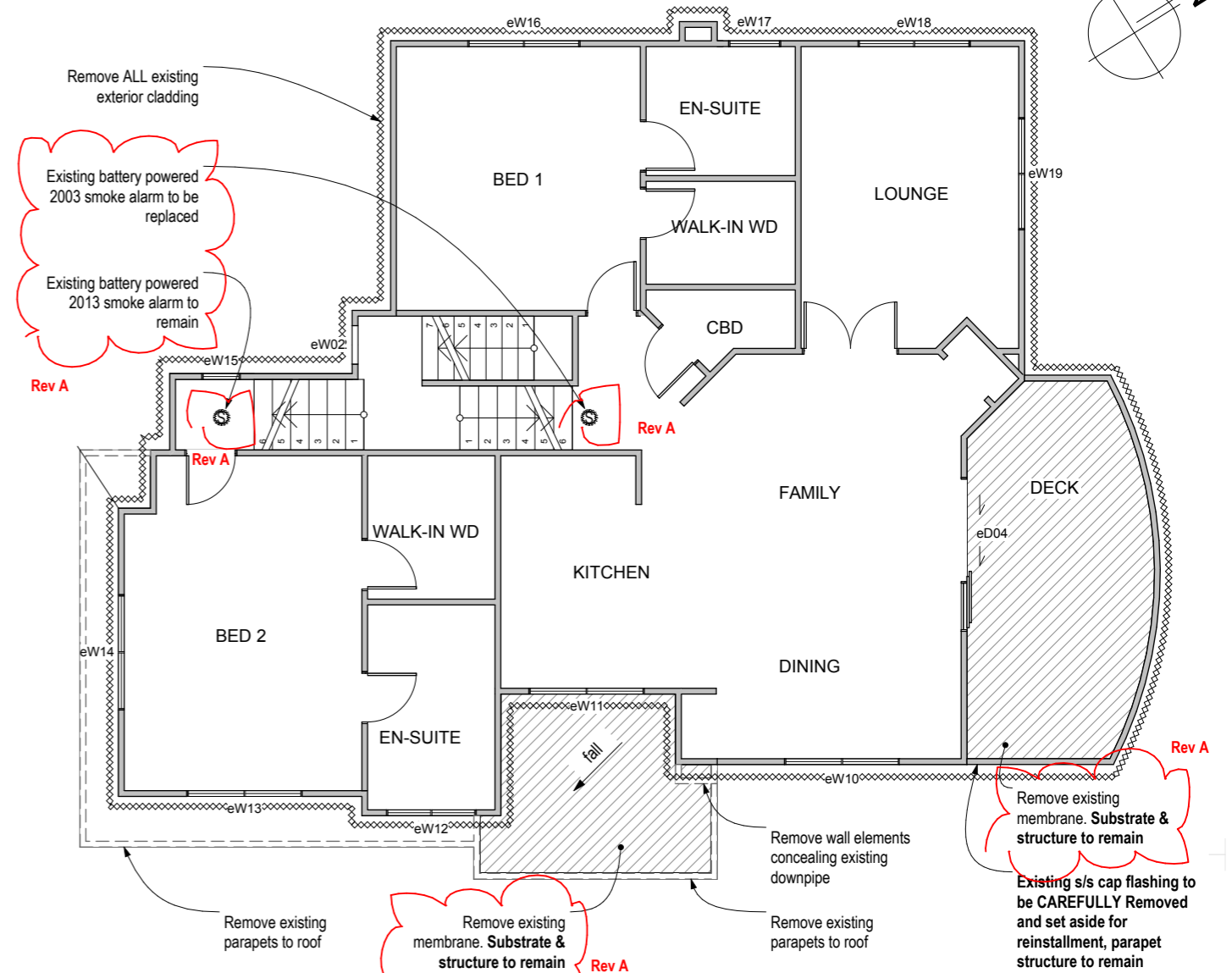
Site Location Plan

PROPERTY INFORMATION	
Parcel ID:	6528435
Legal Description:	Lot 8 DP 91324
Address:	155 FIELD WAY, WAIKANA BEACH
Earthquake Zone:	Zone 3
Exposure Zone:	Zone D
Climate Zone:	Zone 2
Wind Region:	W
Lee Zone:	No
Rainfall Intensity (range)	70 - 80
Wind Zone (experimental):	Very High
<b>No changes in Site Coverage</b>	

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	High risk	4
<b>Total Risk Score:</b>		<b>17</b>



1 Ground Floor Demo Plan  
1:100



2 First Floor Demo Plan  
1:100

DEMO PLAN		
<b>2110 Demolition</b>		
	Remove ALL existing exterior wall claddings	
	Existing timber framed walls to remain.	
	Existing timber framed walls/parapets to be demolished.	
	Excavate concrete and ground as required for new slab	
eDr01	Existing door to be carefully removed and set aside for reinstatement in NEW LOCATION	
eD01	Existing door to be carefully removed and set aside for reinstatement in EXISTING LOCATION (after new cladding is installed)	
eW01	Existing window to be carefully removed and set aside for reinstatement in EXISTING LOCATION (after new cladding is installed)	
Temporarily remove all meter & distribution boards as required for new cladding and reinstall in existing location after new claddings have been installed		
Remove all soffit linings		

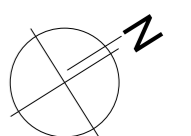
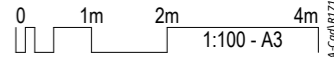
Rev	Notes	Date
A	Notes and fill updated for areas of existing membrane to be removed, extg smoke alarm locations shown	21/11/17

**RESOLVE IT ARCHITECTS**  
LEVEL 1, 171 VIVIAN STREET, TE ARO  
PO BOX 9792, WELLINGTON  
RESOLVEITARCHITECTS.CO.NZ

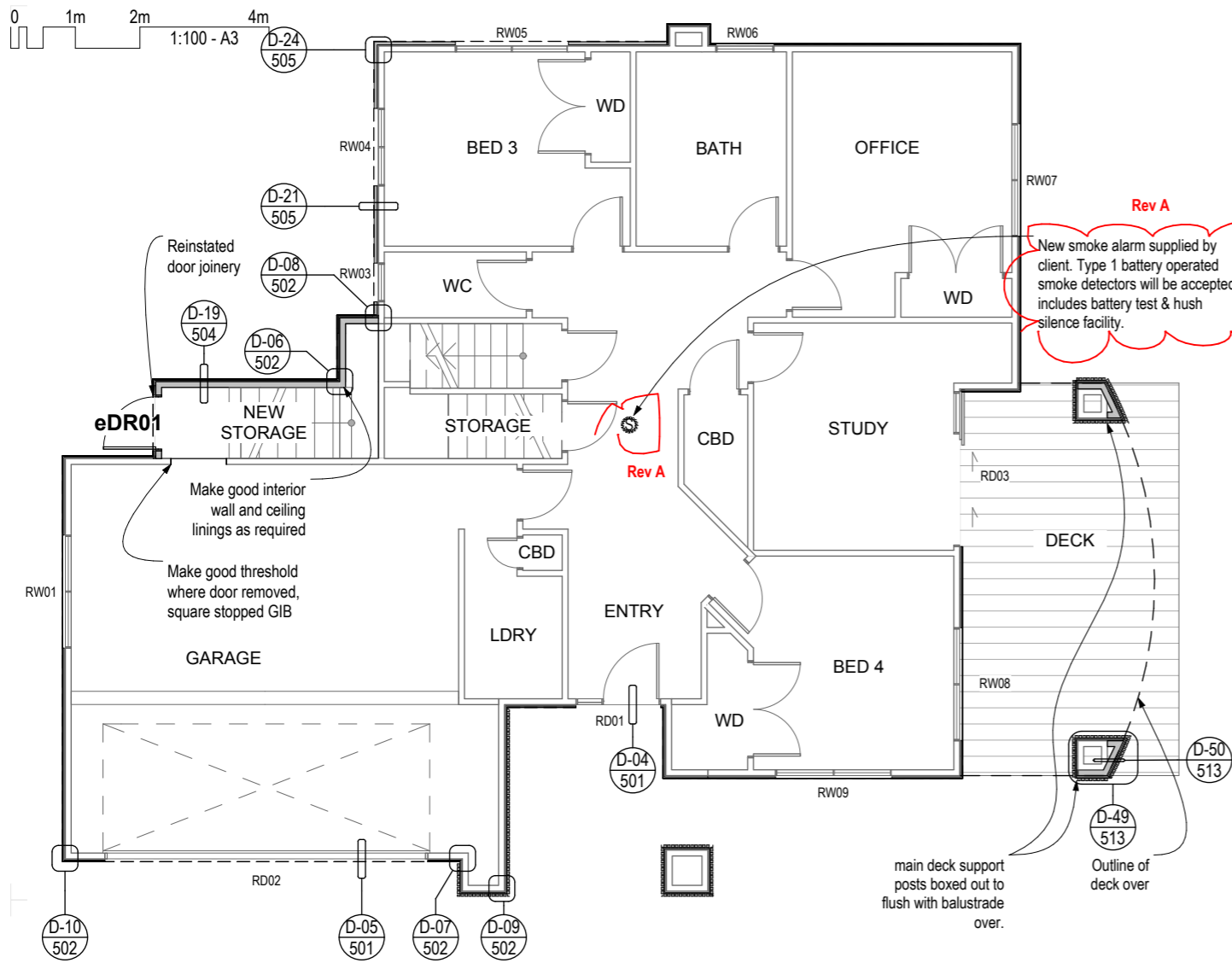
Client:  
**Werner and Andrea Naef**  
The contractor shall confirm all conditions and dimensions on site before proceeding with work. Do not scale dimensions off drawings, use figured dimensions only. Contractor is to report any discrepancies to the architect immediately. Plans to be read in conjunction with the spec.  
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Project Name:  
**155 Field Way Cladding Remediation**  
Project Address:  
**155 Field Way Waikanae Beach**

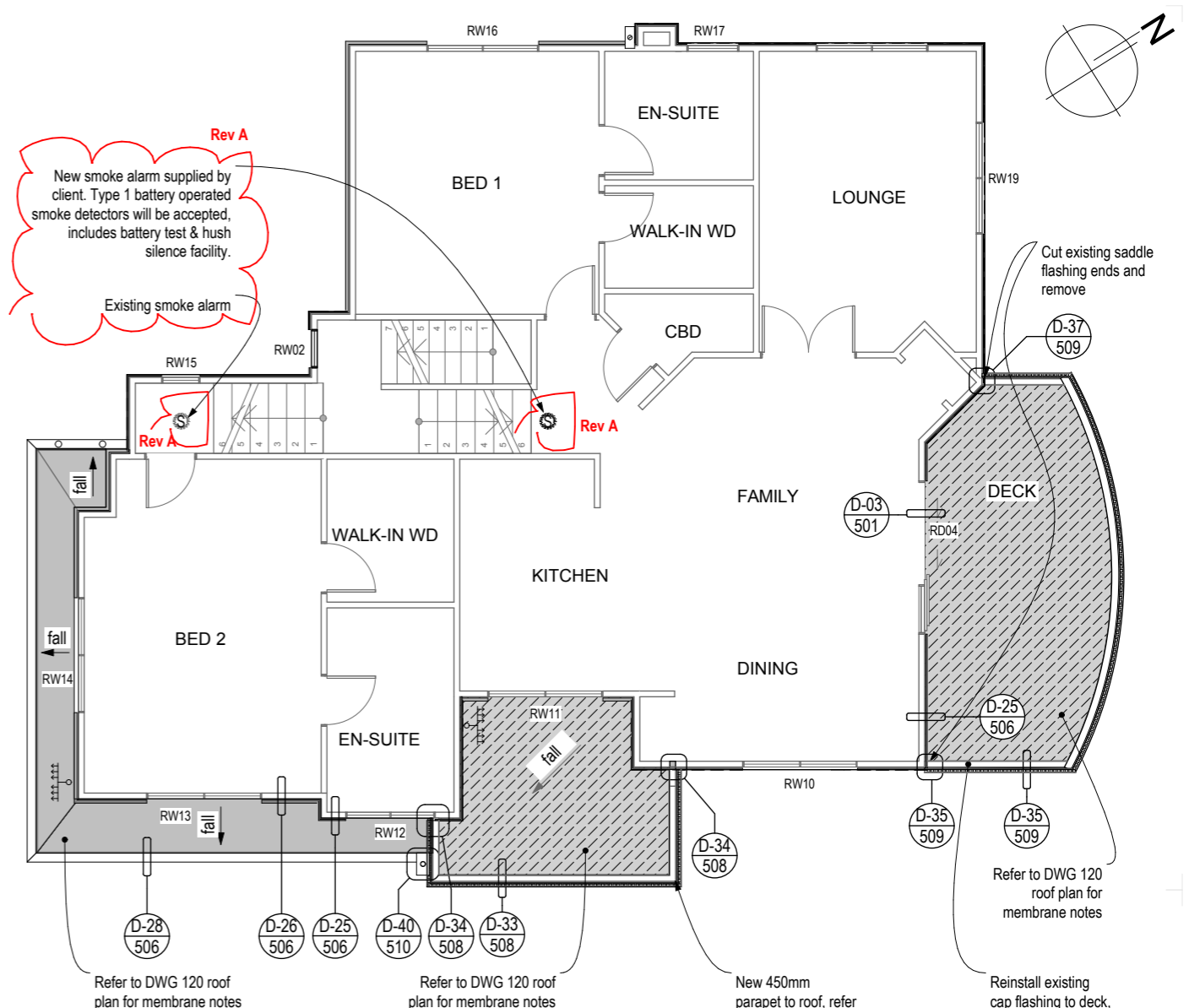
Drawing Title:  
**Demolition Floor Plans Rev A**  
Project Number: R17104 Status: BC and Tender  
Date: 23/11/2017 Scale: As Shown Size: A3  
Drawing No. **100** Revision No. **A**



CAD File: S:\Projects\2110-155 Field Way\155 Field Way\155 Field Way\155 Field Way Remediation Option 1.dwg



1 Ground Floor Proposed Plan  
1:100



2 First Floor Proposed Plan  
1:100

**PROPOSED PLAN**

**3820 Carpentry**

**wall framing notes:**

NOTE: All timber framing to be SG8 unless noted otherwise

- Existing timber framed walls
- New timber framed walls with selected wall linings to match existing wall structure

RW01 Reinstated window joinery IN EXISTING LOCATION

RD01 Reinstated door joinery IN EXISTING LOCATION

eDR01 Reinstated door joinery IN NEW LOCATION

New exterior wall cladding to all exterior walls, refer to elevations

Windzone is Very High for all NZS3604:2011 tables and figures.

For all timber treatments refer to carpentry section of the specification.

**Top plate**

90x45 (to match extg wall thickness)  
fixing to stud fixing as per NZS 3604: 2011 Table 8.18:  
2 / 90x3.15 end nails + 2 wire dogs (or 4.7kN alternative fixing)

**Bottom plate**

- 2/90x45 (to match extg wall thickness)
- Fixings to concrete slab, refer to the attached documentation in specification appendix:
- Ramset - TDS03046 - 12mm AnkaScrew Uplift capacity in 100 mm Slab Thickness
- Ramset APG 2013 AnkaScrew Screw In Anchor

**Lintels**

- Allow for doubling stud under ends of all lintels, allow for trimming studs as per NZS3604:2011 table 8.5
- Lintel fixing to trimmer studs. As per NZS 3604: 2011 Table 8.14 and figure 8.12:
- Double stud to be continuous between the bottom plate and the underside of the lintel. Fix double studs together with 100x3.75mm nails @ 600 crs. with 2/100 x 3.75mm immediately under the lintel.
- Provide a 25 x 1mm strap with 6/30 x 2.5mm nails into both lintel and stud, or a 7.5kN (tension) connection to each end of the lintel
- Provide a 25x1mm strap taken under plate and 150up each side of stud, with 6/30 x 2.5mm nails into each side.

**4710P Pink Batts Insulation**

- R2.6 fibreglass insulation to all exterior wall cavities
- R3.2 insulation to all new skillion ceilings and where substrate is removed in existing roof, ensure min. 25mm cavity between insulation & roof underlay

**flooring notes:**

- Concrete floor finish notes, refer to 105 Foundation Plan

**Replacing Covered Rotten Timber**

Refer to Specification Section 3897 Replacement & Treatment of Decayed Timber and Quality Assessment Plan

**New Bracing (Gib EzyBrace)**

Any new bracing is to be specified and installed to the current august 2016 manual

Rev A

Rev	Notes	Date
A	notes updated for "replacing covered rotten timber." bracing note updated, smoke alarms added	21/11/17

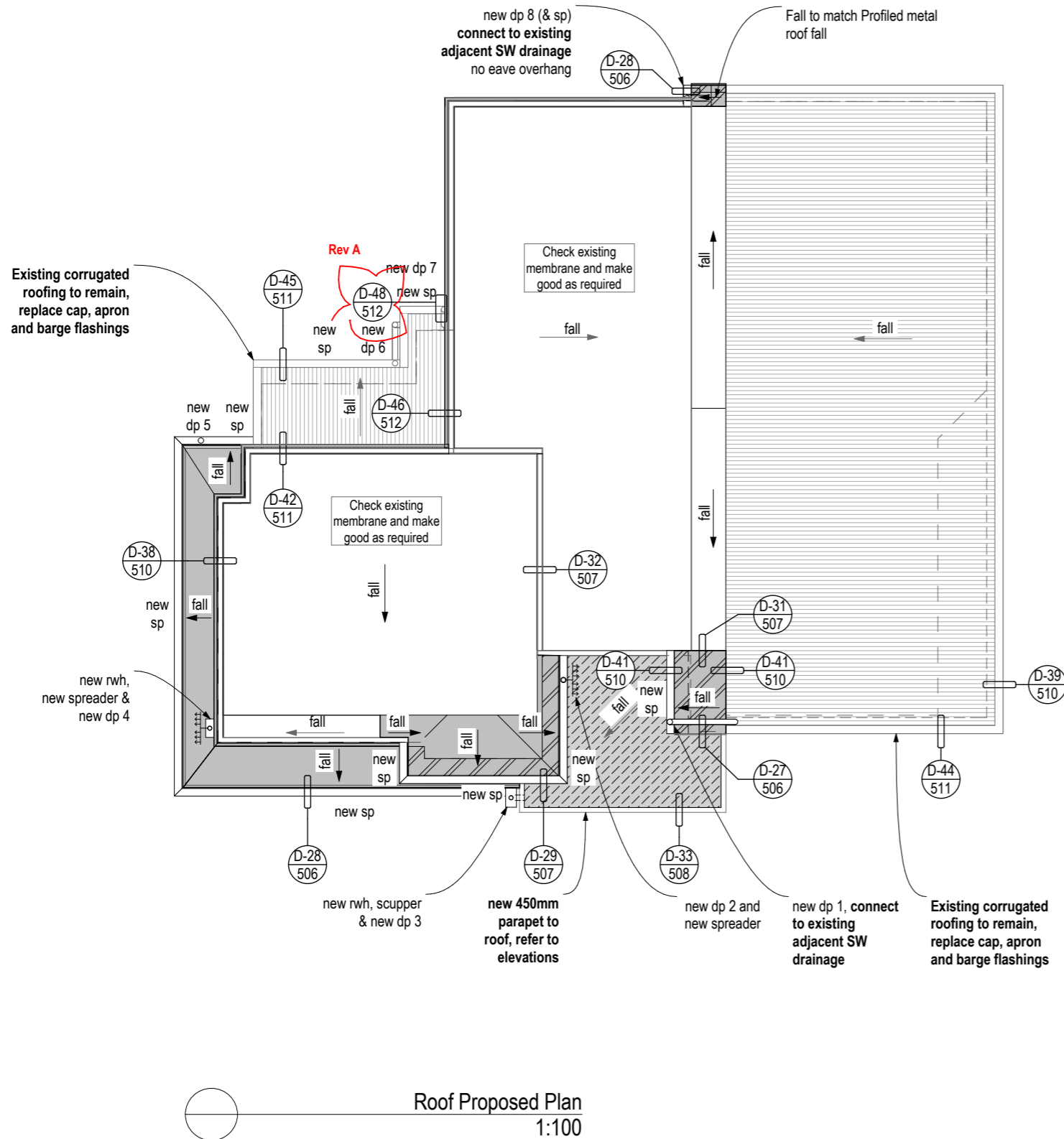
**RESOLVE IT ARCHITECTS**  
LEVEL 1, 171 VIVIAN STREET, TE ARO  
PO BOX 9792, WELLINGTON  
RESOLVEITARCHITECTS.CO.NZ

Client:  
**Werner and Andrea Naef**  
The contractor shall confirm all conditions and dimensions on site before proceeding with work. Do not scale dimensions off drawings, use figured dimensions only. Contractor is to report any discrepancies to the architect immediately. Plans to be read in conjunction with the spec.  
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Project Name:  
**155 Field Way Cladding Remediation**  
Project Address:  
**155 Field Way Waikanae Beach**

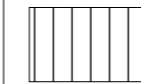
Drawing Title:  
**Proposed Floor Plan Rev A**  
Project Number: R17104 Status: BC and Tender  
Date: 23/11/2017 Scale: As Shown Size: A3  
Drawing No. **110** Revision No. **A**

CAD File: S:\Projects\17104-155 Field Way\4-Cad\17104-Field Way Remediation 1.dwg



**4311 Profiled Metal Roofing**

**roof plan notes:**



Existing corrugate steel profile roof on existing roof structure to remain, **replace cap, apron and barge flashings with new flashings**

Roof Flashings (new): to be fabricated from same material as roof unless detailed otherwise

Roof Fixing: pre painted Class 5 galvanised steel fixings with neoprene sealing washers (coil coated) for exposure zone D. Refer to DWG 125 Roof Framing Plan for fixing types

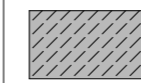
**4421 Bitumen Based Sheet Roofing**



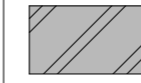
Existing membrane roof (**Check all jointing and laps of existing membrane**)



New Viking Butylclad Roofing Membrane to match existing. New substrate on furring to min 2° fall. **Existing roof structure TO REMAIN**



New Viking Butylclad Roofing Membrane to match existing. **Existing substrate and roof structure TO REMAIN**



New Viking Butylclad Roofing Membrane to match existing. **New substrate on furring to min 2° fall & new roof structure, refer to DWG 125 roof framing plan**

New substrates: 19mm H3.2 CCA treated CD plywood fix with s/s butt jointed allow 3mm gap between sheets with tape over.

membrane: to match existing  
capping and flashings: refer to details

Roof Underlay: refer DWG210 Proposed Elevations Notes, 4161 Wraps, Underlays and DPC

**7411 Rainwater Spouting System**

where downpipe is discharging onto roof below always allow for spreader in accordance with E2/AS1 Fig. 20

Allow to install wire mesh domes to top of all downpipes, and leaf guard mesh to all spoutings.

NOTE: refer to dwg 210 for downpipe positions on elevations

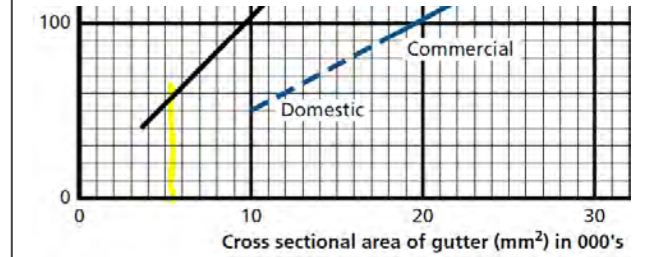
- Spoutings: All spoutings Marley Stormcloud, 5100mm<sup>2</sup> effective cross sectional area, colour to match verticla profiled metal cladding, tbc
- Downpipes: Marley RP80, colour to match verticla profiled metal cladding, tbc
- Downpipe Spreaders: Generic PVC, colour to match verticla profiled metal cladding, tbc
- Rain water heads: Calder Steward Roofing Standard Rectangular Rainwater Head (RWH4), 350w x 300h x 200d, colour to match profiled metal wall cladding, tbc
- Scuppers: Fabricated coloursteel to match spoutings

**Key**

- exist. dp existing downpipe
- new dp 1 new downpipe
- new sp new spouting
- new rwh new rainwater head

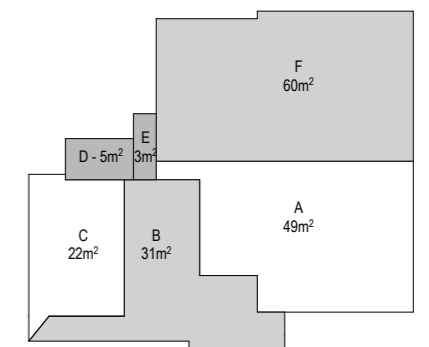
**Catchment Calculations - (NZBC Clause E1: Table 5)**

Rainfall Intensity (range): 70-80mm/hr (BRANZ Maps)  
**Effective Cross Sectional Area of all other new spoutings (min) E1: 60m<sup>2</sup> roof and under**  
(80mm/hr instead of 100mm/hr) =  $\sim 5500\text{mm}^2 \times 0.8 \times 1.1(15^\circ \text{ factor}) = \sim 4840\text{mm}^2$   
Roof Pitch: maximum pitches of existing/new roofs = 15°  
New Selected Spouting Cross section area = **5100mm<sup>2</sup>**



Key	DP size selected	Roof	Max roof area served	min DP size
○ New dp1	80mm	A	49m <sup>2</sup>	existing
○ New dp2 with spreader	80mm	B (part)	19m <sup>2</sup>	63mm
○ New dp3 & rwh	80mm	B	31m <sup>2</sup>	63mm
○ New dp4 with spreader	80mm	C (part)	16m <sup>2</sup>	63mm
○ New dp5	80mm	C	22m <sup>2</sup>	63mm
○ New dp6	80mm	D	5m <sup>2</sup>	63mm
○ New dp7	80mm	E	3m <sup>2</sup>	63mm
○ New dp8	80mm	F	60m <sup>2</sup>	63mm

c.o.s condition of existing rwh, outlets and dp's to deck on first floor and replace if required



**ROOF CATCHMENT DIAGRAM**

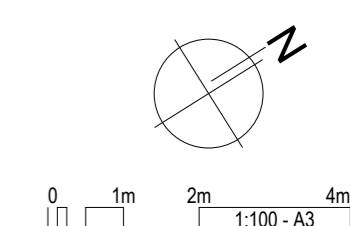
Rev	Notes	Date
A	Details marker D-48 added	21/11/17

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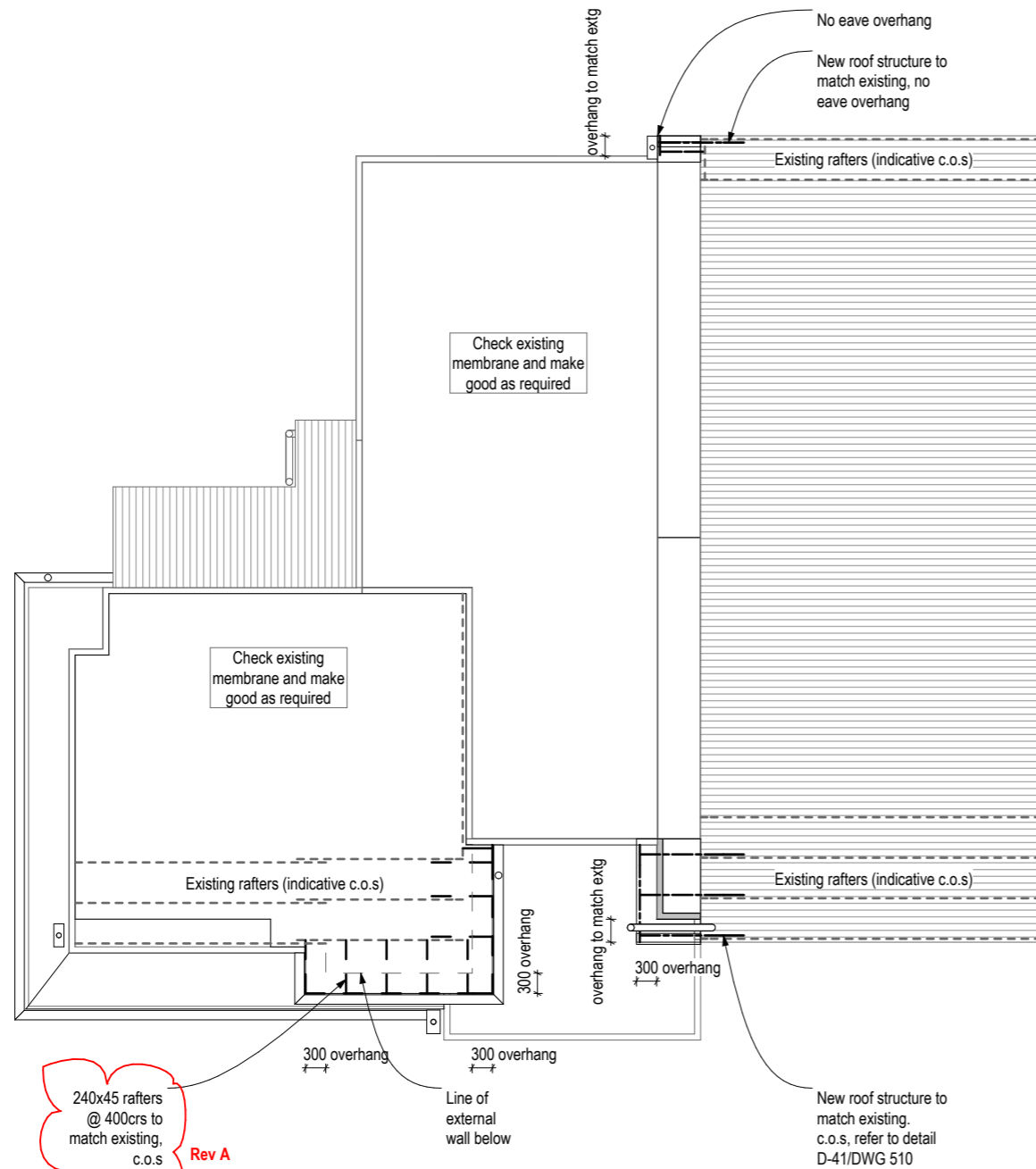
Client:  
**Werner and Andrea Naef**  
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Project Name:  
**155 Field Way Cladding Remediation**  
Project Address:  
**155 Field Way Waikanae Beach**

Drawing Title:  
**Proposed Roof Plan Rev A**  
Project Number: R17104 Status: BC and Tender  
Date: 23/11/2017 Scale: As Shown Size: A3  
Drawing No. **120** Revision No. **A**



CAD File: S:\Projects\17104-155 Field Way\17104-Field Way Remediation 1.dwg



**3820 Carpentry (roof framing notes):**

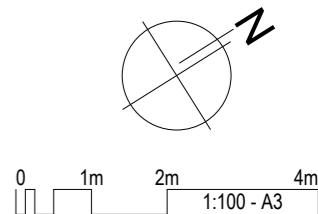
NOTE: all timber framing to be SG8 unless noted otherwise

- Existing rafters (indicative c.o.s)
- 240x45mm timber rafters
  - @ max 600mm crs to match extg for corrug metal roof
  - @ max 400 crs for membrane deck and roof
- Rafter fixing: As per NZS3604:2011 Table 10.1:
  - 240x3.45 skewed nails + 2 wire dogs [Type E - 4.7kN]
  - Fixing types @ intermediate supports for rafters running continuously over those supports shall have double the capacity of the fixing types given.
- Rafters to match existing, c.o.s sizes and spacings
- Rafter fixing c.o.s: As per NZS3604:2011 Table 10.1

Roof Fixing: Roof Fixings appropriate for the design loads of site. Allow for specific loadings @ corners & the periphery of the roof where localised pressure factors apply

Ensure roof bracing system for existing roof remains intact and replace if required

Roof Framing Plan  
1:100



Rev	Notes	Date
A	Rafters over membrane roof and deck to 400 crs	21/11/17

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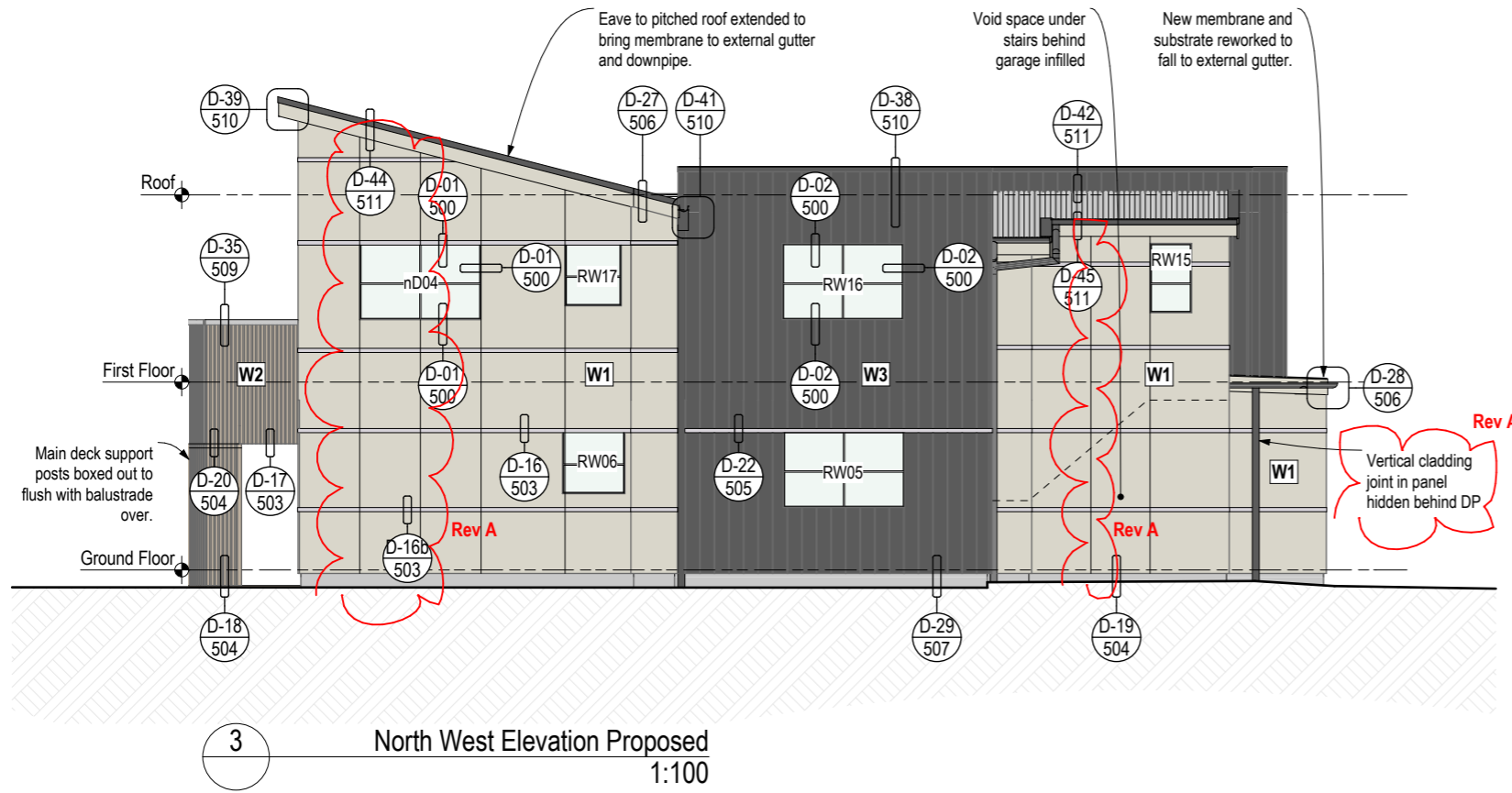
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**155 Field Way Cladding Remediation**

Project Address:  
**155 Field Way Waikanae Beach**

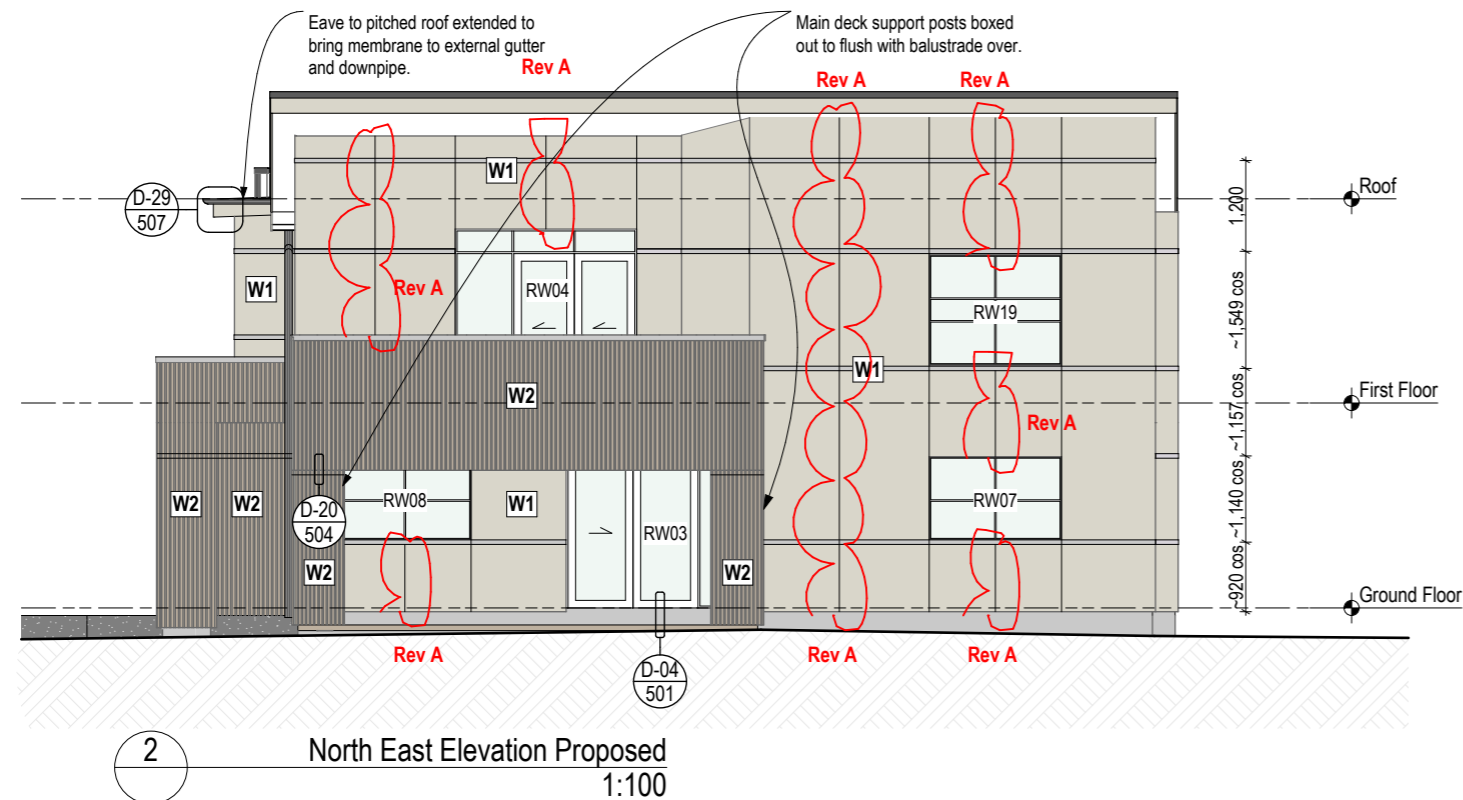
Drawing Title:  
**Roof Framing Plan Rev A**

Project Number: R17104	Status: BC and Tender
Date: 23/11/2017	Scale: As Shown   Size: A3
Drawing No. <b>125</b>	Revision No. <b>A</b>

CAD File: S:\Projects\17104-155 Field Way\155 Field Way\155 Field Way\155 Field Way Remediation 1.dwg



3 North West Elevation Proposed  
1:100



2 North East Elevation Proposed  
1:100

**ELEVATIONS**

- W1** 4223SC Shadowclad Plywood Cladding  
Ultra Texture, on timber battens, on RAB board paint finish, with proprietary horizontal s/s flashings. s/s fixings
- W2** 4223SC Shadowclad Plywood Cladding  
(with 40x40mm closed spaced vertical timber battens @ 100 crs with 6x6 weathergrooves over sheet cladding) - Ultra Texture, on timber cavity battens, on RAB board paint finish. s/s fixings
- W3** 4241ME Metalcraft Espan 340 Cladding  
Vertical profiled metal cladding, on cavity. Coloursteel Maxx, fixings to manufacturer specifications & to meet corrosion zone D.

**Fixings - Nail, Screw Fastenings**  
- Material, grade & positioning to cladding to manufacturers requirements & complying with NZS3604 Section 4 Durability

**Cavity battens**  
Plywood: 40x19 H3.1 treated timber battens fixed with 60x2.8mm jolt head s/s nails or power driven 64x2.8mm s/s nails, all at 250mm crs. Spacing of batten, refer to cladding manufacturers  
Metalcraft Espan 340: Cavitat Cavity Battens

**NOTE:** in a sea spray zone, use stainless steel fasteners to fix battens to frame  
**DO NOT HAVE STAINLESS STEEL IN CONTACT WITH GALVANISED STEEL OR ZINCALUME. Separate with separating layer.** Refer to E2, "Compatibility of materials in contact."

**Cavity closers:** WANZ rigid PVC cavity closer  
**Scribers:** to match existing  
**Soffits:** to match existing  
**Fascias:** to match existing  
**Barge:** to match existing

**4161 Wraps, Underlay and DPC & 4171E Ecoply Barrier Rigid Air Barrier System**  
- Rigid Air Barrier: 7mm Ecoply RAB system with proprietary flashing tape  
- DPC: Thermakraft Supercourse 500  
- Flashing Tape: Marshall Innovations Superstick Building Tape  
- Roofing Underlay: Covertex 405, laid horizontal on roof mesh  
- Air Seal/PEF Rod: Thermakraft window worm [varying sizes]

**4821 Roof Flashings**  
Material: Powder coated zincalume to match extg (Coloursteel Maxx) Thickness: 0.55mm BMT

**4281 Cladding Flashings**  
Material: Shadowclad: 304 Stainless Steel (General Flashings) Thickness: 0.45mm BMT  
Metalcraft Espan 340: to match cladding Thickness: 0.55mm BMT  
Marshall's PVC (Corner Flashings)

**4281 Aluminium Joinery Flashings**  
Material: Aluminium Thickness: 0.9mm BMT

**4281 Aluminium Saddle and Welded Flashings**  
Material: Aluminium Thickness: 1.6mm BMT

**Note:** USE ALUMINIUM FIXINGS to aluminium flashing and joinery, DO NOT USE STAINLESS STEEL FIXINGS THROUGH ALUMINIUM. Separate aluminium and s/s with separating layer. Refer to E2, "Compatibility of materials in contact."

Rev	Notes	Date
A	Extra vertical junctions in plywood cladding added	16/11/17

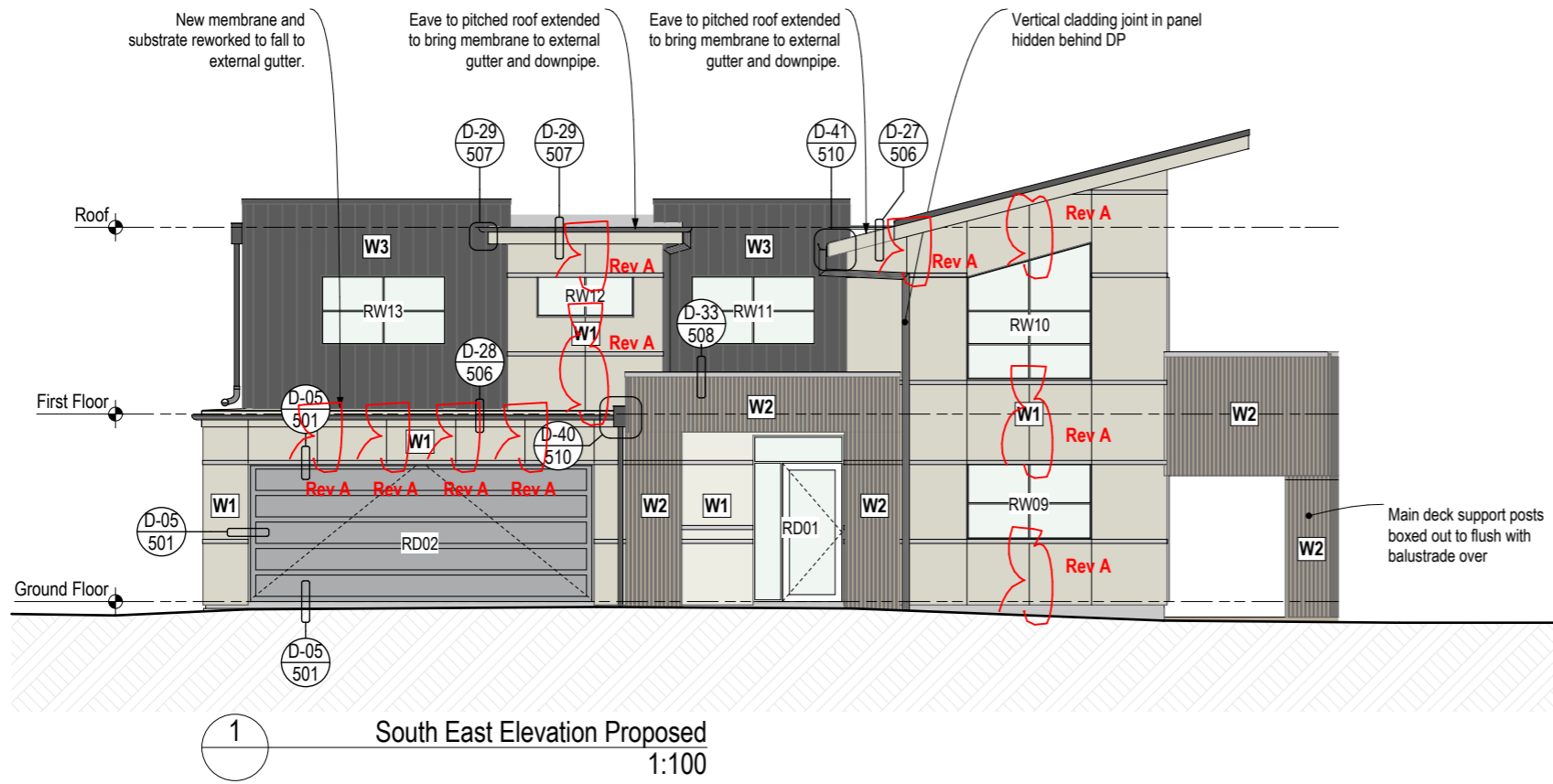
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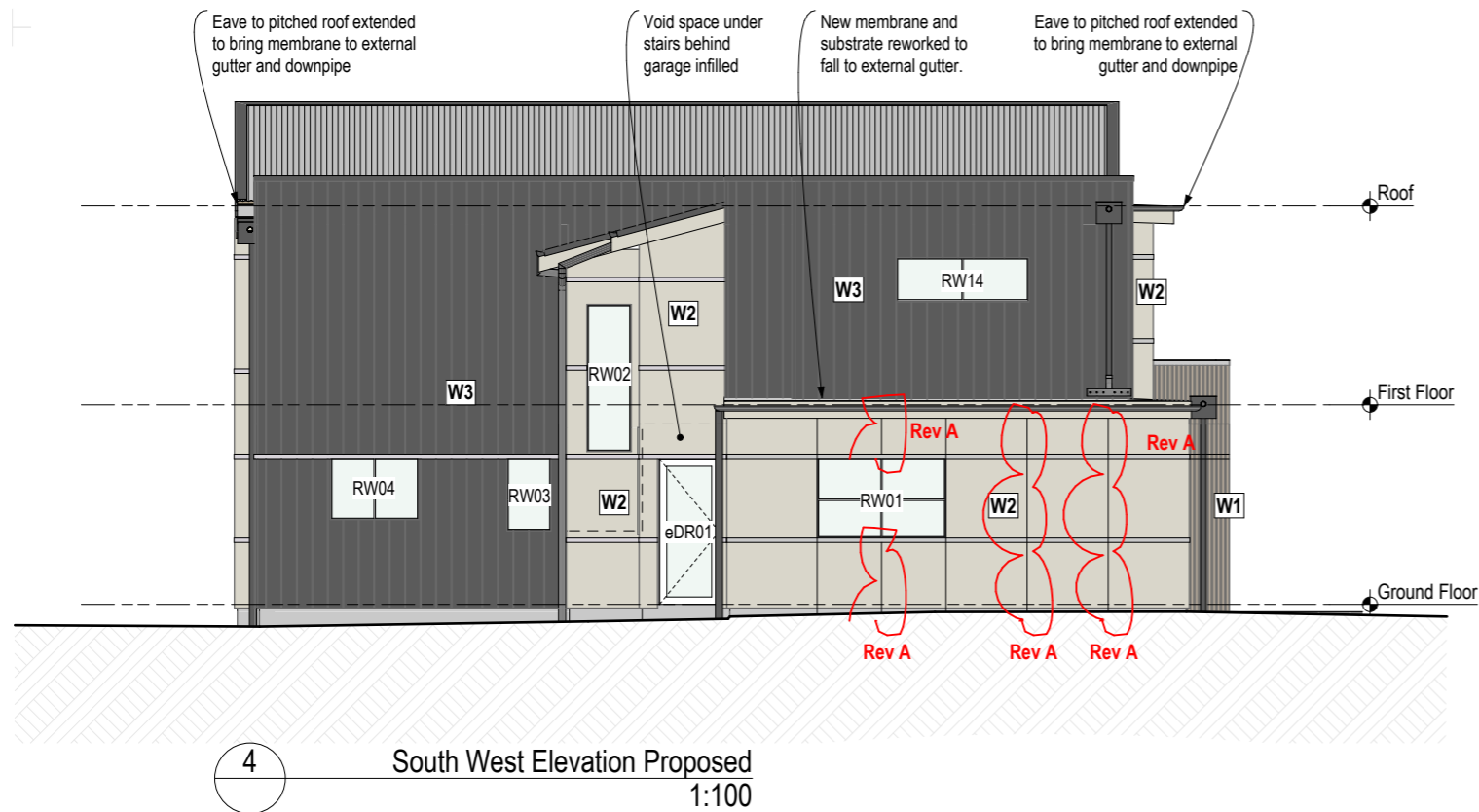
Project Name: **155 Field Way Cladding Remediation**  
Project Address: **155 Field Way Waikanae Beach**

Drawing Title: <b>Proposed Elevations Rev A</b>	
Project Number: R17104	Status: BC and Tender
Date: 23/11/2017	Scale: As Shown Size: A3
Drawing No. <b>210</b>	Revision No. <b>A</b>

CAD File: S:\Projects\155 Field Way\155 Field Way\155 Field Way Remediation Option 1.dwg



1 South East Elevation Proposed  
1:100



4 South West Elevation Proposed  
1:100

Rev	Notes	Date
A	Extra vertical junctions in plywood cladding added	16/11/17

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Project Name:  
**155 Field Way Cladding Remediation**

Project Address:  
**155 Field Way Waikanae Beach**

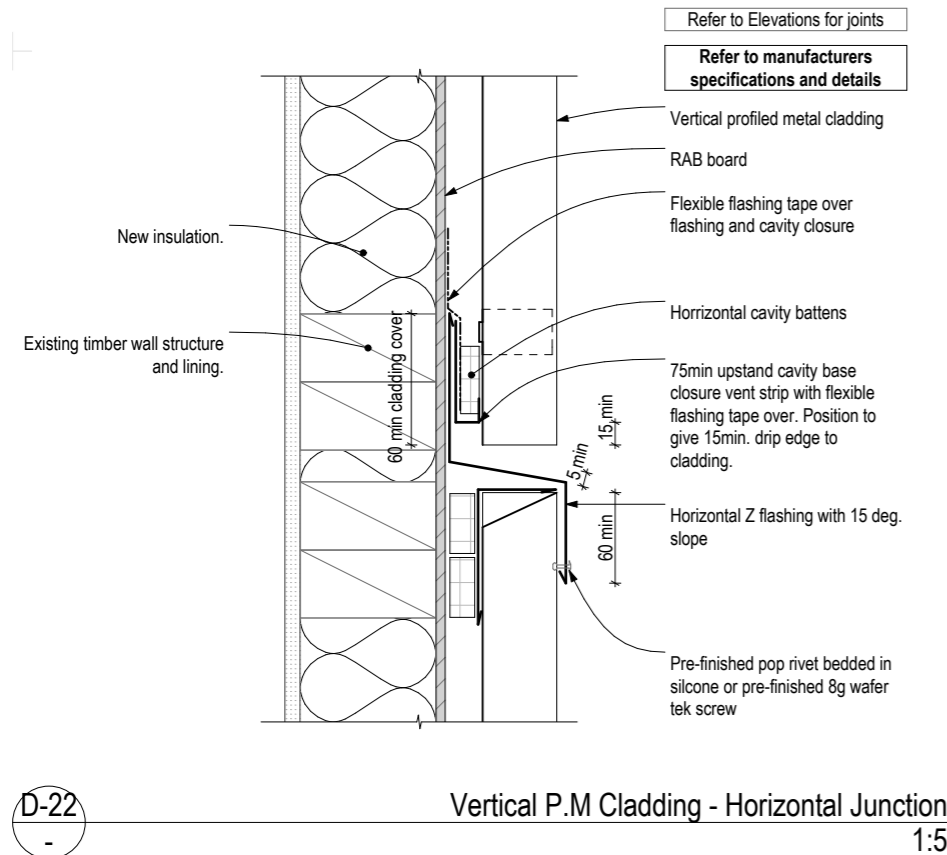
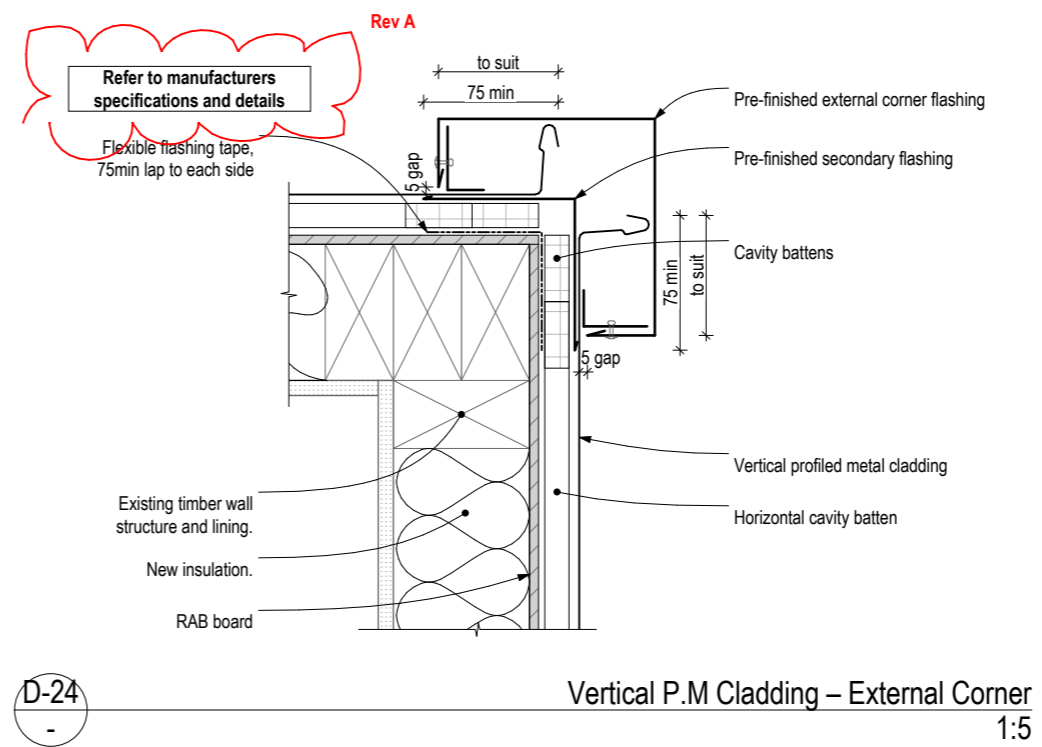
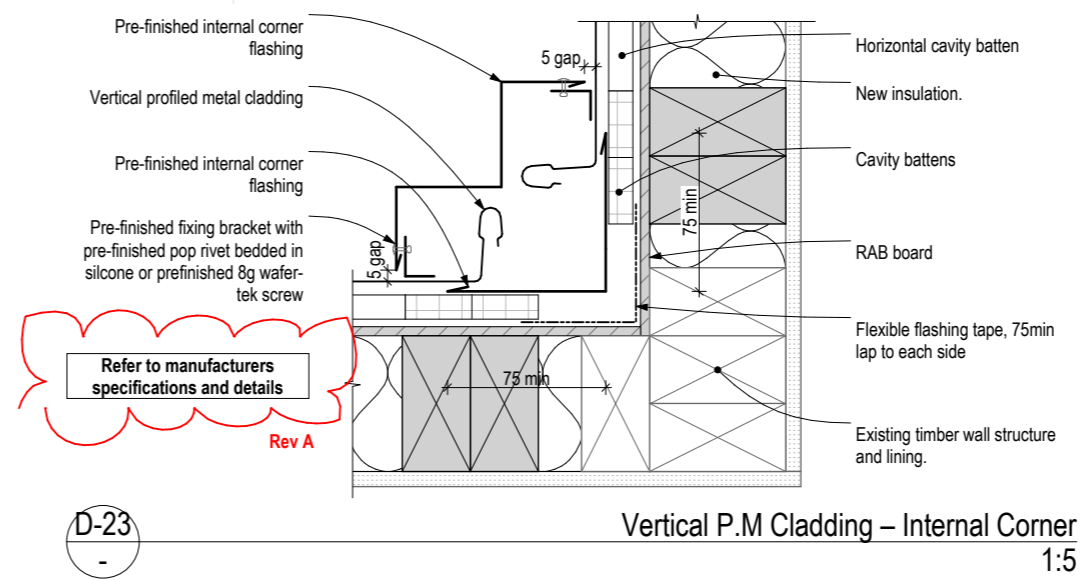
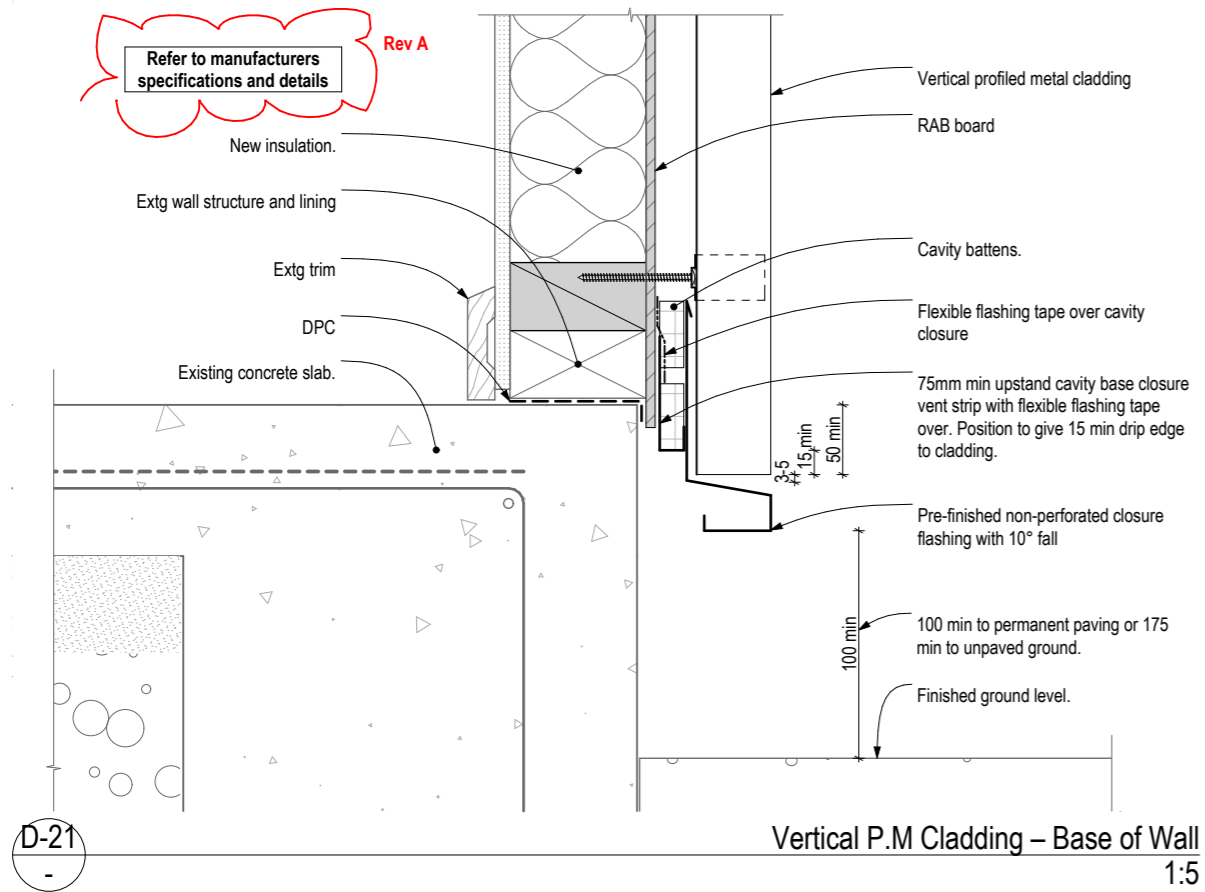
Drawing Title: <b>Proposed Elevations Rev A</b>	
Project Number: R17104	Status: BC and Tender
Date: 23/11/2017	Scale: As Shown   Size: A3
Drawing No. <b>211</b>	Revision No. <b>A</b>











Rev	Notes	Date
A	Notes updated	21/11/17

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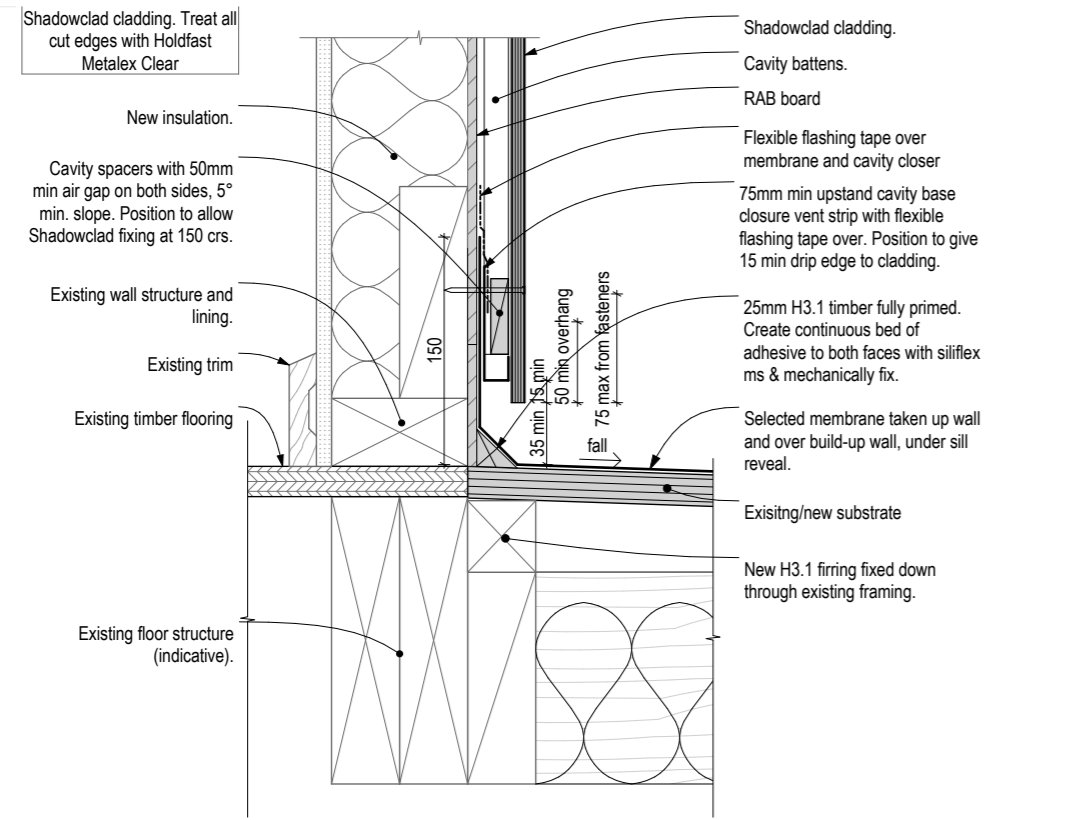
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**155 Field Way Cladding Remediation**

Project Address:  
**155 Field Way Waikanae Beach**

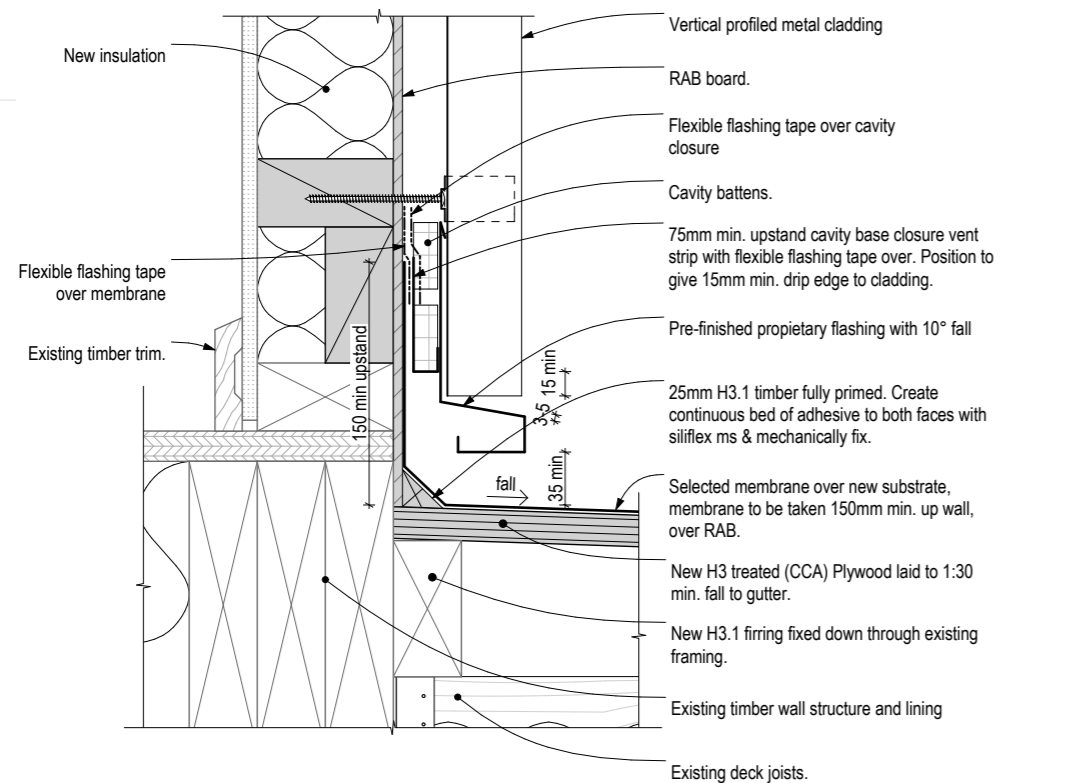
Drawing Title:  
**Construction Details - Cladding Rev A**

Project Number: R17104    Status: BC and Tender  
Date: 23/11/2017    Scale: As Shown    Size: A3

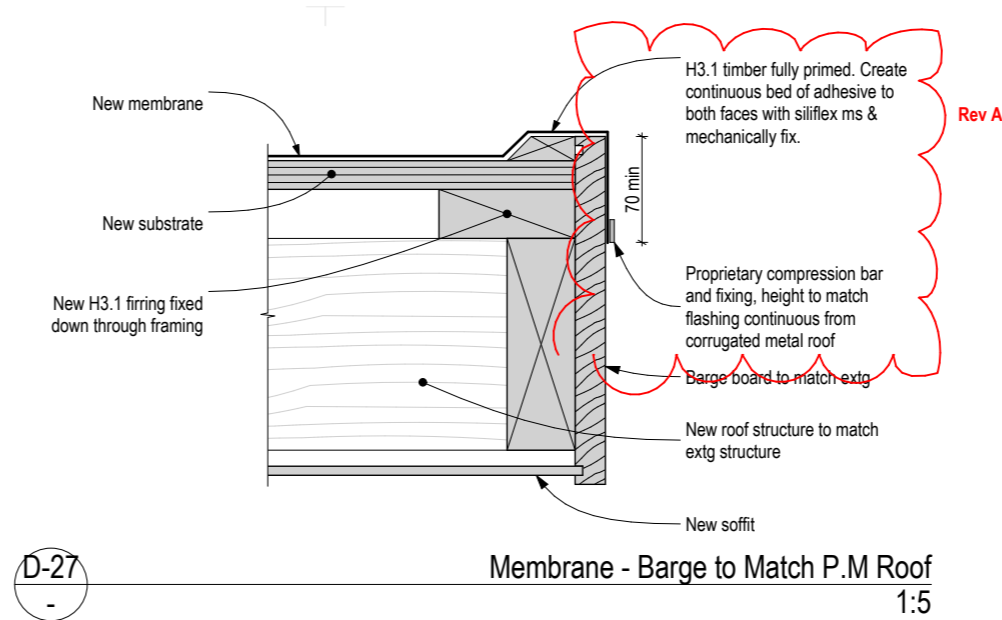
Drawing No.    Revision No.  
**505**    **A**



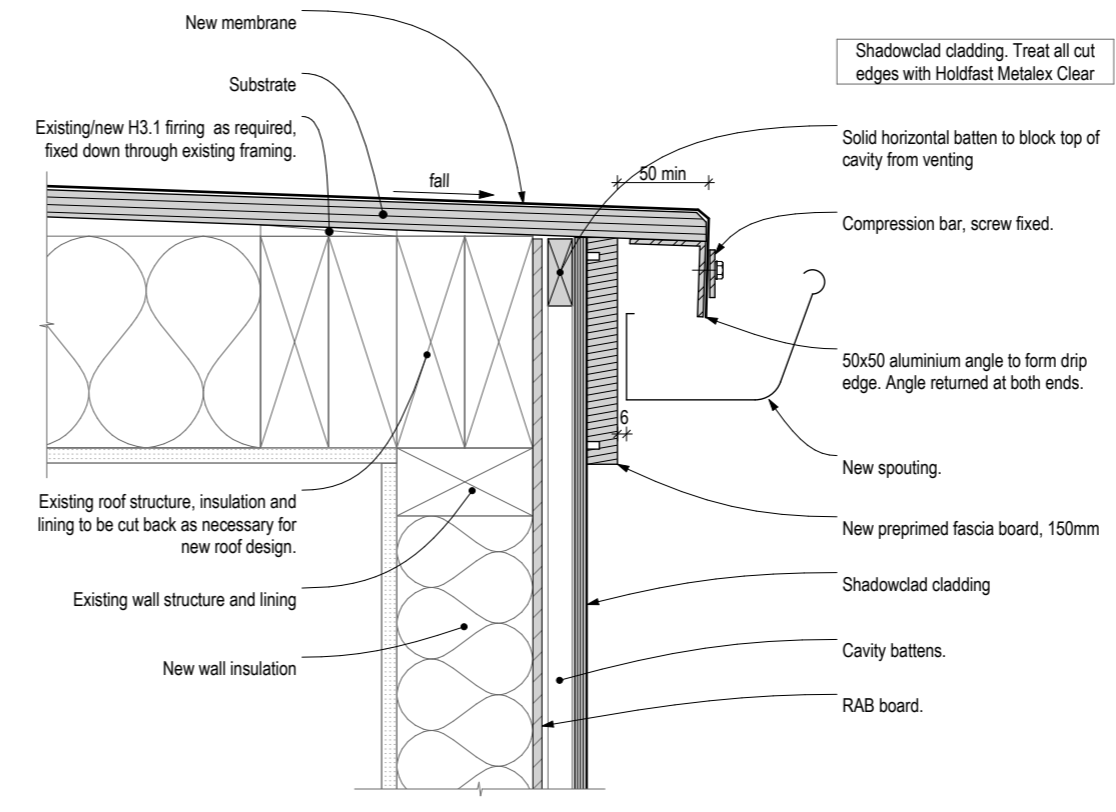
D-25  
Membrane - Apron - Plywood Cladding A  
1:5



D-26  
Membrane - Apron - Vertical P.M Cladding  
1:5



D-27  
Membrane - Barge to Match P.M Roof  
1:5



D-28  
Membrane - Eave - Flush - Plywood Cladding A  
1:5

Rev	Notes	Date
A	Details and notes updated	21/11/17

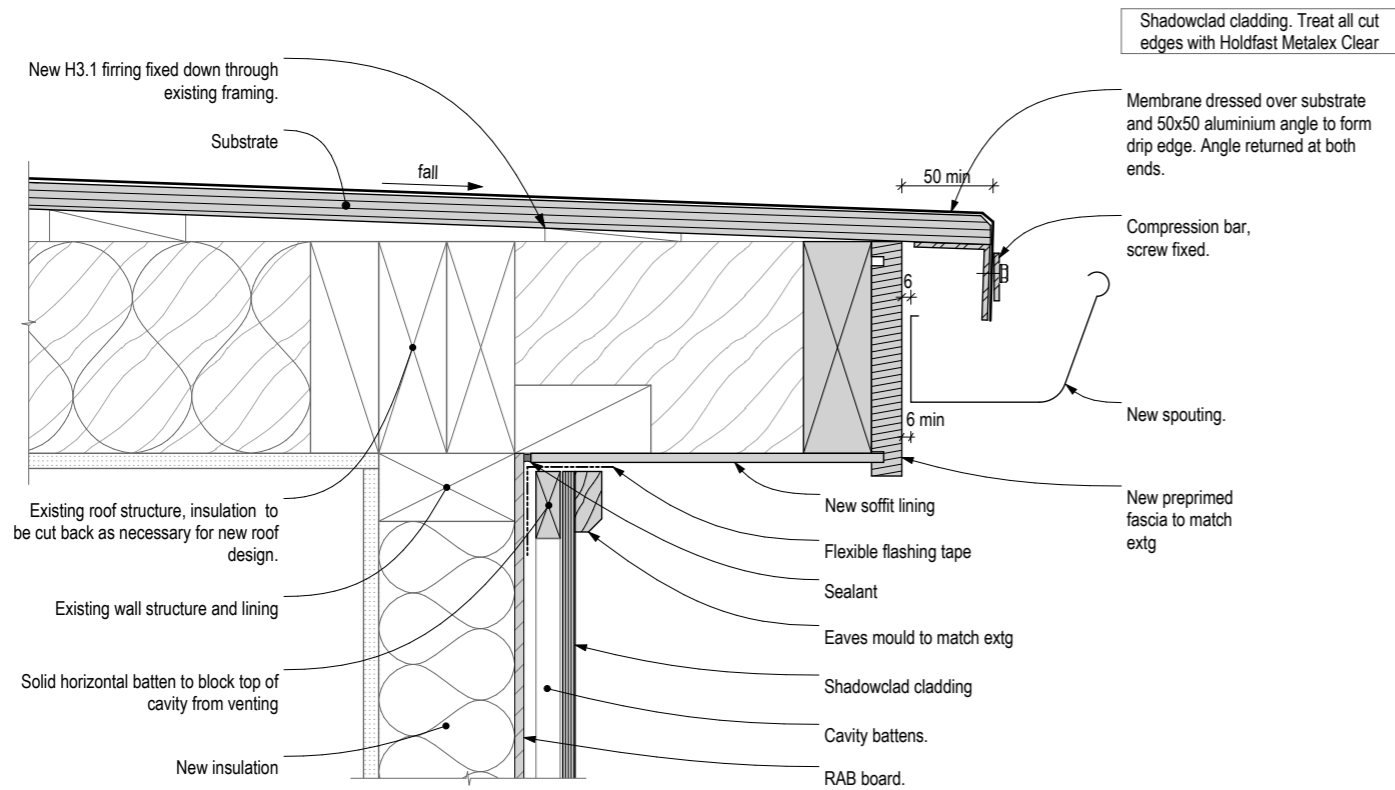
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Project Name:  
**155 Field Way Cladding Remediation**  
Project Address:  
**155 Field Way Waikanae Beach**

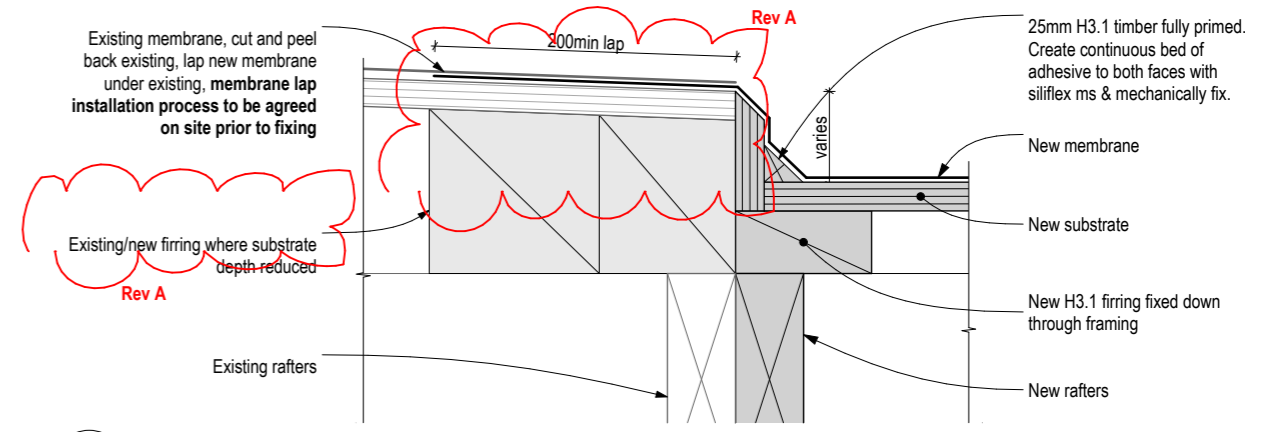
Drawing Title:  
**Construction Details - Roof Rev A**  
Project Number: R17104 | Status: BC and Tender  
Date: 23/11/2017 | Scale: As Shown | Size: A3  
Drawing No. **506** | Revision No. **A**

CAD File: S:\Projects\155 Field Way\155 Field Way Rev A - Cladding\155 Field Way Rev A - Cladding Option 1.dwg



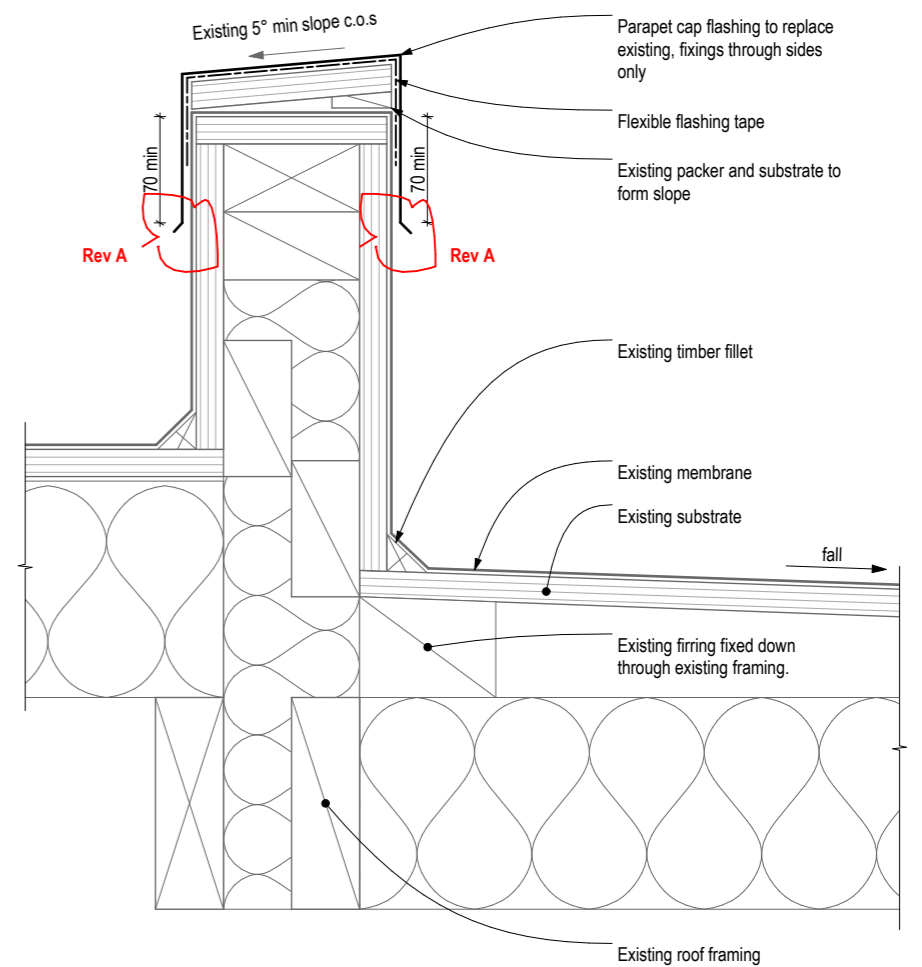
D-29  
-

Membrane – Eave – Overhang - Plywood Cladding A  
1:5



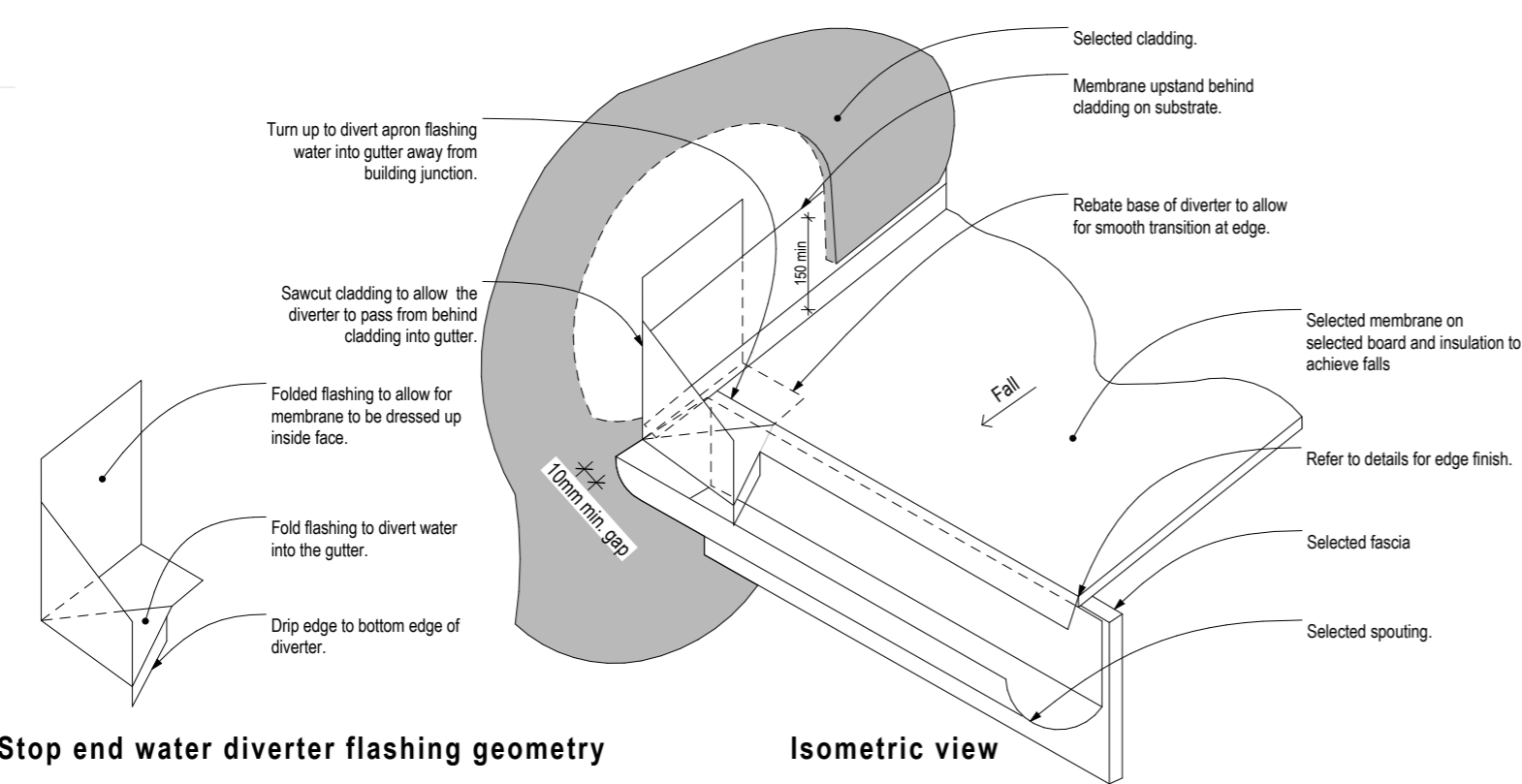
D-31  
-

Membrane - Existing to New Junction  
1:5



D-32  
-

Membrane – Parapet – Membrane  
1:5



Stop end water diverter flashing geometry

Isometric view

Membrane - Gutter to Wall Junction  
1:5

D-30  
-

Rev	Notes	Date
A	Details and notes updated	21/11/17

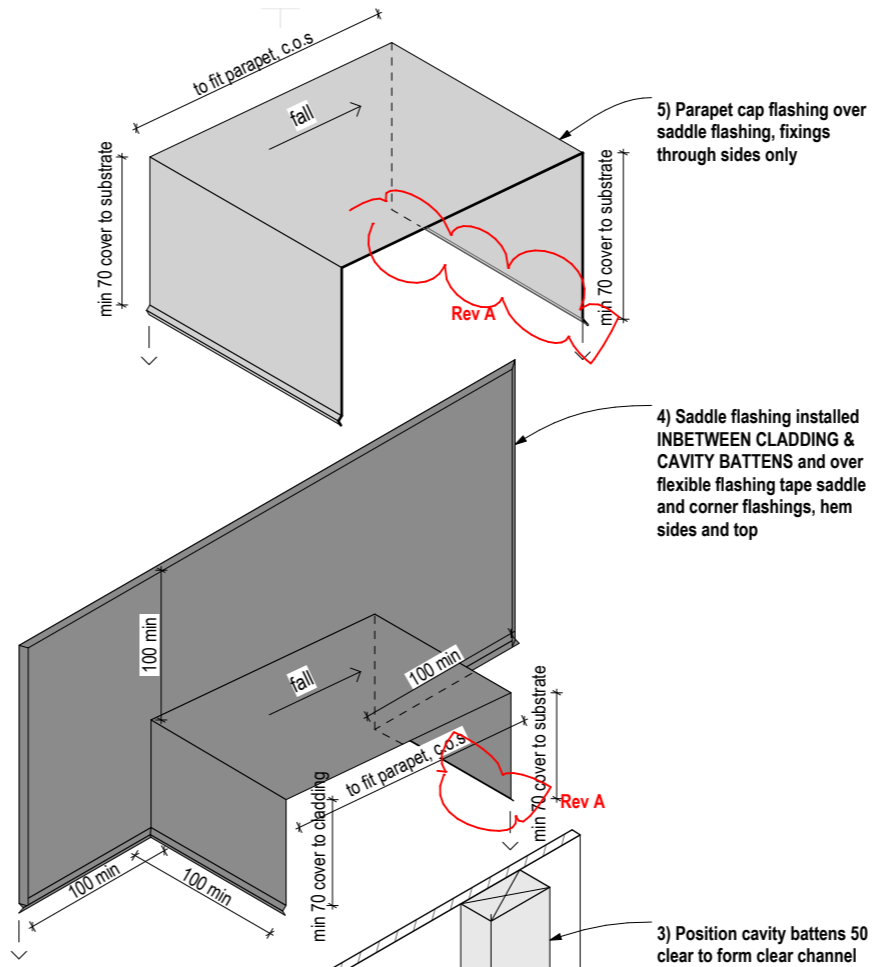
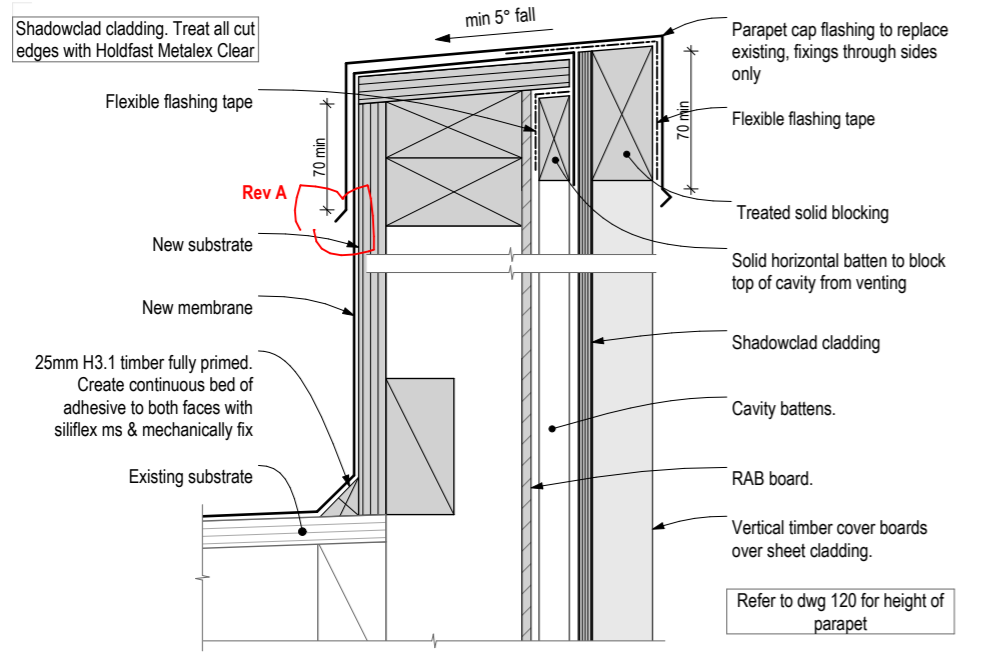
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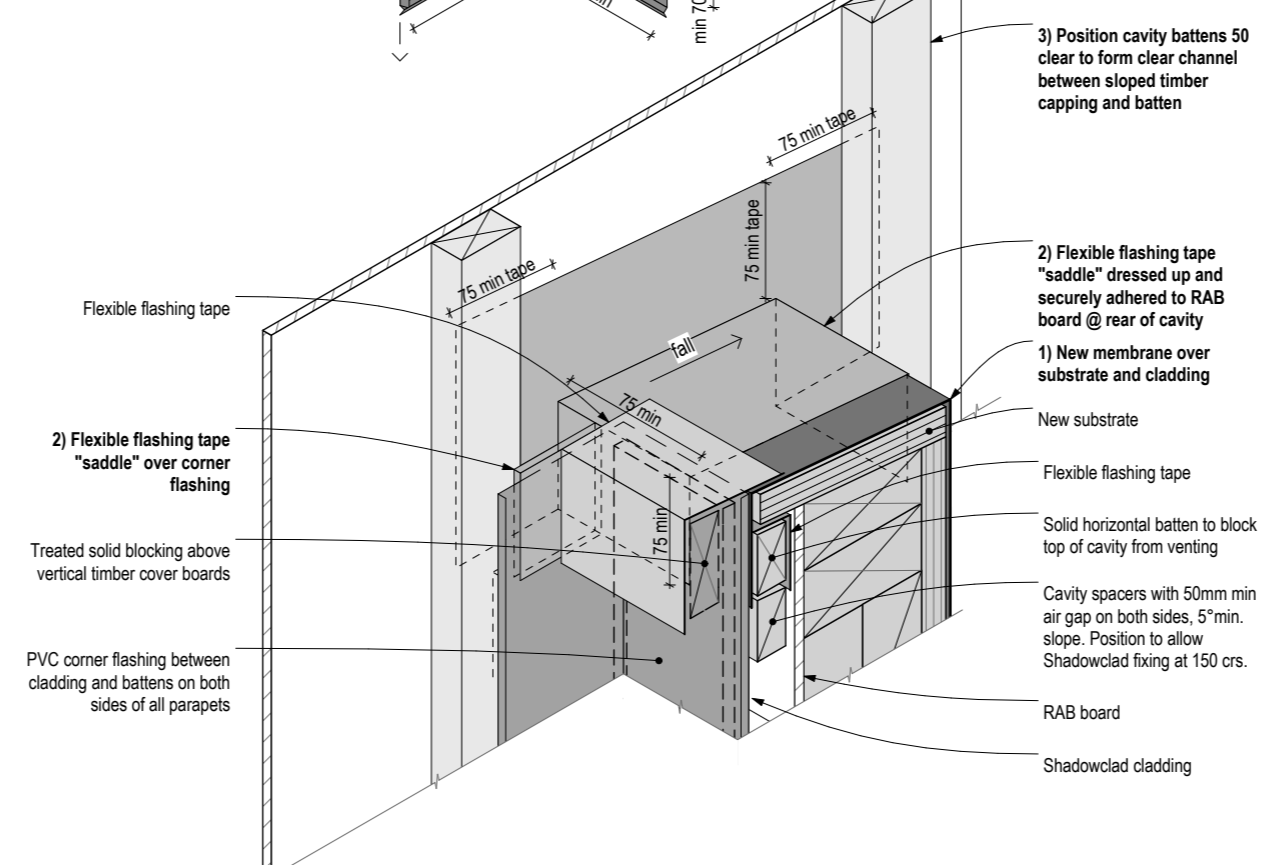
Project Name:  
**155 Field Way Cladding Remediation**  
Project Address:  
**155 Field Way Waikanae Beach**

Drawing Title:  
**Construction Details - Roof Rev A**  
Project Number: R17104 | Status: BC and Tender  
Date: 23/11/2017 | Scale: As Shown | Size: A3  
Drawing No. **507** | Revision No. **A**

CAD File: S:\Projects\17104-155 Field Way\4-Cad\17104 Field Way Remed Option 1.dwg



D-33  
Membrane - Parapet - Plywood Cladding B  
1:5



D-34  
Membrane - Parapet - Saddle Flashing 1  
1:5

Rev	Notes	Date
A	Details and notes updated	21/11/17

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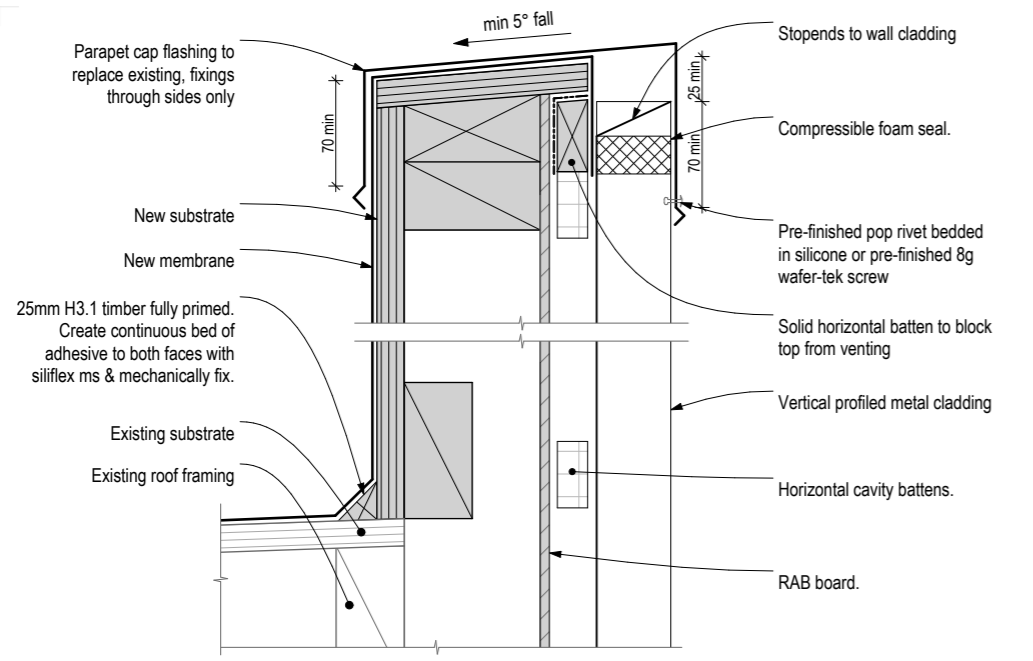
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Project Address:  
**155 Field Way Waikanae Beach**

Drawing Title:  
**Construction Details - Roof Rev A**

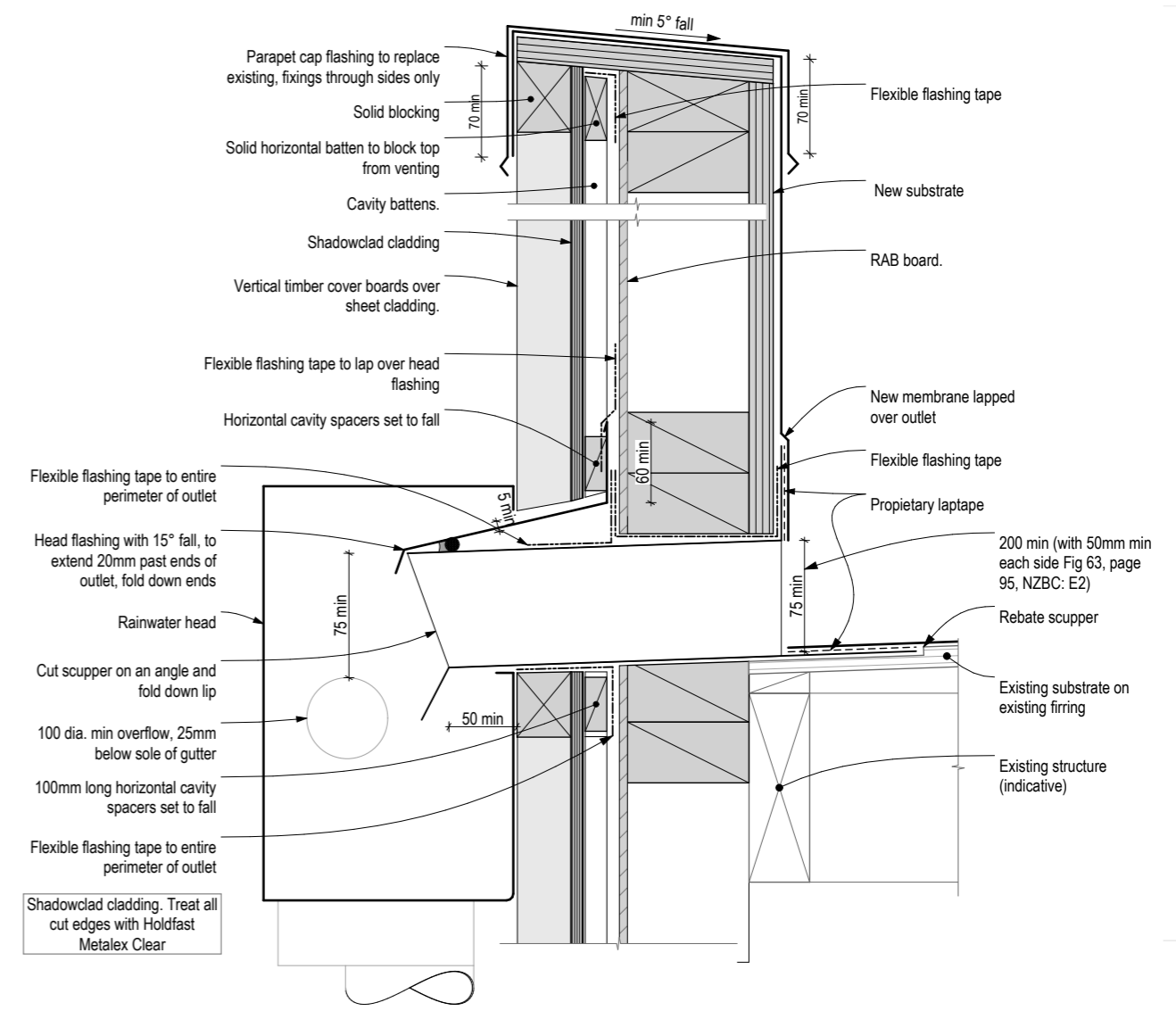
Project Number: R17104	Status: BC and Tender
Date: 23/11/2017	Scale: As Shown   Size: A3
Drawing No. <b>508</b>	Revision No. <b>A</b>

CAD File: S:\Projects\155 Field Way\155 Field Way\155 Field Way Rev A\155 Field Way Rev A.dwg



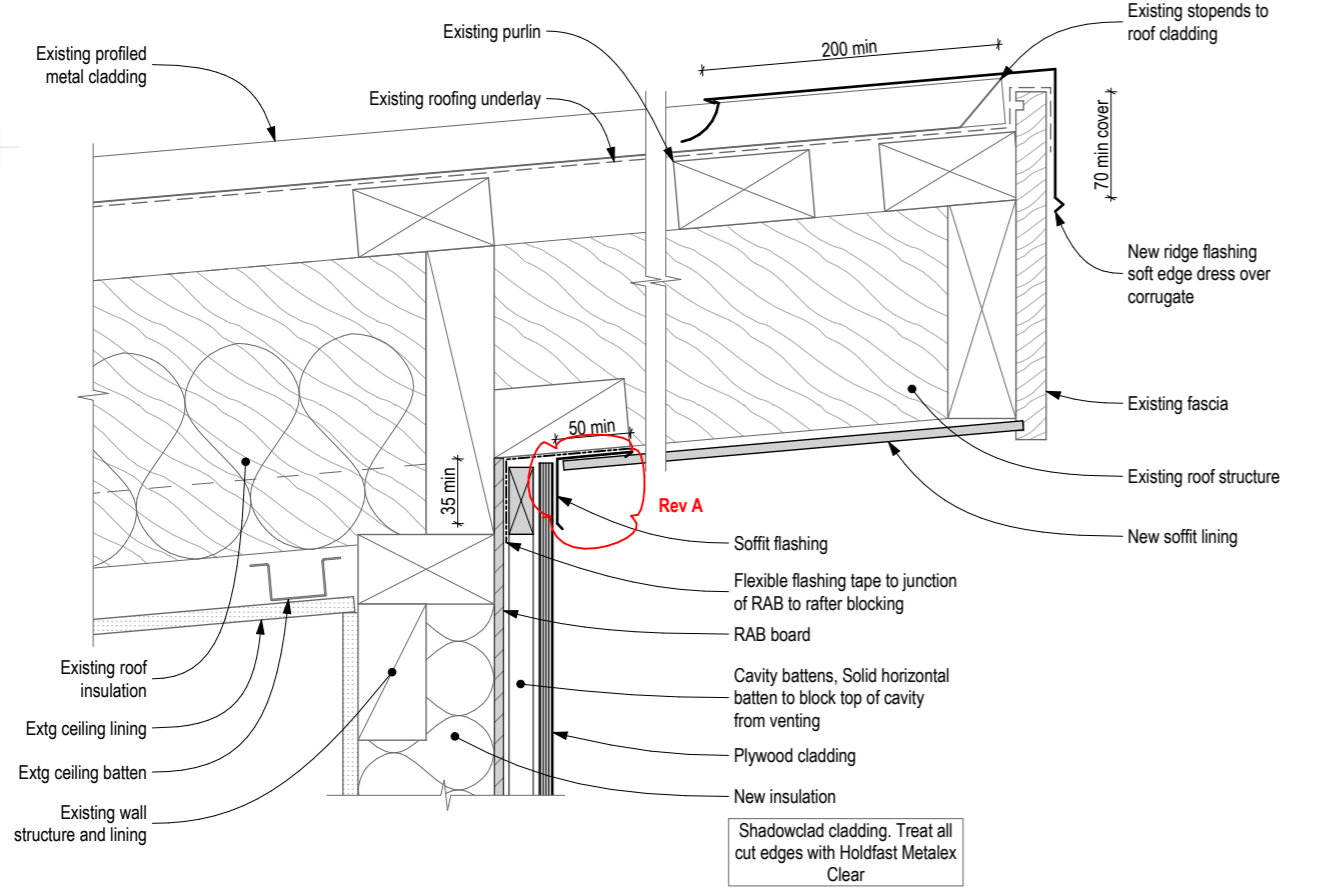
D-38

Membrane - Parapet - Vertical P.M Cladding  
1:5



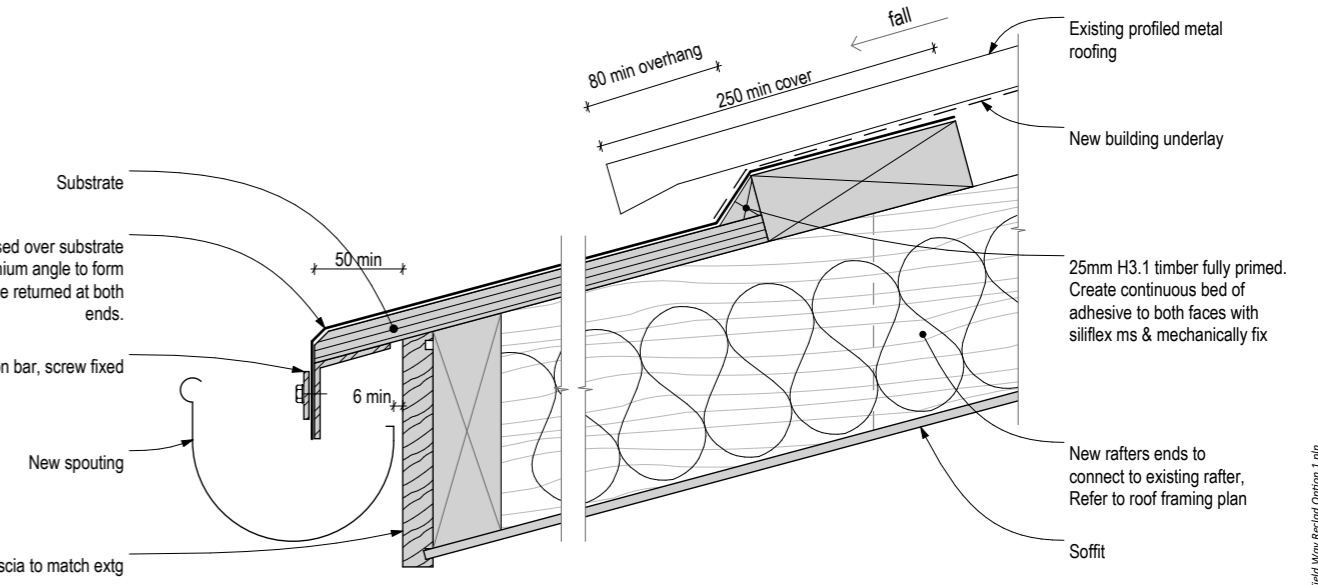
D-40

Membrane - Scupper & Rainwater Head  
1:5



D-39

P.M Roof - Apex - Overhang  
1:5



D-41

P.M Roof to Membrane Roof Junction & Eave  
1:5

Rev	Notes	Date
A	D-39 updated, eaves mould removed	21/11/17

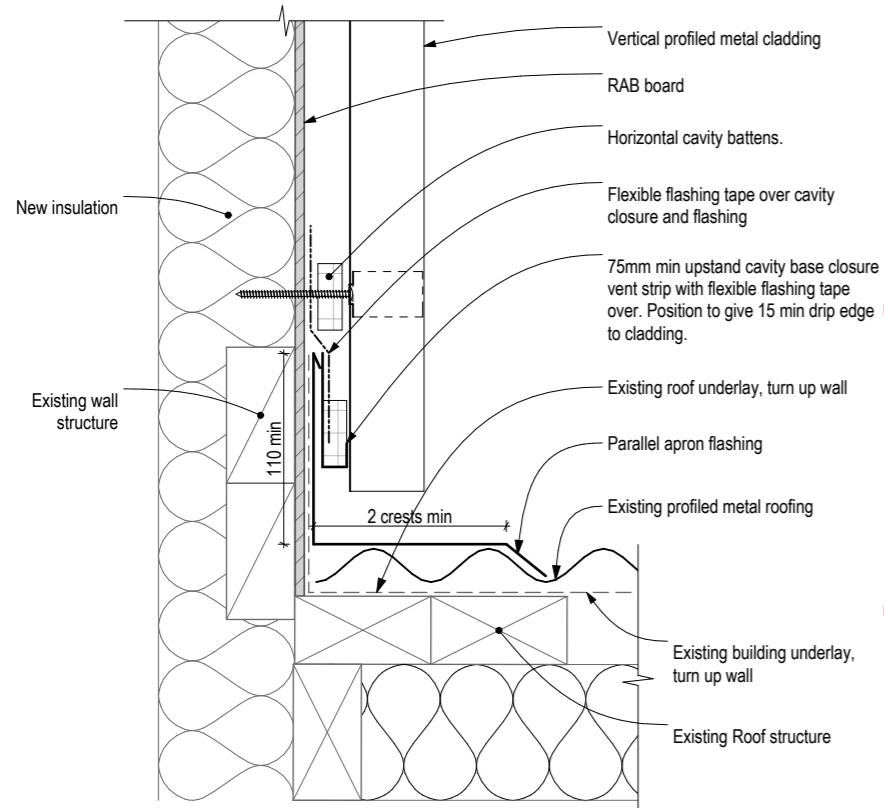
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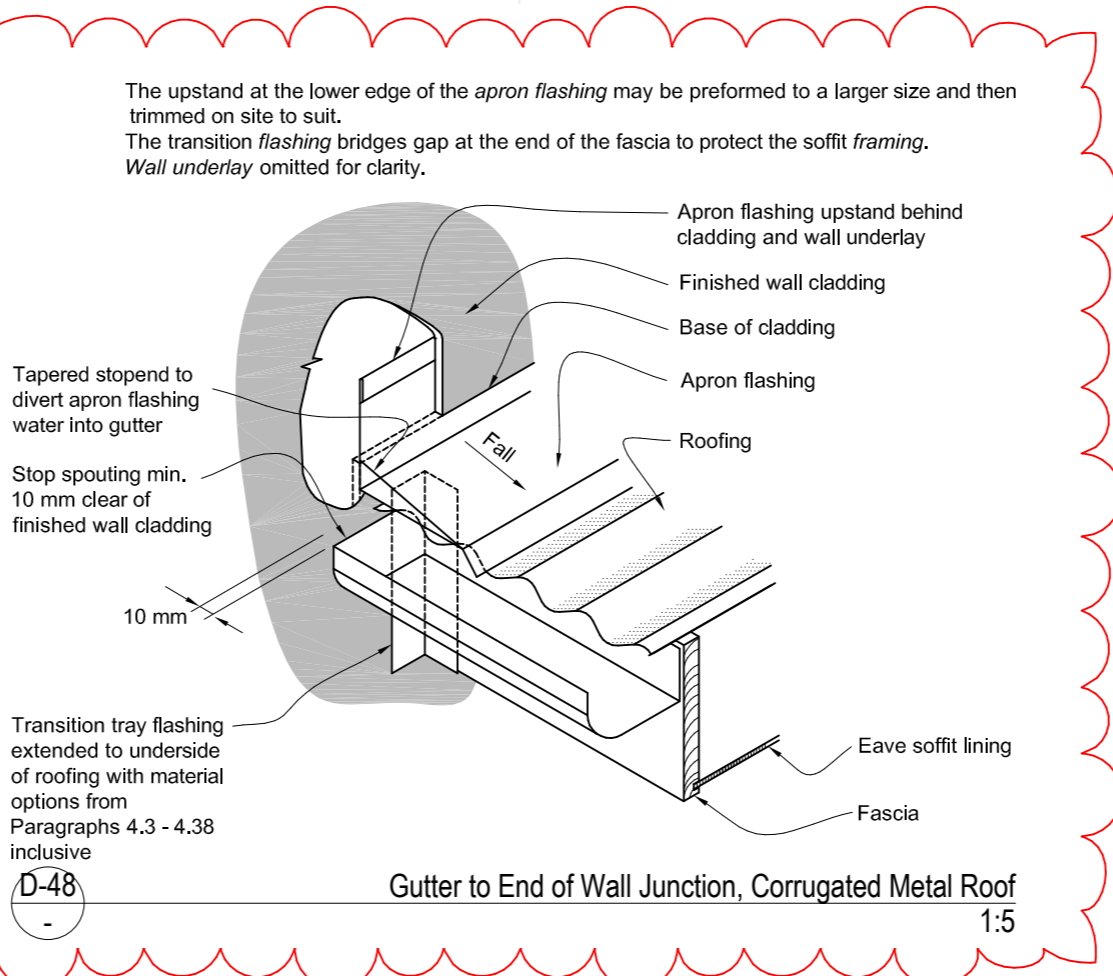
Project Name:  
**155 Field Way Cladding Remediation**  
Project Address:  
**155 Field Way Waikanae Beach**

Drawing Title:  
**Construction Details - Roof Rev A**  
Project Number: R17104 Status: BC and Tender  
Date: 23/11/2017 Scale: As Shown Size: A3  
Drawing No. **510** Revision No. **A**

CAD File: S:\Projects\155 Field Way\155 Field Way\155 Field Way Rev A.dwg



P.M Roof Parallel Apron Flashing  
1:5

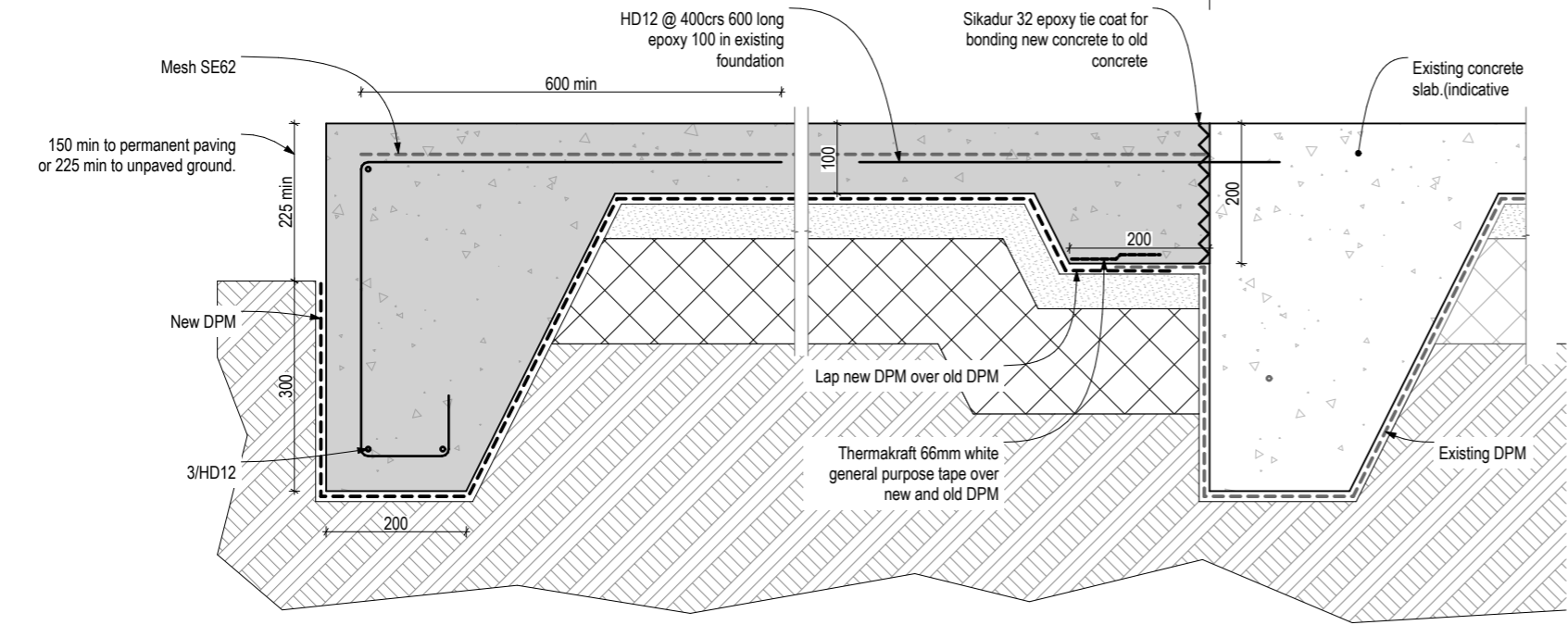


Gutter to End of Wall Junction, Corrugated Metal Roof  
1:5

Rev A

D-46

D-48



Old to New Slab Connection  
1:10

D-47

Rev	Notes	Date
A	New Detail	21/11/17

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Project Name:  
**155 Field Way Cladding Remediation**  
Project Address:  
**155 Field Way Waikanae Beach**

Drawing Title: <b>Construction Details - Roof &amp; Slab Rev A</b>	
Project Number: R17104	Status: BC and Tender
Date: 23/11/2017	Scale: As Shown   Size: A3
Drawing No. <b>512</b>	Revision No. <b>A</b>

CAD File: S:\Projects\155 Field Way\155 Field Way\155 Field Way Rev A Option 1.dwg





## Statement of Compliance with the NZ Building Code

Consent No: 170818

ISSUED BY: Kapiti Coast District Council

### PROJECT

Site Address: 155 Field Way, Waikanae Beach  
Legal Description: LOT 8 DP 91324  
Work Description: Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.  
Building Category: R3

### OWNER

Name(s): Trustee Advisors Ltd, W Naef & A Naef-Witther  
Address: 155 Field Way, Waikanae Beach, Waikanae

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

#### NOTES:


Inspections Prepaid: 8  
Inspections Done: 6

#### LICENSED BUILDING PRACTITIONERS:

Designer 1 RA3562  
Carpentry 1 BP106221  
Roofing 1 BP112371

---

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

Signed:   
Name: Gareth McCullagh  
Position: Building Officer

Date: 20 February 2019

NO PIM



**APPLICATION WORKFLOW COVERSHEET (Blue Folder)**

Department	For Referral	Comments	Approving Officer / Date
Resource Consents (refer PIM Sheet)			
Plumbing and Drainage BC2			P&D ... stormwater alts checked with S.M.
Building BC2	✓	SIO	<i>[Signature]</i> 12/01/18
Fire Design BC8			
Compliance Schedule BC2 & B16			
Environmental Health			
Reviews required BC2 and BC5			
NOTES:			

Building Consent No.	170818
Building Project	Redo entire building, removal & replace rotten timber - replace membrane roofs & decks where appropriate
Location (Site Address)	155 Field way, Waitanerae
Building Category	Circle appropriate category R1 R2 <b>R3</b> C1 C2 C3

Received:  
19 OCT 2017

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

	Name	Date
Vetted and formally received BC1	Craig Harrison	19/10/17
Payment taken and receipted by CSO BC1		
Data entered and invoiced by CSO BC1	Angie	24/10/17
Documentation prepared/scanned	Angie	24/10/17
Plan production and invoicing BC3		
Building Consent signed BC1		
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO BC3	Kirstie	17.01.18
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. BC3	Kirstie	17.01.18

**CONSENT DATA INPUT REQUIREMENTS**

Please circle

Yes	<input checked="" type="radio"/> No	Compliance Schedule
<input checked="" type="radio"/> Yes	No	Restricted building work
Yes	<input checked="" type="radio"/> No	Owner Builder
Yes	<input checked="" type="radio"/> No	Certificate for Public Use

Owner Builder register: ED2526609



Resolveit Architects  
PO Box 9792  
Wellington 6141

17 January 2018

Dear Building Consent Applicant / Building Owner

**Approval of Building Consent – Detached Residential / Outbuilding: 170818**

**Location:** 155 Field Way, Waikanae Beach  
**Legal Description:** LOT 8 DP 91324  
**Description:** Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.

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

The building consent attached to this letter is consent under the Building Act 2004 to undertake building work in accordance with the plans and specifications that accompanied your application. Under section 49 of that Act, Council is satisfied that the provisions of the building code would be met if the proposed building work were completed in accordance with those plans and specifications. This consent does not affect any duty or responsibility under any other Act or permit any breach of any other Act.

This building consent does not give or imply any rights to transgress beyond your legal boundaries. Any work that is required beyond your legal boundaries can only be undertaken with the permission of the affected owner/s.

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

**Please note that this building consent includes restricted building work, the details of this are included in this letter.**

**Owner responsibilities**

The owner is responsible for ensuring:

- building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- written notice of every licensed building practitioner undertaking restricted building work is provided to Council before that work commences, and any changes are advised in writing

- the approved building consent documents are kept on site during construction and available for the District inspector at inspections
- all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed. The list of supporting documentation required before issue of the Code Compliance Certificate and information on filling out the application form for code compliance certificate is attached. Failure to obtain a final inspection and a code compliance certificate may affect your insurance cover and could affect future re-sale of your property.
- no work with noisy equipment is to be carried out before 7.30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6.30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays and public holidays.
- all loose materials that are capable of being carried by the wind are either secured or removed from the site. All activities must be carried out in a manner that keeps to a minimum the dust nuisance to adjacent properties.
- no damage occurs to public property, for example footpaths or retaining structures. Should damage occur you will be required to pay for any repairs.
- obtaining an amendment to the building consent for any changes to the approved building consent, prior to that work being undertaken.
- meeting the requirements of any easements, consent notices, covenants, and like listings registered on the title.
- the development contributions invoiced, if any, must be paid before a code compliance certificate can be issued.

### General requirements

**Note:** Your attention is drawn to the notes contained in the 'Addendum to the Consent' and guidance documents referred to.

The following information is relevant to this building consent:

1. The Building Inspector is to be given 24 hours' notice before carrying out the inspections on the attached list. To arrange for inspections by the District Inspector, please contact the building inspectorate on 04 296 4700 between the hours of 8.00am and 4.30pm.
2. Refer to the list of inspections required. Under section 90 of the Building Act 2004 agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect–
  - a. land on which building work is being or is proposed to be carried out; and
  - b. building work that has been or is being carried out on or off that building site; and
  - c. any building.
3. You are responsible for the safety of visitors to the work site including those undertaking building inspections. You must provide safe access to parts of the construction necessary for inspection. Ladder access must be securely founded and tied. Scaffold access and roof edge protection is generally required.

4. If required inspections, including those by designers of specifically designed elements, are not undertaken you may experience difficulty in obtaining a Code Compliance Certificate for the project. We suggest that at the time of the first inspection you discuss the inspection requirements with the inspecting officer.
5. This building consent will 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.
6. The contractor is to leave the site clear of all demolition materials and in a tidy state.
7. Easements, consent notices, covenants, and like listings registered on the title are the responsibility of the applicant.
8. Note and comply with endorsements on approved plans.

### **Restricted Building Work**

The following building work associated with this building consent is restricted building work [Section 7 and 402(1)(n) of the Building Act 2004 and Building (Definition of Restricted Building Work) Order 2011]:

Description of restricted building work including design work that is restricted building work
<b><i>Primary structure</i></b>
Foundations and subfloor framing
Walls
Roof
Columns and beams
Bracing
Other
<b><i>External moisture management systems</i></b>
Damp proofing
Roof cladding or roof cladding system
Ventilation system (for example subfloor or cavity)
Wall cladding or wall cladding system
Waterproofing
Other

Please note that the design work and restricted building work must be supervised or carried out by a licensed building practitioner who is licensed to carry out or supervise that kind of building work.

You or your agent will need to provide their details to the Council in writing prior to commencement of the building work. If after the restricted building work commences the named licensed building practitioner(s) ceases to be engaged to carry out or supervise the restricted building work under the building consent, this must also be advised in writing as must also the details of any other licensed building practitioner(s) subsequently engaged to carry out or supervise the restricted building work (Section 87 of the Building Act 2004). A form "Advice of licensed building practitioner(s)" is enclosed for you to use to advise the Council of licensed building practitioner details.

Please also note that it is an offence to engage another person to carry out or supervise restricted building work who is not a licensed building practitioner (Section 86 of the Building Act 2004).

**Other reference material**

- Guide for completing an application for code compliance,  
<http://www.kapiticoast.govt.nz/globalassets/regulatory/building/form-278a-guide-for-ccc-application.pdf>
- A guide to the inspection process  
[http://www.kapiticoast.govt.nz/globalassets/regulatory/building/form\\_559\\_a\\_guide\\_to\\_the\\_inspection\\_process.pdf](http://www.kapiticoast.govt.nz/globalassets/regulatory/building/form_559_a_guide_to_the_inspection_process.pdf)

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on 04 296 4700 or toll free on 0800 486 486.

## Building Consent

[Form 5, Building (Forms) Regulations 2004]

170818

Section 51, Building Act 2004

### The building

*Street address of building:* 155 Field Way, Waikanae Beach  
*Legal description of land where building is located:* LOT 8 DP 91324  
*Valuation number:* 1491075828  
*Building name:* N/A  
*Location of building within site/ block number:* Centre of the site  
*Level/unit number:*

### The owner

*Name of owner:* Trustee Advisors Ltd, W Naef & A Naef-Witther  
*Contact person:* Richard Naef  
*Mailing address:* 155 Field Way, Waikanae Beach, Waikanae 5036  
*Street address/registered office:* N/A  
*Phone numbers:*  
*Landline:* 04 905 0084 *Mobile:* 021 430 396  
*After hours:* - *Fax number:* -  
*Email address:* werner@kahleroceania.com

*Website:*

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

Full Name: Resolveit Architects

Mailing Address: PO Box 9792, Wellington 6141

Phones: 021 479 706: 04 903 4976

Email: marka@resolveitarchitects.co.nz

### Building work

The following building work is authorised by this building consent:

Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.

Residential Dwelling

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

### Conditions of building consent

This building consent is subject to the following conditions:

1. There are no conditions.

### Compliance schedule

A compliance schedule is not required for the building.

### Attachments

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

- List of required inspections and supporting documentation required
- Building Consent Addendum
- Plans and specifications
- Advice of licensed building practitioners

**Note:** The cover letter and all attachments to this building consent should be read fully to ensure you understand all conditions of this consent.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 12/01/18

## Relevant Information

Issued in accordance with Building Consent No. 170818

1. Any external cladding system must be completed before a pre-lining inspection for the affected wall can take place.
2. Plan notes take precedence over general specifications.

## Building Consent Addendum to 170818

Application	Building Consent No. 170818
Resolveit Architects PO Box 9792 Wellington 6141	

Project	
Description:	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.
Intended Life:	Indefinite, but not less than 50 years
Intended Use:	Residential Dwelling
Estimated Value:	\$250,000
Location:	155 Field Way, Waikanae Beach
Legal Description:	LOT 8 DP 91324
Valuation No:	1491075828

Designer: Resolve It Architects (Mark Ansell) Level 1, 171 Vivian Street, Wellington : 04 903 4976

### Specific requirements

1. Refer to the Quality Assurance Plan that forms part of the consented documentation noting the nominated Registered Building Surveyors "Works Location and Scope". This document is to be completed as the works progress with a copy provided forming part of the required CCC documentation submitted for review and acceptance by the reviewing building officer.
2. If remediation works to structural members that fall outside the scope of NZS 3604 is found to be required at any stage, Specific Design verification will be required from a CPEng engineer. Note: The scope and/or extent will determine if the building officer will allow the works to the affected area to continue with the verification accepted as a minor variation or to cease pending an amended plan application being applied for and granted.

## KAPITI COAST DISTRICT COUNCIL LIVE ENVIRONMENT

Consent No: 170818

Building Category: R3

Site Address: 155 Field Way, Waikanae Beach

Owner/Agent: Resolveit Architects

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### Inspections

The following inspections are required:

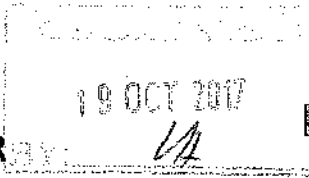
- |                       |  |
|-----------------------|--|
| 1 Pre-site Inspection | Pre commencement meeting - Owners, architect, building surveyor and building inspector |
| 1 Pre-Slab Building   |  |
| 2 Pre Wrap            | Note: The number of inspections required is dependant on how the works are staged      |
| 2 Pre Clad            |  |
| 1 Final Inspection    |  |
| 7 Total Inspections   |  |

### Support Documentation

Application for CCC  
Membrane applicator certificates - deck  
Quality assurance documentation  
Roof product manufacturers warranty  
Record of Work

### Licensed Building Practitioners

Designer 1  
Carpentry 1  
Roofing 1



**BUILDING CONSENT FEE CALCULATOR**

Applicant Name: \_\_\_\_\_

Building Consent No: BC 170818

Consent Type		Residential new building/alterations \$100,001-\$250,000	
Project Value:	<input type="text" value="250,000.00"/>	<i>Use nearest whole \$1,000</i>	
Consent Fee:			1,620.00
Number of Units over \$100k:	<input type="text" value="0.00"/>	0.00	0.00
Number of Inspections:	<input type="text" value="7"/>	112.00	784.00
Final Inspection:	<input type="text" value="1"/>	150.00	150.00
Refundable Deposit:			0.00
Additional Fees:	<i>Description</i>		
PIM Required - Residential:	<input type="text" value="None"/>		0.00
Damage Crossing:	<input type="text" value="None"/>		0.00
Certificate of Acceptance:	<input type="text" value="No"/>		0.00
Certificate of Public Use:	<input type="text" value="No"/>		0.00
Certificate of Title:	<input type="text" value="No"/>		0.00
District Plan Check Fee:	<input type="text" value="None"/>		0.00
Application for Code Compliance Certificate:			75.00
Accreditation Levy:			250.00
BRANZ Levy:			250.00
MBIE Levy:			502.50
<b>TOTAL CONSENT FEE:</b>		<b>\$</b>	<b>3,631.50</b>

Fee information provided by phone or fax are estimates only. The final fee can only be calculated once the documents have been viewed by Council staff.

**Type of Consent:**

<input checked="" type="checkbox"/> Building Consent	<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Residential - Alterations
<input type="checkbox"/> Commercial	<input type="checkbox"/> Farm Building	<input checked="" type="checkbox"/> Residential - New Buildings
<input type="checkbox"/> New Fireplace		

# Espan 340™ / 470™

## RESIDENTIAL VERTICAL CLADDING

### DETAIL LIST

00 / 20	COVER SHEET
01 / 20	PARAPET AND BALUSTRADE CAPPING
02 / 20	SOFFIT
03 / 20	FLUSH WINDOW HEAD
04 / 20	FLUSH WINDOW SILL
05 / 20	FLUSH WINDOW JAMB
06 / 20	RECESSED WINDOW HEAD
07 / 20	RECESSED WINDOW SILL
08 / 20	RECESSED WINDOW JAMB
09 / 20	BUTT WINDOW HEAD
10 / 20	BUTT WINDOW SILL
11 / 20	BUTT WINDOW JAMB
12 / 20	METERBOX HEAD
13 / 20	METERBOX SILL
14 / 20	METERBOX JAMB
15 / 20	INTERNAL CORNER
16 / 20	EXTERNAL CORNER
17 / 20	SOAKER FLASHING
18 / 20	BOTTOM OF CLADDING (FLUSH)
19 / 20	BOTTOM OF CLADDING (RECESSED)
20 / 20	3D WINDOW FLASHINGS

0800 ROOFNZ (0800 766 369)  
www.metalcraftroofing.co.nz

Architectural / Specification Enquiries

Ph: 09 274 0408

Mobile: 027 603 1096

Email: Frances.charles@unitedindustries.co.nz



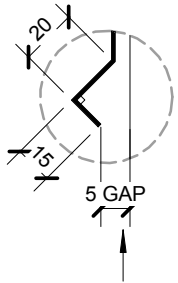
**Metalcraft**  
Roofing

PRE-FINISHED PARAPET CAP FLASHING  
NO FIXINGS ON TOP OF FLASHING

BUILDING PAPER TO PROVIDE SEPARATION OF  
METAL CAPPING AND TIMBER SHOWN DASHED

CONTINUOUS TIMBER PACKING

STOPENDS TO WALL CLADDING



ALTERNATIVE OPTION  
BIRDS BEAK EDGE

HEMMED EDGE

COMPRESSIBLE FOAM SEAL. REFER  
TO MRM CODE OF PRACTICE VERSION  
2.2 /2012 FOR REQUIREMENT.

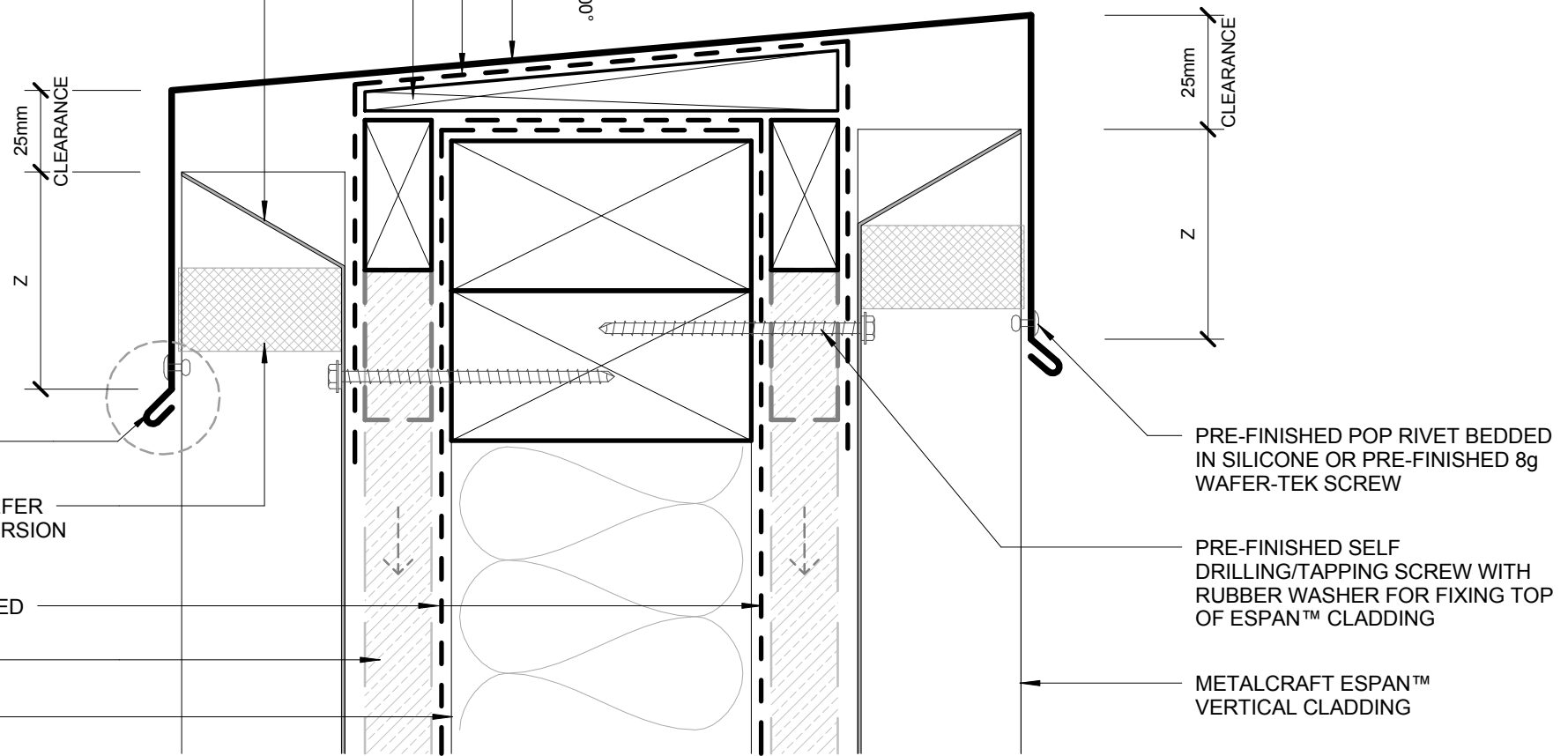
BUILDING PAPER SHOWN DASHED

20mm CAVITY

WALL FRAMING

MIN. 5.00°

CATEGORY A		CATEGORY B			
1. NORMAL EXPOSURE 2. ROOF PITCH >10°		1. EXPOSED (HIGHER RISK) & WIND LOAD EXCEEDS 1.5 kPa. 2. ROOF PITCH <10°			
Z	MIN. 50mm (VERTICALLY DOWN FACE - SMOOTH) MIN. 75mm (VERTICALLY DOWN FACE - PROFILED)	Z	MIN. 75mm (VERTICALLY DOWN FACE - SMOOTH) MIN. 100mm (VERTICALLY DOWN FACE - PROFILED)		
PLEASE REFER TO MRM CODE OF PRACTICE VERSION 2.2/2012 FOR FURTHER INFORMATION ON FLASHING COVER WIDTHS.					
SITUATION 1		SITUATION 2		SITUATION 3	
1. LOW, MEDIUM, HIGH WIND ZONES 2. ROOF PITCH ≥ 10°		1. VERY HIGH WIND ZONE 2. ALL ROOF PITCHES		1. EXTRA HIGH WIND ZONE 2. ALL ROOF PITCHES	
Z	MIN. 50mm	Z	MIN. 70mm	Z	MIN. 90mm
PLEASE REFER TO E2 FOR FURTHER INFORMATION ON FLASHING COVER WIDTHS.					



- BUILDING PAPER IS THE COMMON GENERIC NAME FOR PERMEABLE  
ROOF AND WALL UNDERLAYS. PLEASE REFER TO NZBC E2/AS1 AND  
MRM CODE OF PRACTICE VERSION 2.2 /2012.

- CAVITY SYSTEM FOR VERTICAL CLADDING : 20mm NOMINAL THICK  
(VERTICALLY DRAINING) HORIZONTAL CAVITY SYSTEM WITH BATTENS  
AS APPLICABLE TO SUPPORT CLADDINGS & FLASHINGS TO NZBC.

DISCLAIMER:  
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code of practice version 2.2 /2012, E2 and all other relevant building codes  
Details of the supporting mechanisms are indicative only. Compliance of the supporting mechanisms  
is the responsibility of the designer. Construction detail can vary for wall cladding. The underlay is  
detailed as a single line for simplicity and is indicative only. Building paper type and method of  
installation should comply with underlay manufacturers recommendations and NZBC regulations.

## PARAPET AND BALUSTRADE CAPPING RESIDENTIAL VERTICAL CLADDING

Espan 340™

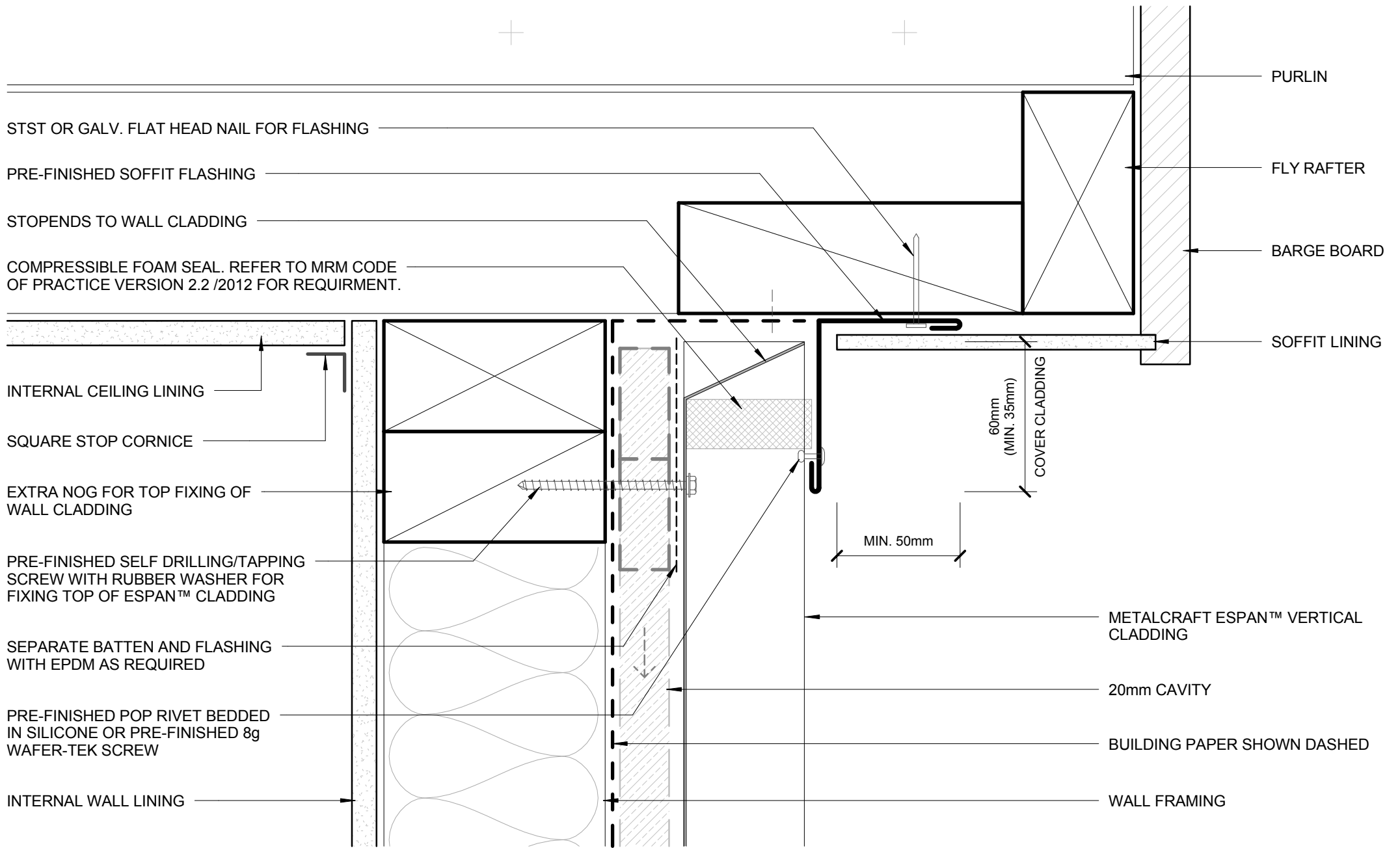
Reference RVEP340

Date 2015

Scale 1 : 2

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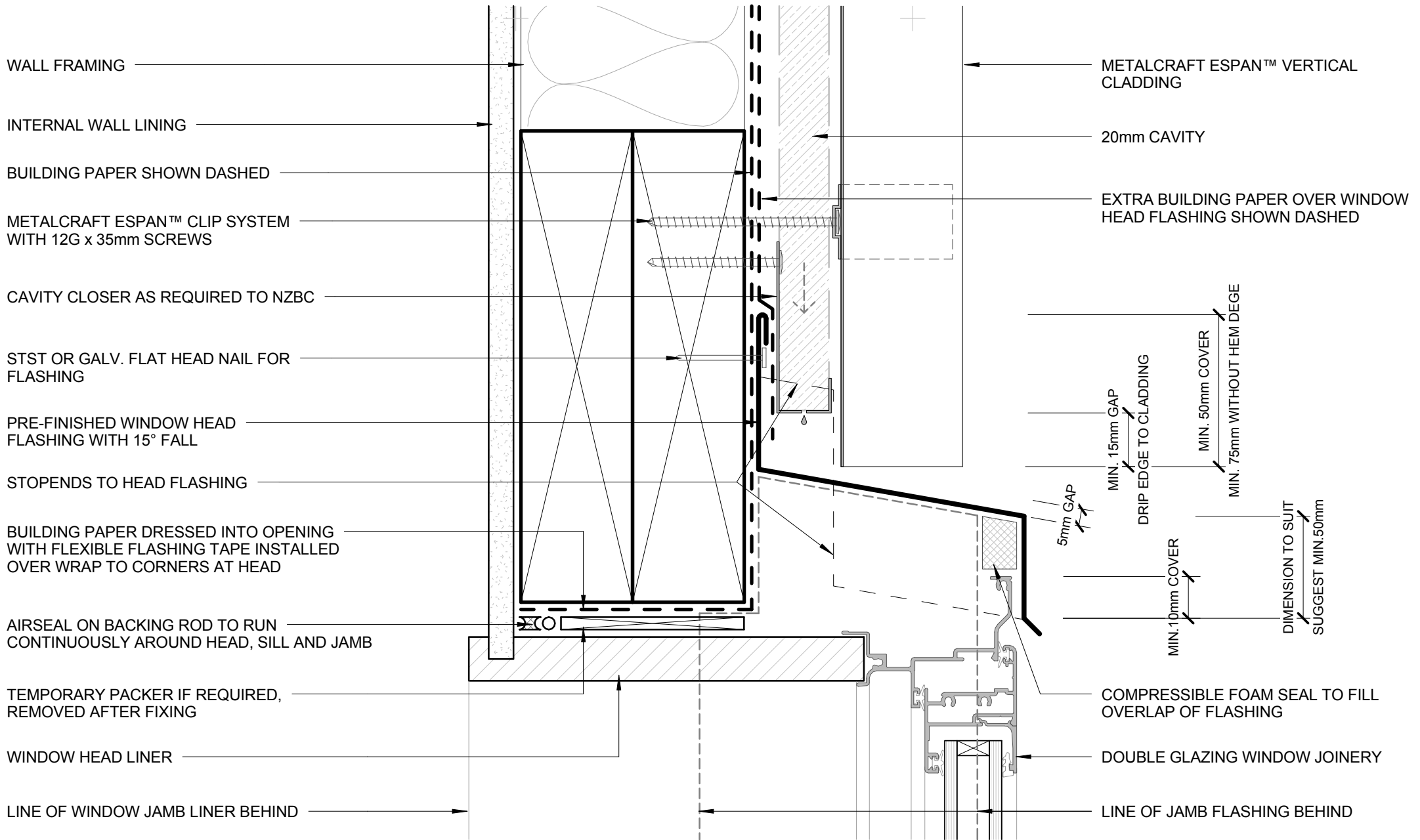
01 / 20



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WALL FRAMING

INTERNAL WALL LINING

BUILDING PAPER SHOWN DASHED

METALCRAFT ESPAN™ CLIP SYSTEM WITH 12G x 35mm SCREWS

CAVITY CLOSER AS REQUIRED TO NZBC

STST OR GALV. FLAT HEAD NAIL FOR FLASHING

PRE-FINISHED WINDOW HEAD FLASHING WITH 15° FALL

STOPENDS TO HEAD FLASHING

BUILDING PAPER DRESSED INTO OPENING WITH FLEXIBLE FLASHING TAPE INSTALLED OVER WRAP TO CORNERS AT HEAD

AIRSEAL ON BACKING ROD TO RUN CONTINUOUSLY AROUND HEAD, SILL AND JAMB

TEMPORARY PACKER IF REQUIRED, REMOVED AFTER FIXING

WINDOW HEAD LINER

LINE OF WINDOW JAMB LINER BEHIND

METALCRAFT ESPAN™ VERTICAL CLADDING

20mm CAVITY

EXTRA BUILDING PAPER OVER WINDOW HEAD FLASHING SHOWN DASHED

MIN. 15mm GAP  
D RIP EDGE TO CLADDING  
MIN. 50mm COVER  
MIN. 75mm WITHOUT HEM DEGE

5mm GAP  
MIN. 10mm COVER  
DIMENSION TO SUIT SUGGEST MIN. 50mm

COMPRESSIBLE FOAM SEAL TO FILL OVERLAP OF FLASHING

DOUBLE GLAZING WINDOW JOINERY

LINE OF JAMB FLASHING BEHIND

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**FLUSH WINDOW HEAD  
RESIDENTIAL VERTICAL CLADDING**

Espan 340™

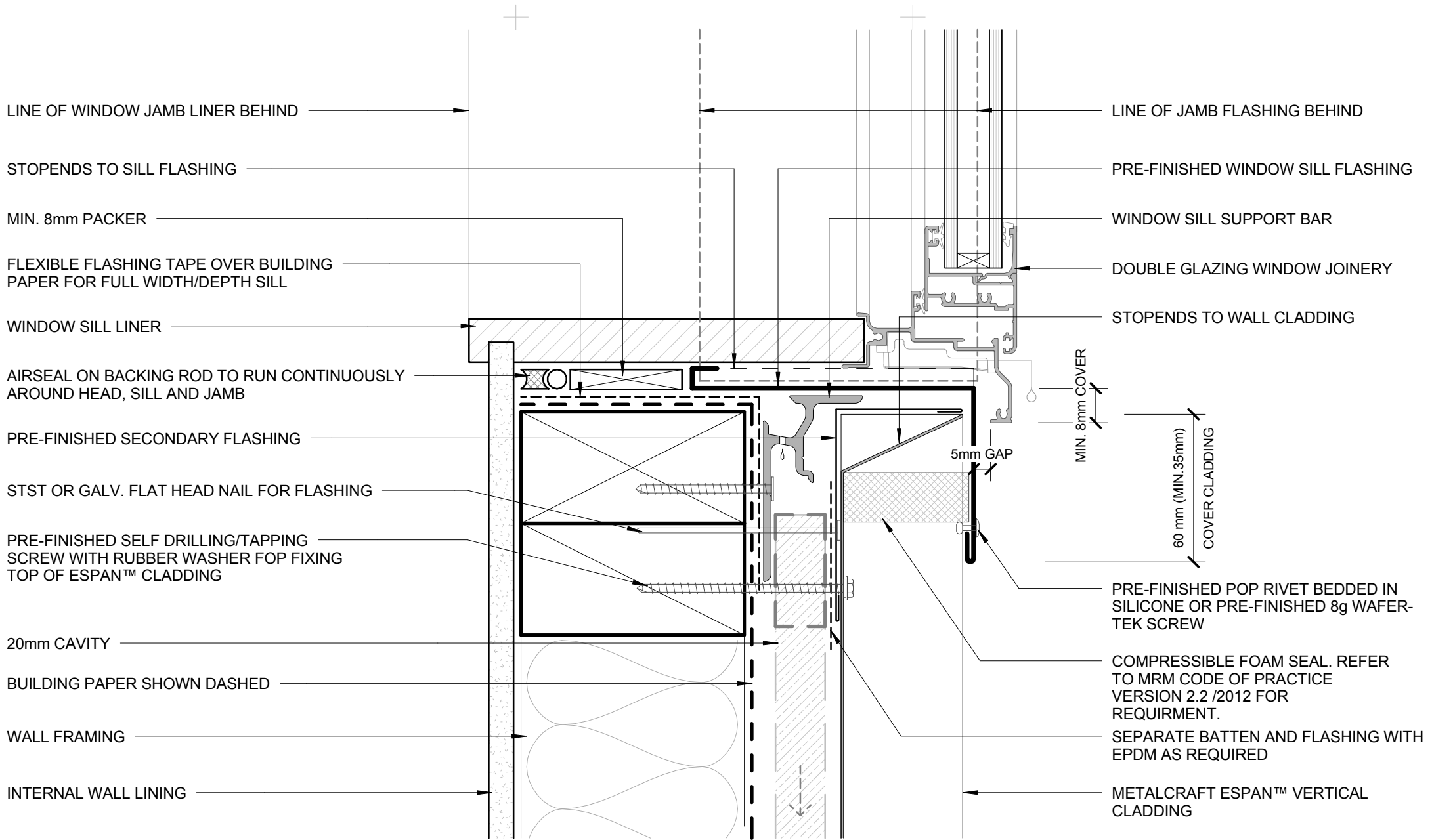
Reference RVEP340

Date 2015

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**03 / 20**



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**FLUSH WINDOW SILL**  
**RESIDENTIAL VERTICAL CLADDING**

Espan 340™

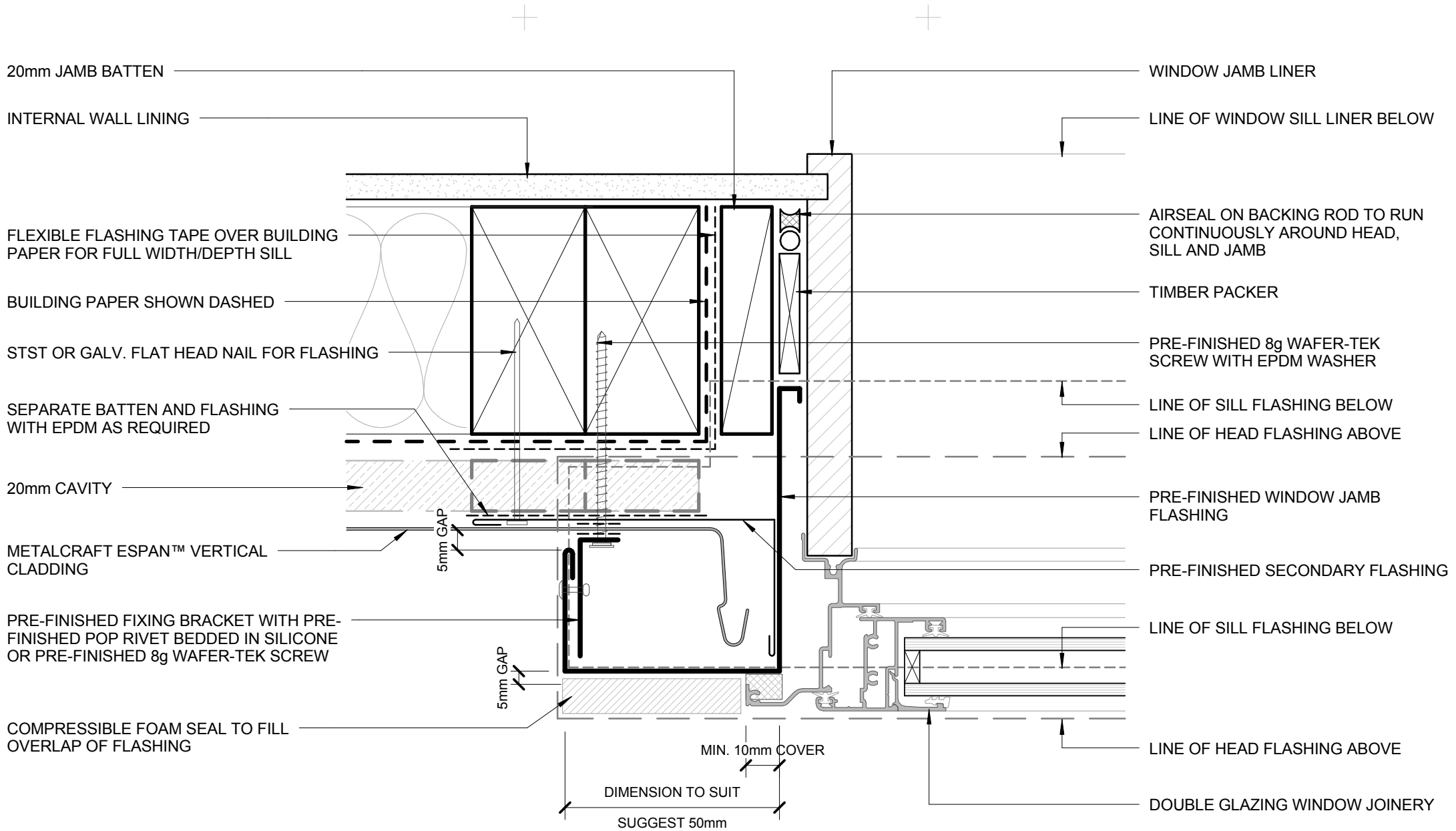
Reference RVEP340

Date 2015

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**04 / 20**



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## FLUSH WINDOW JAMB RESIDENTIAL VERTICAL CLADDING

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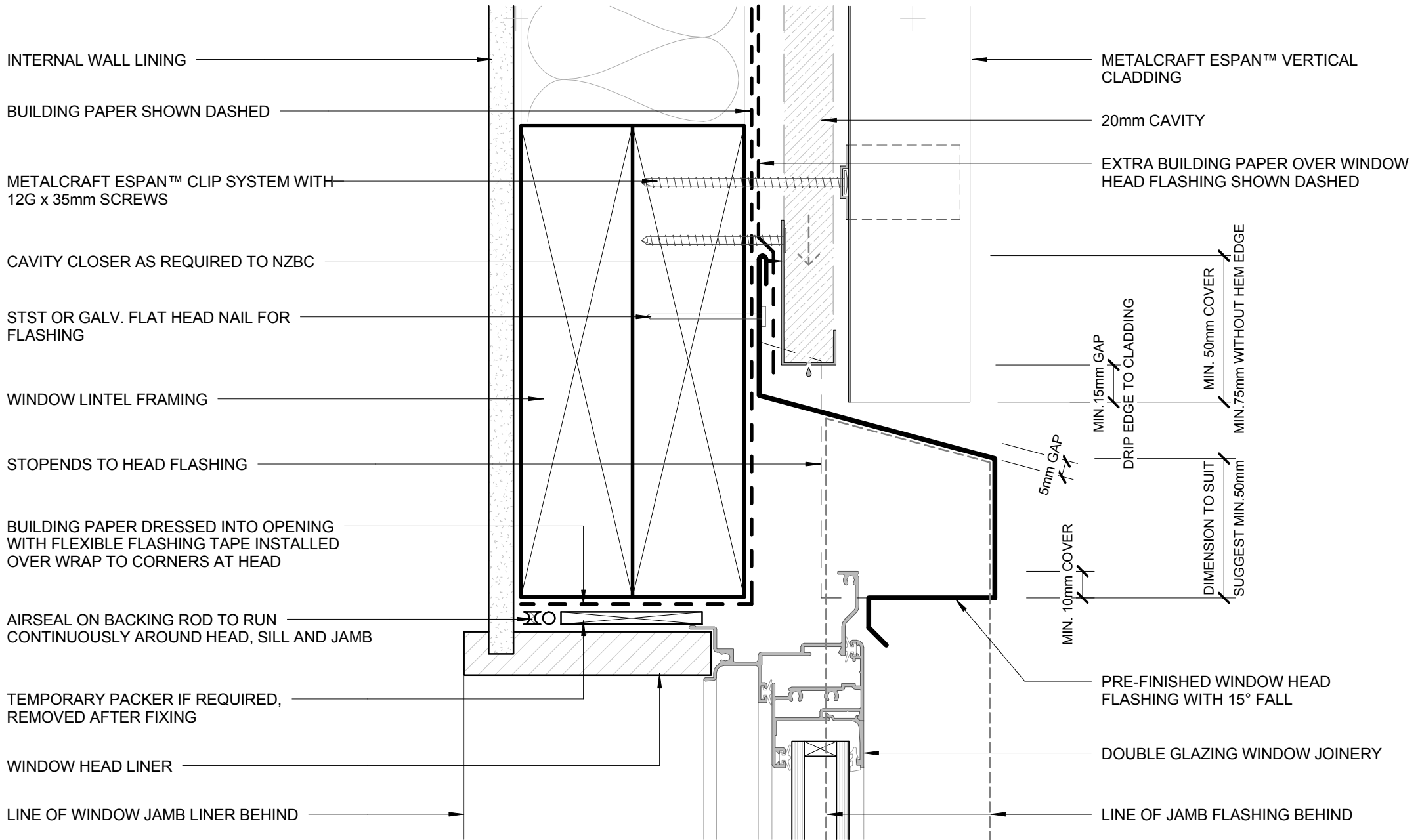
Reference RVEP340

Date 2015

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05 / 20



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## RECESSED WINDOW HEAD RESIDENTIAL VERTICAL CLADDING

Espan 340™

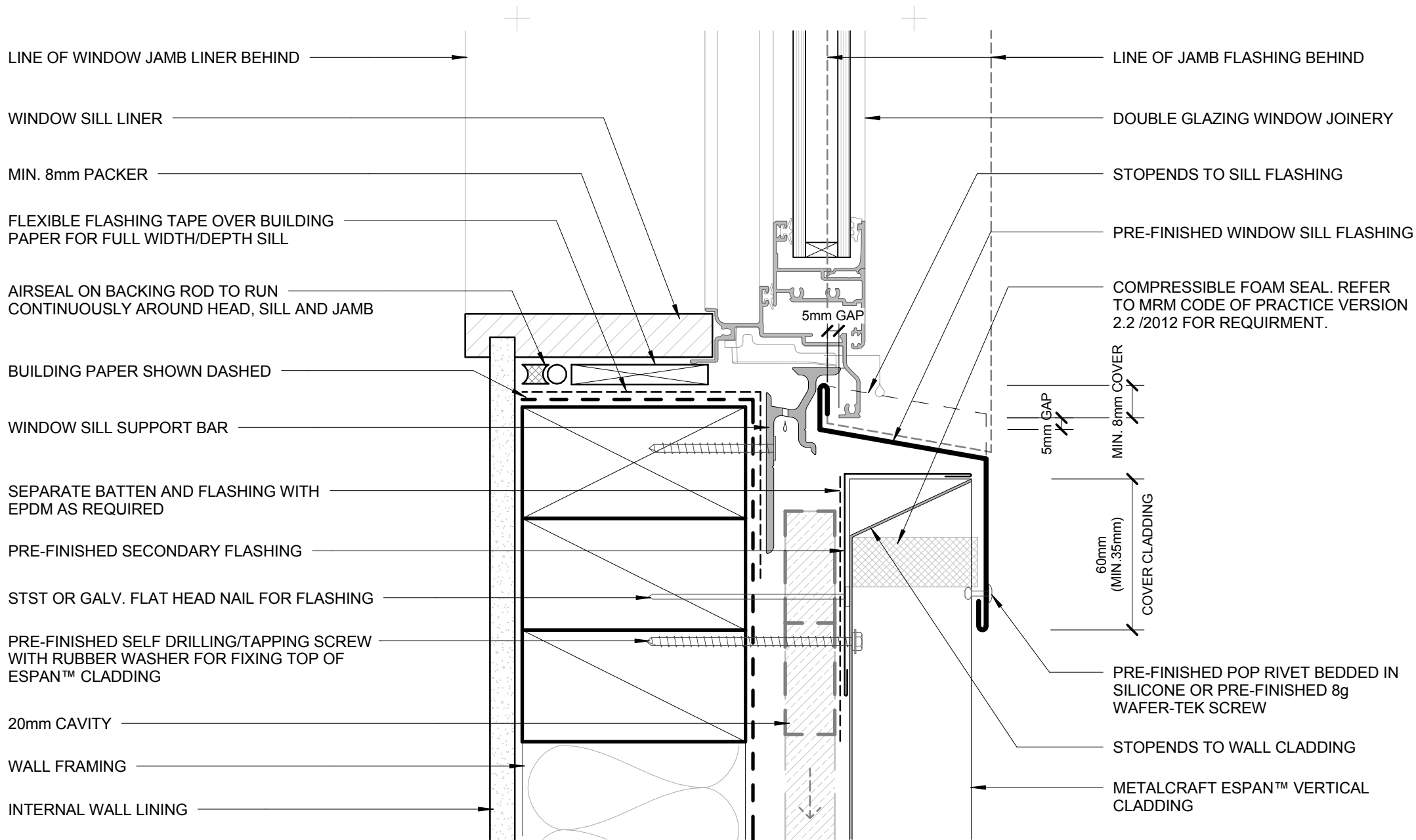
Reference RVEP340

Date 2015

Scale 1 : 2

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06 / 20



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**RECESSED WINDOW SILL**  
RESIDENTIAL VERTICAL CLADDING

Espan 340™

Reference RVEP340

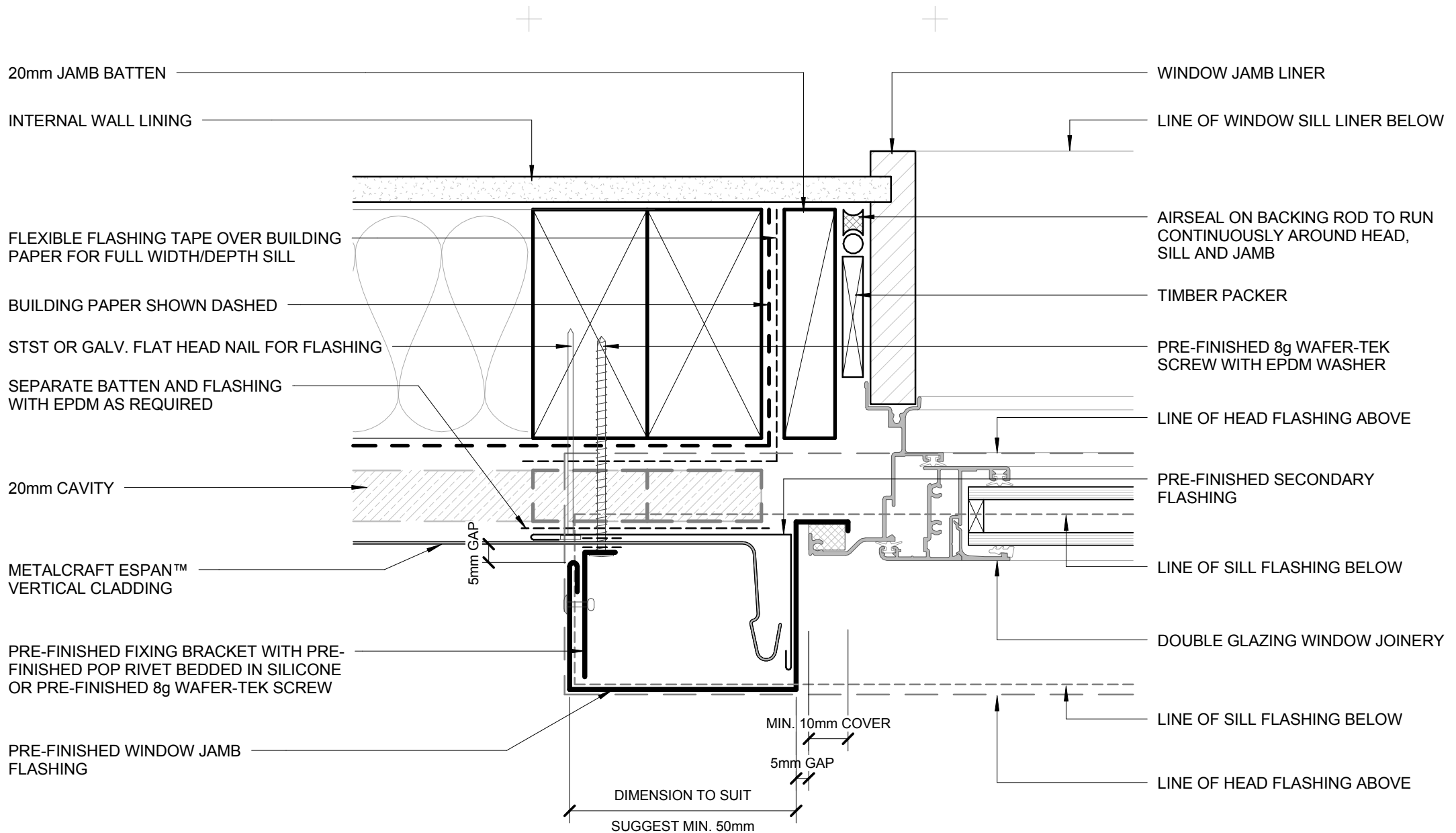
Date 2015

Scale 1 : 2

Sheet

**07 / 20**





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- CAVITY SYSTEM FOR VERTICAL CLADDING : 20mm NOMINAL THICK (VERTICALLY DRAINING) HORIZONTAL CAVITY SYSTEM WITH BATTENS AS APPLICABLE TO SUPPORT CLADDINGS & FLASHINGS TO NZBC.

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## RECESSED WINDOW JAMB RESIDENTIAL VERTICAL CLADDING

Espan 340™

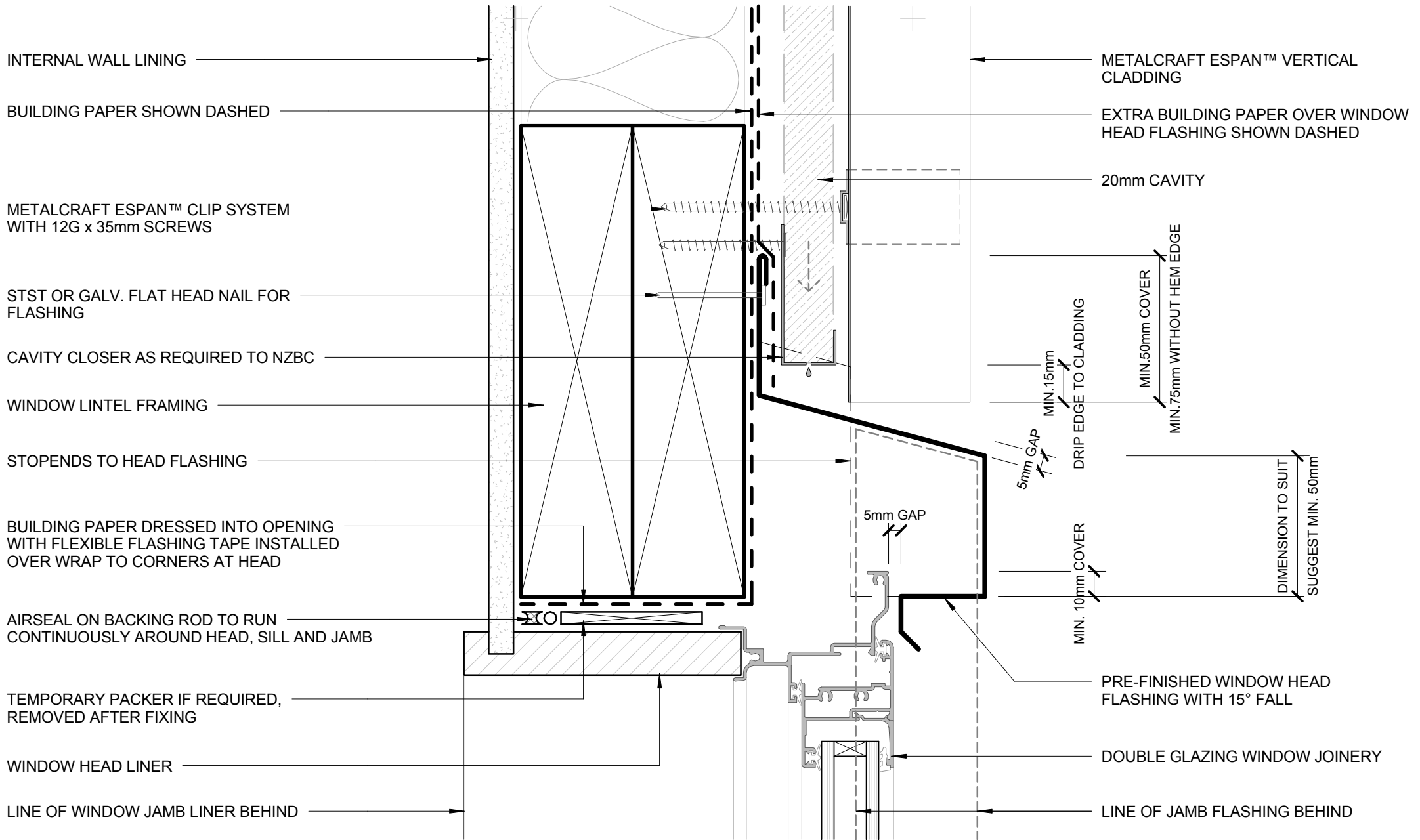
Reference RVEP340

Date 2015

Scale 1 : 2

Sheet

08 / 20



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## BUTT WINDOW HEAD RESIDENTIAL VERTICAL CLADDING

Espan 340™

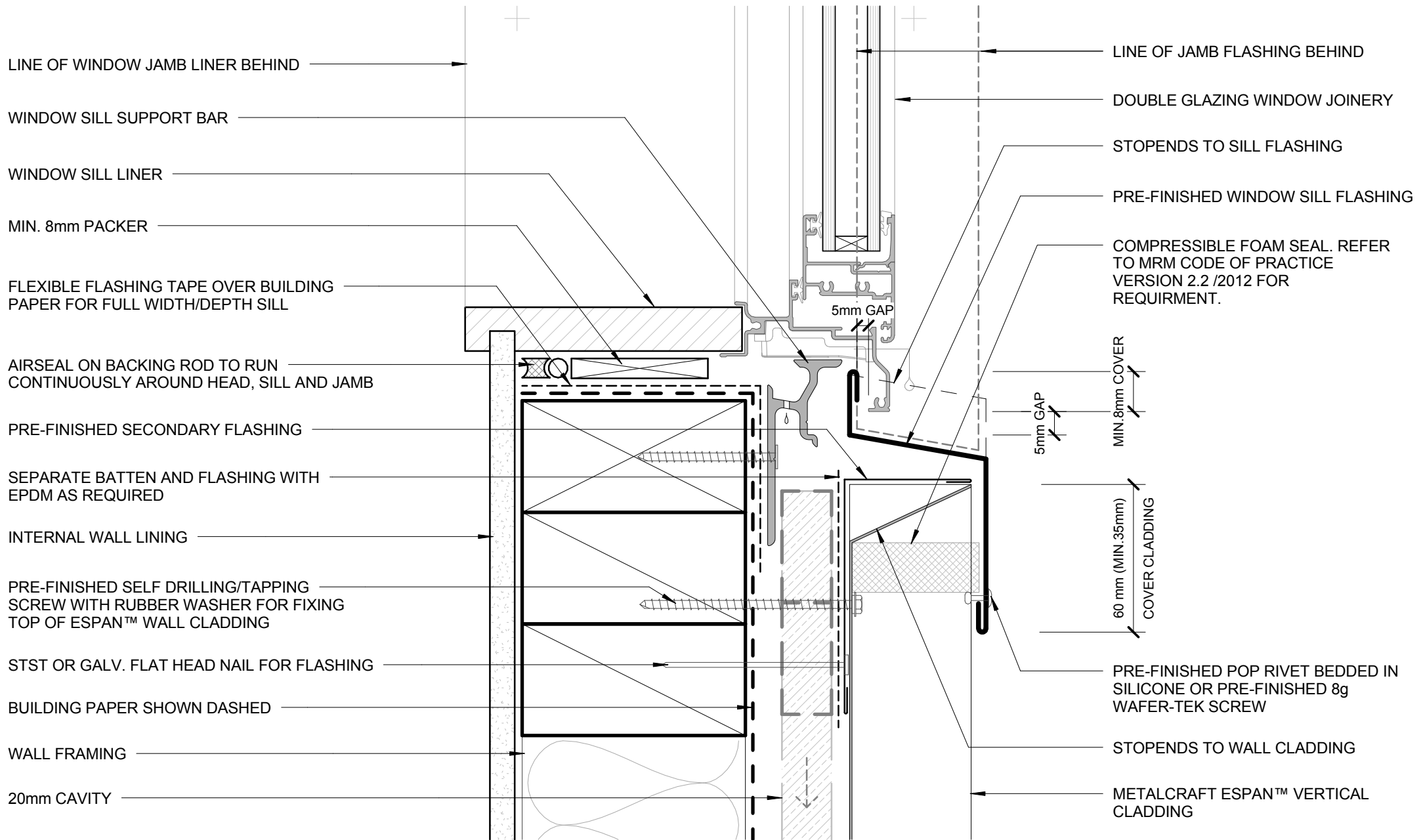
Reference RVEP340

Date 2015

Scale 1 : 2

Sheet

09 / 20



LINE OF WINDOW JAMB LINER BEHIND

WINDOW SILL SUPPORT BAR

WINDOW SILL LINER

MIN. 8mm PACKER

FLEXIBLE FLASHING TAPE OVER BUILDING PAPER FOR FULL WIDTH/DEPTH SILL

AIRSEAL ON BACKING ROD TO RUN CONTINUOUSLY AROUND HEAD, SILL AND JAMB

PRE-FINISHED SECONDARY FLASHING

SEPARATE BATTEN AND FLASHING WITH EPDM AS REQUIRED

INTERNAL WALL LINING

PRE-FINISHED SELF DRILLING/TAPPING SCREW WITH RUBBER WASHER FOR FIXING TOP OF ESPAN™ WALL CLADDING

STST OR GALV. FLAT HEAD NAIL FOR FLASHING

BUILDING PAPER SHOWN DASHED

WALL FRAMING

20mm CAVITY

LINE OF JAMB FLASHING BEHIND

DOUBLE GLAZING WINDOW JOINERY

STOPENDS TO SILL FLASHING

PRE-FINISHED WINDOW SILL FLASHING

COMPRESSIBLE FOAM SEAL. REFER TO MRM CODE OF PRACTICE VERSION 2.2 /2012 FOR REQUIREMENT.

5mm GAP

5mm GAP

MIN. 8mm COVER

60 mm (MIN. 35mm) COVER CLADDING

PRE-FINISHED POP RIVET BEDDED IN SILICONE OR PRE-FINISHED 8g WAFER-TEK SCREW

STOPENDS TO WALL CLADDING

METALCRAFT ESPAN™ VERTICAL CLADDING

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**BUTT WINDOW SILL**  
**RESIDENTIAL VERTICAL CLADDING**



Espan 340™

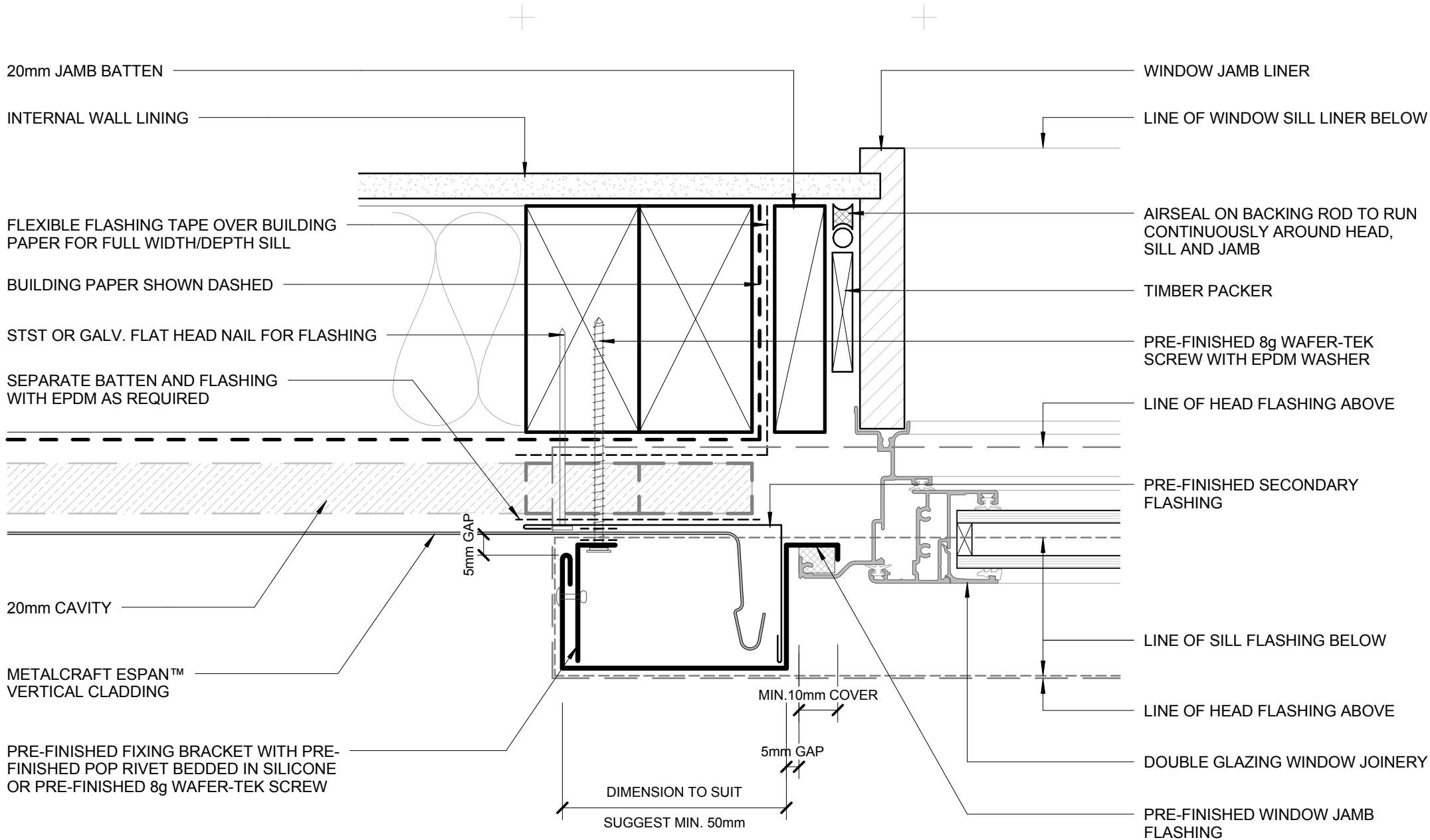
Reference RVEP340

Date 2015

Scale 1 : 2

Sheet

**10 / 20**



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**BUTT WINDOW JAMB**  
RESIDENTIAL VERTICAL CLADDING

Espan 340™

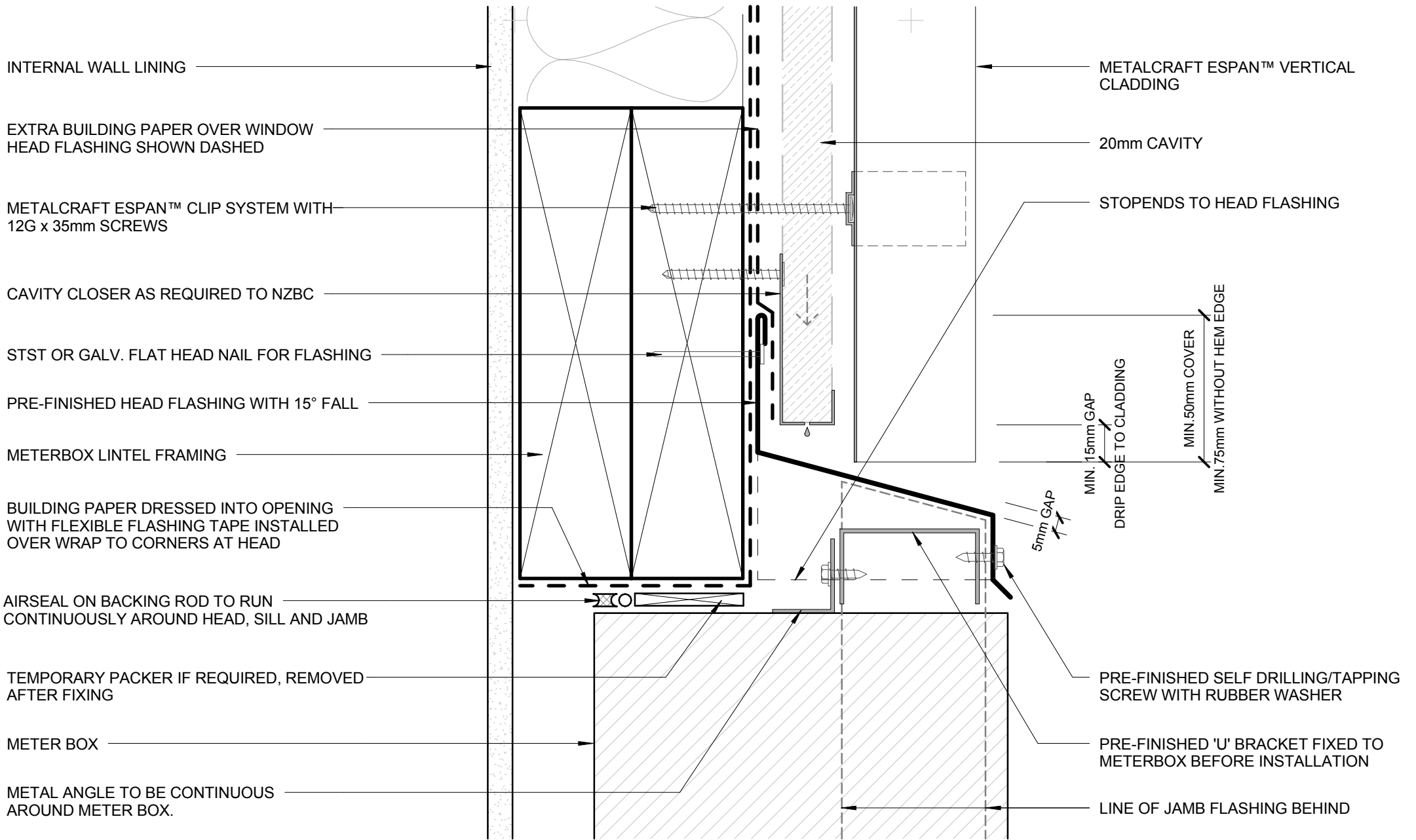
Reference RVEP340

Date 2015

Scale 1 : 2

Sheet

**11 / 20**



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## METERBOX HEAD RESIDENTIAL VERTICAL CLADDING

Espan 340™

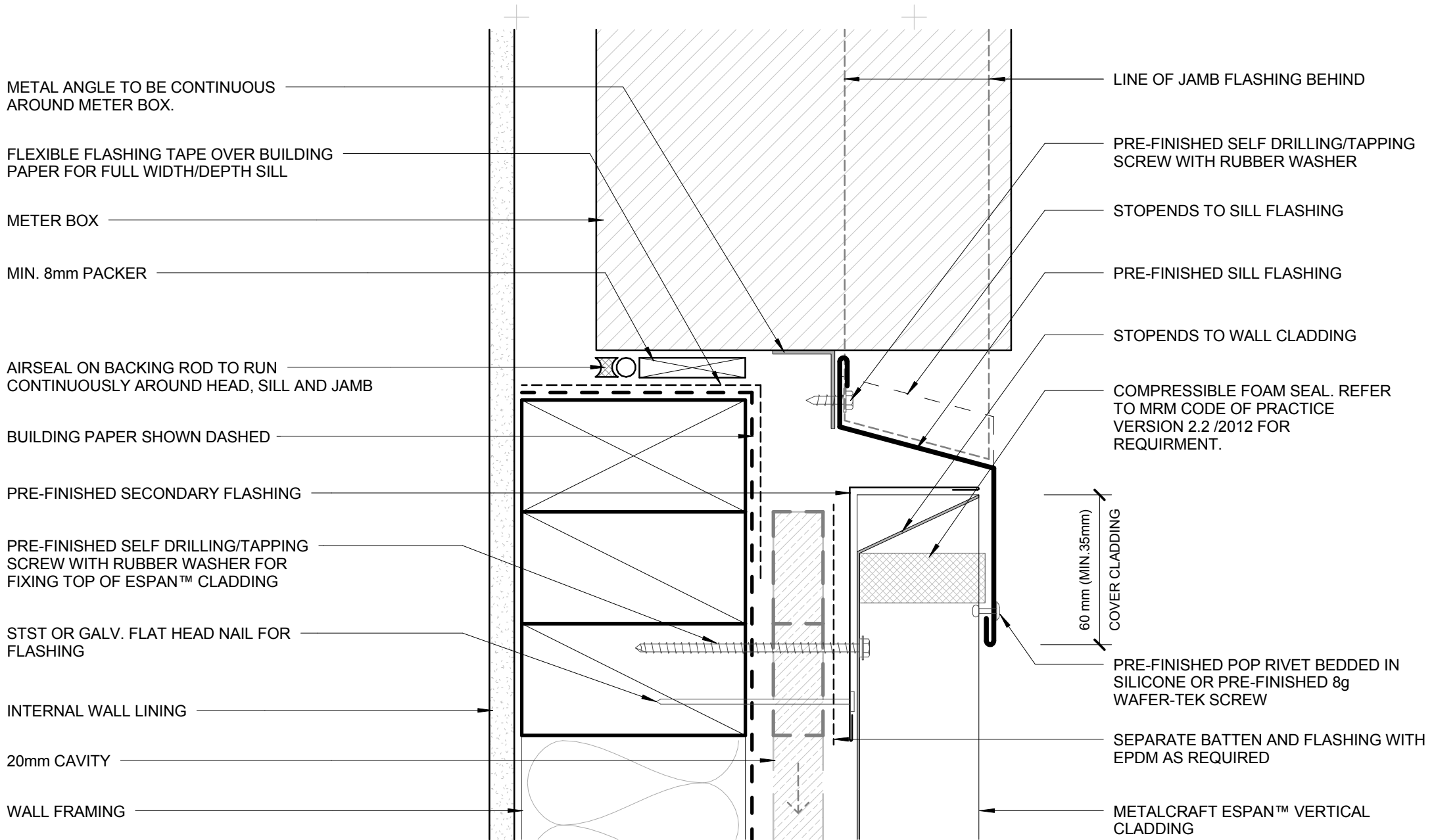
Reference RVEP340

Date 2015

Scale 1 : 2

Sheet

12 / 20



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Espan 340™

METERBOX SILL  
RESIDENTIAL VERTICAL CLADDING

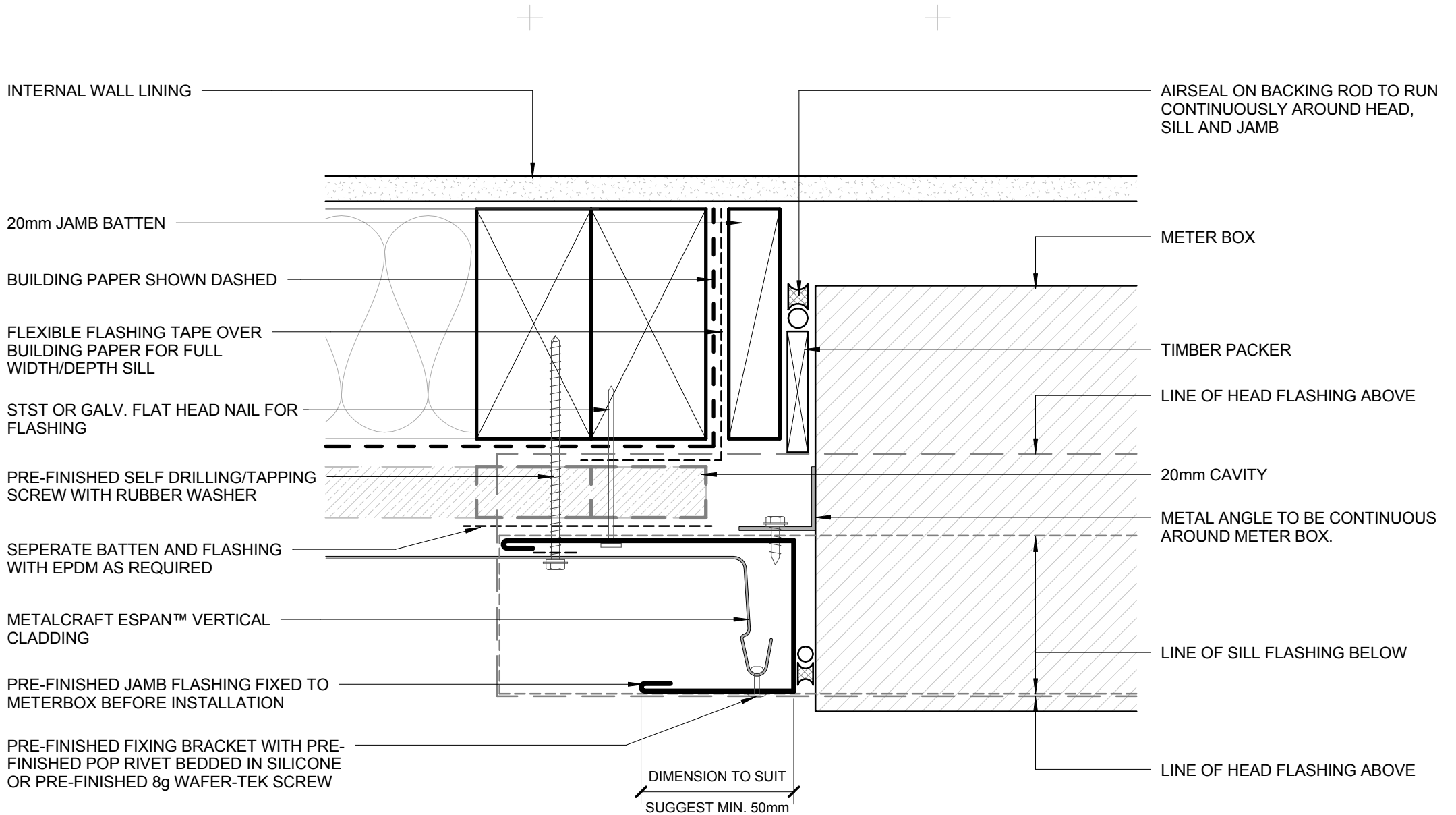
Reference RVEP340

Date 2015

Scale 1 : 2

Sheet

13 / 20



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## METERBOX JAMB

RESIDENTIAL VERTICAL CLADDING

Espan 340™

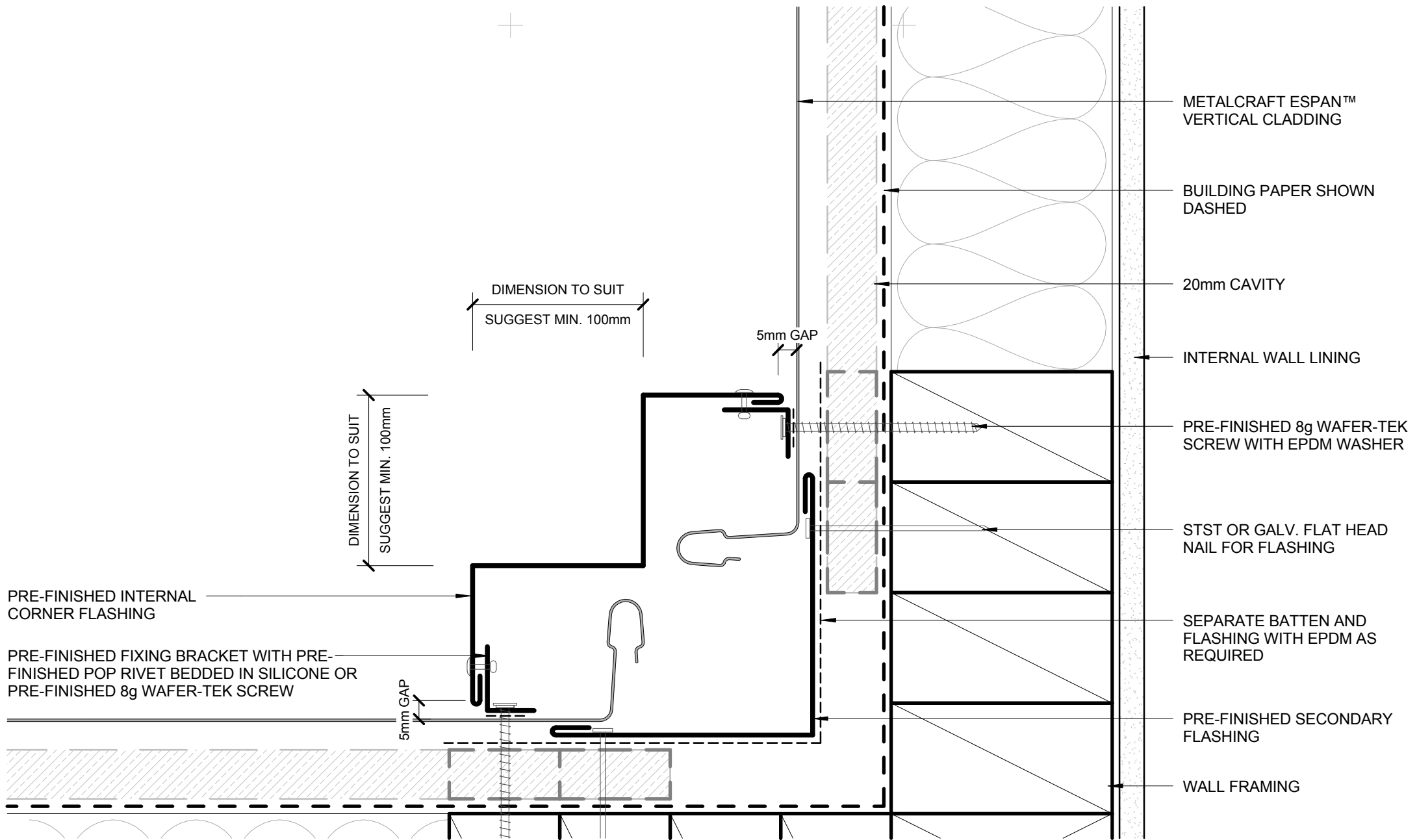
Reference RVEP340

Date 2015

Scale 1 : 2

Sheet

14 / 20



PRE-FINISHED INTERNAL CORNER FLASHING

PRE-FINISHED FIXING BRACKET WITH PRE-FINISHED POP RIVET BEDDED IN SILICONE OR PRE-FINISHED 8g WAFER-TEK SCREW

- BUILDING PAPER IS THE COMMON GENERIC NAME FOR PERMEABLE ROOF AND WALL UNDERLAYS. PLEASE REFER TO NZBC E2/AS1 AND MRM CODE OF PRACTICE VERSION 2.2 /2012.

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METALCRAFT ESPAN™ VERTICAL CLADDING

BUILDING PAPER SHOWN DASHED

20mm CAVITY

INTERNAL WALL LINING

PRE-FINISHED 8g WAFER-TEK SCREW WITH EPDM WASHER

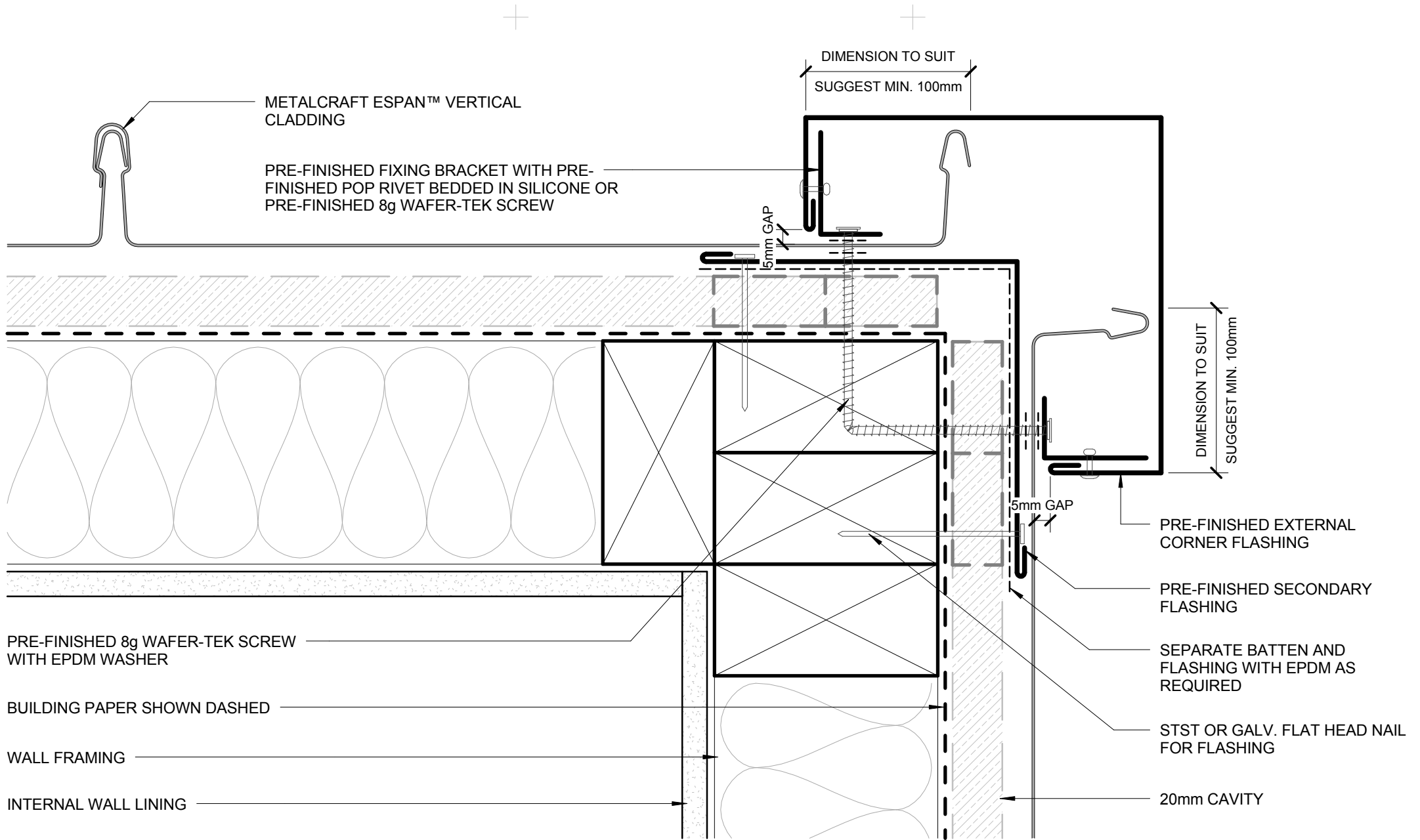
STST OR GALV. FLAT HEAD NAIL FOR FLASHING

SEPARATE BATTEN AND FLASHING WITH EPDM AS REQUIRED

PRE-FINISHED SECONDARY FLASHING

WALL FRAMING

## INTERNAL CORNER RESIDENTIAL VERTICAL CLADDING



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## EXTERNAL CORNER RESIDENTIAL VERTICAL CLADDING

Espan 340™

Reference RVEP340

Date 2015

Scale 1 : 2

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SEPARATE BATTEN AND FLASHING WITH EPDM AS REQUIRED

PRE-FINISHED SOAKER FLASHING TO LINE UP WITH WINDOW JAMB ABOVE

SOAKER FLASHING ONLY REQUIRED TO LINE UP WITH WINDOW JAMB ABOVE. REFER TO MRM CODE OF PRACTICE VERSION 2.2 /2012 FOR REQUIREMENT.

METALCRAFT ESPAN™ VERTICAL CLADDING

20mm CAVITY

BUILDING PAPER SHOWN DASHED

PRE-FINISHED FLAT HEAD WAFER-TEK SCREW WITH EPDM WASHER

INTERNAL WALL LINING

WALL FRAMING

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Espan 340™ **SOAKER FLASHING**  
RESIDENTIAL VERTICAL CLADDING

Reference RVEP340

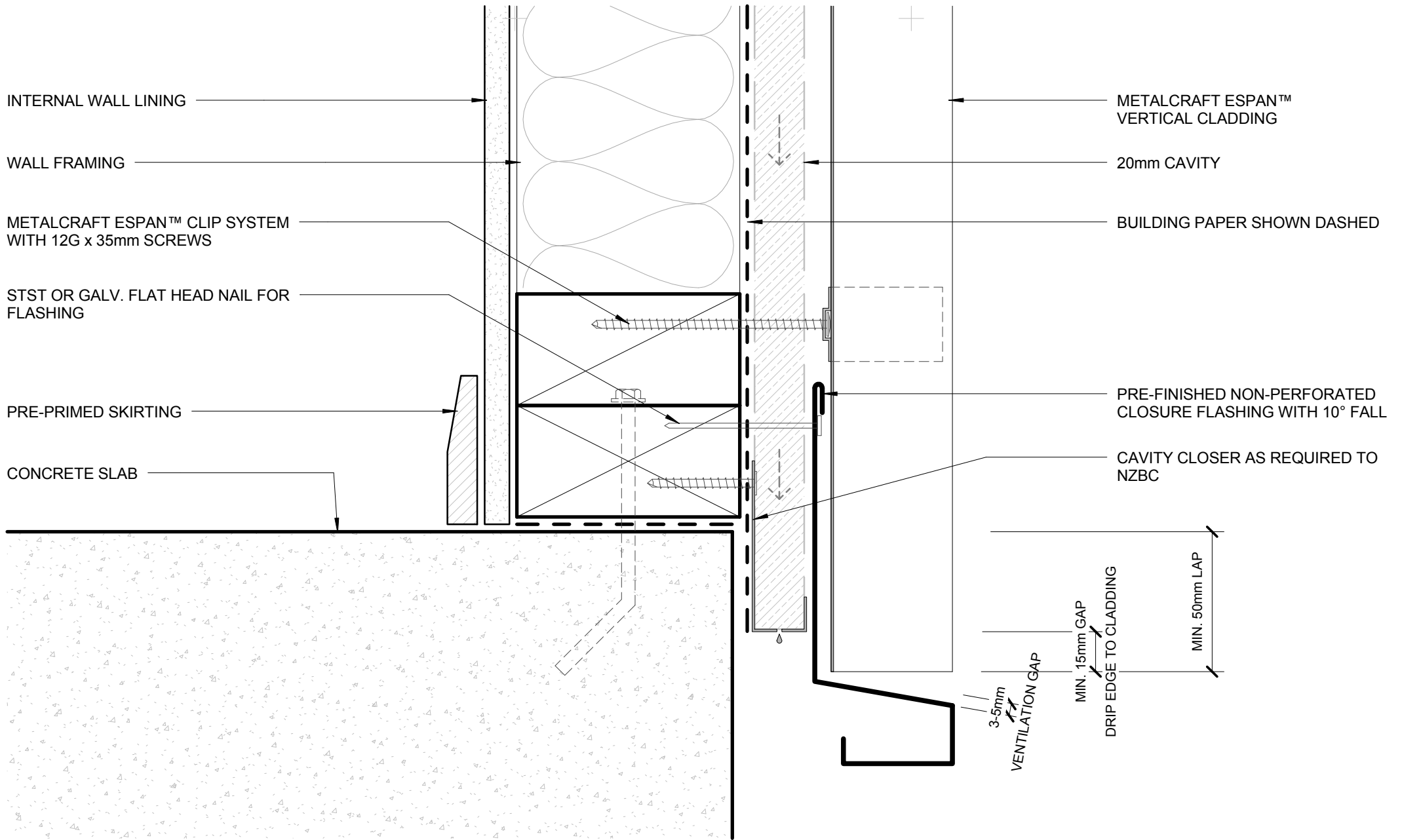
Date 2015

Scale 1 : 2

Sheet

**17 / 20**





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## BOTTOM OF CLADDING (FLUSH) RESIDENTIAL VERTICAL CLADDING

Espan 340™

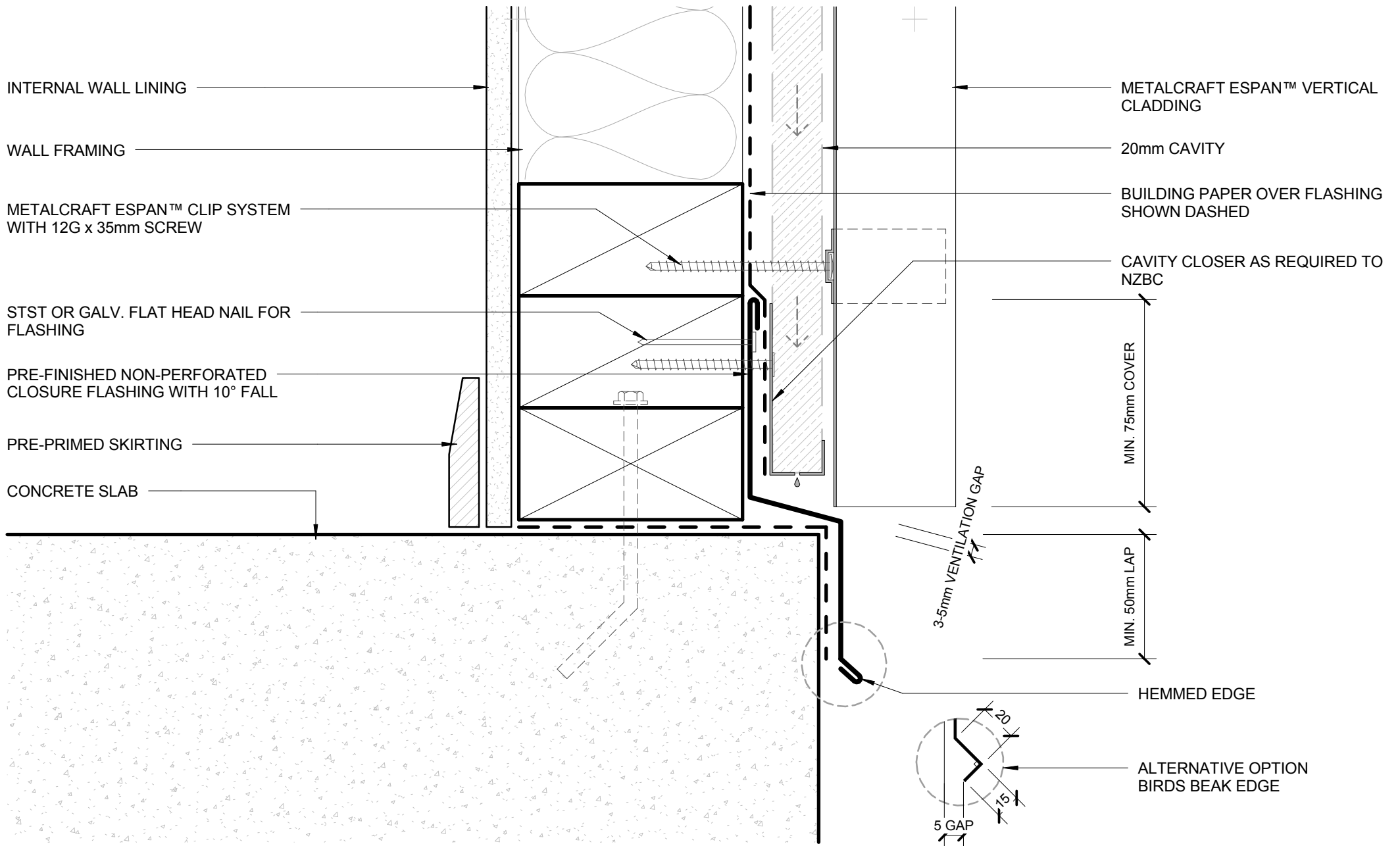
Reference RVEP340

Date 2015

Scale 1 : 2

Sheet

18 / 20



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**BOTTOM OF CLADDING (RECESSED)**  
RESIDENTIAL VERTICAL CLADDING

Espan 340™

Reference RVEP340

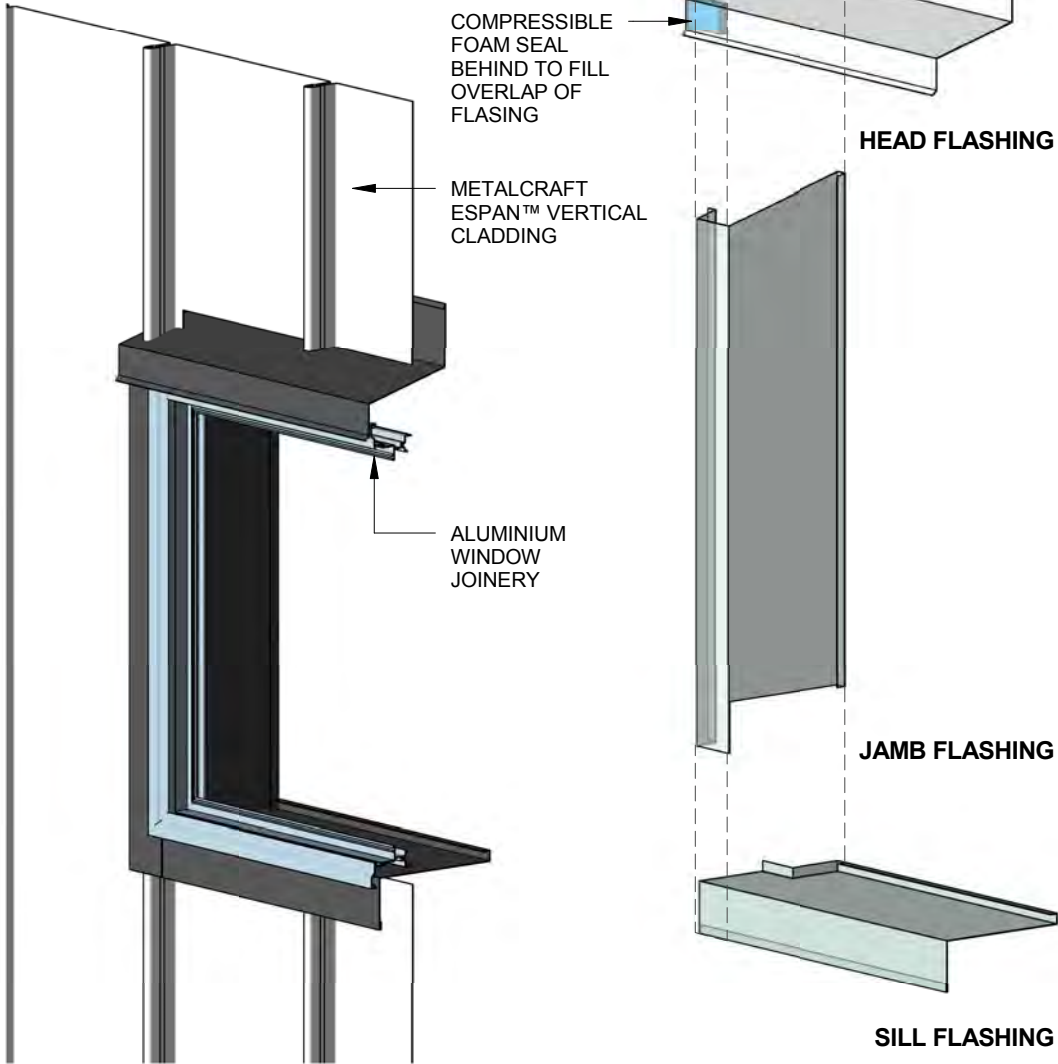
Date 2015

Scale 1 : 2

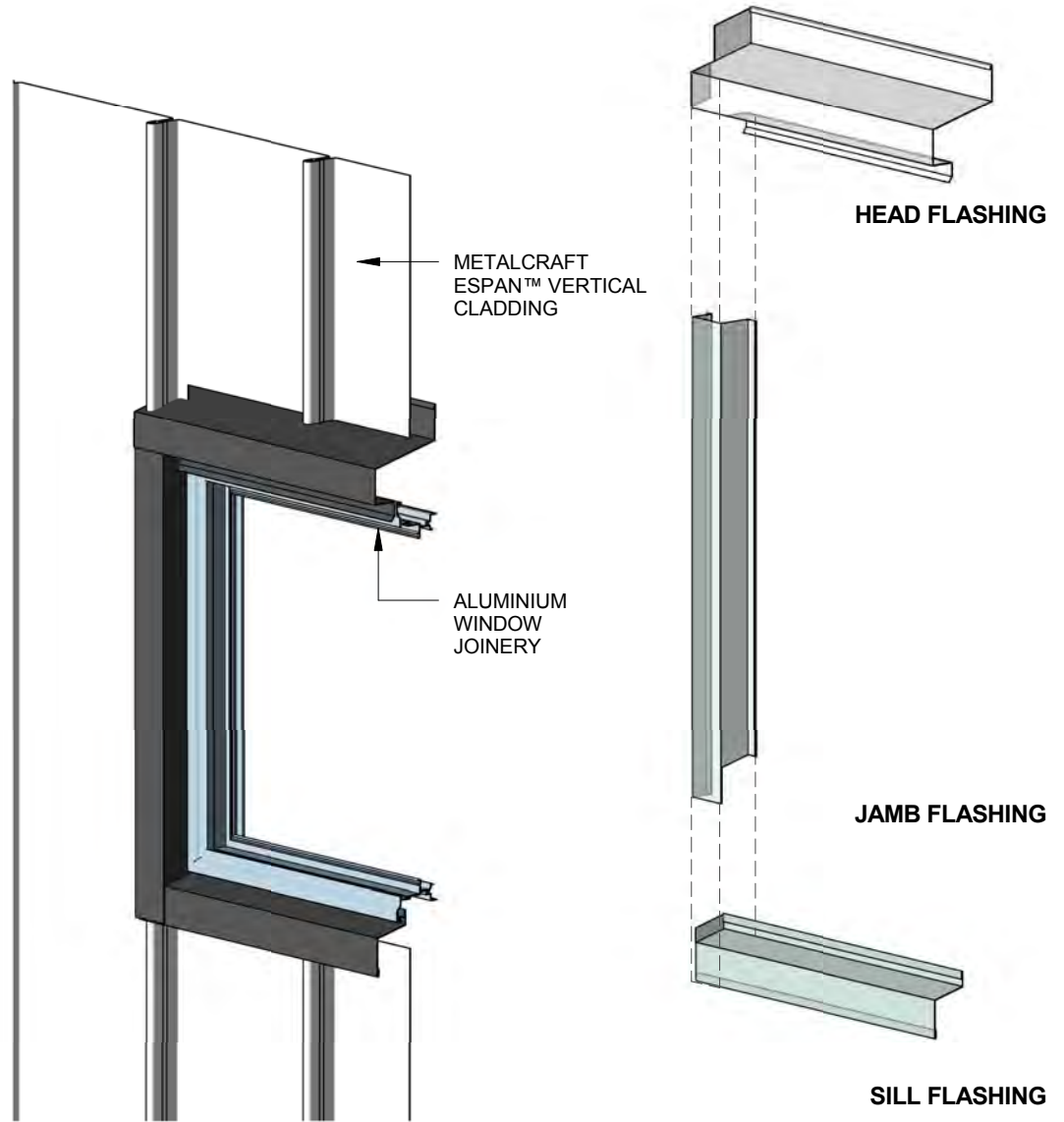
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## FLUSH WINDOW FLASHINGS



## RECESSED WINDOW FLASHINGS

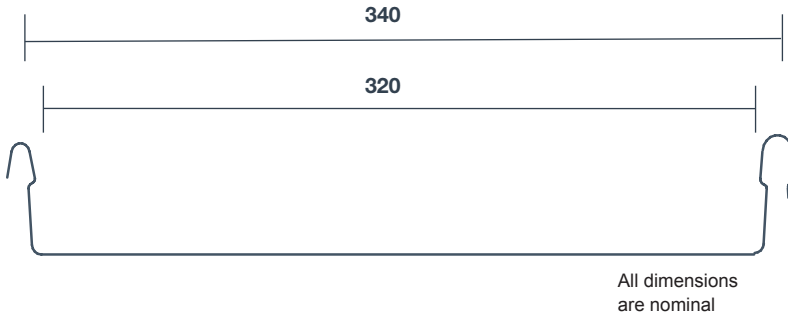


# ESPAN® 340

## LOADSPAN TABLE

espan® 340 can be used as a residential or commercial roofing solution and is ideal for low pitches. espan® 340 employs a clip fixing system and can be used down to a minimum pitch of 3 degrees. espan® 340 is available in Zinalume, Galvsteel, Colorsteel Endura and Colorsteel Maxx.

### PROFILE CROSS SECTION

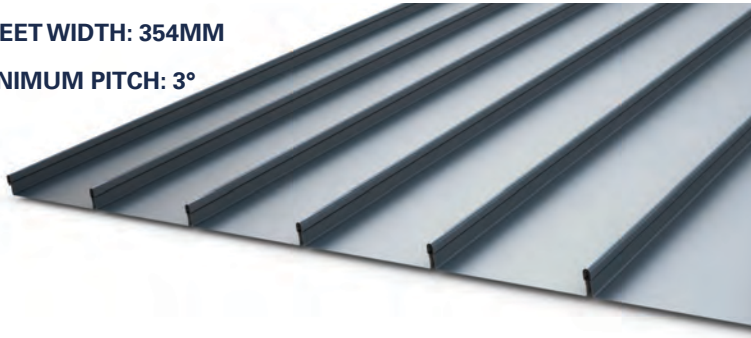


Note: Oil Canning is an inherent characteristic of gauge cold formed metal products, particularly products with broad flat areas like espan(r). The architect, builder and homeowner needs to be aware that oil canning may affect the overall aesthetic outcome. Please refer to MRM NZ Metal Roof and Wall Cladding Code Of Practice - Section 2.3.5 for more information.(www.metalroofing.org.nz)

**COVER: 340MM**

**SHEET WIDTH: 354MM**

**MINIMUM PITCH: 3°**

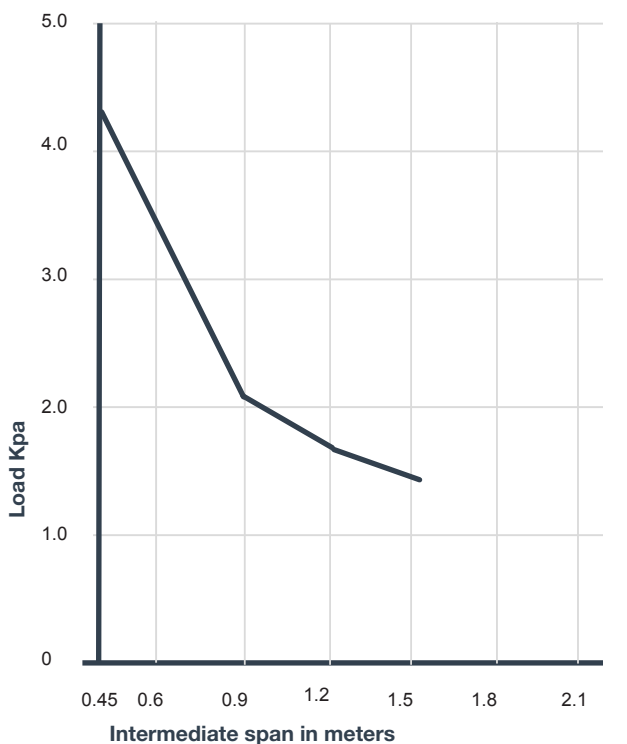


### RECOMMENDED FIXINGS

Fixing Patterns – 1 clip per sheet per Purlin

### DESIGN LOAD

#### G300 0.55MM BMT ESPAN®



#### TIMBER:

12G Length to suit -minimum embedment into structure to be 30mm and greater than 6 times the screw thread diameter. Use load spreading washers if required for expansion.

#### STEEL:

12G self-drilling fastener. Length to suit -minimum steel embedment should be 5 - 6mm beyond the drill point with a minimum of 3 threads beyond the drill point. Use load spreading washers if required for expansion.

#### NOTE:

The intermediate spans shown in the graph to the left is based on G300 Steel as the base metal. To calculate end spans please multiply the intermediate span by 0.66. Spans are based on unrestricted access and allow for a concentrated load of 1.32kN.

For alternative metals please contact your local Metalcraft Roofing branch.

#### MANUFACTURING LOCATIONS:

On-site Nationwide - Available to purchase from all Metalcraft Branch Locations.

espan is a revolution in roll forming, depending on project size and location the sheets can be run on site to any length. Please contact your nearest Metalcraft Branch for more information.

## GoGet Inspection Audit Report

---

Consent No: **170818**

Applicant: **Resolveit Architects**

Site Address: **155 Field Way, Waikanae Beach**

Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**

---

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **20 February 2019 8:55 a.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
Exterior	Pass
All previous inspections/notes passed	Pass
<b>All passed items on this inspection have been assessed against the consented documentation.</b>	
Drawings	Pass
Additional information/plan	N/A
<b>Not part of this consent</b>	
Sub-floor ventilation	N/A
<b>Not part of this consent</b>	
Roof fixings	Pass
Spouting and down-pipes	Pass
<b>Re connected</b>	
Deck structure	Pass
Flashings - roof	Pass
<b>All flashings in place</b>	
Penetrations - flashings	Pass
Barriers	Pass
Gully dishes	N/A
Stormwater and site drainage	Pass
Handrails	N/A
<b>Not part of this consent</b>	
Wastes to gully	Pass
Fixings - durability	Pass
Steps/stairs	N/A
<b>Not part of this consent</b>	
Terminal vents/AAVs	N/A
Cladding painted/sealed	Pass
<b>All painted and sealed</b>	
Flashings - windows/doors	Pass
Cladding ground clearance	Pass
Final check complete	Pass
Other	Pass
<b>All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.</b>	
Interior	N/A
Intertenancy/commercial	N/A
Other	N/A

---

### Support Documentation

---

Application for CCC	Accepted
Membrane applicator certificates - deck	Accepted
Roof product manufacturers warranty	Accepted
Record of Work	Required
<b>Still need roof record of work</b>	
Window manufacturers producer statement	Accepted

---

**Building Practitioners**

Carpentry 1	Accepted
Roofing 1	Accepted



Taken at 8:37 AM on Wednesday 20/02/2019



Taken at 8:37 AM on Wednesday 20/02/2019



Taken at 8:38 AM on Wednesday 20/02/2019



Taken at 8:38 AM on Wednesday 20/02/2019



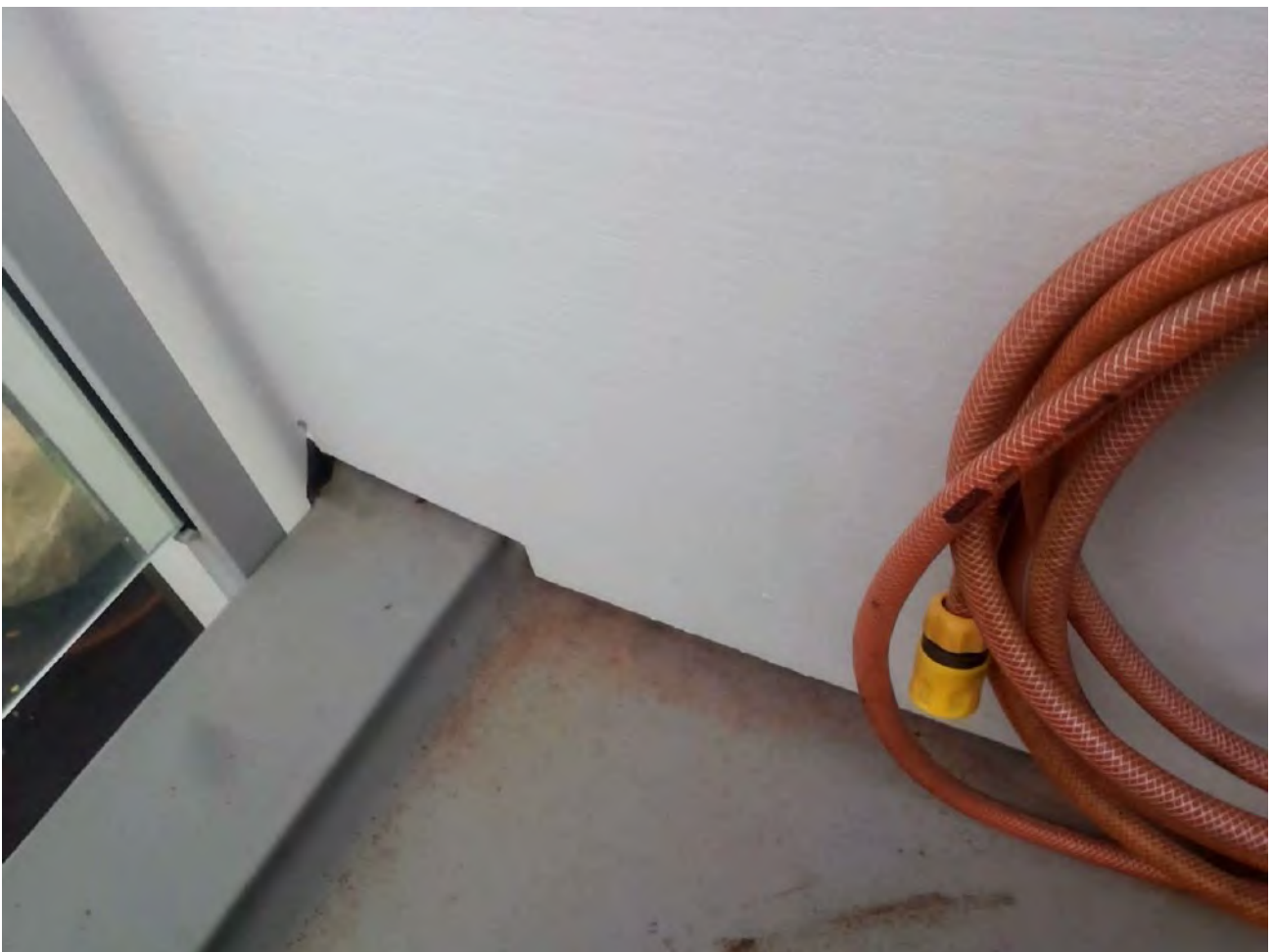
Taken at 8:39 AM on Wednesday 20/02/2019



Taken at 8:39 AM on Wednesday 20/02/2019



Taken at 8:39 AM on Wednesday 20/02/2019



Taken at 8:39 AM on Wednesday 20/02/2019



Taken at 8:40 AM on Wednesday 20/02/2019



Taken at 8:41 AM on Wednesday 20/02/2019



Taken at 8:44 AM on Wednesday 20/02/2019



Taken at 8:48 AM on Wednesday 20/02/2019

## SITE NOTICE

Consent No: **170818**  
 Applicant: **Resolveit Architects**  
 Site Address: **155 Field Way, Waikanae Beach**  
 Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**  
 Building Category: **R3**

Inspection Type: **Final Inspection**  
 Inspection Outcome: **Pass**  
 Inspected By: **Gareth McCullagh**  
 Inspection Date: **20 February 2019**

### Passed Items

#### Exterior

<p>All previous inspections/notes passed</p> <p>Drawings</p> <p>Roof fixings</p> <p>Spouting and down-pipes</p> <p>Deck structure</p> <p>Flashings - roof</p> <p>Penetrations - flashings</p> <p>Barriers</p> <p>Stormwater and site drainage</p> <p>Wastes to gully</p> <p>Fixings - durability</p> <p>Cladding painted/sealed</p> <p>Flashings - windows/doors</p> <p>Cladding ground clearance</p> <p>Final check complete</p> <p>Other</p>	<p><b>All passed items on this inspection have been assessed against the consented documentation.</b></p> <p><b>Re connected</b></p> <p><b>All flashings in place</b></p> <p><b>All painted and sealed</b></p> <p><b>All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.</b></p>
--	---

### Support Documentation

Support Documentation	Status
Application for CCC	Accepted
Membrane applicator certificates - deck	Accepted
Roof product manufacturers warranty	Accepted
Window manufacturers producer statement	Accepted
Quality assurance documentation	Required
Record of Work	Required
<b>Still need roof record of work</b>	

### Building Practitioners

### Status

Carpentry 1  
Designer 1  
Roofing 1

Accepted  
Accepted  
Accepted

## Jeffrey Clement

---

**From:** John Peterson  
**Sent:** Thursday, 28 December 2017 10:55 AM  
**To:** 'Mark Ansell | Resolve it Architects'  
**Subject:** RE: RFI response Building Consent 17818 155 Field Way Waikanae

Hi Mark

Just a couple of items from your response I need you to clarify:

Item 8 – My query is not with the use of the fillet it's the H3.1 treatment of the member affecting the membrane.

Item 12 – I think there may be confusion with D-28, D-27 is noted in the RFI and it's regarding the turn down edge of the barge flashing resting on the membrane.

Regards

John

**John Peterson**  
Building Officer  
Te Āpiha Hanga Whare

Kāpiti Coast District Council  
Tel 04 2965 473

[www.kapiticoast.govt.nz](http://www.kapiticoast.govt.nz)

---

**From:** Mark Ansell | Resolve it Architects [mailto:Marka@resolveitarchitects.co.nz]  
**Sent:** Thursday, 21 December 2017 4:09 p.m.  
**To:** John Peterson  
**Subject:** RE: RFI response Building Consent 17818 155 Field Way Waikanae

Hi John

Please find attached further clarifications requested in your email below together with amended drawings as required

All best  
Mark

**Mark Ansell ANZIA**  
Director | Registered Architect

DDI 04 903 4976 | MOB 021 479 706



LEVEL 1, 171 VIVIAN ST, TE ARO  
PO BOX 9792, WELLINGTON 6141, NZ

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---

**From:** John Peterson [<mailto:John.Peterson@kapiticoast.govt.nz>]  
**Sent:** Wednesday, December 6, 2017 2:38 PM  
**To:** Mark Ansell | Resolve it Architects <[Marka@resolveitarchitects.co.nz](mailto:Marka@resolveitarchitects.co.nz)>  
**Subject:** RE: RFI response Building Consent 17818 155 Field Way Waikanae

Hi Mark

Thanks for your responses, I do need further clarification for the following items (8, 11, 12, 13, 14 & 15):

8) DWG 507 D-31 - Provide confirmation from Viking the method proposed at the lap joint with the existing membrane is acceptable for the product and installation warranties to be valid. Note: this may require some addition blocking to be installed where the substrate depth has been reduced. **They will also need to confirm the H 3.1 corner fillet is acceptable.**

8. Lap detail updated. It has been reviewed and confirmed by Viking: 22/11/17: "I have reviewed the detail and can confirm that it is acceptable." – Chris Withers – Territorial Manager at Viking Roofspec. Confirmation from Viking attached.

11) Demonstrate how the RWH overflow will meet the requirements of E2/AS1 with top edge being higher than the top of scupper slot. The design is not compliant with E2/AS1. **The outlet is required to be 1.5x the DP diameter and no more than 75mm from the top of the outlet to the top of the scupper**

11. Please clarify. Detail D-40 is compliant with E2, figure 63, page 95. If the RWH downpipe is blocked then water will exit out the overflow rather than back up through the scupper outlet.

12) DWG 506 D-27 - This detail cannot be used as proposed as the flashing edge will cut in to the membrane – **Part relates to item 8**

12. Refer to detail, updated to standard compression bar termination that will lap under the barge flashing to the corrugated roof section above.

13) SW elevation stair roof - provide detail of the flashing method at upper end of the roof/wall junction – **The noted detail is not relevant to the area**

13. Refer to dwg 506 Rev A, D-26

14) SW elevation parapet - provide expanded detail where the parapet terminates adjacent to the lower end of the corrugated roof. **Sorry, this elevation should have read NW**

14. Refer to D-48 dwg 512 Rev A

15) DWG 503 D-15 - revise to demonstrate compliance with E2. **I am looking for protection in the cavity, the head flashing sits on the battens not on the RAB and taped.**

15. Detail updated. Collar flashing dimensions exceed E2 requirements.

16) Please note: further RFI's may be required following a review of the building surveyors report - **Please be aware the consent will be conditioned regarding amended plan application/s being required for any structural changes, these will need to be applied for and approved before the works associated with them can proceed and also the existing structure will need to be demonstrated as capable of supporting the new wall and roof cladding systems before they are applied.**

16. The building surveyors report concluded that full cladding replacement was warranted and this defined the scope for the current building consent submission. The report is legally privileged and we have no authorisation to release at this point. Any further scope increase or clarification will be defined following inspections by both the appointed NZIBS registered Building Surveyor and the KCDC building inspector on site after commencement of work on site and the removal of the existing cladding.

Regards

John

**John Peterson**  
Building Officer  
Te Āpiha Hanga Whare

Kāpiti Coast District Council  
Tel 04 2965 473

[www.kapiticoast.govt.nz](http://www.kapiticoast.govt.nz)

---

**From:** Leanna Hutchinson **On Behalf Of** Mailbox - Building Approvals  
**Sent:** Thursday, 30 November 2017 2:03 p.m.  
**To:** John Peterson  
**Subject:** FW: RFI response Building Consent 17818 155 Field Way Waikanae

---

**From:** Mark Ansell | Resolve it Architects [<mailto:Marka@resolveitarchitects.co.nz>]  
**Sent:** Thursday, 30 November 2017 1:46 p.m.  
**To:** Mailbox - Building Approvals  
**Subject:** RFI response Building Consent 17818 155 Field Way Waikanae

Please find attached our reply to the RFI received on 17 November plus associated amended drawings and additional information as requested.

Best regards  
Mark

**Mark Ansell ANZIA**  
Director | Registered Architect

DDI 04 903 4976 | MOB 021 479 706



**RESOLVE IT : ARCHITECTS** | [resolveitarchitects.co.nz](http://resolveitarchitects.co.nz)

LEVEL 1, 171 VIVIAN ST, TE ARO  
PO BOX 9792, WELLINGTON 6141, NZ

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## Jeffrey Clement

---

**From:** John Peterson  
**Sent:** Wednesday, 6 December 2017 2:38 PM  
**To:** 'Marka@resolvetarchitects.co.nz'  
**Subject:** RE: RFI response Building Consent 17818 155 Field Way Waikanae

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John

**John Peterson**  
Building Officer  
Te Āpiha Hanga Whare

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---

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**To:** Mailbox - Building Approvals  
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Best regards  
Mark

**Mark Ansell ANZIA**  
Director | Registered Architect

DDI 04 903 4976 | MOB 021 479 706



RESOLVE IT : ARCHITECTS | [resolveitarchitects.co.nz](http://resolveitarchitects.co.nz)

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## GoGet Inspection Audit Report

---

Consent No: **170818**

Applicant: **Resolveit Architects**

Site Address: **155 Field Way, Waikanae Beach**

Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**

---

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **15 May 2018 2:10 p.m.**

Duration: **15 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Building wrap type <b>ecoply</b>	Pass
Flexible seling tape <b>ecotape</b>	Pass
Deck membrane fixed in accordance with specification	N/A
Head flashings	Pass
Sill flashings	N/A
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	Pass
Jamb flashings	N/A
Capillary clearances	N/A
Flashing penetrations	Pass
Ground/Deck Cladding Clearance	Pass
Additional strapping to wrap	N/A
Batten timber treatment <b>H3</b>	Pass
Cavity closers	Pass
Battens in place	Pass
Battens structural fixing	N/A
Cavity spacers	Pass
Cavity spacers size and slope	Pass
LBP number	Pass
Other	N/A



Taken at 1:59 PM on Tuesday 15/05/2018



Taken at 1:59 PM on Tuesday 15/05/2018



Taken at 1:59 PM on Tuesday 15/05/2018



Taken at 2:00 PM on Tuesday 15/05/2018



Taken at 2:00 PM on Tuesday 15/05/2018



Taken at 2:00 PM on Tuesday 15/05/2018



Taken at 2:01 PM on Tuesday 15/05/2018



Taken at 2:01 PM on Tuesday 15/05/2018



Taken at 2:01 PM on Tuesday 15/05/2018



Taken at 2:01 PM on Tuesday 15/05/2018



Taken at 2:02 PM on Tuesday 15/05/2018

## GoGet Inspection Audit Report

---

Consent No: **170818**

Applicant: **Resolveit Architects**

Site Address: **155 Field Way, Waikanae Beach**

Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**

---

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

Inspected By: **Jeremy Lincoln**

Inspection Date: **12 April 2018 9:11 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
<b>west face 2 storey, under balcony, front entry and bottom level to right of entry only</b>	
Inspection notes	N/A
Drawings	Pass
Additional information/plan <b>images to follow of insulation installed</b>	Fail
Cladding type identified <b>ecoply RAB on cavity with shadow clad &amp; corro zrx</b>	Pass
Framing moisture meets cladding requirements	N/A
Stud spacing appropriate for cladding <b>400c</b>	Pass
Exterior sheet bracing and angle brace fixing <b>ecoply to be nailed off as bracing</b>	Pass
Bottom plate connections	Pass
Building wrap type <b>ecoply RAB</b>	Pass
Bracing requirements	N/A
Purlin fixing	N/A
Decking substrate	N/A
Top Plate Connection	Pass
Lintel Connections	Pass
Truss connections	N/A
Column posts	N/A
LBP number <b>106221</b>	Pass
Other	Fail
<b>moisture content 20-22 to high. discussed with carl internal linings to be removed moiture to be checked subsequently inside</b>	



Taken at 8:51 AM on Thursday 12/04/2018



Taken at 8:52 AM on Thursday 12/04/2018



Taken at 8:53 AM on Thursday 12/04/2018



Taken at 8:57 AM on Thursday 12/04/2018

## GoGet Inspection Audit Report

---

Consent No: **170818**

Applicant: **Resolveit Architects**

Site Address: **155 Field Way, Waikanae Beach**

Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**

---

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

Inspected By: **Gareth McCullagh**

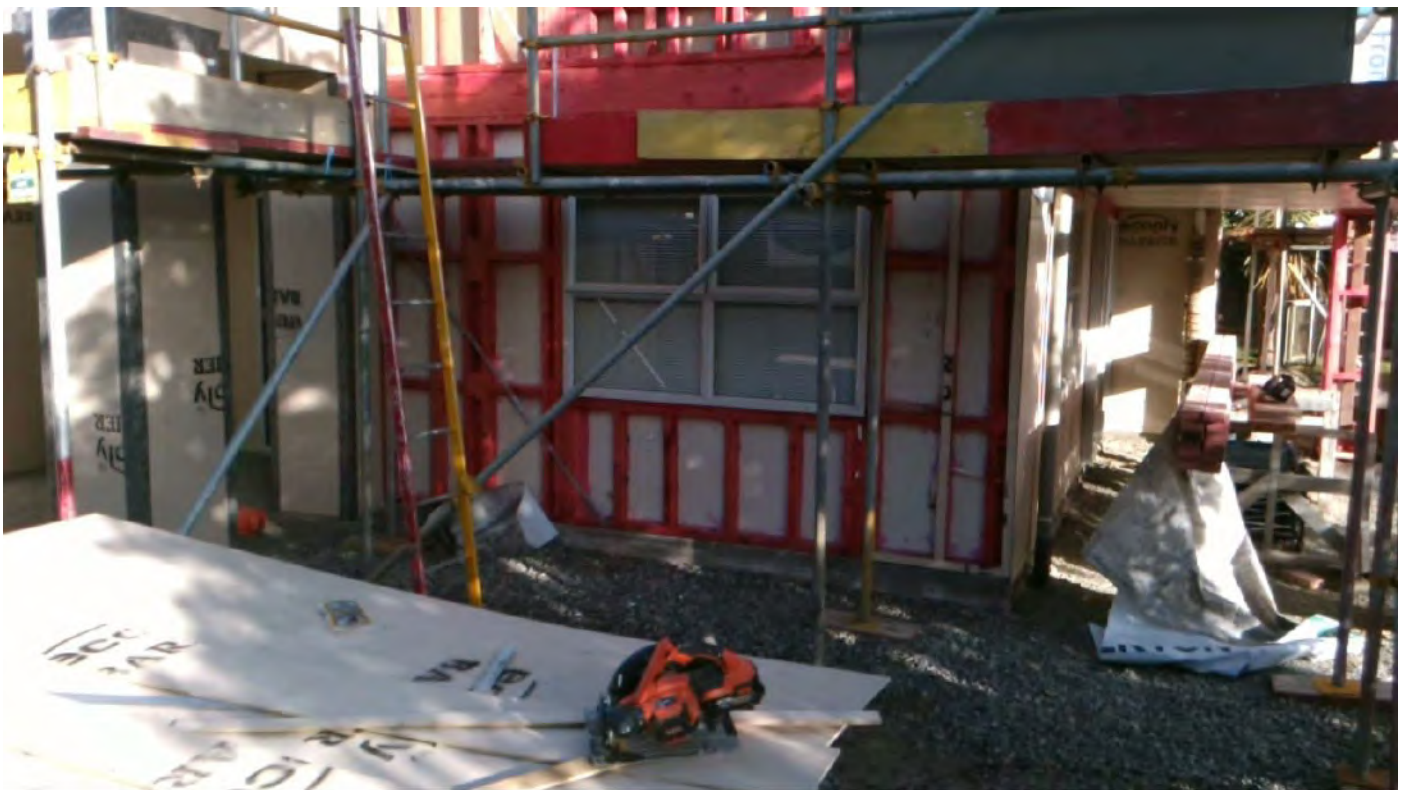
Inspection Date: **19 April 2018 8:42 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
<b>inspection on north face east-face upper and Lower to right side of entry and garage south and east</b>	
Inspection notes	Pass
<b>sighted previous notes</b>	
Drawings	Pass
Additional information/plan	N/A
Cladding type identified	N/A
Framing moisture meets cladding requirements	Pass
<b>frame Saver coated and some timber replaced where required</b>	
Stud spacing appropriate for cladding	Pass
<b>existing</b>	
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	Pass
<b>new fixings in where required</b>	
<b>All bottom plate connections fixed in compliance with the building consent documentation</b>	
Building wrap type	N/A
Bracing requirements	Pass
<b>existing</b>	
Purlin fixing	N/A
Decking substrate	N/A
Top Plate Connection	Pass
<b>new where required</b>	
Lintel Connections	Pass
<b>strapped</b>	
Truss connections	N/A
Column posts	N/A
LBP number	N/A
Other	Fail
<b>report from central adjusters ok to continue</b>	



Taken at 8:34 AM on Thursday 19/04/2018



Taken at 8:34 AM on Thursday 19/04/2018



Taken at 8:35 AM on Thursday 19/04/2018



Taken at 8:35 AM on Thursday 19/04/2018



Taken at 8:35 AM on Thursday 19/04/2018

## SITE NOTICE

Consent No: **170818**  
 Applicant: **Resolveit Architects**  
 Site Address: **155 Field Way, Waikanae Beach**  
 Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**  
 Building Category: **R3**

Inspection Type: **Pre Wrap**  
 Inspection Outcome: **Fail**  
 Inspected By: **Jeremy Lincoln**  
 Inspection Date: **12 April 2018**

### Passed Items

General	<b>west face 2 storey, under balcony, front entry and bottom level to right of entry only</b>
Drawings	
Cladding type identified	<b>ecoply RAB on cavity with shadow clad &amp; corro zrx 400c</b>
Stud spacing appropriate for cladding	<b>ecoply to be nailed off as bracing</b>
Exterior sheet bracing and angle brace fixing	
Bottom plate connections	
Building wrap type	<b>ecoply RAB</b>
Top Plate Connection	
Lintel Connections	
LBP number	<b>106221</b>

### Failed Items

General	<b>west face 2 storey, under balcony, front entry and bottom level to right of entry only</b>
Additional information/plan	<b>images to follow of insulation installed</b>
Other	<b>moisture content 20-22 to high. discussed with carl internal linings to be removed moiture to be checked subsequently inside</b>

### Support Documentation

	<b>Status</b>
Application for CCC	Required
Membrane applicator certificates - deck	Required
Quality assurance documentation	Required
Roof product manufacturers warranty	Required
Record of Work	Required

### Licensed Building Practitioners

	<b>Status</b>
Designer 1	Accepted
Carpentry 1	Required
Roofing 1	Required

## SITE NOTICE

Consent No: **170818**  
 Applicant: **Resolveit Architects**  
 Site Address: **155 Field Way, Waikanae Beach**  
 Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**  
 Building Category: **R3**

Inspection Type: **Pre Wrap**  
 Inspection Outcome: **Fail**  
 Inspected By: **Gareth McCullagh**  
 Inspection Date: **19 April 2018**

### Passed Items

<p>General</p> <p>Inspection notes</p> <p>Drawings</p> <p>Framing moisture meets cladding requirements</p> <p>Stud spacing appropriate for cladding</p> <p>Bottom plate connections</p> <p>Bracing requirements</p> <p>Top Plate Connection</p> <p>Lintel Connections</p>	<p><b>inspection on north face east-face upper and Lower to right side of entry and garage south and east sighted previous notes</b></p> <p><b>frame Saver coated and some timber replaced where required existing</b></p> <p><b>new fixings in where required</b></p> <p><b>All bottom plate connections fixed in compliance with the building consent documentation</b></p> <p><b>existing</b></p> <p><b>new where required</b></p> <p><b>strapped</b></p>
---	--

### Failed Items

<p>General</p> <p>Other</p>	<p><b>inspection on north face east-face upper and Lower to right side of entry and garage south and east report from central adjusters ok to continue</b></p>
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### Support Documentation

	<b>Status</b>
Application for CCC	Required
Membrane applicator certificates - deck	Required
Quality assurance documentation	Required
Roof product manufacturers warranty	Required
Record of Work	Required

### Licensed Building Practitioners

	<b>Status</b>
Designer 1	Accepted
Carpentry 1	Required
Roofing 1	Required

## GoGet Inspection Audit Report

---

Consent No: **170818**

Applicant: **Resolveit Architects**

Site Address: **155 Field Way, Waikanae Beach**

Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**

---

Inspection Type: **Pre Wrap**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **2 May 2018 1:51 p.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Cladding type identified	Pass
Framing moisture meets cladding requirements	Pass
Stud spacing appropriate for cladding	Pass
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	Pass
<b>All bottom plate connections fixed in compliance with the building consent documentation</b>	
Building wrap type <b>ecoply</b>	Pass
Bracing requirements <b>as required</b>	Pass
Purlin fixing	N/A
Decking substrate	N/A
Top Plate Connection	N/A
Lintel Connections	Pass
Truss connections	N/A
Column posts	N/A
LBP number	N/A
Other	N/A



Taken at 1:50 PM on Wednesday 2/05/2018



Taken at 1:50 PM on Wednesday 2/05/2018



Taken at 1:50 PM on Wednesday 2/05/2018



Taken at 1:50 PM on Wednesday 2/05/2018

## GoGet Inspection Audit Report

---

Consent No: **170818**

Applicant: **Resolveit Architects**

Site Address: **155 Field Way, Waikanae Beach**

Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**

---

Inspection Type: **Pre Wrap**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **7 May 2018 2:47 p.m.**

Duration: **30 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Cladding type identified	Pass
Framing moisture meets cladding requirements	Pass
Stud spacing appropriate for cladding	Pass
Exterior sheet bracing and angle brace fixing <b>allSheets fixed as bracing @150mm ss nails</b>	Pass
Bottom plate connections <b>BL Brackets</b> <b>All bottom plate connections fixed in compliance with the building consent documentation</b>	Pass
Building wrap type <b>eco ply/taped with ecoply</b>	Pass
Bracing requirements	Pass
Purlin fixing	N/A
Decking substrate	N/A
Top Plate Connection	N/A
Lintel Connections	N/A
Truss connections	N/A
Column posts	N/A
LBP number	Pass
Other	Pass



Taken at 2:42 PM on Monday 7/05/2018



Taken at 2:43 PM on Monday 7/05/2018



Taken at 2:47 PM on Monday 7/05/2018

## SITE NOTICE

Consent No: **170818**  
 Applicant: **Resolveit Architects**  
 Site Address: **155 Field Way, Waikanae Beach**  
 Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**

Building Category: **R3**

Inspection Type: **Pre Wrap**  
 Inspection Outcome: **Pass**  
 Inspected By: **Alan Tinney**  
 Inspection Date: **2 May 2018**

### Passed Items

#### General

Inspection notes  
 Drawings  
 Additional information/plan  
 Cladding type identified  
 Framing moisture meets cladding requirements  
 Stud spacing appropriate for cladding  
 Bottom plate connections  
 Building wrap type  
 Bracing requirements  
 Lintel Connections

**All bottom plate connections fixed in compliance with the building consent documentation**  
  
**ecoply**  
**as required**

### Support Documentation

<b>Support Documentation</b>	<b>Status</b>
Application for CCC	Required
Membrane applicator certificates - deck	Required
Quality assurance documentation	Required
Roof product manufacturers warranty	Required
Record of Work	Required

### Licensed Building Practitioners

<b>Licensed Building Practitioners</b>	<b>Status</b>
Designer 1	Accepted
Carpentry 1	Required
Roofing 1	Required

## SITE NOTICE

Consent No: **170818**  
 Applicant: **Resolveit Architects**  
 Site Address: **155 Field Way, Waikanae Beach**  
 Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**  
 Building Category: **R3**

Inspection Type: **Pre Wrap**  
 Inspection Outcome: **Pass**  
 Inspected By: **Alan Tinney**  
 Inspection Date: **7 May 2018**

### Passed Items

#### General

Inspection notes  
 Drawings  
 Additional information/plan  
 Cladding type identified  
 Framing moisture meets cladding requirements  
 Stud spacing appropriate for cladding  
 Exterior sheet bracing and angle brace fixing  
 Bottom plate connections

**all Sheets fixed as bracing @ 150mm ss nails**

#### **BL Brackets**

**All bottom plate connections fixed in compliance with the building consent documentation**

**eco ply/taped with ecoply**

Building wrap type  
 Bracing requirements  
 LBP number  
 Other

### Support Documentation

	<b>Status</b>
Application for CCC	Required
Membrane applicator certificates - deck	Required
Quality assurance documentation	Required
Roof product manufacturers warranty	Required
Record of Work	Required

### Licensed Building Practitioners

	<b>Status</b>
Designer 1	Accepted
Carpentry 1	Required
Roofing 1	Required

## GoGet Inspection Audit Report

---

Consent No: **170818**

Applicant: **Resolveit Architects**

Site Address: **155 Field Way, Waikanae Beach**

Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**

---

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **15 May 2018 2:17 p.m.**

Duration: **15 minutes**

<b>Inspection Element</b>	<b>Status</b>
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Max moisture content <b>18%</b>	Pass
Ventilation to rooms <b>Window sizes and openings as per consented documentation</b>	Pass
Timber treatment <b>H1.2</b>	Pass
Lintel/beam size and fixing	Pass
Insulation <b>walls2.2</b>	Pass
Top plate connection	Pass
Ceiling batten spacing	N/A
Stud spacing	N/A
Bracing connections <b>EP1</b>	Pass
Air seals	Pass
Bottom plate fixings	Pass
Is the building weathertight	Pass
Grade of timber framing	Pass
Framing cut outs	N/A
wet area substrate	N/A
insert or inbuilt fireplace	N/A
LBP number	N/A
Other	N/A
Other	N/A

## SITE NOTICE

---

Consent No: **170818**  
 Applicant: **Resolveit Architects**  
 Site Address: **155 Field Way, Waikanae Beach**  
 Work Type: **Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.**  
 Building Category: **R3**

---

Inspection Type: **Preline Building**  
 Inspection Outcome: **Pass**  
 Inspected By: **Alan Tinney**  
 Inspection Date: **15 May 2018**

### Passed Items

#### General

Sighted previous inspection notes	
Conforms with approved drawings	
Confirm additional information/amended plan	
Max moisture content	<b>18%</b>
Ventilation to rooms	<b>Window sizes and openings as per consented documentation</b>
Timber treatment	<b>H1.2</b>
Lintel/beam size and fixing	
Insulation	<b>walls2.2</b>
Top plate connection	
Bracing connections	<b>EP1</b>
Air seals	
Bottom plate fixings	
Is the building weathertight	
Grade of timber framing	

---

Inspection Type: **Pre Clad**  
 Inspection Outcome: **Pass**  
 Inspected By: **Alan Tinney**  
 Inspection Date: **15 May 2018**

### Passed Items

#### General

Inspection notes	
Drawings	
Additional information/plan	
Building wrap type	<b>ecoply</b>
Flexible sealing tape	<b>ecotape</b>
Head flashings	

Internal/external corner flashings  
Flashing penetrations  
Ground/Deck Cladding Clearance  
Batten timber treatment  
Cavity closers  
Battens in place  
Cavity spacers  
Cavity spacers size and slope  
LBP number

H3

---

**Support Documentation****Status**

Application for CCC	Required
Membrane applicator certificates - deck	Required
Quality assurance documentation	Required
Roof product manufacturers warranty	Required
Record of Work	Required

---

**Licensed Building Practitioners****Status**

Designer 1	Accepted
Carpentry 1	Required
Roofing 1	Required

## KAPITI COAST DISTRICT COUNCIL LIVE ENVIRONMENT

Consent No: 170818

Building Category: R3

Site Address: 155 Field Way, Waikanae Beach

Owner/Agent: Resolveit Architects

---

### Inspections

The following inspections are required:

- |                       |  |
|-----------------------|--|
| 1 Pre-site Inspection | Pre commencement meeting - Owners, architect, building surveyor and building inspector |
| 1 Pre-Slab Building   |  |
| 2 Pre Wrap            | Note: The number of inspections required is dependant on how the works are staged      |
| 2 Pre Clad            |  |
| 1 Final Inspection    |  |
| 7 Total Inspections   |  |

### Support Documentation

Application for CCC  
Membrane applicator certificates - deck  
Quality assurance documentation  
Roof product manufacturers warranty  
Record of Work

### Licensed Building Practitioners

Designer 1  
Carpentry 1  
Roofing 1

# GoGet Processing Summary Report

Consent No: 170818

Site Address: 155 Field Way, Waikanae Beach

Description: Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.

Checklist/Elements	Status	Notes	Processed By
Vetting	Pass		Craig Harrison
Application documentation	Pass		CRH
Application type	Pass	The application is for a building consent.	CRH
Application form signed	Pass	The owners match those listed on the CT. The application form is signed by the owner or by an agent nominated by the owner.	CRH
Proof of ownership	Pass	A certificate of title dated within the last three months.	CRH
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build. Two copies are provided.	CRH
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works. Specifications do not contradict the plans.	CRH
Compliance documentation	Pass	Relevant documentation is shown for: - B1: bracing calculations; - B2: appraisals for specific products, including all membranes and specific cladding systems; - E2: risk matrix; - H1: energy efficiency compliance report or calculation;	CRH
Building act	Pass		CRH
S 84 - Restricted building work	Pass	A certificate of design work has been provided by each of the designers contributing to the restricted building work.	CRH
S 112 or 133AT - Alterations to existing buildings	Pass	112 (1) B (ii) The building will if it did not comply with the other provisions of the building code immediately before the building work began, continue to comply at least to the same extent as it did then comply.	CRH
B1 - Structure	Pass		John Peterson
NZS 3604	Pass		JOH
Scope	Pass	The building is within the scope and limitation of NZS 3604.	JOH
Site requirements	Pass	The requirements for site have been considered, including provisions for: water in sub-floor spaces;	JOH
Deck structure	Pass		JOH
Deck joists	Pass	Confirm the existing deck joist spacings are at 400mm crs --- Response - JOH 6 Dec 2017 12:39pm --- Ref DWG 125 A	JOH
<u>Request for Further Information:</u>			
Request:		Confirm the existing rafter and joist spacings are at 400mm crs where roof and deck membranes are being replaced and alter DWG 125 to reflect this for the new section over bedroom 2.	JOH
Response:		Ref DWG 125 A	JOH
Floors	Pass		JOH
Concrete slab	Pass	There is adequate clearance, both vertically and horizontally, to the surrounding ground around the concrete slab.	JOH

Checklist/Elements	Status	Notes	Processed By
		The foundation edge of the slab is detailed appropriately given the type of construction, with sufficient dimensions and reinforcing. The slab is constructed over granular fill with an appropriate damp proof membrane. The thickness of the slab meets requirements, with adequate reinforcing and shrinkage control where required. Where the slab supports load bearing walls the slab shows sufficient thickening, reinforcing, and fixings to the bottom plate.	
Walls	Pass		JOH
Studs	Pass	Studs in load and non-load bearing walls framing are sized appropriately given the wind zone, their loaded dimension, height and spacing.	JOH
Lintels	Pass	Lintels over openings in wall framing have been sized appropriately given the building elements they support, their loaded dimension, and their span. Fixings are detailed to prevent uplift.	JOH
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required.	JOH
Bracing	Pass	DWG 110 notes "Gib EzyBrace Manual June 2011" any new bracing is to be specified and installed to the the current August 2016 manual --- Response - JOH 6 Dec 2017 12:42pm --- Ref DWG 110 A	JOH
<u>Request for Further Information:</u>			
Request:		DWG 110 notes "Gib EzyBrace Manual June 2011" any new bracing is to be specified and installed to the the current August 2016 manual	JOH
Response:		Ref DWG 110 A	JOH
Roof structure	Pass		JOH
Framed roof	Pass	Rafters to membrane roofs where 17mm H3.2 ply is used as the substrate are required to be spaced at 400mm centers Confirm the existing deck joist spacings are at 400mm crs	JOH
Eaves and gable verges	Pass	Eaves and gable verges are supported by rafters, purlins or outriggers that are sized appropriately given the permitted spans.	JOH
B2 - Durability	Pass		John Peterson
B2 prompts	Pass		JOH
Material compatibility	Pass	Item 2 of the method following the reference to "Replacing Covered Rotten Timber" is to be removed from the architectural drawings. The extent of any removal of affected timbers will be determined and documented by the timber remediation specialist. --- Response - JOH 6 Dec 2017 12:50pm --- Ref DWG 110 A & section 3897 of the spec	JOH
<u>Request for Further Information:</u>			
Request:		Item 2 of the method following the reference to "Replacing Covered Rotten Timber" is to be removed from the architectural drawings. The extent of any removal of affected timbers will be determined and documented by the timber remediation specialist.	JOH
Response:		Ref DWG 110 A & section 3897 of the spec	JOH
Concrete and concrete masonry	Pass	Concrete strength and cover is appropriate for the exposure zone.	JOH
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1.	JOH

Checklist/Elements	Status	Notes	Processed By
		The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1.	
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements.	JOH
C1-6 - Protection From Fire	Pass		John Peterson
C/AS1 - Residential and outbuildings	Pass		JOH
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1.	JOH
Control of external fire spread	Pass	Adequate fire rated separations are provided where the building, or building elements such as eaves, are at risk of fire spread over the relevant boundary.	JOH
E1 - Surface Water	Pass		John Peterson
Stormwater drainage	Pass		JOH
Size and gradient	Pass	unchanged - new DP's taken to existing discharge points	JOH
Roof catchment	Pass		JOH
Downpipes	Pass	Demonstrate how the RWH overflow will meet the requirements of E2/AS1 with top edge being higher than the top of scupper slot --- Response - JOH 28 Dec 2017 9:55am --- Clarified The downpipe size is adequate given the roof pitch and plan area of the roof catchment area.	JOH
<u>Request for Further Information:</u>			
Request:		Demonstrate how the RWH overflow will meet the requirements of E2/AS1 with top edge being higher than the top of scupper slot	JOH
Response:		<i>Clarified</i>	JOH
Gutters	Pass	Gutters have an adequate cross sectional area given the rainfall intensity, plan area of the roof catchment area, and the pitch of the roof.	JOH
E2 - External moisture	Pass		John Peterson
Acceptable solution	Pass		JOH
Scope	Pass	The building work is within the scope of E2/AS1.	JOH
Risk matrix	Pass		JOH
Score	Pass	A risk matrix score of 17 has been calculated for the worst case elevation. - Actual is 18 on the S/W elevation	JOH
Wall cladding	Pass	Given the risk matrix score it is appropriate to use.	JOH
		4223SC Shadowclad Plywood Cladding Ultra Texture, on timber battens, on RAB board paint finish, with proprietary horizontal sis flashings. s/s fixings	
		4223SC Shadowclad Plywood Cladding (with 40x40mm closed spaced vertical timber battens @ 100 crs with 6x6 weathergrooves over sheet cladding) - Ultra Texture, on timber cavity battens, on RAB board paint finish. sis fixings	
		4241 ME Melalcraft Espan 340 Cladding Vertical profiled metal cladding, on cavity. Coloursteel Maxx, fixings to manufacturer specifications & to meet corrosion zone D.	

Checklist/Elements	Status	Notes	Processed By
Roof cladding	Pass		JOH
General	Pass	The parapet cap flashing's over membrane clad sections need to have a kick-out not a birds beak as the birds beak detail can cut in to the membrane  DWG 506 D-27 - This detail cannot be used as proposed as the flashing edge will cut in to the membrane --- Response - JOH 6 Dec 2017 1:07pm --- Updated DWG 507 Rev A, 508 Rev A	JOH
<u>Request for Further Information:</u>			
Request:		The parapet cap flashing's over membrane clad sections need to have a kick-out not a birds beak as the birds beak detail can cut in to the membrane	JOH
Response:		Updated DWG 507 Rev A, 508 Rev A	JOH
<u>Request for Further Information:</u>			
Request:		DWG 506 D-27 - This detail cannot be used as proposed as the flashing edge will cut in to the membrane	JOH
Response:		revised	JOH
Cladding junctions	Pass	SW elevation stair roof - provide detail of the flashing method at upper end of the roof/wall junction.  SW elevation parapet - provide expanded detail where the parapet terminates adjacent to the lower end of the corrugated roof. --- Response - JOH 27 Dec 2017 4:06pm --- Detail provided	JOH
<u>Request for Further Information:</u>			
Request:		SW elevation stair roof - provide detail of the flashing method at upper end of the roof/wall junction	JOH
Response:		Detail provided	JOH
<u>Request for Further Information:</u>			
Request:		SW elevation parapet - provide expanded detail where the parapet terminates adjacent to the lower end of the corrugated roof.	JOH
Response:		detail provided	JOH
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions given the type of the metal profile. Penetrations through the profiled metal roof are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration.	JOH
Membrane roofs	Pass	DWG 507 D-31 - Provide confirmation from Viking the method proposed at the lap joint with the existing membrane is acceptable for the product and installation warranties to be valid. Note: this may require some addition blocking to be installed where the substrate depth has been reduced. They will also need to confirm the H 3.1 corner fillet is acceptable. --- Response - JOH 6 Dec 2017 1:05pm --- Lap detail updated. It has been reviewed and Vt6bZfa YX VmJ ]_]b[ . '&#8203;#%#%+. ' =\Uj Y 'fYj ]Yk YX 'h Y' XYHU] 'UbX VWb Vt6bZfa 'h Uh]h]g UWWWdHUV^Y' ' '7 \f]g' K ]h Yfg' 'HYff]rc f]U' A UbU[ Yf UhJ ]_]b[ 'F ccZgdYW' Confirmation from Viking received and accepted (accepted on 06/12/17).	JOH

The membrane roof proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined.

The membrane is to be installed over an appropriate plywood substrate, with adequate supports and fixings. There is adequate ventilation to the substrate given the insulation and size of the membrane roof.

The pitch of the membrane roof is appropriate. Details, including clearances and overlaps, are appropriate for the verge and eave details.

Details, including clearances, overlaps and upstands, are appropriate for the wall junction details.

Internal gutters and outlets in the membrane roof have an adequate width and outlet size and show appropriate depth, clearances, cover, and upstands. External gutters, outlets, and overflows for the membrane roof have adequate capacity to take the required drainage requirements. The details show appropriate clearances, cover, and dimensioning. Penetrations through the membrane roof are adequately details given the size of the penetration, with appropriate boot sizes and blocking height.

Request for Further Information:

Request: DWG 507 D-31 - Provide confirmation from Viking the method proposed at the lap joint with the existing membrane is acceptable for the product and installation warranties to be valid. Note: this may require some addition blocking to be installed where the substrate depth has been reduced. They will also need to confirm the H 3.1 corner fillet is acceptable. JOH

Response: @Jd'XYHJ] i dXUHX" 4\Ug VYYb'fyj JYk YX'UbX Vt bZfa YX VmJ ]\_]b[ . '&#0/%#0+. ' =\Uj Y'fyj JYk YX' h.Y'XY JOHJbX' Wb' Vt bZfa ' h.Uh]h]g UWW dHUV'Y" ' 7 \f]g'K ]h Yfg' 'HYff]rc f]U' A UbU[ Yf'Uhj ]\_]b[ ' F cc ZgdYW'7 cbZfa Uf]cb' from Viking received and accepted (accepted on 06/12/17).

06/12/17 - "They will also need to confirm the H 3.1 corner fillet is acceptable". has not been answered

DWGs stamped up

Wall cladding	Pass		JOH
General	Pass		JOH

Provide copies of the maintenance and warranty requirements and for all new roof and wall cladding products

--- Response - JOH 6 Dec 2017 1:03pm ---

Refer to specification 4241ME Metalcraft Espan cladding for warranty

F YZyf'rc' UHUVXYX' J ]\_]b[ '6i hmWUX'K UffUblm'dXZ/ ' the specification, 442VB Viking Butylclad and epiclad membrane roof.

F YZyf'rc' UHUVXYX' G\UXck WUX'7 Uj ]m7 cbgrfi W]cb' DfcXi VhHYWb]W' GHUYa YbHdXZ' 2'gYfj ]W' ]Z'"

An appropriate wall underlay is shown.

The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work.

Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.

Checklist/Elements	Status	Notes	Processed By
<u>Request for Further Information:</u>			
Request: Provide copies of the maintenance and warranty requirements and for all new roof and wall cladding products			JOH
Response: Refer to specification 4241ME Metalcraft Espan cladding for warranty membrane roof.			JOH
Threshold junctions	Pass	The junction for the membrane deck shows adequate height to the base of the door structure to avoid ponding and adequate separation between the walking surface and the door joinery to allow for drainage.	JOH
Cladding junctions	Pass	Where different claddings abut, adequate details are shown of the junction, with necessary building elements shown as required by the relevant technical information.	JOH
Profile metal wall cladding	Pass	<p>The Metal wall cladding installation details are not in accordance with the manufacturers requirements. Note: Provide a copies of the Espan 340 installation details relevant to the proposed works including batten spacings as determined from the products "Loadspan" table.</p> <p>--- Response - JOH 6 Dec 2017 12:57pm --- See attached Espan 340 loadspan table and Espan 340 Installation details. Updated details on dwg 500 Rev A, 502 Rev A &amp; 505 Rev A.</p> <p>The bottom of the profile metal wall cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the profile metal wall cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Appropriate fixings are specified given the profile type. Hooks and hems are noted on flashings where required.</p>	JOH
<u>Request for Further Information:</u>			
Request: The Metal wall cladding installation details are not in accordance with the manufacturers requirements. Note: Provide a copies of the Espan 340 installation details relevant to the proposed works including batten spacings as determined from the products "Loadspan" table.			JOH
Response: See attached Espan 340 loadspan table and Espan 340 Installation details. Updated details on dwg 500 Rev A, 502 Rev A & 505 Rev A.			JOH
Plywood sheet	Pass	<p>The ply cladding is shown fixed horizontally to various areas, this is not in accordance with the manufacturers technical specification requirements (ref section 4.5 the document). Note: Provide a copy of the current Shadowclad Specification and Installation Guide and revise the details proposed on the architectural DWGs to comply with those in the document. This may require</p>	JOH

further redesign to other aspects i.e. deck/roof membrane finished heights to achieve the required cladding clearance.

DWG 510 D-39 - The "new eaves moulding" at the raking soffit/wall junction cannot be installed as the installation will adversely affect the weathertightness performance of that high risk junction.

DWG 503 D-15 - revise to demonstrate compliance with E2

--- Response - JOH 6 Dec 2017 12:51 pm ---

Panel set out has been amended to show panels

5" G\UXck WUX'gdYVWjcb'UHUVX' 7 << "

G\UXck WUX'GdYVWjcb'UbX' bghU'Uhcb'; i ]XY" "

Updated dwg 501 Rev A, 502 Rev A, 504 Rev A.

The bottom of the plywood sheet cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the plywood sheet cladding show adequate flashing tape and/or a flange plate.

Horizontal and vertical joints are detailed with appropriate flashings, battens and/or clearances shown.

Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant.

Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. Soffit junctions are shown, with the correct flashing where the soffit is exposed.

Request for Further Information:

Request: The ply cladding is shown fixed horizontally to various areas, this is not in accordance with the manufacturers technical specification requirements (ref section 4.5 the document). JOH

Note: Provide a copy of the current Shadowclad Specification and Installation Guide and revise the details proposed on the architectural DWGs to comply with those in the document. This may require further redesign to other aspects i.e. deck/roof membrane finished heights to achieve the required cladding clearance

Response: DUB'gYhci h\Ug'VYyb'Ua YbXYX'hc'g\ck'dUb'g'Zl'YX'j'Yfh'W'm'fYZf'hc'Xk [ '&%\$'F Yj' '5' / '&%F Yj' JOH G\UXck WUX'gdYVWjcb'UHUVX' 7 << 'G\UXck WUX'GdYVWjcb'UbX' bghU'Uhcb'; i ]XY" 'I dXUH'X'k [ '501 Rev A, 502 Rev A, 504 Rev A.

Request for Further Information:

Request: DWG 510 D-39 - The "new eaves moulding" at the raking soffit/wall junction cannot be installed as the installation will adversely affect the weathertightness performance of that high risk junction. JOH

Response: D-39 DWG 510 revised to delete the eaves mould JOH

Request for Further Information:

Request: DWG 503 D-15 - revise to demonstrate compliance with E2 JOH

Response: revision provided JOH

Parapets Pass JOH

Cappings Pass The capping of the parapet shows adequate fall and cover, with appropriate packing, substrates and fixings. JOH

Checklist/Elements	Status	Notes	Processed By
Parapet to wall junctions	Pass	Parapet to wall junctions show appropriate saddle flashings, with adequate cover and detailing of other building elements, including corner flashings, cavity battens, and fixings.	JOH
Decks	Pass		JOH
Threshold levels	Pass	The threshold for the deck has an adequate level separation for an enclosed membrane deck.	JOH
Membrane decks	Pass	The membrane deck proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined. The membrane is to be installed over an appropriate plywood substrate, with adequate supports and fixings. There is adequate ventilation to the substrate given the insulation and size of the membrane deck. The pitch of the membrane deck is appropriate. Details, including clearances, overlaps and upstands, are appropriate for the wall junction details. Internal gutters and outlets in the membrane deck have an adequate width and outlet size and show appropriate depth, clearances, cover, and upstands.	JOH
Balustrades	Pass	The capping of the balustrade shows adequate fall and cover, with appropriate packing, substrates and fixings. Balustrade to wall junctions show appropriate saddle flashings, with adequate cover and detailing of other building elements, including corner flashings, cavity battens, and fixings.	JOH
Manufacturer's details	Pass		JOH
Roof claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. The pitch of the roof cladding is appropriate. Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions of the roof cladding. Penetrations through the roof cladding are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration.	JOH
Wall claddings	Pass	The manufactured cladding proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined, and details shown on the consent drawings match those provided by the manufacturer and covered by the appraisal. The bottom of the cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. External and internal corners are detailed, with the	JOH

Checklist/Elements	Status	Notes	Processed By
		correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing where the soffit is exposed.	
Re-cladding	Pass		JOH
Roofs	Pass	The building work involves re-cladding the roof. A strip off inspection will be required in the consent letter to allow for an assessment of the suitability of the existing roof structure.	JOH
Walls	Pass	The building work involves re-cladding the walls. A draft QA plan is provided, and a strip off inspection will be required in the consent letter to allow for an assessment of the suitability of the existing wall structure. An approved remediation expert is specified to oversee the re-clad process. The requirements for the QA plan and remediation process have been outlined in the consent addendum.	JOH
F4 - Safety From Falling	Pass		John Peterson
F4 prompts	Pass		JOH
Barrier design	Pass	Cladding changed - have stamped plans to note 1m height to be maintained	JOH
F5 - Construction and Demolition Hazards	Pass		John Peterson
F5 prompts	Pass		JOH
Consent addendum	Pass	Compliance with F5 Site Safety is to be noted in the consent addendum.	JOH
F7 - Warning Systems	Pass		John Peterson
F7 prompts	Pass		JOH
System type (excluding simple residential situations)	Pass	Provide detail of the smoke detection throughout the dwelling noting type and location --- Response - JOH 6 Dec 2017 12:39pm --- Ref DWG 100 A and cover letter dated 29/11/2017	JOH
		<u>Request for Further Information:</u>	
		Request: Provide detail of the smoke detection throughout the dwelling noting type and location	JOH
		Response: Ref DWG 100 A and cover letter dated 29/11/2017	JOH
Domestic alarms	Pass	Domestic alarms are proposed, and are able to be tested and have a hush facility. Alarms are located: on each level of the household unit; within 3.0m of each sleeping space; and are audible to sleeping occupants.	JOH
H1 - Energy Efficiency	Pass		John Peterson
H1 prompts	Pass		JOH
Small building envelope thermal performance	Pass	The consent involved work to the building envelope. Insulation is to be installed where the work affects these areas, with H1 performance no worse than before. New R2.6 to walls and R3.2 to all new skillion ceilings	JOH
Restricted Building Work	Pass		John Peterson
Primary structure	Pass		JOH
Foundations and sub-floor framing	Pass	Mark Ansell 3562	JOH
Roof	Pass	Mark Ansell 3562	JOH
External moisture	Pass		JOH
Damp proofing	Pass	Mark Ansell 3562	JOH

Checklist/Elements	Status	Notes	Processed By
Roof cladding	Pass	Mark Ansell 3562	JOH
Wall cladding	Pass	Mark Ansell 3562	JOH

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: \_\_\_\_\_ Date: 12 January 2018 3:08 pm  
John Peterson

29/11/2017

Kapiti Coast District Council  
Private Bag 60 601  
Paraparumu 5254

For the attention of **John Peterson**

**BUILDING CONSENT RFI BC: 170818**

---

**155 Field Way, Waikanae**

Thank you for your RFI dated 17 November 2017. Please refer to the following clarifications in answer to the RFI's.

**Building**

1. Plans updated to show existing smoke alarms. Refer to dwg 100 Rev A & dwg 110 Rev A. Two smoke alarms are over 10 years old will be replaced with new battery operated smoke alarms in the same locations. Refer to drawings.
2. Updated in DWG 125 Rev A to ensure 400mm joist spacings to support plywood substrate to areas of new membrane
3. Note added to dwg 110 Rev A for new bracing to comply with Gib EzyBrace manual August 2016
4. Note updated to refer to specification section 3897 and QAP, dwg 100 Rev A
5. Panel set out has been amended to show panels fixed vertically – refer to dwg 210 Rev A & 211 Rev A. Shadowclad specification attached “CHH Shadowclad Specification and Installation Guide.” Updated dwg 501 Rev A, 502 Rev A, 504 Rev A.
6. See attached Espan 340 loadspan table and Espan 340 Installation details. Updated details on dwg 500 Rev A, 502 Rev A & 505 Rev A.
7. Warranties appended.  
Refer to specification 4241ME Metalcraft Espan cladding for warranty  
Refer to attached “Viking Butylclad Warranty” pdf & the specification, 442VB Viking Butylclad and epiclاد membrane roof.  
Refer to attached “Shadowclad Cavity Construction Product Technical Statement.pdf”  
> service life.

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8. Lap detail updated. It has been reviewed and confirmed by Viking: 22/11/17: *"I have reviewed the detail and can confirm that it is acceptable."* – Chris Withers – Territorial Manager at Viking Roofspec. Confirmation from Viking attached.
9. Updated DWG 507 Rev A, 508 Rev A
10. Submitted details shows timber eaves mould fixed over an E2/AS1 compliant metal angle flashing however as fixing mould could compromise flashing, the detail has been updated to delete the eaves mould.
11. Please clarify. Detail D-40 is compliant with E2, figure 63, page 95. If the RWH downpipe is blocked then water will exit out the overflow rather than back up through the scupper outlet.
12. Refer to detail, updated to standard compression bar termination that will lap under the barge flashing to the corrugated roof section above.
13. Refer to dwg 506 Rev A, D-26
14. Refer to D-48 dwg 512 Rev A
15. Detail updated. Collar flashing dimensions exceed E2 requirements.
16. The building surveyors report concluded that full cladding replacement was warranted and this defined the scope for the current building consent submission. The report is legally privileged and we have no authorisation to release at this point. Any further scope increase or clarification will be defined following inspections by both the appointed NZIBS registered Building Surveyor and the KCDC building inspector on site after commencement of work on site and the removal of the existing cladding.

I trust that this provides the information and clarification requested in your 17 November dated RFI letter.

If you have any queries please contact me

Regards



**Mark Ansell**  
Architect | Director

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17 November 2017

Resolveit Architects  
PO Box 9792  
Wellington 6141

Dear Building Consent Applicant/Building Owner

**Request for Further Information – Building Consent: 170818**

**Site Address:** 155 Field Way, Waikanae Beach  
**Legal Description:** LOT 8 DP 91324  
**Project Description:** Reclad entire building, removal & replace rotten timber, replace membrane roofs & decks where appropriate.

Following checking of your Building Consent it is apparent that further information is required.

Information needed:

**BUILDING**

1. Provide detail of the smoke detection throughout the dwelling noting type and location
2. Confirm the existing rafter and joist spacings are at 400mm crs where roof and deck membranes are being replaced and alter DWG 125 to reflect this for the new section over bedroom 2.
3. DWG 110 notes "Gib EzyBrace Manual June 2011" any new bracing is to be specified and installed to the the current August 2016 manual
4. Item 2 of the method following the reference to "Replacing Covered Rotten Timber" is to be removed from the architectural drawings. The extent of any removal of affected timbers will be determined and documented by the timber remediation specialist.
5. The ply cladding is shown fixed horizontally to various areas, this is not in accordance with the manufacturers technical specification requirements (ref section 4.5 the document).

Note: Provide a copy of the current Shadowclad Specification and Installation Guide and revise the details proposed on the architectural DWGs to comply with those in the document. This may require further redesign to other aspects i.e. deck/roof membrane finished heights to achieve the required cladding clearance

6. The Metal wall cladding installation details are not in accordance with the manufacturers requirements.

Note: Provide a copies of the Espan 340 installation details relevant to the proposed works including batten spacings as determined from the products "Loadspan" table.

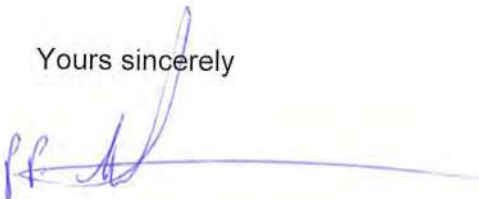
7. Provide copies of the maintenance and warranty requirements and for all new roof and wall cladding products
8. DWG 507 D-31 - Provide confirmation from Viking the method proposed at the lap joint with the existing membrane is acceptable for the product and installation warranties to be valid. Note: this may require some addition blocking to be installed where the substrate depth has been reduced. They will also need to confirm the H 3.1 corner fillet is acceptable.
9. The parapet cap flashing's over membrane clad sections need to have a kick-out not a birds beak as the birds beak detail can cut in to the membrane
10. DWG 510 D-39 - The "new eaves moulding" at the raking soffit/wall junction cannot be installed as the installation will adversely affect the weathertightness performance of that high risk junction.
11. Demonstrate how the RWH overflow will meet the requirements of E2/AS1 with top edge being higher than the top of scupper slot
12. DWG 506 D-27 - This detail cannot be used as proposed as the flashing edge will cut in to the membrane
13. SW elevation stair roof - provide detail of the flashing method at upper end of the roof/wall junction
14. SW elevation parapet - provide expanded detail where the parapet terminates adjacent to the lower end of the corrugated roof.
15. DWG 503 D-15 - revise to demonstrate compliance with E2
16. Please note: further RFI's may be required following a review of the building surveyors report

We have suspended your application pending receipt of the above information. Please send it to us by 1 December 2017. We are unable to issue your Building Consent until these matters are resolved.

Information can be posted, emailed to [Building.Approvals@kapiticoast.govt.nz](mailto:Building.Approvals@kapiticoast.govt.nz) or dropped in at one of Council's service centres.

If you need more time, have any questions or you would like to discuss this matter, please contact me on (04) 296 4700 or [john.peterson@kapiticoast.govt.nz](mailto:john.peterson@kapiticoast.govt.nz) referencing Building Consent No 170818.

Yours sincerely



John Peterson  
**Building Officer**

cc Building Owner



## Shadowclad® for Cavity Construction

### Product Technical Statement

<p>Product Description</p>	<p>Shadowclad structural plywood panels are manufactured from New Zealand pine wood veneers. The Shadowclad range includes machined plywood panels, available un-treated (for internal use only) or treated to either a H3.1 or H3.2 level. It also includes a range of flashing solutions. The Shadowclad system has been tested to the requirements of E2/VM1 for use as a cladding solution installed on a cavity system complying with the New Zealand Building Code (NZBC).</p> <p>Shadowclad panels are available in either grooved or textured profiles and in either Natural or Ultra (Pre-Primed) finishes</p> <p>This Product Technical Statement relates specifically to Shadowclad used in cavity construction.</p>
<p>Scope of Use</p>	<p>Shadowclad panels are suitable for use as a cladding material for cavity construction when used as an external wall cladding for buildings within the following scope:</p> <ul style="list-style-type: none"> <li>• The scope limitations of Acceptable Solution AS1 of E2, External Moisture</li> <li>• With a risk score less than or equal to 20 when calculated in accordance with Table 2, E2/AS1</li> <li>• Specific design for ultimate limit states (ULS) wind pressures not exceeding 2.5 kPa</li> </ul> <p>The durability of Shadowclad used in residential applications is subject to the requirements of NZS 3602 Timber and Wood Based Products for use in building (NZS 3602), in accordance with NZBC Clause B2 Durability.</p>
<p>Limitations / Disclaimer</p>	<p>Shadowclad for cavity construction must not be used in:</p> <ul style="list-style-type: none"> <li>• Direct fix applications</li> <li>• With a risk score exceeding 20, when calculated in accordance with Table 2, E2/AS1</li> <li>• Specific design for ultimate limit states (ULS) wind pressures exceeding 2.5 kPa</li> </ul> <p>The site on which the building is situated must comply with the Acceptable Solution E1/AS1 of the Approved Document for the NZBC Clause E1 "Surface Water".</p> <p>Please refer to the current Shadowclad literature for information, limitations, and cautions regarding the storage, handling, installation, usage, and maintenance of Shadowclad.</p>
<p>Compliance with the New Zealand Building Code</p>	<p>Shadowclad, if employed in accordance with the Shadowclad Specification and Installation Guide for cavity construction, will assist in the building meeting the following provisions of the NZBC, provided it is correctly installed as part of an otherwise compliant exterior wall assembly.</p> <p><b>Clause B1 Structure: Performance B1.3.1, B1.3.2, B1.3.3 (a, c, h, j, q), B1.3.4(d)</b></p> <p>Shadowclad is Product Certified by the Engineered Wood Products Association of Australasia (EWPA) as being manufactured in accordance with the joint New Zealand / Australian</p>

## Shadowclad® for Cavity Construction

### Product Technical Statement

Standard AS/NZS 2269, Structural Plywood, and then bandsawn and grooved as required. The EWPA is accredited for product certification by the Joint Accreditation System of Australia and New Zealand (JAS -ANZ).

The Shadowclad flashing range has been tested in accordance with Verification Method E2/VM1 and Australian/ New Zealand Standard 4284 Testing of Building Facades (AS/NZS 4284) for compliance with NZBC requirements.

***Clause B2 Durability: Performance B2.3.1(b), when used and treated to the requirements of NZS 3602***

Shadowclad is manufactured to meet the requirements of the NZBC Clause B2 Durability. When treated to the required treatment levels prescribed in NZS 3602, it will form part of an Acceptable Solution complying with the requirements of the NZBC (Acceptable Solution B2/AS1, 3.2.1).

NZBC Clause B2 requires claddings which do not form part of bracing to achieve a minimum structural durability level of 15 years.

The Shadowclad Exterior Flashing Range is manufactured from extruded aluminium or folded from stainless steel (as applicable). The Shadowclad flashings range is purpose designed to complement Shadowclad panels used in exterior applications.

Independently tested for weather tightness and compliant with Table 20 of E2/AS1, Shadowclad flashings achieve a minimum of 15 years durability in all NZS 3604 exposure zones including Zone D.

***Clause E2 External Moisture: E2.3.2, E2.3.3, E2.3.5***

Shadowclad, together with the Shadowclad Flashing range, have been tested in accordance with Verification Method E2/VM1 and AS/NZS 4284 "Testing of Building Facades" for compliance with NZBC requirements.

***Clause F2 Hazardous Building Materials: F2.3.1***

Shadowclad meets this requirement and will not present a health hazard to people.

***Clause H1 Energy Efficiency H1.3.1***

External walls clad with Shadowclad, which has an R-value of 0.104 m<sup>2</sup>.C/W, and together with internal linings and bulk insulation meet the requirements of Acceptable Solution H1/AS1.



## Shadowclad® for Cavity Construction

### Product Technical Statement

<p>Quality Assurance</p>	<p>CHH Woodproducts (CHHWP) has strict quality assurance processes in place to monitor that Shadowclad is manufactured in a manner that meets both the structural and visual requirements of the specific product.</p> <p>Shadowclad is independently third party audited by the EWPA. The EWPA certifies Shadowclad manufactured by CHHWP at its Tokoroa mill.</p> <p>Participation and compliance with the requirements of the EWPA's process based quality control scheme includes product testing and monitoring of properties. It provides the basis for the EWPA's Product Certification of Shadowclad as conforming to the requirements of AS/NZS 2269.</p> <p>The EWPA's product certification scheme is accredited under JAS-ANZ.</p>
<p>Sustainability</p>	<p>Shadowclad is manufactured from plantation pine grown in New Zealand. It is grown on tree farms which are tended and harvested to provide wood for plywood manufacture and other applications. The crop is managed on a sustainable basis to yield millable trees. New Zealand plantations are managed in compliance with the New Zealand Forest Accord, a voluntary agreement signed in 1991 between New Zealand forest managers and environmental non-government organisations.</p> <p>Shadowclad is manufactured in New Zealand, at the CHH Woodproducts Tokoroa Plywood Mill. Shadowclad is available Forestry Stewardship Council (FSC) Certified on request (FSC-C012019).</p>
<p>Installation Requirements</p>	<p>Shadowclad must be installed in accordance with good building practice, sound design principles, and the requirements of the Shadowclad Specification and Installation Guide for cavity construction. The specifications and details are available at CHH Woodproducts web site <a href="http://www.chhwoodproducts.co.nz">www.chhwoodproducts.co.nz</a> or ask CHH Woodproducts™ by calling 0800 326 759 for information.</p>
<p>Service Life</p>	<p>Shadowclad will continue to satisfy the performance requirements of the NZBC for 15 years, provided that all of the requirements set out in this Product Technical Statement and the current Shadowclad Specification and Installation Guide for Cavity Construction are followed.</p>
<p>Maintenance Requirements</p>	<p>All cladding materials, including Shadowclad, require careful and regular product maintenance by the building owner throughout the cladding's normal service life to ensure durability and to maintain visual aesthetics. It is important that you refer to, and follow, the requirements of the Shadowclad Specification and Installation Guide for Cavity Construction.</p>
<p>Product Support</p>	<p>CHHWP provides extensive product support for our full range of wood based building products. By visiting <a href="http://www.chhwoodproducts.co.nz">www.chhwoodproducts.co.nz</a> you can access all the latest information regarding our products including Product Guides, Specification and Installation Guides, Technical Notes, Information Bulletins, CAD Drawings, Design Software and other useful information.</p>



## Shadowclad® for Cavity Construction

Product Technical Statement

	<p>In addition to this CHHWP have a team of Engineers and Technical Experts available to assist with any product enquiries. You can contact the team by calling 0800 326 759 or by emailing <a href="mailto:woodproducts@chhwoodproducts.co.nz">woodproducts@chhwoodproducts.co.nz</a></p>
Legal Disclaimer	<p>The information contained in this document is current as at July 2015 and is based on data available to CHHWP at the time of going to print.</p> <p>CHHWP reserves the right to change the information contained in this document without prior notice. It is your responsibility to ensure that you have the most up to date information available. You can call toll free on 0800 326 759 or visit <a href="http://www.chhwoodproducts.co.nz">www.chhwoodproducts.co.nz</a> to obtain current information.</p> <p>CHHWP has used all reasonable endeavours to ensure the accuracy and reliability of the information contained in this document. However, to the maximum extent permitted by law, CHHWP assumes no responsibility or liability for any inaccuracies, omissions or errors in this information nor for any actions taken in reliance on this information.</p>



# Viking Butylclad Membrane System Product Warranty

Viking Roofspec offers this Warranty for the Viking Membrane System for 20 years from the Warranty Commencement Date ("Warranty Period").

1. Viking Roofspec warrants that the Membrane System will, subject to the terms set out below, retain its waterproofing and weatherproofing for the Warranty Period provided that the Membrane System has been properly installed by a Viking Approved Applicator in accordance with all Viking Roofspec specifications current at the time of installation, including, but not restricted to the technical data and standard details as listed on the Viking Roofspec Website at [www.vikingroofspec.co.nz](http://www.vikingroofspec.co.nz) and training provided by Viking Roofspec ("Viking Specifications").
2. This Warranty covers only materials supplied by Viking Roofspec as the Membrane System, including the membrane, proprietary accessories and adhesives; provided materials were new and unused at the time of installation and have not been disturbed thereafter.

3. Warranty Commencement Date \_\_\_\_\_  
*(Date of completion of Membrane System installation)*

#### 4. The Membrane System

Membrane type: Viking Butylclad

Membrane thickness: 1.0mm / 1.5mm

Membrane colour: Black / Grey

#### 5. The Building

Project address \_\_\_\_\_

Area of application (e.g. roof, deck) \_\_\_\_\_

Installed by \_\_\_\_\_

6. This Warranty covers only the waterproofing and weatherproofing properties of the Membrane System. Viking Roofspec will not be liable for any failure of the Membrane System or damage resulting from any failure that has been caused in part or in whole by the Membrane System not being installed in accordance with the Viking Specifications. Viking Roofspec does not give any warranty as to the suitability of any installer and will not, in any circumstances be liable for the actions or omission of any installer. Viking Roofspec requires that all Viking Approved Applicators provide a separate Workmanship Warranty covering any defects in the installation of the Membrane System.

7. The Membrane System is not warranted against, and Viking Roofspec shall not be liable for loss of waterproofing properties or damage caused by:
- objects penetrating the sheeting, or mechanical damage;
  - chemical or substance (save those specifically approved for use by Viking Roofspec);
  - any shifting or altering of the Membrane System after installation;
  - infiltration or condensation of moisture in, around, or above the walls of the Building or the failure of other Building components;

- the lack of positive drainage (ponded water);
  - the lack of adequate ventilation;
  - environmental factors including dirt, pollutants and biological agents, fungi, bacteria or spores; accident or intentional or negligent acts, misuse, abuse, vandalism or civil disobedience or the like; or
  - Acts of God which include, but are not limited to, acts of nature without human intervention, such as earthquakes, storms, floods, lightning strikes, and explosions.
8. In addition to the above limitations, this Warranty will be void and Viking Roofspec will not be liable under it if;
- any alteration or repair is made on or through the Membrane System (including, but not limited to: structures, fixtures or utilities) without prior written authorisation from Viking Roofspec;
  - any alteration or repair is made to the Membrane System by a person other than a Viking Approved Applicator;
  - the owner of the Building fails to use reasonable care in maintaining the Membrane System, such maintenance to include (but not be limited to) those items listed in the Membrane Care and Maintenance information, as amended and updated from time to time. Current Membrane Care and Maintenance information is available from our website at [www.vikingroofspec.co.nz](http://www.vikingroofspec.co.nz). You acknowledge that Viking Roofspec has no obligation to notify you of changes to the Membrane Care and Maintenance information; or
  - the Building is moved from the site at which the Membrane System was originally installed.
9. Change in the aesthetics, colour or finish of the Membrane System, or "Tenting" of the Membrane System due to substrate movement, are not covered by this Warranty.
10. Viking Roofspec shall not be liable under this Warranty (or any implied warranties which are not excluded under clause 16) for any consequential, indirect or special loss or damage of any kind whatsoever, or loss of profits, whether under contract, tort or otherwise.
11. Viking Roofspec's liability is in any circumstances limited to (at the option of Viking Roofspec) either;
- providing for the repair of the original Membrane System,
  - or providing a credit to be applied towards the purchase of a new Membrane System, calculated pro rata, based upon the number of remaining months of the unexpired Warranty Period, using the current material prices for the Membrane System. The
  - maximum pro rata value allowed by Viking Roofspec for repair or credit shall not exceed the original purchase price of the product supplied.
12. The obligations under this Warranty shall only be enforceable against Viking Roofspec upon completion of the installation of the Membrane System; completion of the installation contract; and once payment in full has been received for the product supplied.
13. Should any defect occur which requires a remedy under the terms of this Warranty, then the defect must be notified to Viking Roofspec in writing within fourteen (14) days of discovery. By notifying Viking Roofspec you authorise Viking Roofspec to investigate the Warranty claim to assess whether it falls within the terms of this Warranty. Should our investigation of the claim find that the cause is outside the terms of this Warranty, then you acknowledge and agree that Viking Roofspec may charge you its reasonable investigation costs. You agree to provide Viking Roofspec free access to the Membrane System in order to investigate or to affect repairs under this Warranty during normal business hours.

- 14. Any remedial work required under this Warranty shall be as determined by Viking Roofspec and shall be carried out in accordance with the Viking Specifications by a contractor nominated by Viking Roofspec. Viking Roofspec does not accept liability for delay in sourcing or inability to match repair materials exactly to those originally installed.
- 15. Nothing in this Warranty shall require Viking Roofspec to shift any fixtures, plant, equipment, flashings or other items so as to allow access to part of any Membrane System to be repaired or replaced. Neither shall Viking Roofspec be liable for any costs involved in such shifting or reinstallation.
- 16. This Warranty represents the limit of Viking Roofspec's liability for the Membrane System. All other warranties, express or implied, are hereby excluded to the maximum extent permitted by applicable law.
- 17. Notwithstanding any other provisions of this Warranty, nothing in this Warranty is intended to limit any condition, warranty, right or remedy available under or imposed by any applicable legislation including, for the avoidance of doubt but without limitation, the Building Act 2004, the Fair Trading Act 1986 and the Consumer Guarantees Act 1993) except to the extent permitted by such legislation.
- 18. This Warranty shall be governed according to the laws of New Zealand and any disputes shall be decided in the courts of New Zealand.

\_\_\_\_\_  
Warranty Workmanship no

\_\_\_\_\_  
Viking Warranty No

\_\_\_\_\_  
For Viking Roofspec

\_\_\_\_\_  
Date issued



23/11/2016

To,  
Henry Huang,  
Resolve It Architects  
Level 1, 171 Vivian Street, Te Aro,  
PO Box 9792, Wellington, 6141, NZ.

Re 155 Field Way Waikanae Beach.

Dear Henry,

This letter is to confirm that I have reviewed the details pertaining to the adjoining of the existing membrane to the proposed membrane and the additional junction details supplied.

I can confirm that these do meet our supplier requirements and on completion and request from the Viking Roofspec approved applicator, Viking Roofspec will issue the standard 20-year product warranty for the project.

Please do not hesitate to contact me direct if you require any further clarification.

Kind Regards,

Chris Withers

Territory Manager: Lower North Island.

Sec/Treas WMAI New Zealand.



# CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004



Consent No: 140293

The Building			
Street address of building:	155 Field Way, Waikanae Beach	Building name:	House
Current, Lawfully established, use:	Residence	Location of building within site/block number:	
Level/unit number:		Intended life of the building if 50 years or less:	
Legal description of land where building is located:	LOT 8 DP 91324	Year first constructed:	2000
The Owner			
Name of owner:	Naef Werner Richard & Naef-Wittwer Andrea Cornelia	Street address /registered office:	155 Field Way, Waikanae Beach
Contact person:		Phone numbers:	
Mailing address:	C/- Ablaze Dion Paterson P.O. Box 38114 Wellington Mail Centre	Landline:	04 905 0084
Email address:		Mobile:	
Website:		Daytime:	
		After hours:	
		Facsimile number:	
First point of contact for communications with the Kāpiti Coast District Council:			
Full Name: Ablaze Mailing Address: PO Box 38114, WELLINGTON MAIL CENTRE Phones:: 027 452 0113; 04 232 2288 Fax: 04 232 2211 Email: fires@ablazenz.com			
Building Work			
Building Consent No:	140293	Issued by:	Kāpiti Coast District Council
Project Description:	Install new Firenzo Contessa Freestanding Wood burner.		

## Code Compliance

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

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

Russell Brook – Team Leader – Site Inspections

On behalf of Kāpiti Coast District Council

Date: 05 August 2014

Ablaze  
PO Box 38114  
WELLINGTON MAIL CENTRE

8 May 2014

Dear Building Consent Applicant / Building Owner

**Approval of Building Consent: 140293**

**Location:** 155 Field Way, Waikanae Beach  
**Legal Description:** LOT 8 DP 91324  
**Description:** Install new Firenzo Contessa Woodburner and flue system. New E2 flashing to suit roof.

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

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

As the owner you are also responsible for the following:

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

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

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

### Build conditions

1.

### Compliance schedule

A compliance schedule is not required for the building.

### Attachments

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

- Building Consent Addendum
- List of required inspections
- Plans and specifications

  
Signature

  
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 8/05/14

## Addenda to Application

### Application

Ablaze PO Box 38114 WELLINGTON MAIL CENTRE	No.	140293
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### Building

Project Description	Domestic Fireplaces Being Stage 1 of an intended 1 Stages Install new Firenzo Contessa Woodburner and flue system. New E2 flashing to suit roof.
Intended Life of the building	Specified as 50 years
Intended Use of the building	Dwelling
Estimated Value	\$5,000
Location	155 Field Way, Waikanae Beach
Legal Description	LOT 8 DP 91324
Valuation No.	1491075828

Contractor: Ablaze - (Dion Paterson) 24 Takapu Road, Grenada Nth, Wellington :  
027 452 0113 / 04 232 2288

### General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
  1. Final Inspection - Fire
- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. Seismic restraint to be provided to appliance and flue as per the manufacturer's recommendations, NZBC, C.1 and Acceptable Solutions 9.1.2 and 9.2.2
3. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
4. Solid fuel appliances - Permanent external supply of combustion air to be provided as per manufacturer's recommendations, NZBC, G4.3.5 and Acceptable Solution C/AS.1, Part 9.
5. Contractor to leave site clear of all demolition materials and in a tidy state.
6. Whilst the life expectancy of the dwelling is 50 years, please note that the manufacturers of the fireplace/woodburner generally only specify a life expectancy of 10 years for the appliance, flue, etc.

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:**

---

## BLOCK / BRICK / RETAINING WALL / SOLID FUEL HEATER

Date 29-7-14 ..... BCA 140293 ..... Inspection No. ....

Time 130 ..... Documents on site YES / NO

Owner Name NAFC ..... Project Description Woodshed .....

Site Address 155 Railway Whakamua ..... Restricted Building Work YES / NO

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

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

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

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

### BLOCK

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

### BRICK VENEER

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

### RETAINING WALL

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

### SOLID FUEL HEATER

Inbuilt		Y	<u>N</u>	Free standing	<u>Y</u>	N	Wetback		Y	<u>N</u>	
Chimney interior	P	F	NA	Tempering valve (wetback)	P	F	<u>NA</u>	Ceiling plate	<u>P</u>	F	NA
Chimney exterior	P	F	NA	Flue swept	P	F	<u>NA</u>	Seismic fixing	<u>P</u>	F	NA
Flue height	<u>P</u>	F	NA	Flue support ceiling	<u>P</u>	F	NA	Flue flashing	<u>P</u>	F	NA
Smoke detectors fitted	<u>P</u>	F	NA	Roof	<u>P</u>	F	NA	Installer Check sheet	<u>P</u>	F	NA
Make: <u>Franzo</u>				Installer: <u>ABIALE</u>							

Officer Name: Craig Watson Sign: [Signature] Date: 29.7.14

**SCOPE OF INSPECTION SHEET**

Date 29-7-14 BCA 140293 Inspection No. 1  
 Time 1.30 Documents on site YES/NO  
 Owner Name NAEF Project Description Woodburn  
 Site Address 155 Fieldway Waiwaka Restricted Building Work YES/NO NO

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

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

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

Notes: Firema Contessa Wood burner Diagram (if necessary)  
uninstalled.  
Seismic restraints fitted  
Side shields fitted for reduced  
side clearances.  
Smoke detectors fitted.  
Ceiling panels fitted  
filled with  
installers check sheet + CCC application  
received.

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

Site instruction issued .....  
 .....  
 .....  
 .....

**Confirmation of person on site** Result:  Pass  Fail  
 Name ..... LBP No. ....  
 .....  
 .....

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

Agreed, B. M. Sign .....  
(Print Name)  
 Officer Name Craig Baker Sign [Signature]

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

## SCOPE OF INSPECTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Post application of waterproof membrane system.

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

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

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

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

### PRIVACY STATEMENT

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

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

**APPLICATION WORKFLOW COVERSHEET (Blue Folder)**

Department	For Referral	Comments	Approving Officer / Date
Site Inspection	<input checked="" type="checkbox"/>	Refer to Form 241 for completion of Site Inspection & sign off this form when completed.	
Resource Consents (refer PIM Sheet)			
Plumbing and Drainage			
Building	<input checked="" type="checkbox"/>		S. Howye 06/05/14 Lendish 07.05.14
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
Attachments:		NOTES:	
<input type="checkbox"/> PIM <input type="checkbox"/> DIF <input type="checkbox"/> CS <input type="checkbox"/> Sec 37 Other: <input type="checkbox"/> ..... <input type="checkbox"/> ..... <input type="checkbox"/> .....			

Building Consent No.	140293
Building Project	install firenze Contessa woodburner.
Location (Site Address)	155 Fieldway, Waikanae.
Building Category	Circle appropriate category <input checked="" type="radio"/> 0 <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3

Received:  
  
 BY: \_\_\_\_\_

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

	Name and signature	Date	
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" BC1	S. Howye Lendish	06/05/14 07.05.14	
Payment taken and receipted (details entered inside this cover sheet) by CSO BC1			
Data entered and invoiced by CSO BC1	Barbara	08/05/14	
Pages numbered by CSO BC1	S. Howye	08/05/14	
BC Application and documentation scanned, checked & status update by CSO BC1	Barbara	09/05/14	
BC Application signed over to BC BC1	Barbara	09/05/14	
Application reviewed by Technical Officers who sign off at back of this form BC2 & BC5	S. Howye Lendish	06/05/14 07/05/14	
Once Technical review complete, passed to CS for Plan Production and Invoicing BC3	S. Howye Lendish	06/05/14 07/05/14	
CSO checks data entry input, including required inspections BC3	}		
BC, plans and other appropriate paperwork produced by CSO BC3		Barbara	08/05/14
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO BC3			
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. BC3			

**CONSENT DATA INPUT REQUIREMENTS**

✓ Required Inspections	✓ Required Inspections	✓ Required Inspections	✓ Required Inspections
Foundation/Piles	Drainage	Pre-lining (Plumbing)	✓ Final (Dwelling)
Block	Pre-Wrap	Wet Areas – Membrane	Retaining Wall
Pre-Slab (Plumbing)	Pre-Clad	Post Lining	Final (Commercial)
Pre-Slab (Building)	Weathertightness	Brick Veneer	Chimney (Inbuilt Fire)
Sub-Floor	Pre-lining (Building)	Retaining Wall	

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

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

**Non-Standard Addenda**

24A, 36A

**Yes/No Compliance Schedule**

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

✓	Attach Receipt
This project contains elements specifically designed by an engineer. The Owner/Builder is required to ensure the Engineer inspects the work and provides KCDC with written evidence of the inspections.	<p>OGST 51-860-608</p> <p>Received with thanks by 7/01 KAPITI COAST DISTRICT COUNCIL</p> <p>8-05-14 11:38 Receipt no.465374</p> <p>*COPY* *COPY* *COPY*</p> <p>DR BC140293 Ablaze Grou 221.00-</p> <p>Ablaze::PO Box 38114:WELLINGTON MAIL CE</p> <p>CQ AS</p> <p>Ablaze 221.00</p>
The attached fire report constitutes an essential part of this Building Consent and must be read and fully implemented on site - refer to the fire report for full details that are not necessarily indicated on the architectural drawings. It is the responsibility of the owner and contractor to ensure the full fire precautions, systems and construction are incorporated in the building.	
Ground bearing must be reconfirmed on site following excavation but prior to placing of concrete and reinforcing. Soft ground may be encountered requiring engineer specific design.	
Other:	
<b>Office Use Only: Fees</b>	
Building Fee	\$ 184.00
Sewer Connection	\$
Water Connection	\$
Application Fee	\$ 226.00
Vehicle Crossing Damage Deposit	\$
Invoice No:	73253 Date: 8/5/14
Code Compliance Administration	\$
Receipt No:	465374 Date: 8/5/14
Building Research levy	\$
Fees Paid By:	Ablaze
MBIE Building Levy	\$
Building Consent Number:	140293
Compliance Schedule	\$
Date Issued:	8/5/14
Digital Storage Fee	\$ 42.00
<b>AUTHORISATION FOR REFUND OF DEPOSITS</b>	
Certificate of Title Charge	\$
Deposit Held	\$
Photocopying	\$
Cost to Repair Damage Caused During Construction	\$
<b>SUBTOTAL</b>	\$
Total Balance to be Refunded	\$
Less Fee Paid	\$
Authority Number:	
Total	\$
Authorised:	Date:
<b>GST INCLUDED</b>	\$ 226.00
Deposit Held	\$

# PROCESSING CHECKLIST: WOOD BURNERS, MULTIFUEL BURNERS AND GAS APPLIANCES



Key	
N/A <input type="checkbox"/>	Not Applicable to this application. (The deletion of whole sections as N/A is permitted. For alternatives comment below each section).
No <input type="checkbox"/>	Plans, specifications & documentation not complying with the Building Code &/or Bld Act (The reason specified alongside each prompt)
Yes <input type="checkbox"/>	Plans, specifications & documentation complying with Category Bld Code &/or Bld Act (The reason specified alongside each prompt)
Note	The further information requests are identified by hand written numbers and corresponding on FIR letters / e-mails sent

Site Plan/Locality Plan (NZS 3604 Sec 3.4, 4.5 Code c/B1, F1&F2)	
N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	Comments
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Hazards
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Corrosion Zone
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Current rates demand/certificate of title
<input checked="" type="checkbox"/>	Residential (Emissions <1.5 / Efficiency less than 65%) <input type="checkbox"/> Rural (>2 hectares) Emission / Efficiency N/A)

General (G12/AS1 E2/AS1NZS C/AS1 part 9-9.5)	
N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	Comments
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Clean Air requirements... MFE website – List of approved wood burners
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Appliance Specifications & Hearth details
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Flue Details if not in manufacturers specifications
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Flashing details E2/AS1 (page 81)
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Wetback schematic pipes shown on elevation and layout
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Wetback/tempering valves
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Seismic restraints C/AS1 sec 9. 12&13
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Gas appliances NZS 5261
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Ventilation/external combustion (see note below) C/AS1 sec 9; G4
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Open Fires C/AS1 part 9 – 9.5

Floor Plans / Layout	
N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	Comments
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Fire Location (showing surrounding windows, combustible materials etc...)
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	If >2 levels then cross section required
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Smoke detectors F7
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Hearth if not shown on manufacturers specifications

**Addenda Notes**  
 Freestanding – 32; 23; 24a; 36a Inbuilt – 32; 23; 24; 24a; 36a  
 Note: Gas Fires – 36; 23; 24a – Permanent supply of combustion air to be provided in accordance with section 2.1 of NZBC G4  
 Solid Fuel Appliances – 36a– Permanent external supply of combustion air to be provided as per manufacturers recommendations and NZBC C/AS1 part 9

Approved / Declined	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Declined (If declined please record decision on the back of this form)
Name: <u>Sharon Howe</u> Signature: <u>[Signature]</u> Date: <u>06/05/14</u>	

[Signature]  
[Signature]

[Signature]

07.05.14





## INSTALLERS CHECKSHEET

**NOTE:** Please have this form completed by the installer and ready for our Building Inspector to collect when doing the final inspection

**INSTALLERS NAME: (Please Print)**

BC Number 140293

Aslaze Dion Paterson NZHHA 2052

Address: 24 Takapu Road Grenada North Ph: 232 2288

**FREESTANDING FIRE OR ~~INBUILT~~ FIRE INSTALLED AT:**

Address: 155 Field Way Waikanae Beach

For: Werner Richard Naef

The following requirements under NZS 7421:1990 or AS/NZ 2918:2001 have been met and the solid fuel burning domestic appliance type and model Hewitson Firenze Contessa Urban Has been installed in accordance with the manufacturer's installation instructions.

Please TICK (Where applicable) the following:

- The Chimney has been Cleaned
- The Chimney is in a sound condition
- The Chimney is of pumice and correct dimensions to comply with BRANZ zero clearance certificates
- The Chimney is ventilated to manufacturer's requirements
- The appliance is restrained against seismic activity (freestanding & fireplace heaters)
- The Inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance certificate
- The hearth is an approved type according to the manufacturer's requirements
- The hearth is restrained against seismic activity
- The fire-surround at its connection to the fire place is fully insulated with approved material [see BRANZ Building Information Bulletin 248 (1986) ]
- The ash hearth is of correct dimensions according to the installation instructions

Signed:

Date:

29 / 7 / 14

000007

BC140293

**CHECKSHEET: MINOR WORKS***Freestanding/Inbuilt fires, and minor plumbing and drainage works.*

Kapiti Coast District Council,  
 175 Rimu Road, Paraparaumu 5032  
 Private Bag 60601, Paraparaumu 5254  
 For enquiries, phone 04 296 4700



Address of Project: 155 Field Way Naikarua Beach.

This checksheet shows you the information that has to be supplied with your building consent application. Please attach **2 copies** of the following information (unless otherwise specified) with your completed Building Consent Application form. Please tick each relevant box in the Customer Use column as you attach the information. Complete only the sections that are applicable to your project

A guidance document is available to help complete the section in the application form on 'means of compliance' for each building code clause

**Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information will mean that your application cannot be accepted for processing.**

Customer Use		For Office Use Only	
<b>1 GENERAL</b>			
<b>Complete for all Applications</b>			
<input checked="" type="checkbox"/>	a	<b>Application form (1 copy)</b> Completed and signed by the owner or by an agent on behalf of the owner	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	b	<b>Proof of ownership (1 copy)</b> The Council can usually satisfy itself as to ownership through it's rating information if you have owned the property for more than a few months. Otherwise: <ul style="list-style-type: none"> <li>• If you have purchased the property recently (last 3 months) please provide a copy of your certificate of title</li> <li>• If you have not yet completed the purchase of the property please provide a copy of the purchase agreement</li> <li>• If you lease the property please provide a copy of the relevant portions of the current lease that indicate that you have authority from the owner to undertake the work.</li> </ul>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	c	<b>Location plan (1:100) showing</b> Physical location of the site in relation to streets or landmarks, north point and lot and DP number. Location of the building within the site and location of work within the building	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	d	<b>Application fee</b> Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site	<input checked="" type="checkbox"/>
<b>2 FREESTANDING / INBUILT FIRES</b>			
<b>Complete only where the proposal is for the installation of a fire appliance into an existing building</b>			
<input checked="" type="checkbox"/>	a	<b>Floor plan (not less than 1:100) showing:</b> <ul style="list-style-type: none"> <li>• location of the solid fuel appliance in the dwelling, including proximity to any windows. If flue extends through or past a second storey, plans of the upper storeys are also required</li> <li>• location and type of smoke detectors (required where none are currently installed or where existing need to be replaced or moved)</li> </ul>	<input checked="" type="checkbox"/>

Clause	Means of Compliance	Proposed Inspections
Which of the following clauses will be involved in the proposed work?	Refer to the relevant compliance document(s) or detail of alternative solution to the plans and specifications	State means of inspection. Note PS4s or certification may be required
<b>Freestanding/ Inbuilt fire appliance</b>		
<input type="checkbox"/> B1 Structure	<input type="checkbox"/> B1/AS2 <input type="checkbox"/> NZS4229 <input checked="" type="checkbox"/> NZ3604 <input type="checkbox"/> NZS4203 <input type="checkbox"/> Other [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other [specify]
<input type="checkbox"/> B2 Durability	<input type="checkbox"/> B2/AS1 <input checked="" type="checkbox"/> NZS3604 <input type="checkbox"/> NZS3101 <input checked="" type="checkbox"/> NZS3602 <input type="checkbox"/> Other [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other [specify]
<input type="checkbox"/> C1-6 Protection from Fire	<input type="checkbox"/> C/VM1 <input type="checkbox"/> Other [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other [specify]
<input type="checkbox"/> E2 External Moisture	<input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> Specify design and testing <input type="checkbox"/> Other [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other [specify]
<b>Plumbing and Drainage</b>		
<input type="checkbox"/> E1 Surface Water	<input type="checkbox"/> D1/AS1 <input type="checkbox"/> AS/NZ3500.5 <input type="checkbox"/> AS/NZS3500.2 <input type="checkbox"/> Other [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other [specify]
<input type="checkbox"/> E3 Internal Moisture	<input type="checkbox"/> E3/AS1 <input type="checkbox"/> Other [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other [specify]
<input type="checkbox"/> G10 Piped Services	<input type="checkbox"/> G10/AS1 <input type="checkbox"/> NZ5261 <input type="checkbox"/> Other [specify]	By Certification Only
<input type="checkbox"/> G11 Gas as an energy source	<input type="checkbox"/> G11/AS1 <input type="checkbox"/> Other [specify]	By Certification Only
<input type="checkbox"/> G12 Water Supplies	<input type="checkbox"/> G12/AS1 <input type="checkbox"/> AS/NZS3500.2 <input type="checkbox"/> AS/NZ3500.5 <input type="checkbox"/> Other [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other [specify]
<input type="checkbox"/> G13 Foul Water	<input type="checkbox"/> G13/AS1 <input type="checkbox"/> AS/NZS3500.2 <input type="checkbox"/> BS5572 <input type="checkbox"/> Other [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other [specify]
<input type="checkbox"/> G14 Industrial liquid Waste	<input type="checkbox"/> G14/AS1 <input type="checkbox"/> Other [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other [specify]
<input type="checkbox"/> G15 Solid Waste	<input type="checkbox"/> G14/AS1 <input type="checkbox"/> Other [specify]	<input type="checkbox"/> Council <input type="checkbox"/> Other [specify]

**Waiver/modification to NZ Building Code required for the following parts of code:**



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



Search Copy

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** WN59A/824  
**Land Registration District** Wellington  
**Date Issued** 03 September 2001

**Prior References**  
WN53D/345

---

**Estate** Fee Simple  
**Area** 632 square metres more or less  
**Legal Description** Lot 8 Deposited Plan 91324

**Proprietors**  
Werner Richard Naef

---

**Interests**

5078774.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.9.2001 at 3:33 pm  
Land Covenant in Transfer 5164464.1 - 1.3.2002 at 9:00 am  
Fencing Covenant in Transfer 5164464.1 - 1.3.2002 at 9:00 am

000003

**Sharleen Howe**

**From:** Fires [fires@ablazenz.com]  
**Sent:** Friday, 2 May 2014 12:36 p.m.  
**To:** Sharleen Howe  
**Subject:** RE: BC Application 155 Field Way, Waikanae

Yes you can remove the flashing detail from the application documentation  
 Kind regards  
 Dion Paterson Fire Installer NZHHA2052



**From:** Sharleen Howe [mailto:sharleen.howe@kapiticoast.govt.nz]  
**Sent:** Friday, 2 May 2014 11:32 a.m.  
**To:** Fires  
**Subject:** BC Application 155 Field Way, Waikanae

Hello Dion

We have received the above application. I note that it includes E2/flashing details. See below for some information about our processing of woodburner applications in relation to this:

As per guidance from the Dept of Building & Housing, as installers are not LBP's council decided that we could exempt the penetration through the roof under Schedule 1 of the Building Act 2004. We can only do this on the following grounds:

1. Applications state either on the floor plan or application form these words: *Penetration through the roof being done under schedule 1 of the building act 2004 section 14 and*
2. Do not include ANY flashing details, as this is being carried out under exempt building work and we are not assessing or inspecting this (however all work regardless if exempt, must be carried out in accordance with the relevant codes & standards)
3. DO NOT tick the E2 part of the inspection regime, as once again, we are not assessing or inspecting

Can you please send through a statement as per above, and confirm I am able to remove the flashing detail from the application documentation.

Kind regards

**Sharleen Howe**  
 Technical Officer Building Consents  
 Āpiha Hangarāu

Kāpiti Coast District  
 Council  
 Tel 04 296 4766



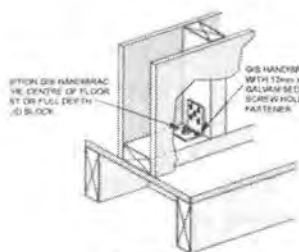
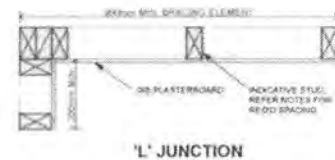
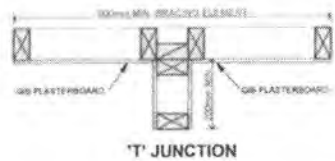
[www.kapiticoast.govt.nz](http://www.kapiticoast.govt.nz)

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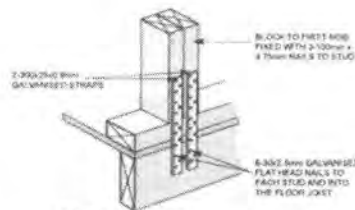
#####  
 This e-mail message has been scanned for Viruses and Content and cleared by MailMarshal  
 #####

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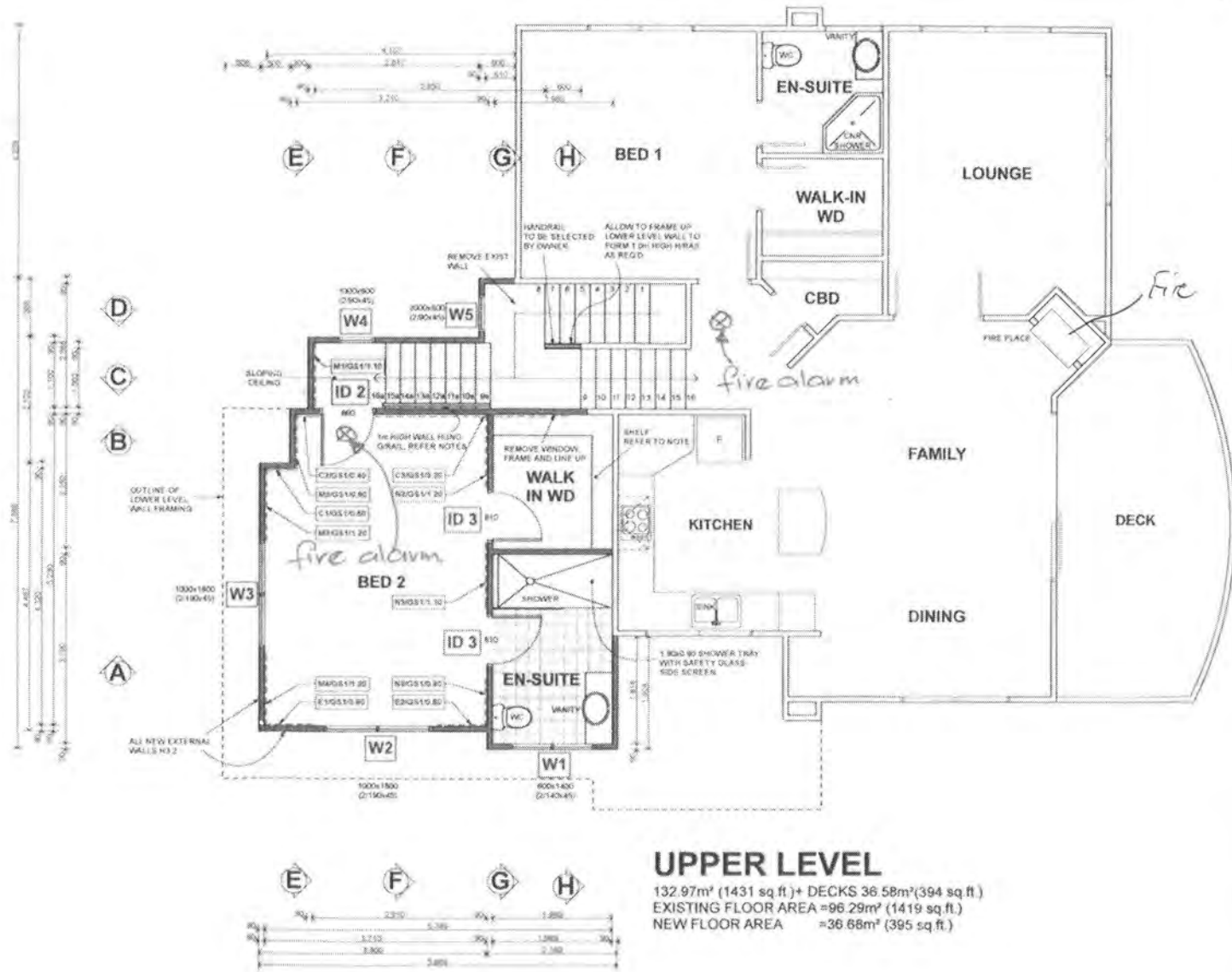
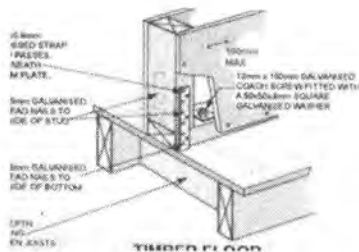
This email has been scrubbed for your protection by SMX. For more information visit [smxemail.com](http://smxemail.com)



PANEL HOLD-DOWN DETAIL TO TIMBER FLOOR  
REFER TO OUR SPECIFICATIONS (CB 513, JUNE 2011)  
FOR INTERNAL FINISH



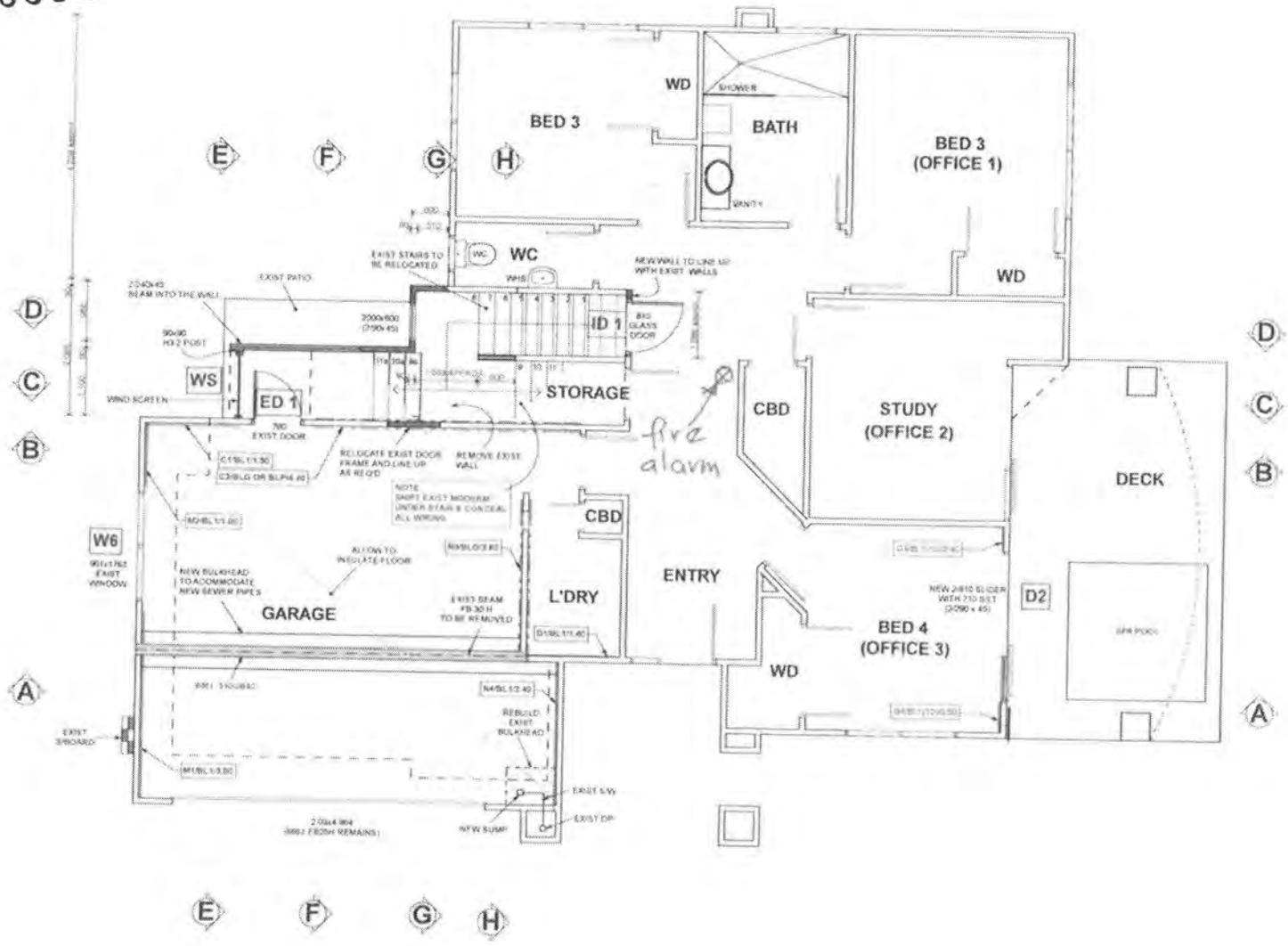
PANEL HOLD-DOWN DETAIL TO TIMBER FLOOR  
REFER TO OUR SPECIFICATIONS (CB 513, JUNE 2011)  
FOR INTERNAL FINISH



000001



- SPLASH:**  
FLOOR SURFACES TO AREAS CONTAINING SANITARY OR APPLIANCES MUST BE IMPERVIOUS & EASILY CLEANED IN ACCORDANCE WITH NZBC CLAUSE 8.1.1.1.1
- JOBS/AQUALINE INSTALLED TO MANUFACTURERS' DIRECTIONS.
- ED TILES SEE THE NOTE
- BATH AND IMPERVIOUS LININGS: THE JOINT BETWEEN AND LINING SHALL BE SEALED TO PREVENT WATER INTRUSION TO CONCEALED SPACES OR BEHIND LININGS.
- FIBRE SELECTED BY OWNER AND INSTALLED STRICTLY TO SUPPLIER'S INSTRUCTIONS BY QUALIFIED EXPERIENCED TILER
- TILES TO BE CHECKED THAT THEY ARE SUITABLE FOR THE AREA IN WHICH THEY WILL BE USED & WEATHER WEAR RESISTANT EXTERIOR FLOORWALL SLIP RESISTANCE
- SYSTEMS TO BE USED STRICTLY ACCORDING TO SYSTEM SUPPLIER'S INSTRUCTIONS
- FLOOR TO BE PREPARED & CLEANED TO THE TILER'S STANDARD BY CONTRACTOR PRIOR TO COMMENCING TILING WORK
- WORK INCLUDING CONSTRUCTION TO BE COMPLETED BEFORE COMMENCEMENT TO PROTECT AGAINST TILE AND
- IT BE ADHERED TO A SUBSTRATE OR BACKING THAT PROVIDES A SOLID, NON-FLEXIBLE, RIGID BASE FOR THE TILING SYSTEMS TO BE LAID IN SUCH A MANNER THAT THERE IS NO MATCH AS REQUIRED
- FINISHES TO BE STRICTLY ACCORDING TO SUPPLIER'S INSTRUCTIONS & MAKE SURE THEY ARE SUITABLE FOR THE TILING SYSTEM IN USE
- FIBRE SELECTED ACCORDING TO THE APPLICATION AND SUITABLE TO MANUFACTURERS' INSTRUCTIONS
- JOINTS TO BE LOCATED BY TILER AS DIRECTED BY OWNER
- IT BE CLEANED AS REQUIRED AT COMPLETION
- TO BE CARRIED OUT BY OR UNDER THE SUPERVISION OF A HOLDER OF A PRACTISING LICENSE UNDER THE ELECTRICITY REGULATIONS 1982
- COMPLETE A CERTIFICATE OF COMPLIANCE, SIGNATURE TO OWNER
- TO ALLOW FOR FINISHED CONNECTION TO SUPPLY INCLUDING LISING WITH THE NETWORK OPERATOR AND THE SUBMISSION OF ALL REQUIRED ASSOCIATED PAPERWORK
- TO ALLOW FOR SERVICING OF LOCAL FITTINGS AS SHOWN ON PLANS & DIRECTED BY OWNER
- LOCATION AS DIRECTED BY OWNER
- SOCKET POWER UNITS TO BE MOUNTED OR RECESSED LIGHT FITTINGS IN LIGHT SPOTS WITH SENSOR LOCAL SOCKET TO POWER SOCKETS
- INSTALL ALL APPLIANCES, FANS ETC AS REQUIRED
- INSURE POINT IN ENSURE, WHERE DIRECTED BY OWNER
- FINISHES & LOCATIONS TO BE CONFIRMED BY OWNER TO PURCHASE OR INSTALLATION
- SMOKE ALARMS:**  
SMOKE ALARMS ON OR NEAR CEILING IN ALL SLEEPING SPACES & MANUFACTURERS' DIRECTIONS  
SMOKE ALARMS TO BE LOCATED ON THE WALLS WITHIN THE SLEEPING SPACES, THE SMOKE ALARMS SHALL BE LOCATED WITHIN THE SLEEPING SPACE, OR EVERY SLEEPING SPACE DOOR IN SMOKE ALARMS ADJACENT TO SLEEPING OCCUPANTS ON OTHER SIDE DOOR
- TO BE CONSTRUCTED FROM 40mm THICK DRESSED ASPEN
- HELPS ARE REQUIRED IN ALL HALL COUPDS
- IF REQUIRED IN ALL BEDROOMS WITH REAL TO BE IN WARDROBES
- MAY BE SUBSTITUTED WITH A PROPRIETARY ORGANISER, REQUIREMENTS TO BE CONFIRMED BY OWNER
- CEILING & VENTING:**  
AIR EXTRACTION FANS IN ENSURE TO BE INSTALLED TO MANUFACTURERS' INSTRUCTIONS AND TAKEN TO BE SUITABLE FOR THE APPLICATION
- BE SIZED TO PROVIDE A MINIMUM AIR CHANGE OF 10 PER SECOND & WIRING TO LIGHT SWITCH WITH A MINUTE RUN-ON PERIOD



**LOWER LEVEL**  
151.51m<sup>2</sup> (1631 sq.ft.)+ DECKS 36.58m<sup>2</sup>(394 sq ft.)

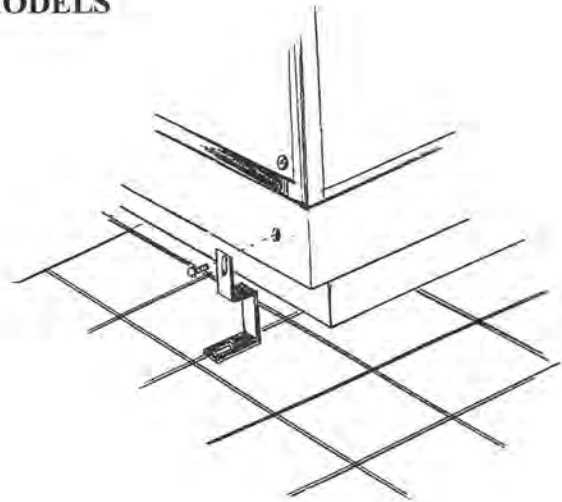
02 MAR 2014

132  
30.81  
132  
39.62

## FITTING SEISMIC RESTRAINT BRACKETS

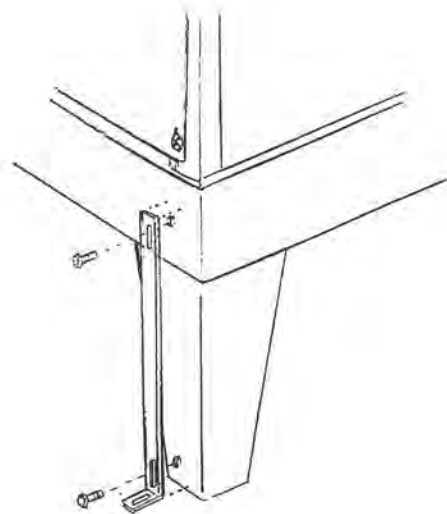
### PEDESTAL OR DRAWER BASE MODELS

1. Remove bolts at rear of fire box
2. Fit Seismic Restraint brackets
3. Secure both the floor protector and the appliance to the floor by using a dyna bolt or similar.

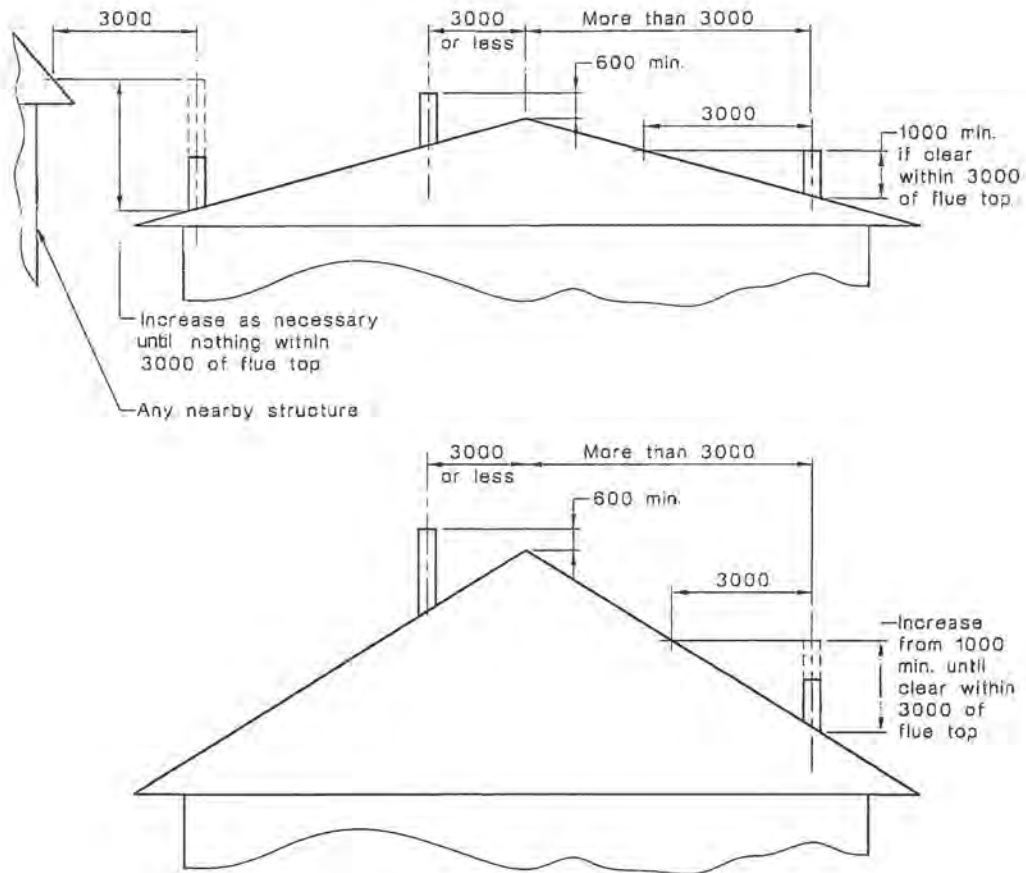


### LEG MODELS

1. Place firebox on leg assembly and fit brackets.
2. Locate as per appropriate clearances
3. Secure both the floor protector and the appliance to the floor using a dyna bolt or similar.



## MINIMUM HEIGHT OF FLUE SYSTEM OUTLET



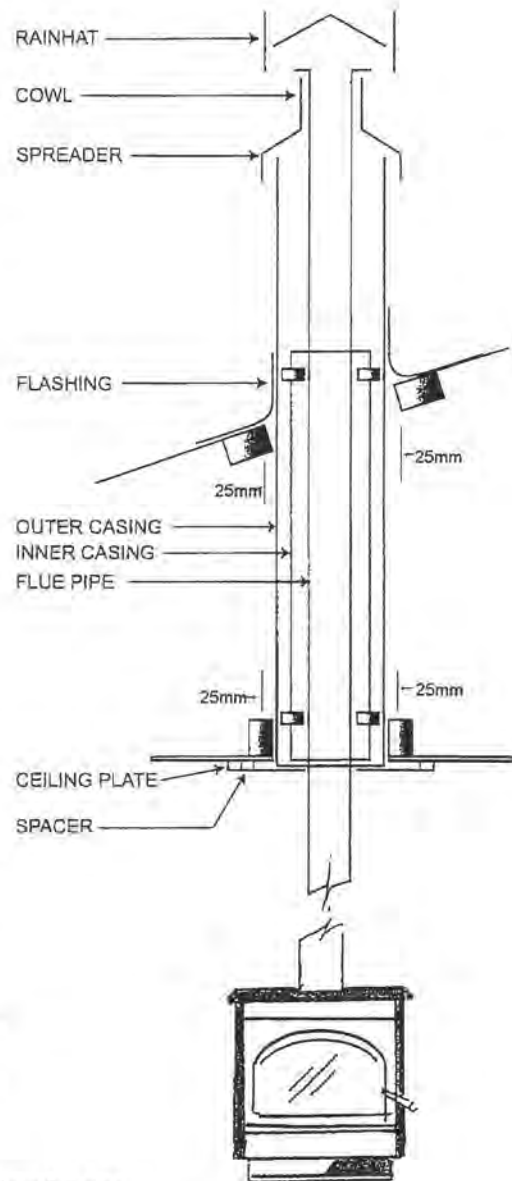
DIMENSIONS IN MILLIMETRES

### NOTES:

1. The flue pipe shall extend not less than 4.6m above the top of the floor protector.
2. The flue cowl must be at least 600mm above the highest point of the roof if within 3 metres of it, or 1 metre above the roof penetration if more than 3 metres from the ridge.
3. No part of the building, or any adjacent building may be in or above a circular area of a horizontal radius of 3 metres from the flue exit.

## 7. FREESTANDING FLUE SYSTEM INSTALLATION INSTRUCTIONS

1. Position heater on floor protector ensuring all heater clearances are correct as per clearances on page 4.
2. Once the location is confirmed, the appliance and floor protector shall be fixed to the floor itself (refer to page 6 & 7).
3. Extend a plumb line from the centre of the fire flue pipe spigot to the ceiling. Mark position on ceiling and roof.
4. Trim hole and nog as required ensuring that a 25mm safe clearance between combustible materials and flue components is maintained. Fix with non combustible spacers and screws or clouts on all four sides.
5. Cut and frame (when required) an opening in the roof, position the outer casing through the roof until it is flush with the under side of the ceiling, making sure as with the ceiling there is a 25mm safe clearance between non-combustible materials and the flue components. Fix as in step 4.
6. Fix appropriate flashing around outer casing to the roof to ensure a weatherproof seal.
7. Assemble flue pipe sections ensuring all seams are in line, the assembly is straight and crimped. Ends are pointing downwards. Fix each joint with three stainless rivets or self-tapping screws.
8. Place ceiling plate with folded edges upwards over heater spigot.
9. Position the flue pipe into the heater spigot. The flue pipe can either be lowered from the top as a single unit or fed up from the room a length at a time, ensuring that all joints are fixed properly.
10. Slide the inner casing into place, between the outer casing and the flue pipe.
11. The flue pipe must extend 200mm above the outer casing.  
Note: Extra lengths of flue pipe, inner and outer casing may be required to achieve the minimum clearance from the roof.
12. Slide top spreader over flue pipe down into outer and inner casing and tighten.
13. Slide cowl over flue pipe until it rests on spreader. Secure with rivets or self-tapping screws.
14. Fit rainhat. Do not fasten as it must be removable for flue pipe cleaning.
15. Fix ceiling plate to ceiling maintaining an even gap all around the flue pipe.  
Note: Ensure ceiling plate is spaced off from the ceiling with ceramic spacers supplied.
16. Fit the flue shield.



**CAUTION:** Mixing of appliance or flue system components from different sources or modifying the dimensional specifications of components may result in hazardous conditions. Where such action is considered the manufacturer should be consulted in the first instance.

**WARNING:** The appliance and flue system shall be installed in accordance with AS/NZS 2918:2001 and the appropriate requirements of the relevant building code or codes.

17. Replace the rear top casting and refit the front top casting ensuring it fits neatly into the sealed channel.
18. Refit the stainless steel flue shim in the top rear section of the firebox.
19. Assemble and fit flue and flue shield as per instructions (page 11 & 12).
20. Secure the wood-burner to the floor protector for seismic restraint (refer instructions on page 13). DUE TO NZ BEING AN EARTHQUAKE PRONE COUNTRY, IT IS IMPORTANT TO ANCHOR THE WOODBURNER DOWN IN CASE OF EARTH MOVEMENT.
21. Fit the cook top grill on the rear casting of the Contessa fire and Bronte fire. Attach it to the heat shield on the rear of the fire with the bolts provided.
22. Assemble and fit the decorative rails.
22. Fit door handle as shown - -
22. Fit the control knob - place the flat on the knob to the flat on the air control shaft situated on the right hand side of the fire. Press home firmly.

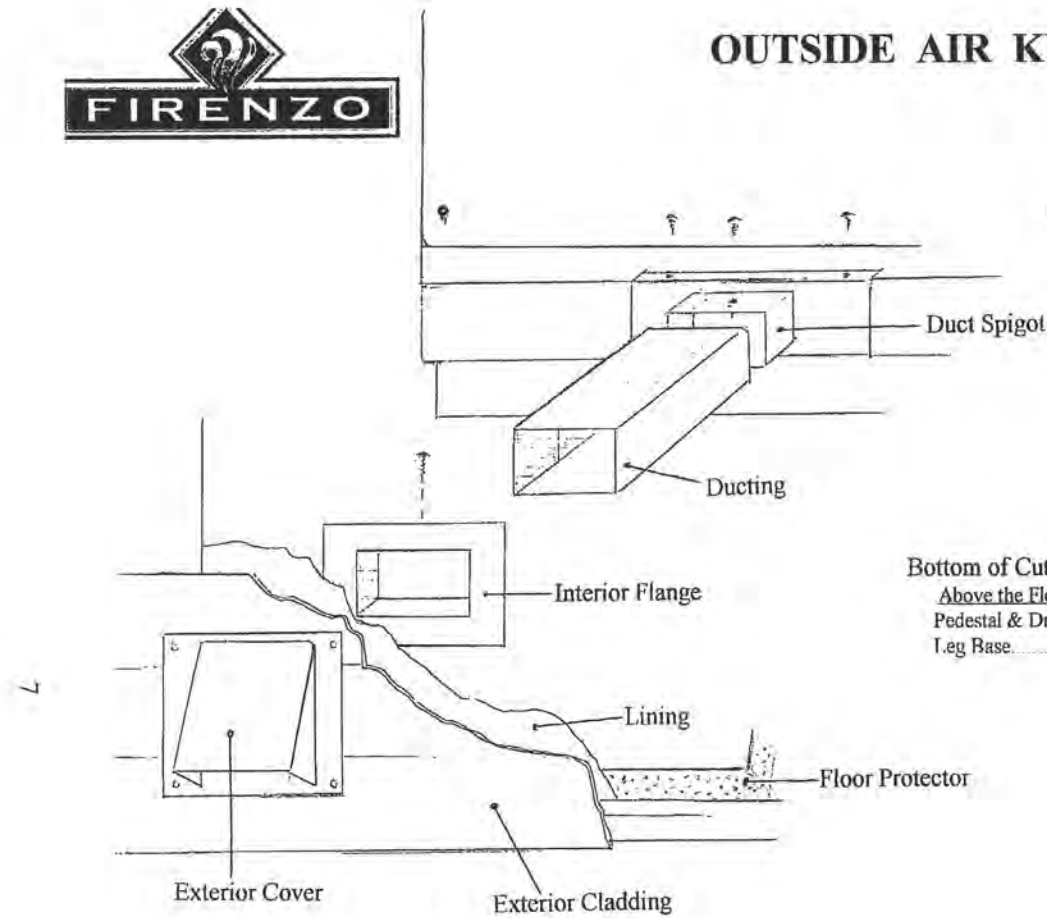


**5a. ASSEMBLY INSTRUCTIONS**  
***IF INSTALLING FIRE WITH AN OUTSIDE AIR KIT***

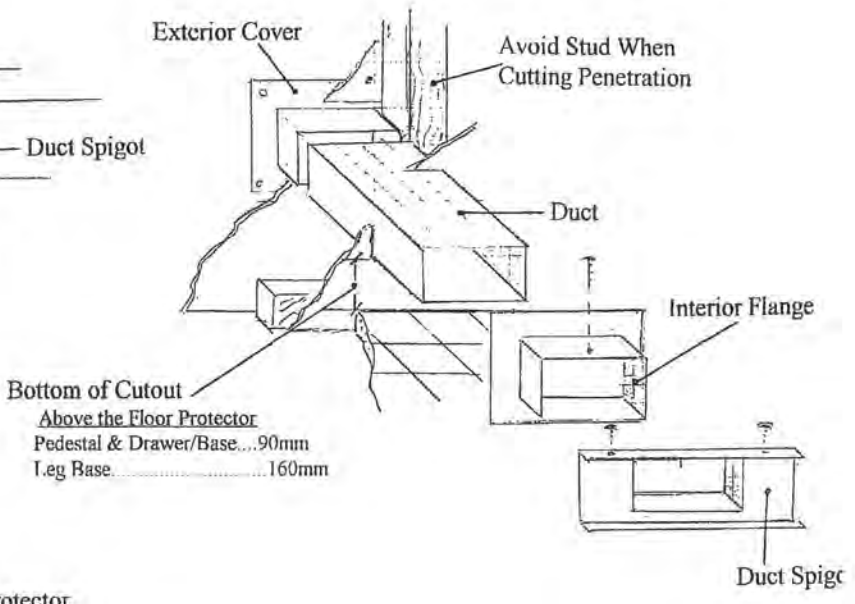
1. Establish position of heater before fixing.
2. Cut holes in both lining and exterior cladding of approx 100mm wide and 75mm high to accommodate duct (see drawings).
3. If a wall stud is located at centre of heater position, the wall penetration should be moved to one side. Allowance is made on the heater to move ducting laterally by placing offset duct spigot in appropriate position.
4. For standard pedestal base or drawer models, the bottom of the cut-out should be 90mm above floor protector. For models with legs the bottom of the cut-out should be 160mm.
5. Remove all packaging and timber.
6. Remove loose parts from inside the firebox.
7. Position the base with angle steel down onto the floor protector, taking the necessary final clearance into consideration. The base has the flue centre indicated on the flat steel bracket. The label next to this point states the minimum clearances from the base to combustible surfaces. These measurements coincide with the figures on page 4 for the heater clearances when assembled.
8. At this point a hole in the ceiling to accommodate the flue may be cut and the liners installed.
9. Remove both front and rear top castings.
10. Remove rear heat shield and fit duct spigot by drilling and securing to body ensuring that it lines up with the wall penetration.
11. Replace heat shield and secure the unit in place.
12. Place firebox on base. Secure with brackets provided.
13. Fit the wetback, if allowable, in accordance with accepted plumbing practice - please refer to page 10. If NO wetback is to be fitted please ensure that blanking plugs are attached to the two holes in the rear of the upper chamber.
14. From outside feed the duct through the wall, slip the interior flange over the duct and push into the duct spigot on heater. (mark and trim the duct if necessary, this should terminate approximately 5-10mm short of the external wall face).
15. Place the external cover over the duct and fix with the 4 screws provided.
16. Slide interior flange against lining and secure to duct.



# OUTSIDE AIR KIT



**EXTERIOR VIEW**

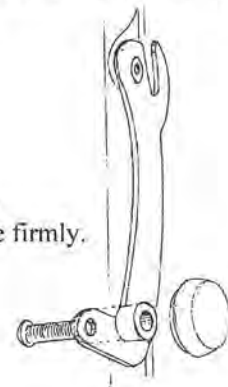


**INTERIOR VIEW**

Manufactured by  
Hewitsons Limited  
Hawkes Bay, New Zealand

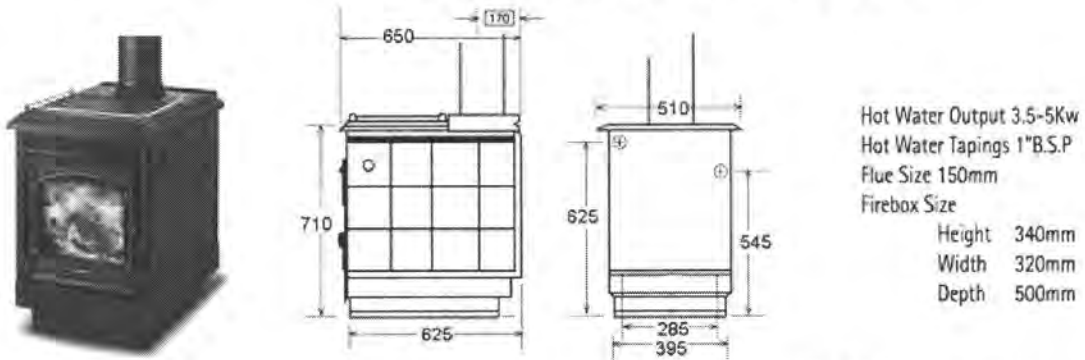
## 5. ASSEMBLY INSTRUCTIONS

1. Remove all packaging and timber.
2. Remove loose parts from inside the firebox.
3. Position the base with angle steel down onto the floor protector, taking the necessary final clearance into consideration. The base has the flue centre indicated on the flat steel bracket. These measurements coincide with the figures on page 4 for the heater clearances when assembled.
4. At this point a hole in the ceiling to accommodate the flue may be cut and the liners installed.
5. Remove both front and rear top castings.
6. Place firebox on base. Secure with brackets provided.
7. Fit the wetback, if allowable, in accordance with accepted plumbing practice - please refer to page 10. Ensure wetback is NOT pushed down; if it touches or comes in contact with the baffle bricks this will cause wear which will void your warranty. If NO wetback is to be fitted please ensure that blanking plugs are attached to the two holes in the rear of the upper chamber.
8. Replace the rear top casting and refit the front top casting ensuring it fits neatly into the sealed channel.
9. Refit the stainless steel flue shim in the top rear section of the firebox.
10. Assemble and fit flue and flue shield as per instructions (page 11).
11. Secure the wood-burner to the floor protector for seismic restraint (refer instructions on page 13). **DUE TO NZ BEING AN EARTHQUAKE PRONE COUNTRY, IT IS IMPORTANT TO ANCHOR THE FIRENZO FIRE DOWN IN CASE OF EARTH MOVEMENT.**
12. **BRONTE FIRE ONLY:** Fit the cook top grill on the rear casting of the **BRONTE** fire. Attach it to the heatshield on the rear of the fire with the bolts provided.
13. **CONTESSA FIRE ONLY:** If reducing clearance A from 130mm to 100mm as on page 5 then you will need to fit the cook top grill onto the rear casting of the **CONTESSA** fire. Attach it to the heatshield on the rear of the fire with the bolts provided.
13. Assemble and fit the decorative rails.
14. Fit handle as shown on diagram ►
15. Fit the control knob - place the flat on the knob to the flat on the air control shaft situated on the right handside of the fire. Press home firmly.



When installing the Firenze fire on a **leg base ADD 70mm** to vertical measurements shown:

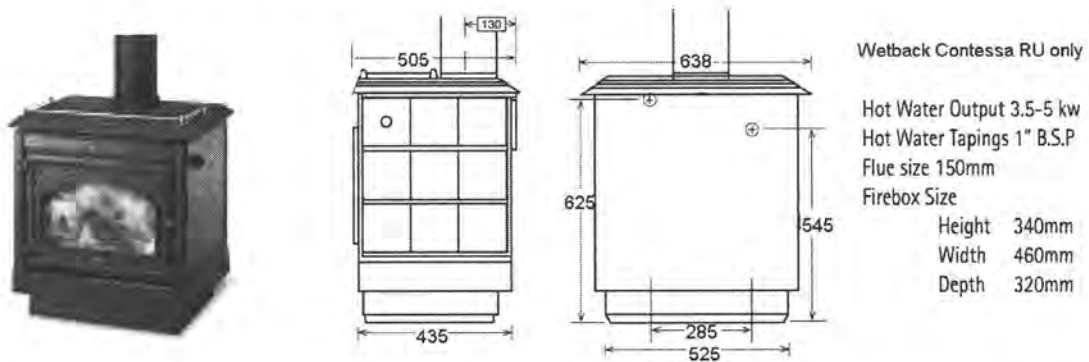
**LADY KITCHENER 800** - URBAN *conforms with NES standards*  
 - RU *for houses sited on 2 hectares or more*



Hot Water Output 3.5-5Kw  
 Hot Water Tapings 1" B.S.P  
 Flue Size 150mm  
 Firebox Size  
 Height 340mm  
 Width 320mm  
 Depth 500mm

3Kw Wetback Urban Only  
 3 or 5Kw Wetback RU Only

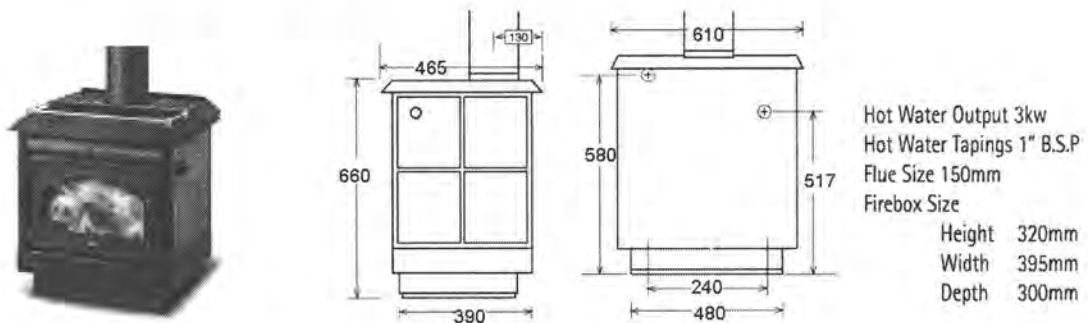
**CONTESSA** - URBAN *conforms with NES standards*  
 - RU *for houses sited on 2 hectares or more*



Wetback Contessa RU only

Hot Water Output 3.5-5 kw  
 Hot Water Tapings 1" B.S.P  
 Flue size 150mm  
 Firebox Size  
 Height 340mm  
 Width 460mm  
 Depth 320mm

**BRONTE** - RU *for houses sited on 2 hectares or more*



Hot Water Output 3kw  
 Hot Water Tapings 1" B.S.P  
 Flue Size 150mm  
 Firebox Size  
 Height 320mm  
 Width 395mm  
 Depth 300mm

## FLOOR PROTECTOR DIMENSIONS:

Refer to drawings under 4. Installation Clearances.

The standard front clearance from the front of the door glass can be reduced by increasing the insulated floor protector height.

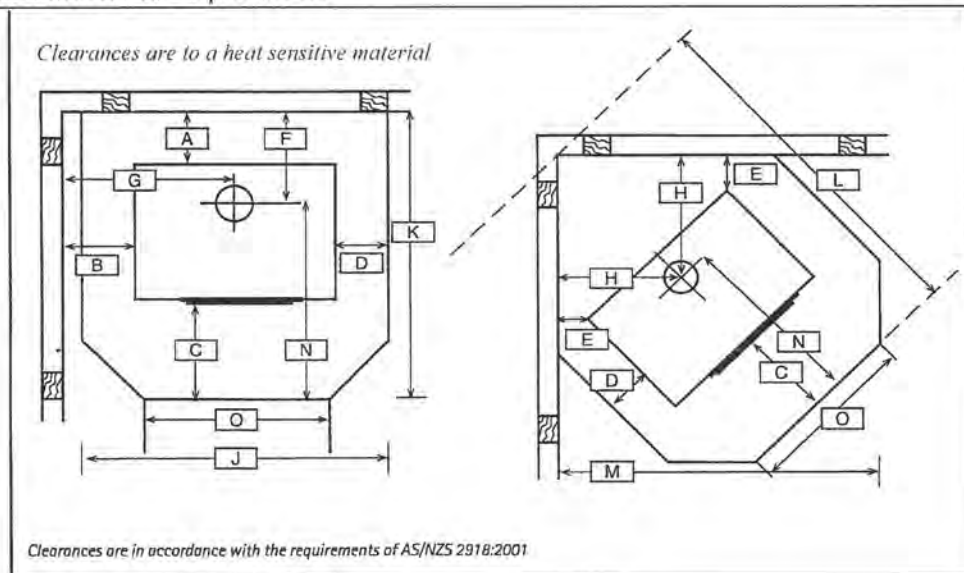
FLOOR PROTECTOR HEIGHT	40mm	50mm	60mm	70mm	100mm
CONTESSA URBAN FRONT CLEARANCE	420	405	390	375	320
CONTESSA RURAL " "	420	405	390	375	320
BRONTE RURAL " "	330	325	320	315	310
LADY KITCHENER RU & URBAN " "	300	300	300	300	300

## 4. INSTALLATION CLEARANCES

All fires are to be installed with a flue pipe shield.

FREESTANDING FIRE	A	B	C	D	E	F	G	H	J	K	L	M	N	O
<b>BRONTE TOP OUTLET RU</b>														
PEDESTAL & DRAWER BASE	100	245	330	100	100	230	550	405	810	895	1240	1090	665	630
LEG BASE	100	245	300	100	100	230	550	405	810	865	1210	1070	635	630
<b>LADY KITCHENER RU</b>														
PEDESTAL & DRAWER BASE	100	240	300	100	95	270	495	395	710	1050	1365	1145	780	540
LEG BASE	100	240	300	100	95	270	495	395	710	1050	1365	1145	780	540
<b>LADY KITCHENER URBAN</b>														
PEDESTAL & DRAWER BASE	100	240	300	100	95	270	495	395	710	1050	1365	1145	780	540
LEG BASE	100	240	300	100	95	270	495	395	710	1050	1365	1145	780	540
<b>CONTESSA RU</b>														
PEDESTAL & DRAWER BASE	130*	280	420	110	100	260*	600	420	860	1055*	1380	1200	795	600
LEG BASE	130*	280	350	110	100	260*	600	420	860	985*	1310	1130	725	600
<b>CONTESSA URBAN</b>														
PEDESTAL & DRAWER BASE	130*	280	420	110	100	260*	600	420	860	1055*	1380	1200	795	600
LEG BASE	130*	280	350	110	100	260*	600	420	860	985*	1310	1130	725	600

\*Contessa Clearance A, F, K can be reduced BY 30mm provided a Contessa cooktop grill is fitted onto the rear cast top of the fire



## 2. INSTALLATION RESPONSIBILITIES

**WARNING:** THE APPLIANCE AND FLUE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH AS/NZ 2918:2001 AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODE OR CODES.

ANY MODIFICATION OF THE APPLIANCE THAT HAS NOT BEEN APPROVED IN WRITING BY THE TESTING AUTHORITY IS CONSIDERED TO BE IN BREACH OF THE APPROVAL GRANTED FOR COMPLIANCE WITH AS/NZS 4013.

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

Strict adherence to these instructions will meet these standards. Any variation from these installation instructions or any doubt about them must be checked against the requirements of the Standards.

**WARNING:**

Care must be taken to protect the **wetback** coil and associated pipe work if being installed in a hard/corrosive water area. Damage caused to the Wetback coil if fitted in a hard/corrosive water area will not be covered under the manufacturer's warranty.

*Please leave this manual with the owner when installation is complete.*

## 3. FLOOR PROTECTOR REQUIREMENTS

The heater should always be installed on top of its base due to high temperatures sustained over long periods. The base must be anchored to both the floor protector and the floor for seismic restraint. Anchor points are provided in the base or on the rear legs.

**DRAWER BASE AND PEDESTAL MODELS:**

If the heater is to be placed on or within 500mm of a heat sensitive floor, an **insulated floor protector** with a minimum thickness of **40mm** is required consisting of 20mm of an approved insulation material i.e. 2 sheets of 10mm micorboard or superlux, 10mm tile backing board and 10mm tiles or similar on the top surface. All joints on the upper surface should be sealed to prevent spilt ash from contacting any heat-sensitive material.

**LEG BASE MODELS:**

These models require an ash floor protector to AS/NZS 2918:2001 – i.e. a floor protector consisting of an upper surface, including grouting, of a durable, non-combustible material.

## 1. WARNINGS

THIS APPLIANCE SHOULD BE MAINTAINED AND OPERATED AT ALL TIMES IN ACCORDANCE WITH THESE INSTRUCTIONS.

This Firenzo fire has been tested to N.Z. Standards AS/NZS 2918:2001.

If this heater is incorrectly installed a house fire may result. For your safety follow the installation instructions carefully.

Do **NOT** connect the heater to a chimney serving another appliance.

Although the exterior of the heater may appear cool, contact with the unit may cause burns, warn children and others of the possibility of injury should they touch the heater.

Do **NOT** dry clothing or unseasoned wood directly in contact with the heater.

Keep all household combustible materials at least 600mm away from front of the heater. This includes clothing, furniture, wood, newspaper, plastic, matches, etc.

**DO NOT USE FLAMMABLE LIQUIDS OR AEROSOLS IN THE VICINITY OF THIS APPLIANCE WHEN IT IS OPERATING.**

Use caution when reloading with fuel. Do **NOT** attempt to load fuel into the heater when the fire inside the stove is at or near its peak.

Do **NOT** burn large quantities of paper or combustible material that would create an extremely hot/quick fire.

**USE ONLY DRY WOOD. AVOID BURNING WET OR GREEN WOOD.**

THE USE OF SOME TYPES OF PRESERVATIVE TREATED WOOD AS A FUEL CAN BE HAZARDOUS.

TIMBER TREATED WITH COPPER CHROMIUM AND ARSENIC TYPE PRESERVATIVES WILL LEAVE TOXIC RESIDUES IN THE ASH, FIREBOX OR WITHIN THE FLUE; TIMBER OFFCUTS FROM BUILDING CONSTRUCTION WILL OFTEN CONTAIN BORIC SALTS. THE COMBUSTION OF THIS MATERIAL OVER PROLONGED PERIODS CAN PRODUCE ADVERSE EFFECTS ON REFRACTORY LINING IN SOLID FUEL APPLIANCES. EMISSION OF POISONOUS GASES CAN ALSO BE EXPERIENCED WITH THE BURNING OF TREATED WOOD.

Driftwood with salt content will also cause rapid deterioration of the heater and should not be used.

## INDEX

<u>Page No:</u>	<u>Item No:</u>	<u>Topic:</u>
2 .....	1	Warnings
3 .....	2	Installation Responsibilities
3 .....	3	Floor Protector Requirements
4 .....	4	Installation Clearances
5 .....		Fire Dimensions
6 .....	5	Assembly Instructions
7 .....		Diagram of Outside Air Kit
8/9 .....	5a	Assembly Instructions when installing Outside Air Kit
10 .....	6	Wet Back
11 .....	7	Flue Installation
12 .....		Minimum Height of Flue Exit
13 .....		Fitting Seismic Restraints

*Please leave this book with the owner when installation is complete.*

Edited 6/3/2011

000002

02 MAY 2014



**FIRENZO**  
WOODFIRES

*the heart of your home*

Please read this booklet and keep for future reference for the safe installation of your:

**LADY KITCHENER 800 *URBAN OR RU,***

**CONTESSA *URBAN OR RU,***

**BRONTE *RU***

**FREESTANDING WOODBURNER**

All installations must be in accordance with these instructions. Consult with the building authority having jurisdiction to obtain a permit prior to commencing the installation. Failure to follow these instructions may also void your fire insurance and warranty.



**Building Consent**  
**140293**  
**Section 51, Building Act 2004**

**The building**

*Street address of building:* 155 Field Way, Waikanae Beach  
*Legal description of land where building is located:* LOT 8 DP 91324  
*Valuation number:* 1491075828  
*Building name:* House  
*Location of building within site/block number:*  
*Level/unit number:*

**The owner**

*Name of owner:* Werner Richard Naef  
*Contact person:*  
*Mailing address:* 155 Field Way, Waikanae Beach  
*Street address/registered office:* 155 Field Way, Waikanae Beach  
*Email address:*  
*Website:*  
*Phone numbers:*  
*Landline:* 04 905 0084      *Mobile:*  
*After hours:*      *Fax number:*

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

Full Name: Ablaze  
Mailing Address: PO Box 38114, WELLINGTON MAIL CENTRE  
Phones:: 027 452 0113: 04 232 2288  
Fax: 04 232 2211  
Email: fires@ablazenz.com

**Building work**

The following building work is authorised by this building consent:  
Install new Firenzo Contessa Woodburner and flue system. New E2 flashing to suit roof.

Dwelling

# CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 110554



The Building			
Street address of building:	155 Field Way, Waikanae Beach	Building name:	
Current, Lawfully established, use:	Residential dwelling	Location of building within site/block number:	Centre of Site
Level/unit number:		Intended life of the building if 50 years or less:	
Legal description of land where building is located:	LOT 8 DP 91324	Year first constructed:	2000-2005
The Owner			
Name of owner:	Naef Werner Richard & Naef-Wittwer Andrea Cornelia	Street address /registered office:	
Contact person:		Phone numbers:	
Mailing address:	C/-C D Van der meer P.O. Box 1673 Paraparaumu Beach Paraparaumu	Landline:	04 905 0084
Email address:		Mobile:	
Website:		Daytime:	
		After hours:	
		Facsimile number:	
First point of contact for communications with the Kāpiti Coast District Council:			
Full Name: Design Network Architecture Ltd Mailing Address: PO Box 30-614, LOWER HUTT 5010 Phones: 04 569 6109 Fax: 04 569 1186 Email: office@designnetwork.co.nz			
Building Work			
Building Consent No:	110554	Issued by:	Kāpiti Coast District Council
Project Description:	Proposed addition on top of existing garage. Addition contain: Bed 2, Walk-in WD, En-suite & Stairs.		

## Code Compliance

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

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

Russell Brook – Team Leader – Site Inspections

On behalf of Kāpiti Coast District Council

Date: 04 February 2015



## Kāpiti Coast District Council

Private Bag 60 601  
Paraparaumu 5254  
New Zealand

Tel (04) 296 4700  
or 0800 486 486

Fax (04) 296 4830 ■  
kapiti.council@kapiticoast.govt.nz ■  
www.kapiticoast.govt.nz ■

# Building consent 110554

Section 51, Building Act 2004

### The building

Street address of building: 155 Field Way, Waikanae Beach

Legal description of land where building is located: LOT 8 DP 91324

Valuation number: 1491075828

Building name:

Location of building within site/block number: Centre of Site

Level/unit number:

### The owner

Name of owner: Trustee Advisors Ltd, WR Naef & AC Naef-Wittwer

Contact person:

Mailing address: 155 Field Way, WAIKANAЕ BEACH

Street address/registered office:

Phone number: Landline: 04 905 0084

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website:

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

Full Name: Design Network Architecture Ltd

Mailing Address: PO Box 30-614, LOWER HUTT 5010

Phones:: 04 569 6109

Fax: 04 569 1186

Email: office@designnetwork.co.nz

### Building work

The following building work is authorised by this building consent:

Proposed addition on top of existing garage. Addition contain: Bed 2, Walk-in WD, En-suite & Stairs.

Domestic dwelling

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

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

#### **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, appearing to be 'J. Smith', written over a horizontal line.

Signature

A handwritten signature in black ink, reading 'Building Control Officer', written over a horizontal line.

Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 7/11/11

10 November 2011

Trustee Advisors Ltd, WR Naef & AC Naef-Wittwer  
155 Field Way  
WAIKANAE BEACH

Dear Sir/Madam

**Approval of Building Consent: 110554**

Description: Proposed addition on top of existing garage. Addition contain: Bed 2, Walk-in WD, En-suite & Stairs.  
Location: 155 Field Way, Waikanae Beach  
Legal Description: LOT 8 DP 91324

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

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

As the owner you are also responsible for the following:

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

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

## Addenda to Application

### Application

Design Network Architecture Ltd  
PO Box 30-614  
LOWER HUTT 5010

No.

110554

### Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Proposed addition on top of existing garage. Addition contain: Bed 2, Walk-in WD, En-suite & Stairs.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Domestic dwelling
Estimated Value	\$100,000
Location	155 Field Way, Waikanae Beach
Legal Description	LOT 8 DP 91324
Valuation No.	1491075828

Contractor:

ISP Structural Engineer PO Box 30535, : 04 566 8004

### General Requirements

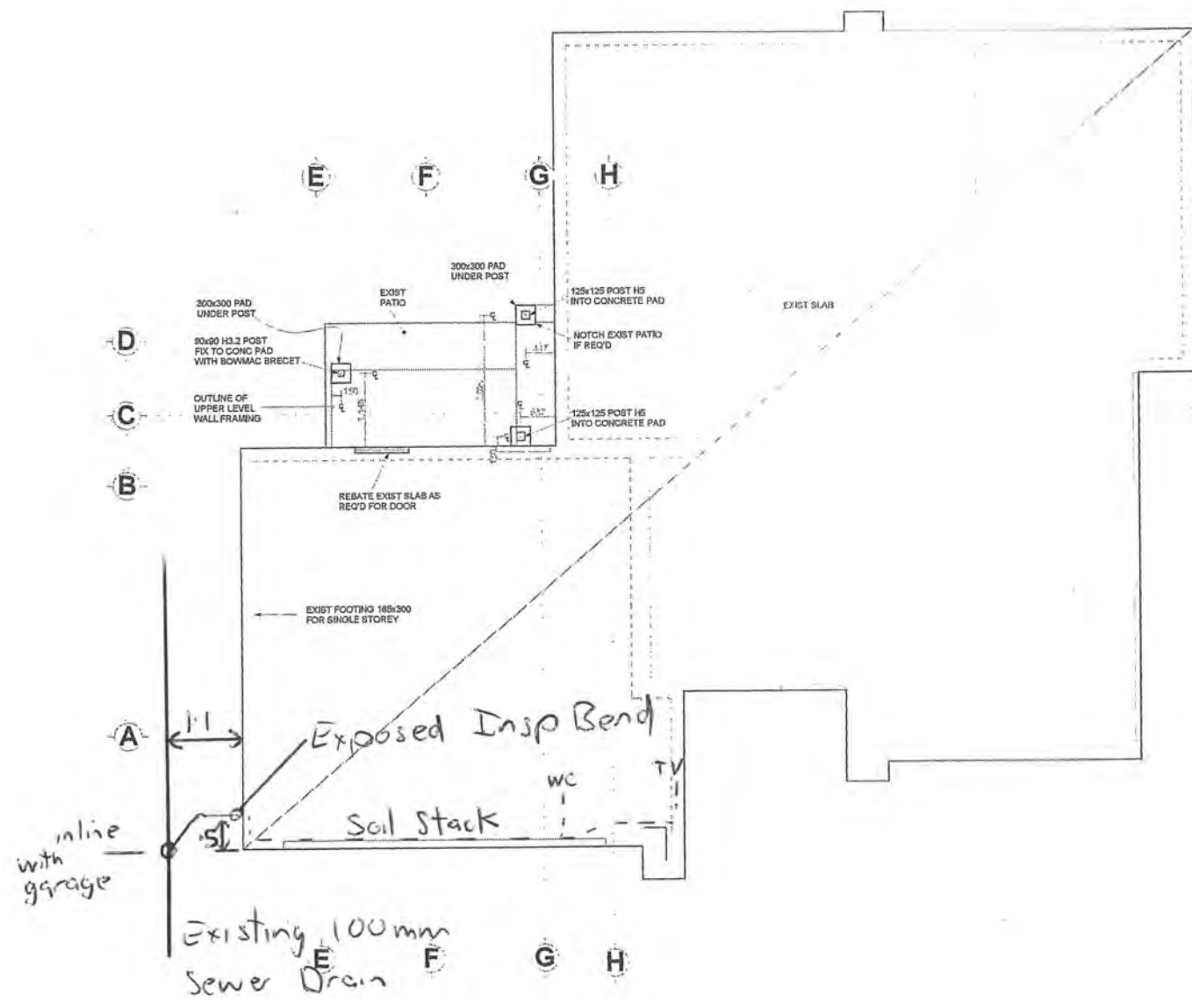
- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
  2. Pre Wrap
  3. Pre Clad
  4. Weathertightness
  5. Preline
  6. Preline
  7. Wet Area - pre Application
  8. Wet Area - post application
  9. Postline
  10. Final Inspection
-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

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Note and comply with endorsements on approved plans.
6. Names and registration numbers of plumber and drainlayer are required before work commences.
7. Concealed soil and TV pipes and gas flues are only permitted built into ducts or minimum 150mm framed walls or with the Phillips top plate connecting bracket.
8. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
9. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
10. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
11. Contractor to leave site clear of all demolition materials and in a tidy state.
12. This project contains elements specifically designed by an engineer. The Owner/Builder is required to ensure the Engineer inspects the work and provides KCDC with written evidence of the inspections.
13. All work to be in accordance with RM 110142 & RM 000117 - Sect 221 Consent Notice.

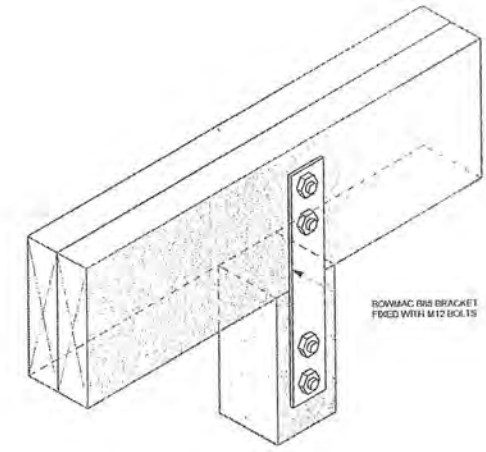
I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

**OWNER/BUILDER/  
AUTHORISED PERSON**

**Date:** \_\_\_\_\_

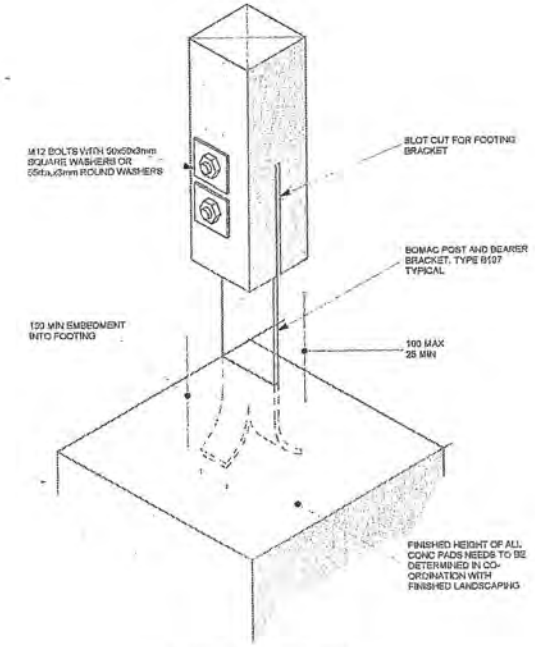


Drain Connection for New Soil Stack  
 Kapiti Plumbing  
 2012



POST TO BEAM CONNECTION

D  
C  
B  
A



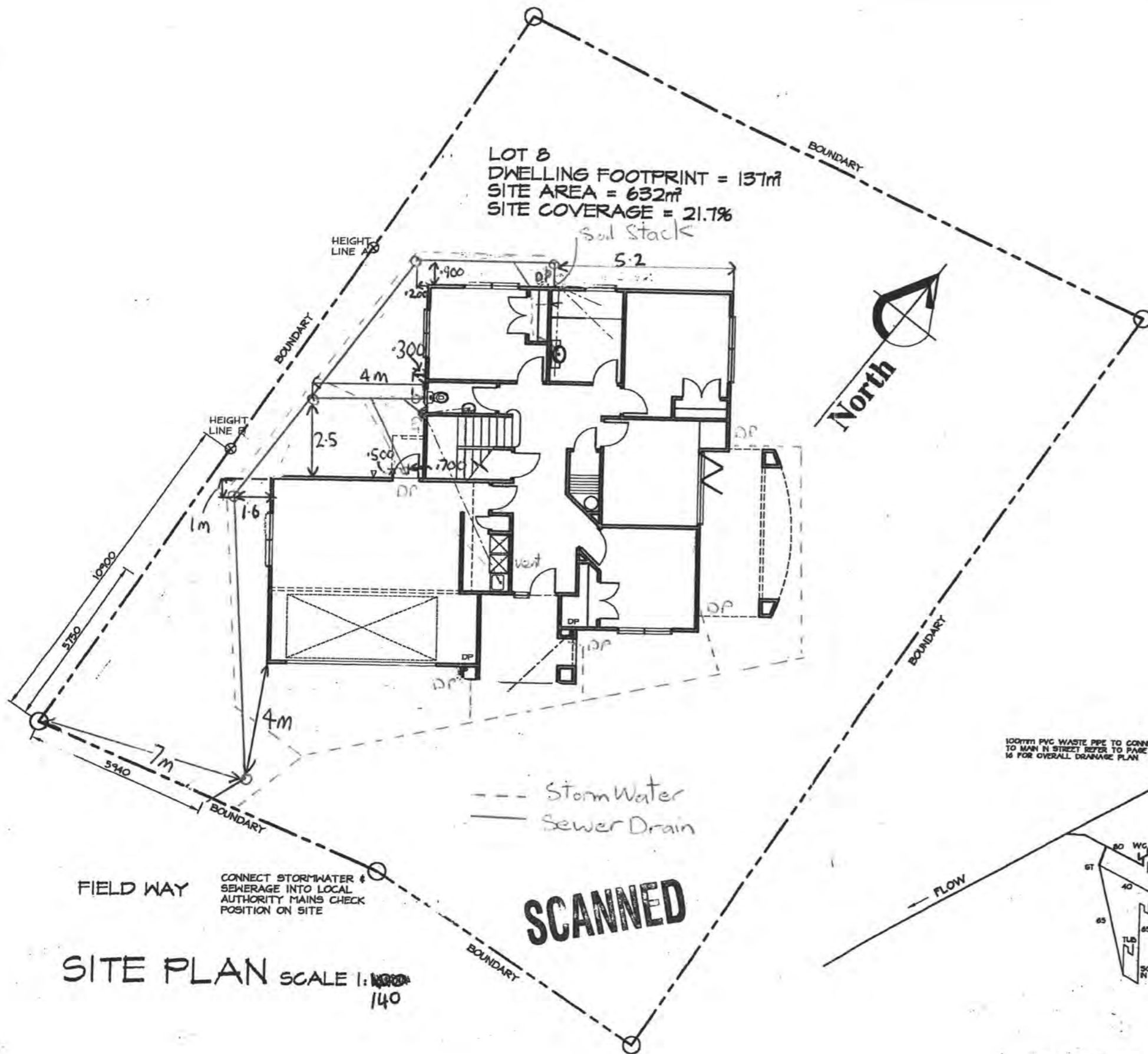
POST UPLIFT FIXING

**Design Network**  
 ARCHITECTURE LTD

P.O BOX 30814, LOWER HUTT 5040, E-MAIL: office@designnetwork.co.nz  
 PH: LOWER HUTT:(04) 5696-109, KAPITI(04)9025-505

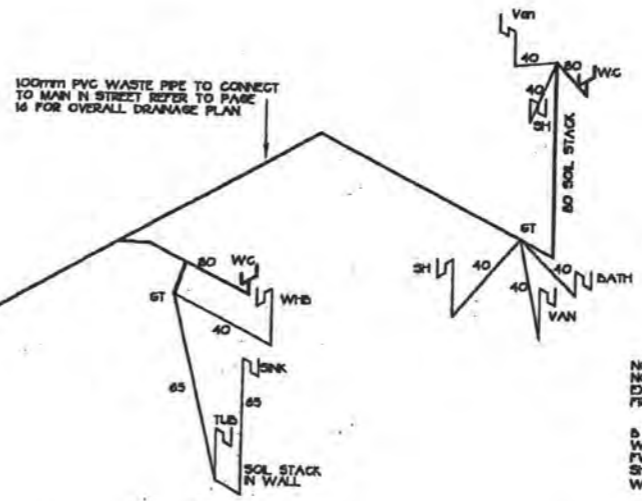
PROPOSED ALTERATIONS & ADDITIONS  
 155 FIELD WAY  
 WAIKANAI BEACH

REV. No	REV. DATE	DRAWING AMENDMENT	START DATE	BUILDING CONSENT APPLICATION	SHEET No.
			18-07-2011	BUILDING CONSENT APPLICATION	3
			30-08-2011		
			09-09-2011		
			FINISH DATE	SCALES FOR A4 SIZE PAPER	CODE
				1:50 1:5	P20N
			COPYRIGHT RETAINED BY DESIGN NETWORK ARCHITECTURE LTD. DESIGNER TO BE CONTACTED IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED		REF
					6604K



SITE PLAN SCALE 1:140

100mm PVC WASTE PIPE TO CONNECT TO MAN IN STREET REFER TO PAGE 16 FOR OVERALL DRAINAGE PLAN



PROJECT: PROPOSED DWELLING FOR MR & MRS YOUNG  
LOT 8 FIELD WAY WAIKANA E BEACH

Design Network Kapiti

REVISIONS:  
1 - 10/1/02

301 Kapiti Road  
PO Box 1616  
Paraparaumu Beach  
New Zealand  
Tel: 04 902 5505  
Fax: 04 902 5504  
Email: kapiti@desnet.co.nz

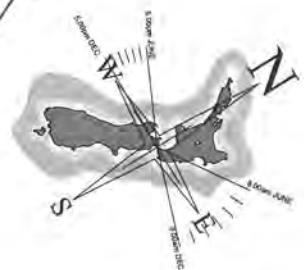
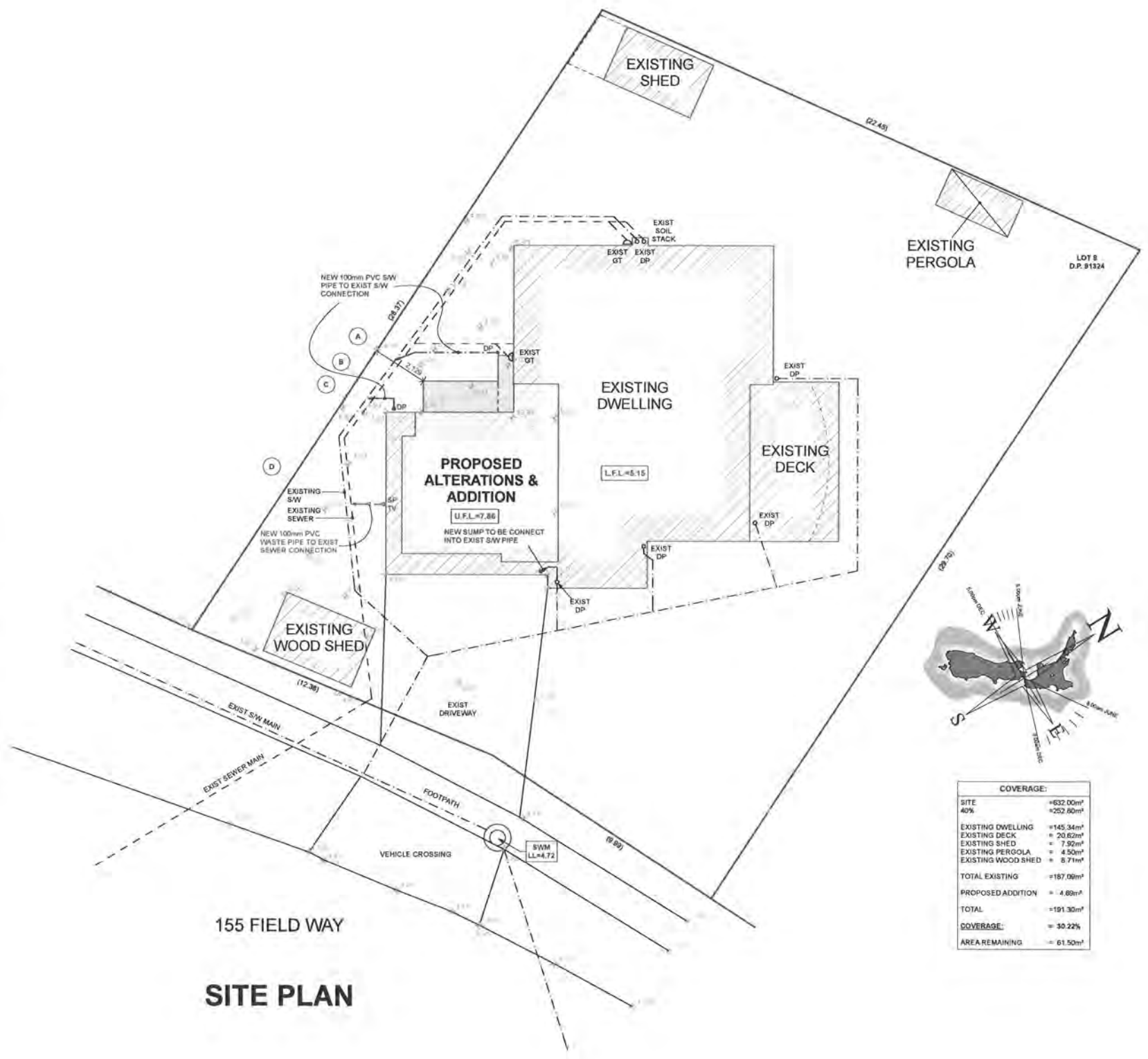
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE COPYRIGHT. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

DATE:	NOVEMBER 2001
DESIGNED:	MS
DRAWN:	BF
CAD REF:	
SCALE:	1:140

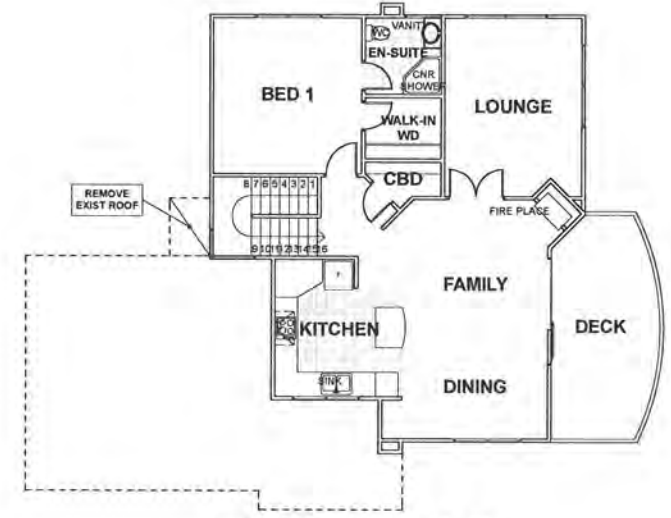
JOB/SHEET No:  
2285/1  
(A1 original) OF 7

RECEIVED  
12 SEP 2011  
0003

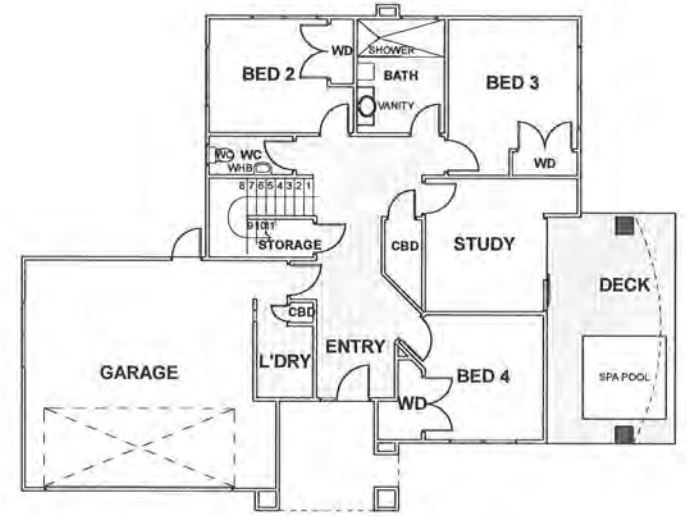
DURABILITY/CONSTRUCTION ZONE D (REFER NZS 3604:2011, TABLE 4.1)	
ALL SUB FLOOR CONNECTIONS (SHELTERED & EXPOSED)	TYPE 304 STAINLESS STEEL
NAIL PLATES (CLOSED & ROOF SPACES)	CONTINUOUSLY COATED GALVANISED STEEL
WIRE DOGS & BOLTS (CLOSED & ROOF SPACES)	HOT-DIPPED GALVANISED STEEL
OTHER STRUCTURAL FIXINGS (SHELTERED & EXPOSED)	TYPE 304 STAINLESS STEEL
OTHER STRUCTURAL FIXINGS (CLOSED ENVIRONMENT)	MILD STEEL (UNCOATED, NON GALVANISED)
(REFER NZBC E2/AS1, TABLE 20)	
FLASHINGS	STAINLESS STEEL, ALUMINIUM, BUTYL RUBBER
PIPED SERVICES: G13/AS1 & AS2 (EXIST)	
CONTRACTOR TO ALLOW FOR REGISTERED PLUMBER TO CONFIRM LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND STORMWATER AND SEWER SERVICES PRIOR TO COMMENCEMENT OF ANY WORK TO ENSURE ADEQUATE FALLS CAN BE ACHIEVED IN ACCORDANCE WITH NZBC WHEN CONNECTING NEW SERVICES TO EXISTING, AND DETERMINE WHETHER ANY EXISTING SERVICES NEED TO BE RE-ROUTED DUE TO PROPOSED WORKS.	
CALL DESIGNER PRIOR TO COMMENCEMENT OF ANY WORK IF REQUIRED, TO ALTER THE DESIGN OR TO CONFIRM ACCEPTABILITY OF ANY ALTERNATIVE SOLUTIONS.	
ALLOW TO CONNECT ALL NEW STORMWATER AND SEWER TO APPROVED SYSTEM, EITHER EXISTING OR NEW AS REQUIRED.	
ALLOW TO TAG UNDERGROUND SERVICES FOR QUOTATION PURPOSES UNTIL EXISTING STATUS AND FINAL LAYOUT HAS BEEN CONFIRMED.	
ALL PIPED SERVICES FROM THE BUILDING TO BE uPVC MATERIAL MANUFACTURED IN ACCORDANCE TO AS/NZS 1260	
MINIMUM S/W PIPE GRADIENTS: 100mm - 1:120	
MINIMUM SEWER PIPE GRADIENTS: 40mm - 1:40 (EXCLUDING LAUNDRY TUB) 80mm - 1:30 (LAUNDRY TUB ONLY) 65mm - 1:40 100mm - 1:60	
MINIMUM SEWER DRAIN GRADIENTS: 100mm - 1:120 150mm - 1:200	
ALL D.P.'S TO BE 80mm uPVC UNLESS OTHERWISE STATED	
ALL T.V.'S TO BE 50mm uPVC UNLESS OTHERWISE STATED	
ACCESS POINTS TO BE AT MAJOR JUNCTIONS ON MAIN DRAINS & OTHER LOCATIONS REQUIRED BY G13 AS2, CLAUSES 6.7 & 6.8 AT LEAST ONE POINT SHOULD BE RAISED TO GROUND LEVEL	
FIXTURES FURTHER THAN 2.5m FROM A GULLY TRAP TO BE VENTED WITH AN A.V.	
ALLOW TO SLEEVE ALL PIPED SERVICES THROUGH CONCRETE FOOTINGS AS REQ'D, REFER DETAIL.	



COVERAGE:	
SITE	= 632.00m <sup>2</sup>
40%	= 252.80m <sup>2</sup>
EXISTING DWELLING	= 145.34m <sup>2</sup>
EXISTING DECK	= 20.82m <sup>2</sup>
EXISTING SHED	= 7.50m <sup>2</sup>
EXISTING PERGOLA	= 4.50m <sup>2</sup>
EXISTING WOOD SHED	= 8.71m <sup>2</sup>
TOTAL EXISTING	= 187.87m <sup>2</sup>
PROPOSED ADDITION	= 4.80m <sup>2</sup>
TOTAL	= 191.30m <sup>2</sup>
COVERAGE:	= 30.22%
AREA REMAINING	= 61.50m <sup>2</sup>



**UPPER LEVEL**  
97.00m<sup>2</sup> (1044 sq.ft.)



**LOWER LEVEL**  
145.00m<sup>2</sup> (1571 sq.ft.)

**Design Network**  
ARCHITECTURE LTD

P.O BOX 30614, LOWER HUTT 5040, E-MAIL: office@designnetwork.co.nz  
PH: LOWER HUTT:(04) 5696-109, KAPITI(04)9025-505

PROPOSED ALTERATIONS & ADDITIONS  
155 FIELD WAY  
WAIKANA BEACH

REV. No	REV. DATE	DRAWING AMENDMENT	START DATE	18-07-2011	BUILDING CONSENT APPLICATION	SHEET No.	1		
			REV. DATE	30-08-2011		SCALES FOR A1 SIZE PAPER 1:100		CODE	P20N
			FINISH DATE	09-09-2011				REF	
COPYRIGHT RETAINED BY DESIGN NETWORK ARCHITECTURE LTD. DESIGNER TO BE CONTACTED IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED									



Site Inspection Report - New BC Applications

BC Application number: 110554 Lot ..... DP .....

Site Address: 155 TARD WAY WAIKANAE

Building Project: ADD/ALTER

Check NCS status is currently "To Site Inspection"

Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	<input checked="" type="radio"/> Yes / <input type="radio"/> No		N/A
Datum point identified?	<input checked="" type="radio"/> Yes / <input type="radio"/> No		N/A
Boundaries identified?	<input checked="" type="radio"/> Yes / <input type="radio"/> No	Survey Completed	N/A
Check ground conditions OK?	Yes / <input type="radio"/> No	Excavation PILMS Provided	N/A
Check f/path, kerb & channel, grass berm, note existence/damage.	Yes / <input checked="" type="radio"/> No		N/A
Vehicle entrance crossing installed (describe condition)	<input checked="" type="radio"/> Yes / <input type="radio"/> No		N/A
Photos taken? (Save & link to NCS)	<input checked="" type="radio"/> Yes / <input type="radio"/> No		N/A
Dogs on property?	<input checked="" type="radio"/> Yes / <input checked="" type="radio"/> No		
Is there a requirement for further foundation investigation e.g Engineers design	Yes / <input checked="" type="radio"/> No		Referred to Approvals T/L  Yes / <input checked="" type="radio"/> No
<i>Record all decisions in accordance with KCDC Policy 007. Circle Yes or No in each case.</i>			

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

Inspecting Officer: Name J M of Cobble Signature [Signature]

Date Inspected: 16/9/11

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

# Producer Statement

## Private Sewer Drains

### Construction Review

Issued by Kapiti Plumbing Registration Number 12728

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 155 Fieldway Walkanoe Bch

Building Consent No. 110554

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.

Name Mark Scate Signature [Signature] Date 5.4.12

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.*

---

KCDC Office use only

Producer Statement author authenticated and current registration verified

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

Date 2/2/15

Name [Signature]

Signature [Signature]

# Producer Statement

## Piped Services & Sanitary Plumbing Stacks

### Construction Review

Issued by Kapiti Plumbing Registration Number 12724

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 155 Fieldway Waikanae Bch

Building Consent No. 110554

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.

Name Mark Scate Signed M Scate Date 5.4.12

---

#### KCDC Office use only

Producer Statement author authenticated and current registration verified

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

Date 2/2/15

Name Calvin Ma

Signature 

## SCOPE OF INSPECTION SHEET

Date 2/2/15 ..... BCA 110554 ..... Inspection No. 11 .....  
 Time 10.40 ..... Documents on site  YES  NO  
 Owner Name ..... Project Description .....  
 Site Address 155 Highway ..... Restricted Building Work YES  NO

Building  Plumbing

Circle appropriate Type & Inspection Other .....

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

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

Notes Recheck from previous  
Final  
Smoke Alarm in place &  
TESTED  
PS4 from Engineer provided

Diagram (if necessary)

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

Site instruction issued .....

**Confirmation of person on site**

Name OFFICER Mackay ..... LBP No. ....

Result:  Pass  Fail

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

Agreed, Robyn Mackay (Print Name) ..... Sign [Signature]  
 Officer Name [Signature] ..... Sign [Signature]

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

## FINAL INSPECTION SINGLE RESIDENTIAL

Date 2/2/15 ..... BCA 110224 ..... Inspection No. 11 .....

Time 10:40 ..... Documents on site YES / NO YES

Owner Name ..... Project Description .....

Site Address 155 ... ..... Restricted Building Work YES / NO NO

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

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

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

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

### Applicable to all inspections

Sighted previous inspection notes	Y			N			NA			Conforms with approved drawings	Y			N			NA			Confirm Additional information/amended plan	Y			N			NA		
	Y	N	NA	Y	N	NA	Y	N	NA		Y	N	NA	Y	N	NA													
<b>FINAL - Exterior</b>																													
Sub-floor ventilation	P	F	NA	Roof fixings	P	F	NA	Spouting + Down-pipes	P	F	NA																		
Deck Structure	P	F	NA	Flashings - Roof	P	F	NA	Penetrations - Flashings	P	F	NA																		
Barriers	P	F	NA	Gully Dishes	P	F	NA	Storm-water + site drainage	P	F	NA																		
Handrails	P	F	NA	Wastes to gully	P	F	NA	Fixings - Durability	P	F	NA																		
Steps/Stairs	P	F	NA	Terminal vents/AAV's	P	F	NA	Cladding painted/sealed	P	F	NA																		
Flashings - Windows/Doors	P	F	NA	Cladding Ground Clearance	P	F	NA		P	F	NA																		

### FINAL - Interior

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

### FINAL - Intertenancy/Commercial

Fire/Life systems sighted	P	F	NA	Guarantees/Warranties/Certificates/Expert Opinion	P	F	NA	Intertenancy STC	P	F	NA
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### All Inspections

Road Crossing Complete	P	F	NA	Energy Certificates supplied	P	F	NA	Final Check Complete	<b>Y N</b>		
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Officer Name: ..... Sign: [Signature] Date: 2/2/15

**SCOPE OF INSPECTION SHEET**

Date 9/7/12 SR or BCA 110554 Inspection No. FINAL  
 Time 2.00  
 Owner Name \_\_\_\_\_ Documents on site YES / NO  
 Site Address 155 FIELDWAY. Project Description ADD 2 ROPS  
 Restricted Building Work YES / NO

Building  Plumbing

Circle appropriate Type & Inspection Other \_\_\_\_\_

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

Engineer Supervision Yes No n/a - Name \_\_\_\_\_

Notes WORK ALL COMPLETED AS PER PLAN. Diagram (if necessary)

CCC APPLICATION REVD.  
ELECTRICAL COMPLIANCE REVD.  
DRAINAGE AS BUILT REVD.  
FIRE & WET AREA WORKING REVD.  
PLUMBING & DRAINAGE ~~AS BUILT~~ REDUCED STATEMENT  
ROOF WORKING

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

Site instruction issued \_\_\_\_\_  
\* PS 4 ENGINEER  
✓ SMOKE ALARM.

Confirmation of person on site  
 Name \_\_\_\_\_ LBP No. \_\_\_\_\_ Result:  Pass  Part pass  Fail

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

Agreed X VAN DER MEER Sign \_\_\_\_\_  
 Officer Name ALAN Sign \_\_\_\_\_

Information entered into data base  Initial \_\_\_\_\_ Date 9.7.12

**FINAL INSPECTION**

Date 9/7/12 SR or BCA 110534 Inspection No. FINAL  
 Time 2.00 Documents on site YES / NO  
 Owner Name \_\_\_\_\_ Project Description ADD APTS  
 Site Address 155 FIELDWAY

All inspections are carried out with strict reference to the building consent granted.  
**P = Pass F = Fail NA = Non-Applicable**  
 Inspection decisions are based on the extent of work inspected at the time of inspection.  
 Please refer to the related scope sheet for definition of the inspections extent.

**Applicable to all inspections**

Sighted previous inspection notes	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Conforms with approved drawings	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Confirm Additional information/amended plans	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA
<b>FINAL - Exterior</b>											
Sub-floor ventilation	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Roof fixings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Spouting + Down-pipes	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Deck Structure	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Flashings - Roof	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Penetrations - Flashings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Barriers	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Gully Dishes	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Storm-water + site drainage	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Handrails	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Wastes to gully	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Fixings - Durability	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Steps/Stairs	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Terminal vents/AAV's	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Cladding painted/sealed	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Flashings - Windows/Doors	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Cladding Ground Clearance	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA		<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA

**FINAL - Interior**

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

**FINAL - Intertency/Commercial**

Fire/Life systems sighted	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Guarantees/Warranties/Certificates/Expert Opinion	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Intertency STC	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
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**All Inspections**

Road Crossing Complete	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Energy Certificates supplied	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Final Check Complete	<input checked="" type="radio"/> Y	<input type="radio"/> N
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Name: [Signature] Officer Sign: [Signature] Date: 9/7/12



## WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 26/3/12 SR or BCA 110554 Inspection No. 98

Time 10:50 Documents on site YES / NO

Owner Name ..... Project Description AMS + LOTS

Site Address 155 Fingern...

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

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

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

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

**Applies to all inspections**

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

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

**PRELINE**

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

**POSTLINE**

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

Officer Name: ..... Officer Sign: [Signature] Date: 26/3/12

**SCOPE OF INSPECTION SHEET**

Date 8-3-2012 SR or BCA 110554 Inspection No. 8

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

Owner Name ..... Project Description alts

Site Address 155 Fieldway

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

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

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

Notes \*villa to cubical at shower (bigger than shower area),  
\* 150mm fixings  
\* s/s fixings. Diagram (if necessary)

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

Site instruction issued .....

Result:  Pass  Part pass  Fail

Confirmation of inspection by person on site  
Person on site: Builder  Owner  Other  No One on site

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

Agreed, [Signature] Sign [Signature] Date 8.3.12  
(Print Name)

Officer Name Andrew Sign [Signature] Date 8.3.12

Additional Insp. Sheet No. ....

Information entered into data base  Initial ..... Date 1.1.

## WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 3-3-2012 SR or BCA 110554 Inspection No. 2

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

Owner Name ..... Project Description 91/13

Site Address 155 Fieldway

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

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

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

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

### Applies to all inspections

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

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

### PRELINE

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

### POSTLINE

Sheet bracing	P	F	<input checked="" type="radio"/>	Wet area substrate system	<input checked="" type="radio"/>	F	<input checked="" type="radio"/>	Sheet fixings	<input checked="" type="radio"/>	F	NA
Penetrations sleeved	P	F	<input checked="" type="radio"/>		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Andrea Officer Sign: [Signature] Date: 8/3/2012

**SCOPE OF INSPECTION SHEET**

Date 7-3-2012 SR or BCA 110554 Inspection No. 7  
 Time ..... Documents on site YES / NO  
 Owner Name ..... Project Description alts  
 Site Address 155 Fieldway

Building  Plumbing

Circle appropriate Type & Inspection Other .....

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

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

Notes Recheck of metal corners to wet shower area. Diagram (if necessary)

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

Site instruction issued .....

Result:  Pass  Part pass  Fail

Confirmation of inspection by person on site

Person on site: Builder  Owner  Other  No One on site

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

Agreed, ..... Sign [Signature] Date 7.3.2012

Officer Name Andrew Sign [Signature] Date 7.3.2012

Additional Insp. Sheet No. ....

Information entered into data base  Initial ..... Date 1.1.

# WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 7.3.2012 SR or BCA 11054 Inspection No. 7

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

Owner Name ..... Project Description glt

Site Address 125 Fieldway

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

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

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

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

### Applies to all inspections

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

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

### PRELINE

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

### POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system <i>metal corner placement</i>	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Andrew Officer Sign: [Signature] Date: 7.3.2012

**SCOPE OF INSPECTION SHEET**

Date 6-3-2012 SR or BCA 110554 Inspection No. 6

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

Owner Name ..... Project Description atts

Site Address 155 Fieldway

Building Plumbing

Circle appropriate Type & Inspection Other .....

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

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

Notes: \* upper level all brace elements placed and fixed correctly. & aqualine to ensuite walls and ceiling.  
\* 10mm ultra line to ceiling.

\* ground floor  
\* brace elements as consented plan  
\* 10mm ultra line to ceiling.

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

Site instruction issued  
\* metal corner behind wet area shower internal corners.  
\* 100mm sheet fixings to shower wet area.

Result: Pass Part pass Fail

Confirmation of inspection by person on site  
Person on site: Builder  Owner  Other  No One on site

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

Agreed, MICHAEL GREEN (Print Name) Sign M.T. Green Date 6.3.2012

Officer Name Andrew Sign C.H. Date 6.3.2012

Additional Insp. Sheet No. ....

Information entered into data base  Initial ..... Date 1.1.1.

# WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 6-3-2012 SR or BCA 110554 Inspection No. 6

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

Owner Name ..... Project Description alt

Site Address 155 Fieldway

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

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

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

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

### Applies to all inspections

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

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

### PRELINE

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

### POSTLINE

Sheet bracing	<u>P</u>	F	NA	Wet area substrate system	P	<u>F</u>	NA	Sheet fixings <i>wet area only</i>	P	<u>F</u>	NA
Penetrations sleeved	P	F	<u>NA</u>		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Andrew Officer Sign: [Signature] Date: 6.3.2012

## SCOPE OF INSPECTION SHEET

Date 29/2/12 SR or BCA 110554 Inspection No. 5  
 Time 3:30  
 Owner Name Wholesale + Ac Mfg with Project Description ASDS  
 Site Address 155 Firmanway

Documents on site YES / NO

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a Name

Notes MAIN INTO EXISTING SUPPLY  
INSTALLING MAIN HOT WATER CYLINDER  
1.5m DIA SECURA APC + FITTINGS  
FOR AN FITTINGS UNDER TEST  
+ HOUSING

Diagram (if necessary)

Sole stack in garage ceiling  
100mm PVC WITH 65mm BRANCHES  
FOR WASTE APC  
UNDER TEST + HOUSING  
TOYOTA VENT COMPLETED

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

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site  
 Person on site: Builder  Owner  Other  Plumber No One on site

Your next inspection will be  
 (Guidance notes for inspection on the rear of this sheet)  
 Agreed Mark Scate Sign [Signature] Date 29/2/12  
 Officer Name [Signature] Sign [Signature] Date 29/2/12

Additional Insp. Sheet No.

Information entered into data base  Initial Date 1/1

## WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 29/12/12 SR or BCA 1/10/12 Inspection No. 3

Time 10:30 Documents on site **YES / NO**

Owner Name W. J. ... Project Description ...

Site Address 135 ...

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

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

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

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

### Applies to all inspections

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

### WEATHERTIGHTNESS

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

### PRELINE

Max moisture Content .....	P	F	NA	Insulation R Value .....	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name <u>12724</u>				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

### POSTLINE

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

Officer Name: ..... Officer Sign: [Signature] Date: 29/12/12

**SCOPE OF INSPECTION SHEET**

Date 29-2-2012 SR or BCA 110994 Inspection No. 4  
 Time 11 AM Documents on site YES / NO  YES /  NO  
 Owner Name WR NAEF + AC NAEF WITNER Project Description ADDS DWG  
 Site Address 155 FIELDWAY

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

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

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

Notes ..... Diagram (if necessary) .....

ALL FRAMING + FIXINGS OK  
14% m/c - OK.  
LININGS CAN BE FIXED  
INSULATION IN PLACE AS REQUIRED

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

Site instruction issued .....

Result:  Pass  Part pass  Fail

Confirmation of inspection by person on site  
 Person on site: Builder  Owner  Other  No One on site

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

Agreed, MICHELLE GREEN Sign M J Green Date 29, 2 2012  
(Print Name)  
 Officer Name R J O'NEILL Sign R J O'NEILL Date 29, 2 2012  
 Additional Insp. Sheet No. ....

Information entered into data base  Initial ..... Date 1.1.

## WEATHERTIGHTNESS / PRELINE / POSTLINE

Date: 29.2.2012 SR or BCA: 110954 Inspection No.: 4

Time: 10 AM Documents on site: YES / NO YES

Owner Name: WR NACE & AC NAEWENTHAL Project Description: ADDS DWG

Site Address: 199 FIELDWAY

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

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

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

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

### Applies to all inspections

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

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

### PRELINE

Max moisture Content ..... <u>14</u> %	<input checked="" type="radio"/>	F	NA	Insulation R Value ..... <u>2.6</u>	<input checked="" type="radio"/>	F	NA	Bracing connections	<input checked="" type="radio"/>	F	NA
Ventilation to rooms	<input checked="" type="radio"/>	F	NA	Top plate connection	<input checked="" type="radio"/>	F	NA	Air seals	<input checked="" type="radio"/>	F	NA
Timber treatment	<input checked="" type="radio"/>	F	NA	Ceiling batten spacing	<input checked="" type="radio"/>	F	NA	Bottom plate fixings	<input checked="" type="radio"/>	F	NA
Lintel/beam size & fixing	<input checked="" type="radio"/>	F	NA	Stud spacing	<input checked="" type="radio"/>	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

### POSTLINE

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

Officer Name: R JOZIVER Officer Sign: [Signature] Date: 29/2/2012

**SCOPE OF INSPECTION SHEET**

Date 21.2.2012 SR or BCA 110554 Inspection No. 3

Time ..... Documents on site YES NO

Owner Name ..... Project Description OTS

Site Address 155 Fieldway

Building Plumbing

Circle appropriate Type & Inspection Other .....

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

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

Notes ..... Diagram (if necessary)

\*viewed headflash to  
stair well paper over  
head flashing stop end  
in place.  
\*stair well post hole 400x400 x 450 deep,  
to solid.

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

Site instruction issued .....

Result: Pass Part pass Fail

Confirmation of inspection by person on site  
Person on site: Builder  Owner  Other  No One on site

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

Agreed, MICK GREEN (Print Name) Sign Mick Green Date 21, 2, 2012

Officer Name Andrew Sign A.H. Date 21, 2, 2012

Additional Insp. Sheet No. ....

Information entered into data base  Initial ..... Date 1.1.1.

# PRE WRAP / PRE CLAD

Date 21-2-2012 SR or BCA 110554 Inspection No. 3

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

Owner Name ..... Project Description alt

Site Address 155 Fieldway

All inspections are carried out with strict reference to the building consent granted.  
**P = Pass F = Fail NA = Non-Applicable**  
 Inspection decisions are based on the extent of work inspected at the time of inspection.  
 Please refer to the related scope sheet for definition of the inspections extent.

### Applies to all inspections

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

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

### PRE CLAD

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

### CAVITY SYSTEM

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

Name: Andrew Officer Sign: [Signature] Date: 21, 2, 2012

## SCOPE OF INSPECTION SHEET

Date 13/2/2012 SR or BCA 110554 Inspection No. 2

Time 1.35 pm Documents on site YES/NO

Owner Name ..... Project Description Adds - Alts -

Site Address 155 Fieldway Waiatarua Beach

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

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

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

Notes Water gauge wrap in place Diagram (if necessary)  
FRAMING ABOVE GARAGE AREA

Increased CORNER FLASHING in place  
ALU BAND TAPES in place  
H3 Cavity BATTENS in place  
Cavity CLOSERS in place at bottom  
of FRAME; WANG BARS in place  
CASELACED BATTEN use in  
THREE LOCATIONS MADE ON SITE

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

Site instruction issued Pitch 15° Angle on top of Caselaced  
BATTEN

Result Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder  Owner  Other  No One on site

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

Agreed MICK GREEN Sign M. T. Green Date 13/2/2012  
(Print Name)

Officer Name Tony King Sign [Signature] Date 13/2/2012

Additional Insp. Sheet No. ....

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

**PRE WRAP / PRE CLAD**

Date 13/2/2012 SR or BCA 110554 Inspection No. 2

Time 1:35 pm Documents on site YES/NO

Owner Name ..... Project Description Adds - Alts

Site Address 155 Fieldway Waiatarua Beach

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

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

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

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

**Applies to all inspections**

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

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

**PRE CLAD**

Building wrap type <u>Wacker grade</u>	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Building wrap	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Head flashings	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Flexible sealing tape type <u>Au band</u>	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Flexible sealing tape	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Sill flashings	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Deck membrane type <u>.....</u>	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Deck membrane fixed in accordance with Spec	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Back flashings	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Saddle flashings	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Internal/external corner flashings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Jamb flashings	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Capillary clearances	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Flashing of penetrations	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Ground/deck cladding clearance	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA

**CAVITY SYSTEM**

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

Name: Tony King Officer Sign: [Signature] Date: 13/2/12

**SCOPE OF INSPECTION SHEET**

Date 2-2-2011 SR or BCA 110554 Inspection No. 1

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

Owner Name ..... Project Description alts

Site Address 155 Fieldway

Building Plumbing

Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a - Name ISP John Butler

Notes \* inspection covers bedroom 2 Diagram (if necessary)

only - stair well at later inspection  
\* 18mm 3:2 ply, fixed with s/s, all  
appears to be fixed correctly, 1-3mm gap  
between sheets  
\* stud top plate, lintels fixed  
\* rafters/and floor joists correct centres and fixings  
\* solid blocking  
\* handi brags at all panel areas of frames.  
\* all timber MSCB H1.2

\* engineer has been on site and pass their design.

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

Site instruction issued \* PSt by engineer

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder  Owner  Other  No One on site

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

Agreed, MILK GREEN Sign M J Green Date 2, 2, 2012  
(Print Name)

Officer Name Andrew Sign A.A. Date 2, 2, 2012

Additional Insp. Sheet No. ....

Information entered into data base  Initial ..... Date 1.1.

# PRE WRAP / PRE CLAD

Date 2-2-2011 SR or BCA 110334 Inspection No. 1

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

Owner Name ..... Project Description alts

Site Address 155 Fieldway

All inspections are carried out with strict reference to the building consent granted.  
**P = Pass F = Fail NA = Non-Applicable**  
 Inspection decisions are based on the extent of work inspected at the time of inspection.  
 Please refer to the related scope sheet for definition of the inspections extent.

**Applies to all inspections**

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

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

**PRE CLAD**

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

**CAVITY SYSTEM**

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

Name: Andrew Officer Sign: [Signature] Date: 2/2/2011

## SCOPE OF INSPECTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### PRIVACY STATEMENT

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

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

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Site Inspection	✓	Refer to Form 241 for completion of site Inspection & sign off this form when completed.	<i>[Signature]</i> 16/9/11
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓		
Building	✓	Approved on reasonable ground	<i>[Signature]</i> 19/9/2011 <i>[Signature]</i> 2/10/11
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
NOTES:			



Building Consent No.	110554
Building Project	Addition on top of existing GARAGE.
Location (Site Address)	155 Field way Whitcombe Beach
Building Category	Circle appropriate category 0 1 <b>2</b> 3

Application workflow checklist		
	Name & Signature Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed	Date
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" AP-WI-001	<i>[Signature]</i>	12/9/11
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008		
Data entered and invoiced by CSO CS-WI-008	Barbara	14/9/11
Pages numbered by CSO CS-WI-008	Barbara	12/9/11
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	Barbara	15/9/11
BC Application signed over to BC CS-WI-009	Barbara	15/9/11
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	<i>[Signature]</i>	19/9/2011 7.11.11
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009	<i>[Signature]</i>	7.11.11
CSO checks data entry input, including required inspections CS-WI-012		
BC, plans and other appropriate paperwork produced by CSO CS-WI-012	} Barbara	
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012		10/11/11
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		

**CONSENT DATA INPUT REQUIREMENTS**

REQUIRED INSPECTIONS	32		Lapse and cancellation after 12mths of consent	23		Installation of solid fuel appliance (wood burner) comply and secured
✓ Foundation/Piles		✓				
Block	2		Engineer design specific components	23A		Second hand wood burner certified
Pre-Slab (Plumbing)	3		Foundations to solid bearing of 200mm	25	✓	Contractor to leave site clean and clear
Pre-Slab (Building)	4		NZS3604 as acceptable solution in terms of NZ Building Code	30		To comply with Food Hygiene Regulations 1974
Sub-Floor	6		Not approved as Habitable Room	31		As in CCZ, all fixings need to be stainless steel
Drainage	9	✓	Note and comply with all endorsements on approved plans	33		Approval only given for relocation purposes
Pre-Wrap	10	✓	Names and Registration of plumber and drain-layer required	34		If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
Pre-Clad	11	✓	Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	38		Window sashes on upper levels less than 760mm above floor to have stays fixed
Weather-tightness	12	✓	Hot & Cold water pipes tested to 1500kPa	39		Construction of playground to comply with NZS5828
Pre-lining (Building)	13		Roof stormwater to be connected to existing	40		Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
Pre-lining (Plumbing)	14		Copper water pipes not permitted	43		Textured systems should be applied by licensed, trained applicators – supply warranty
Wet areas - membrane	15	✓	Owner/builder to ensure prop foundation height will allow satisfactory connection	44		Exterior cladding system to be completed and inspected prior to internal lining
Post Lining	21	✓	Minimum FFL to comply with NZS3604			
Brick Veneer						
Retaining Wall						
Final (Dwelling)						
Final (Commercial & Multi-resd)						

STANDARD CONSENT CONDITIONS	
37	
72	
80	

**NON-STANDARD ADDENDA**

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

**FOR OFFICE USE ONLY**

FEES		APPLICATION FEE \$.....	
Building Fee	\$2450.00		\$2791.00
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....		
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$.....	27058	14/9/11
Code Compliance Administration	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$100.00	392184	14/9/11
Development Levy	\$.....	FEES PAID BY:	
DBH Levy	\$201.00	Design Network Architecture	
Compliance Schedule	\$.....		
Digital Storage Fee	\$40.00	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	\$.....	110554	14/9/11
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$.....	Deposit held =	\$.....
Less Fee Paid	\$.....	Cost to Repair Damage Caused During Construction =	\$.....
TOTAL	\$2791.00	Total Balance to be Refunded	
GST INCLUDED	\$.....	Authority Number:	
		Authorised:	DATE:

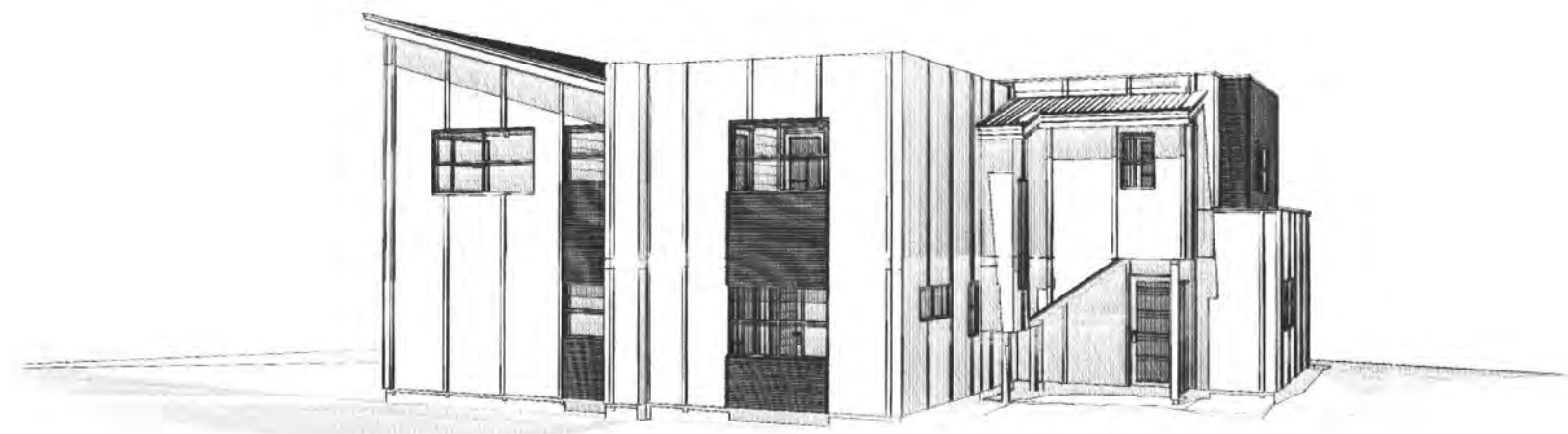
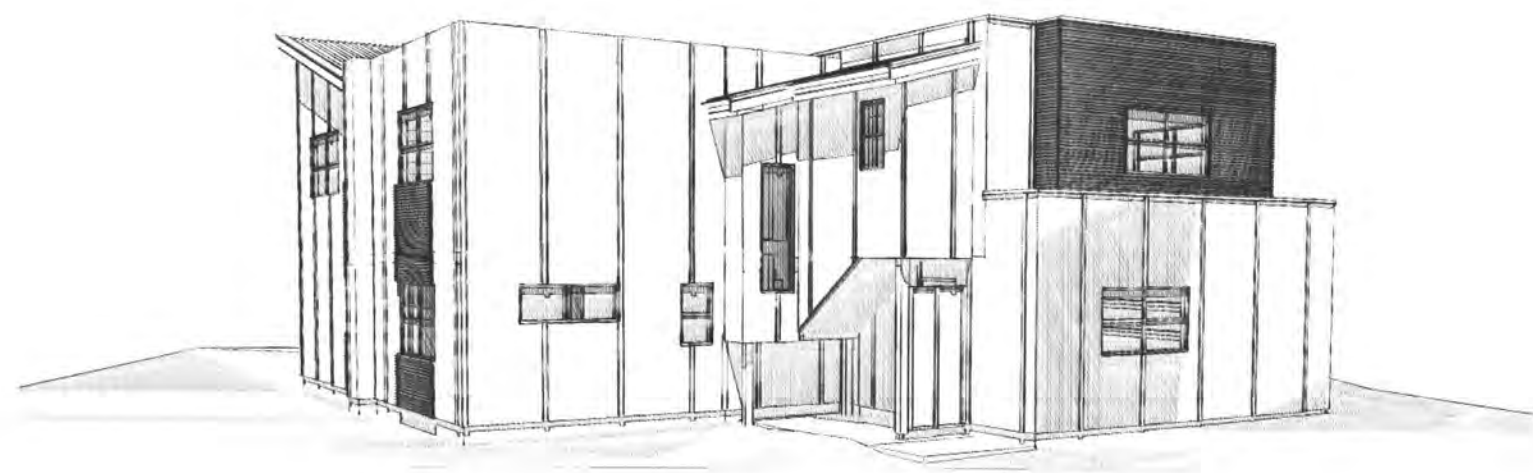
GST 51-860-608

Received with thanks by 10/01  
KAPITI COAST DISTRICT COUNCIL

14-09-11 16:46 Receipt no.392196

DR BC110554  
DESIGN NETWORK ARCHI 2,791.00-  
Design Network Architecture Ltd::PO Box  
CQ W  
Design Network Archi 2,791.00

RECEIVED  
 12 SEP 2011  
 00102



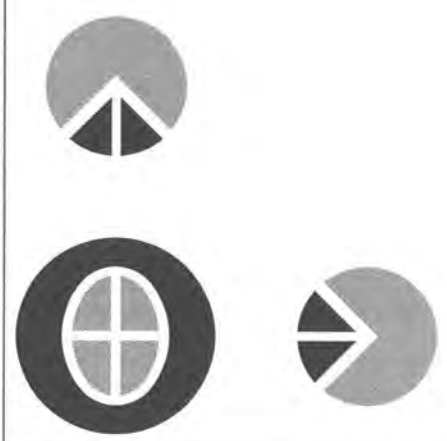
INDICATIVE PERSPECTIVE ONLY

THIS TIMBER FRAMED ADDITION HAS BEEN DESIGNED  
 IN ACCORDANCE WITH NZS 3604:2011

**INDEX:**

DRAWING	SHEET
INDICATIVE PERSPECTIVE & INDEX	COVER
SITE PLAN, EXISTING FLOOR PLANS, NOTES	1
ELEVATIONS, RISK MATRIX, H1 CALCULATIONS, GLAZING RATIO, VENTILATION & LIGHT RATIO, WINDOW AND DOOR SCHEDULE, NOTES	2
FOUNDATION PLAN, POST TO BEAM CONNECTION AND POST UPLIFT FIXING DETAILS	3
LOWER LEVEL FLOOR PLAN, NOTES	4
UPPER LEVEL FLOOR PLAN, BRACING DETAILS	5
JOIST LAYOUT PLAN, NOTES, WINDOW INSTALLATION SEQUENCE	6
RAFTER PLAN, ROOF PLAN, ROOF DETAILS	7
SECTIONS AA - BB, PARAPET HEIGHTS AND BATTEN PATTERN	8
SECTIONS CC, DD, EE, FF.	9
SECTION GG, HH, FRAMING DETAILS	10
WINDOWS DETAILS	11
WALL DETAILS	12
PARAPET DETAILS	13
JUNCTION DETAILS	14

**BUILDING CONSENT APPLICATION**  
**PROPOSED ALTERATIONS & ADDITIONS**  
**155 FIELD WAY, WAIKANAI BEACH**  
 REFERENCE - 6604K



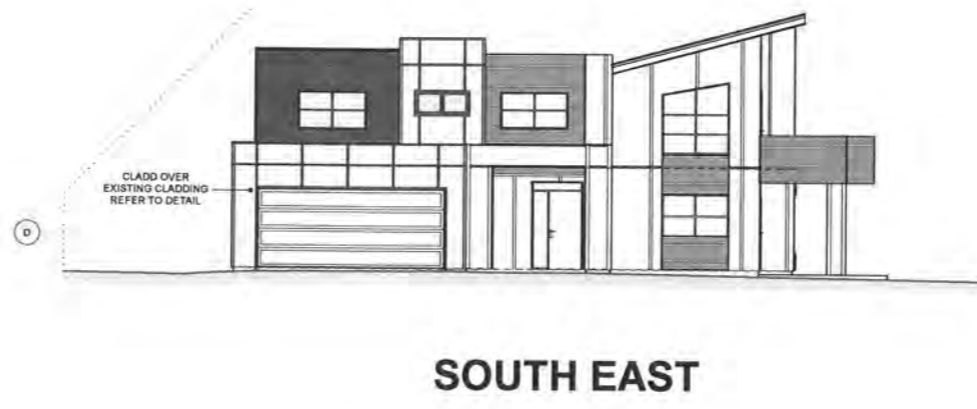
**Design Network**

ARCHITECTURE LTD  
 P.O BOX 30614, LOWER HUTT 5040, E-MAIL: office@designnetwork.co.nz  
 PH: LOWER HUTT:(04) 5696-109, KAPITI(04)9025-505

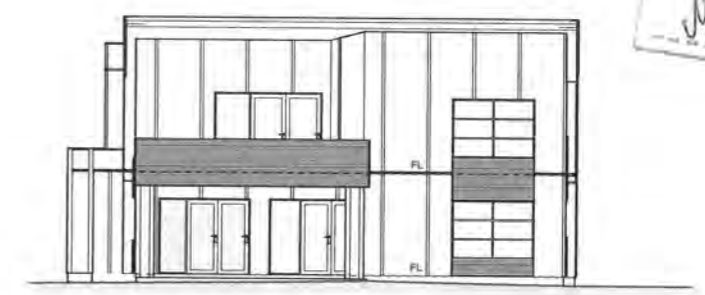
RECEIVED  
12 SEP 2011  
00004



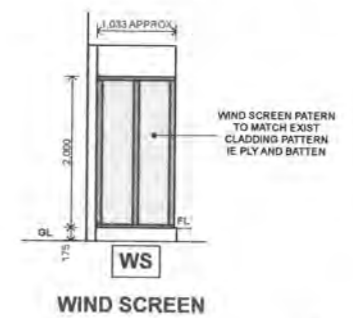
**SOUTH WEST**



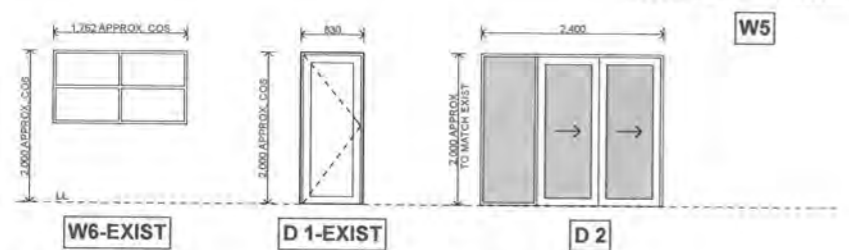
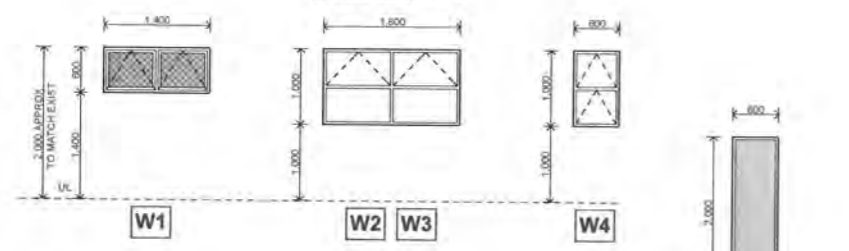
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**NORTH EAST**

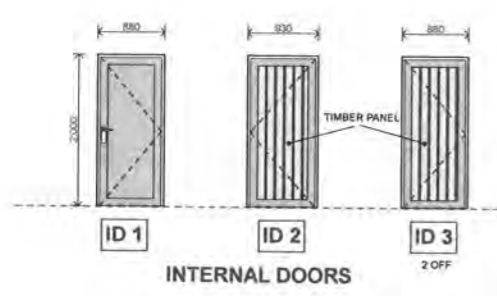


**WIND SCREEN**



**EXTERNAL WINDOW AND DOORS**

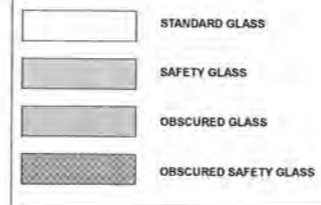
**ALUMINIUM WINDOW & DOORS SCHEDULE**



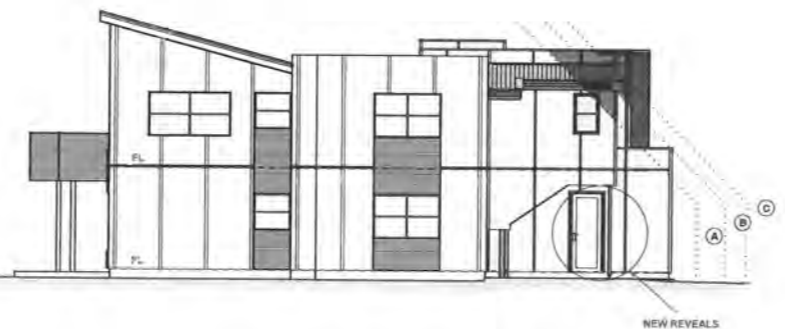
**INTERNAL DOORS**

**INTERNAL TIMBER DOORS SCHEDULE**

**ALUMINIUM DOORS & WINDOWS:**  
POWDER COATED ALUMINIUM FRAMES, COLOUR TO BE SELECTED AND APPROVED BY OWNER PRIOR TO FABRICATION  
- CHECK ALL OPENINGS ON SITE BEFORE FABRICATION  
- OBTAIN GLASS TO ENSURE  
- ALL WINDOWS TO BE DOUBLE GLAZED UNLESS STATED OTHERWISE  
- DOUBLE GLAZING TO BE 4mm MIN. INNER & OUTER WITH 12mm ARGON GAS FILLED CAVITY  
- REFER METROGLASS/STEC CATALOGUE & REFERENCE GUIDE (6th EDITION) TABLE 12.4  
ON DELIVERY WINDOWS SHOULD BE INSPECTED AND CHECKED TO ENSURE THAT:  
- THEY ARE IN SATISFACTORY CONDITION i.e. NO DAMAGE  
- THE INSTALLATION POSITION OF EACH WINDOW IS IDENTIFIED  
- THE JOINTS IN THE FRAMES ARE BACKSEALED  
- FLASHINGS HAVE BEEN SUPPLIED  
- EACH WINDOW HAS BEEN LABELED TO SHOW THE MANUFACTURERS NAME, THE WIND LOAD, AIR LEAKAGE LEVEL AND COMPLIANCE WITH NZS4211:1995  
**SAFETY GLAZING**  
ALL GLAZING TO COMPLY WITH NZBC F2/AS1 & NZS4223:1999, APPENDIX 3.D. SIZE IN ACCORDANCE WITH NZS4223:1999 TABLE 3.1. ALL GRADE A SAFETY GLASS TO BE TOUGHENED SAFETY GLASS.  
**DOORS**  
DOOR SIZES SHOWN ARE LEAF SIZE. ALLOW FOR JAMBS & PACKING WHEN FRAMING FOR ROUGH OPENING AS REQ'D.  
LABELS ARE TO BE REMOVED AFTER THE WINDOWS & DOORS HAVE BEEN INSPECTED.  
**NOTE - FLASHINGS**  
IT IS THE WINDOW MANUFACTURERS RESPONSIBILITY TO SUPPLY ALL HEAD AND SILL FLASHINGS. SITE MEASURE ALL OPENINGS. ESTABLISH APPROPRIATE CORROSION ZONE AND COMPATIBILITY WITH ALUMINIUM JOINERY  
**SUPPORT BAR**  
ALLOW TO FIX WAZZ SUPPORT BAR TO ALL WINDOWS & DOORS WITH A 1.8m SPAN OR GREATER.  
**GLAZING LEGEND:**



**NORTH WEST ELEVATIONS**



**BUILDING RISK MATRIX:**

RISK MATRIX CALCULATED FOR SOUTH EAST ELEVATION. SINGLE CLADDING DWELLINGS ARE DETERMINED ON ELEVATION WITH THE HIGHEST RISK.

RISK FACTOR	LOW	MEDIUM	HIGH	V.HIGH EX. HIGH	SUB TOTAL
WIND ZONE	0	0	1	2	2
NO. OF STOREYS	0	1	2	4	2
ROOFWALL	0	1	3	5	3
EAVES WIDTH	0	1	2	3	5
ENVELOPE COMPLEXITY DECKS & BALCONIES	0	1	3	5	3
<b>TOTAL</b>					<b>15</b>

**SUITABLE WALL CLADDINGS:**

TOTAL SCORE	DIRECT FIXED CLADDING	OVER 20mm MIN. DRAINED CAVITY
15-30	A) VERTICAL PROFILED METAL - CORRUGATED ONLY	A) MASONRY VENEER B) STUCCO C) HORIZONTAL PROFILED METAL D) RUSTICATED W/BDs E) FIBRE CEMENT W/BDs F) FIBRE CEMENT SHEET G) PLYWOOD SHEET H) EPS I) S/B W/BD

**GLAZING RATIO CALCULATION:**

ZONE	WALL AREA	GLAZING AREA
NORTH WEST	=10.55m <sup>2</sup>	=0.60m <sup>2</sup> = 5.69%
SOUTH WEST	=22.34m <sup>2</sup>	=3.00m <sup>2</sup> = 13.43%
SOUTH EAST	=14.57m <sup>2</sup>	=2.64m <sup>2</sup> = 18.12%
<b>SUB-TOTAL</b>	<b>=47.46m<sup>2</sup></b>	<b>=6.24m<sup>2</sup> = 13.15%</b>
NORTH EAST	= 1.14m <sup>2</sup>	=0m <sup>2</sup>
<b>TOTAL</b>	<b>=48.60m<sup>2</sup></b>	<b>=6.24m<sup>2</sup></b>

**WALL/GLAZING RATIO** = 12.84% (MAXIMUM 30%)  
(EXCL. GARAGE DOORS)

**H.I. COMPLIANCE CAN THEREFORE BE DETERMINED BY:**

SCHEDULE	CALCULATION	MODELLING

**NZBC - H1 COMPLIANCE: NZS 4218:2004**

ELEMENT	REQ'D R-VALUE	PROUCT R-VALUE	CONSTR. R-VALUE
ROOF	R2.9	R3.2	R3.1
WALLS	R1.9	R2.2	R1.9
FLOORS	R1.3	R1.6	R1.3

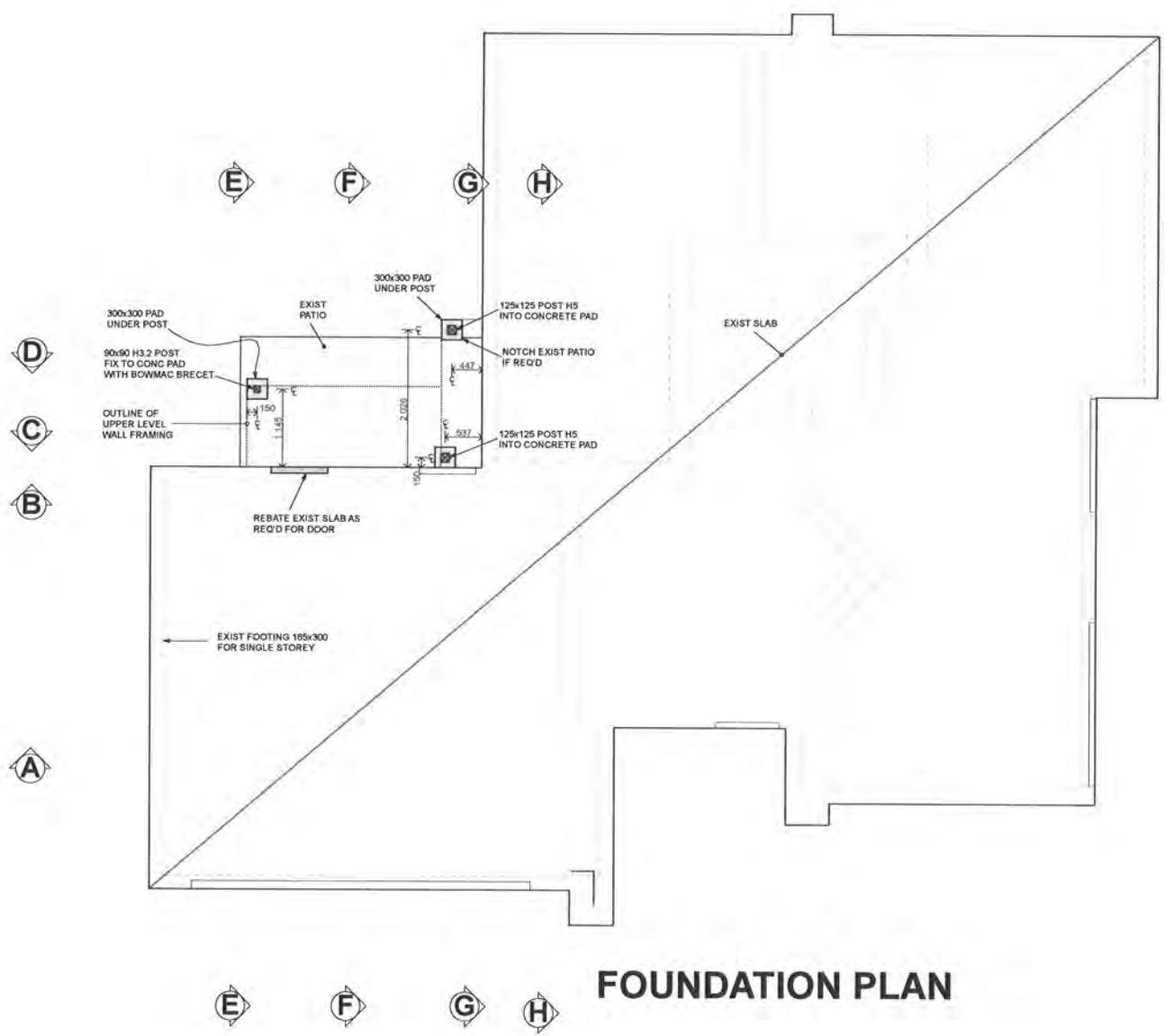
**INSULATION:**  
WALLS: TASMAN INSULATION R2 2W PINK BATTS  
CEILING: TASMAN INSULATION R 3 2C PINK BATTS  
FLOORS: SNUGFLOOR 430 R1 6 PINK BATTS

- INSTALLATION OF ALL INSULATION SHALL BE DONE IN ACCORDANCE WITH NZS 4246:2006 - ENERGY EFFICIENCY - INSTALLING INSULATION IN RESIDENTIAL BUILDINGS.  
- THE INSTALLER OF ALL INSULATION MUST BE EXPERIENCED & FAMILIAR WITH THE HEALTH AND SAFETY REQUIREMENTS OF APPENDIX B - NZS 4246:2006.

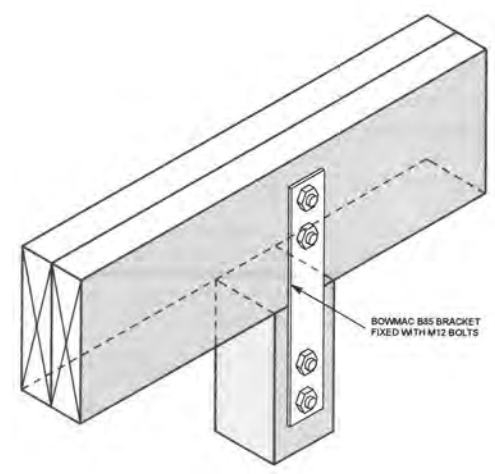
**VENTILATION & LIGHT RATIOS: NZBC CLAUSES G4 & G7**

ROOM	VENTILATION min. 25%	NATURAL LIGHT min. 210%
BED 3	= 1.52m <sup>2</sup> = 8.22%	= 3.04m <sup>2</sup> = 16.44%

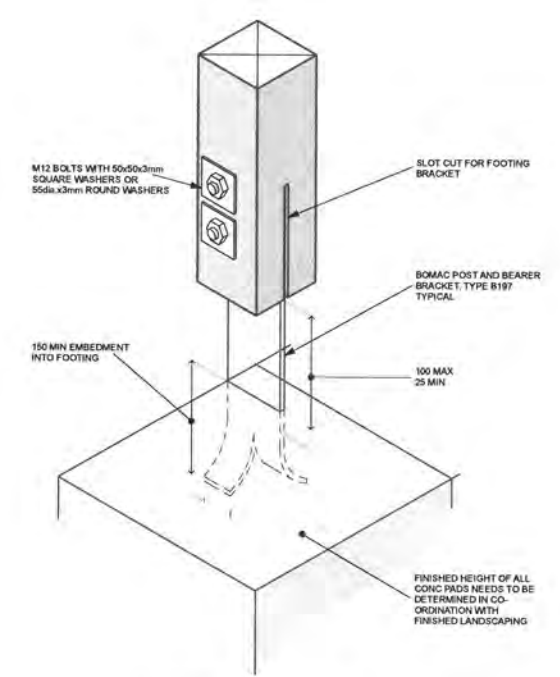
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**FOUNDATION PLAN**



**POST TO BEAM CONNECTION**



**POST UPLIFT FIXING**

D  
C  
B  
A

**Design Network**  
ARCHITECTURE LTD

P.O BOX 30614, LOWER HUTT 5040, E-MAIL: office@designnetwork.co.nz  
PH: LOWER HUTT:(04) 5696-109, KAPITI:(04)9025-505

PROPOSED ALTERATIONS & ADDITIONS  
155 FIELD WAY  
WAIKANAI BEACH

REV. No	REV. DATE	DRAWING AMENDMENT

START DATE	18-07-2011	BUILDING CONSENT APPLICATION	SHEET No.	3
REV. DATE	30-08-2011			
FINISH DATE	09-09-2011	SCALES FOR A1 SIZE PAPER	CODE	P20N
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**TENDERING, WORKMANSHIP & PRICING CONTINGENCIES**

**NEW WORK**

**REMOVAL WORK**

**EXIST WALLS**

ALL PRICING IS CONSIDERED PROVISIONAL UNTIL ALL CONSENTS ARE GRANTED AND THE REQUIREMENTS OF THE PROJECT ARE FULLY REALISED.

THE PLANS AND SPECIFICATIONS SHOULD BE THOROUGHLY READ AND UNDERSTOOD BY ALL CONTRACTORS INVOLVED WITH THE PROJECT FOR THE PURPOSES OF QUOTING AND EXECUTING THE WORKS INVOLVED.

UPON READING THE DOCUMENTATION ANY CONCERNS ABOUT THE DOCUMENTATION WITH REGARDS TO ANY ASPECT OF THE PROJECT INCLUDING, BUT NOT LIMITED TO MATERIALS AND WORKMANSHIP SHOULD BE IMMEDIATELY ADDRESSED TO THE DESIGNER.

A PRELIMINARY SITE INVESTIGATION SHOULD BE CARRIED OUT BY THE MAIN CONTRACTOR AND ANY SUBCONTRACTORS DEEMED NECESSARY BY THE MAIN CONTRACTOR, TO ESTABLISH THE EXISTING STATUS OF THE SITE & STRUCTURE, PRIOR TO PROCEEDING WITH QUOTING.

ANY EXISTING ELEMENTS THAT MAY BE AFFECTED BY THE PROPOSED WORKS, THAT CAN NOT BE VISUALLY INSPECTED PRIOR TO COMMENCING THE WORKS SHOULD BE CONSIDERED AS VARIABLES AND SUBJECT TO ADDITIONAL CONTINGENCY COSTS IF DETERMINED AS UNSUITABLE, ONCE EXPOSED AND INSPECTED.

ANY CONCERNS ABOUT ANY ON SITE CONDITIONS SHOULD IMMEDIATELY BE ADDRESSED TO THE DESIGNER FOR FURTHER CLARIFICATION.

THE MAIN CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL EXISTING AND PROPOSED DIMENSIONS, HEIGHTS, ROOF PITCHES, OVERHANGS, MATERIALS, SITE CONDITIONS, SITE LEVELS AND ANY OTHER ASPECTS OF THE PROJECT WHICH MAY AFFECT IT'S OUTCOME.

ALL WORKMANSHIP AND EVERY ASPECT OF THE PROJECT IS TO COMPLY WITH THE RELEVANT STANDARDS, THE NZBC, TERRITORIAL AUTHORITY REQUIREMENTS, BUILDING CONSENT DOCUMENTS AND COMMENTS FROM THE VARIOUS COUNCIL DEPARTMENTS AND IS TO BE EXECUTED TO THE BEST TRADE PRACTICE BY SUITABLY QUALIFIED AND EXPERIENCED PROFESSIONALS AND SHOULD BE PRICED AS ALLOWING FOR SUCH.

ANY VARIABLES OR UNKNOWN QUANTITIES SHOULD BE TAGGED IN THE QUOTATION.

ANY REFERENCE IN THE DRAWINGS FOR ASPECTS OF THE WORK THAT ARE TO BE DETERMINED ON SITE, TO THE OWNERS REQUIREMENTS, SHOULD BE TAGGED IN THE QUOTATION.

ANY ITEMS NOTED ON THE PLANS OR IN THE SPECIFICATIONS TO BE CHECKED OR CONFIRMED ON SITE ARE TO BE DONE SO BY THE MAIN CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK OR AS SOON AS PRACTICALLY POSSIBLE AND PRIOR TO FABRICATION OR PURCHASE OF ANY ITEMS THAT ARE AFFECTED BY THE ITEM REQUIRED TO BE CHECKED OR CONFIRMED.

ANY DISCREPANCIES UPON CHECKING OR CONFIRMING ON SITE SHOULD IMMEDIATELY BE ADDRESSED TO THE DESIGNER PRIOR TO PROCEEDING ANY FURTHER.

THE TERRITORIAL AUTHORITY IS TO BE SATISFIED IN ALL RESPECTS OF THESE WORKS AND THEREFORE ANY QUERIES ARE TO BE ADDRESSED TO THEM BY THE MAIN CONTRACTOR FOR FINAL CONFIRMATION.

ALLOW FOR A 10% CONTINGENCY SUM BASED ON AND IN ADDITION TO THE COST OF THE WORKS.

**TENDERING FOR ALTERATIONS & ADDITIONS:**

A PRELIMINARY SITE INVESTIGATION SHOULD BE CARRIED OUT BY THE CONTRACTOR TO ESTABLISH THE EXISTING STATUS OF THE SITE, PRIOR TO CONFIRMATION OF ANY TENDER PRICES.

ANY CONCERNS SHOULD IMMEDIATELY BE ADDRESSED TO THE DESIGNER FOR FURTHER CLARIFICATION.

ANY VARIABLES OR UNKNOWN QUANTITIES SHOULD BE TAGGED IN THE QUOTATION.

**DEMOLITION:**

ALLOW FOR ALL REMOVALS AS INDICATED ON WORKING DRAWINGS.

CONTRACTOR TO CONFIRM ALL STRUCTURAL LOADS PRIOR TO ANY REMOVAL OR DEMOLITION WORK BEING UNDERTAKEN.

CONTRACTOR TO VERIFY PRESENCE OF ANY SERVICES LOCATED IN AREAS TO BE DEMOLISHED.

ALLOW FOR SUITABLE TEMPORARY PROPPING OF STRUCTURE DURING REINSTATEMENT WORK.

ENSURE NO UNNECESSARY DAMAGE OCCURS AND DAMAGE IN GENERAL IS MINIMISED DURING DEMOLITION AND REMOVAL WORK.

ENSURE PROTECTION OF NEIGHBOURING PROPERTY DURING DEMOLITION, MINIMISING DUST, NOISE AND GENERAL NUISANCE.

IF STRUCTURE IS REVEALED TO BE OTHERWISE THAN INDICATED ON WORKING DRAWINGS AFTER EXPOSURE, THEN CONTACT DESIGNER.

ALLOW TO MAKE GOOD ALL FLOOR, WALL & CEILING SURFACES AFTER DEMOLITION AND REMOVAL, REPAIR TO MATCH EXISTING MATERIALS OR NEW FINISHES AS INDICATED IN WORKING DRAWINGS.

ALLOW FOR REMOVAL OF ALL DEMOLITION AND WASTE MATERIAL FROM SITE.

**WIND ZONE:**

THE WIND ZONE CLASSIFICATION IS TO BE CONFIRMED BY ALL MANUFACTURERS OF ANY BUILDING COMPONENTS TO WHICH THIS INFORMATION IS RELEVANT, PRIOR TO FABRICATION OF ANY ELEMENTS.

**VERY HIGH WIND ZONE**

WIND ZONE DETERMINED BY: TERRITORIAL AUTHORITY

BUILDING WRAP	THERMAKRAFT WATERGATE PLUS
EXTERIOR WALLS	REFER TIMBER TREATMENT NOTES
EXT. & LOAD-BEARING STUDS	REFER TABLE
RAFTER FIXING TO TOP PLATE	250x3 IS SKEW NAILS & 2 WIREDOGS
PURLIN / BATTEN FIXING	TYPICALLY 1/10g SELF-DRILLING SCREW, 80mm LONG, REFER NZS:3604:2011, TABLES 10.10 - 10.12
TRUSS FIXING TO TOP PLATE	REFER TRUSS MANUFACTURER
UNDERFLOOR WIND BARRIER	NA
ROOF UNDERLAY	THERMAKRAFT 215 UNDERLAY

**INSULATION:**

WALLS: TASMAN INSULATION R2 2W PINK BATTS  
 CEILING: TASMAN INSULATION R 32C PINK BATTS  
 FLOORS: SMOUFLOOR 430 R1.6 PINK BATTS

- INSTALLATION OF ALL INSULATION SHALL BE DONE IN ACCORDANCE WITH NZS 4246:2006 - ENERGY EFFICIENCY - INSTALLING INSULATION IN RESIDENTIAL BUILDINGS.

- THE INSTALLER OF ALL INSULATION MUST BE EXPERIENCED &

**TIMBER TREATMENT:**

REFER NZBC 624:51 TABLE 1A & NZS 3602:2003 TABLE 1

BUILDING COMPONENT	MINIMUM TREATMENT
<b>A. IN CONTACT WITH GROUND</b>	
PILES & OTHER STRUCTURAL ELEMENTS IN CONTACT WITH THE GROUND	H5
<b>B. EXPOSED TO WEATHER</b>	
EXPOSED POSTS, BEAMS, BEARERS, JOISTS & RAFTERS, FINISHING TIMBERS (FASCA, BARGE, FACINGS, ETC.)	H3.2
<b>C. PROTECTED BUT EXPOSED TO GROUND</b>	
WET AREA FLOORING & ADJOINING FRAMING	H3.2
FLOOR JOISTS, BLOCKING	H1.2
<b>D. PROTECTED BUT RISK OF MOISTURE PENETRATION</b>	
CANTILEVERED ENCLOSED JOISTS & ASSOCIATED FRAMING (JOIST TRIMMERS, NOGS, BLOCKING, CAVITY BATTENS, SHEETS PROVIDING BRACING, ALL BOTTOM PLATES)	H3.2
PARAPETS (INCLUDING BENEATH THEM), EXTERIOR WALL FRAMING ETC, EXTERIOR & BOUNDARY JOISTS ENCLOSED FLAT ROOF FRAMING & ASSOCIATED MEMBERS	H1.2
<b>E. PROTECTED AND DRY CONDITIONS</b>	
ROOF, CEILING FRAMING, PURLINS, BATTENS, MID-FLOOR FRAMING, DOUBLE TOP PLATES, INTERNAL WALLS, INTERNAL FLOORING	H1.2

**TOP PLATES:**

TOP PLATE SIZES IN ACCORDANCE WITH TABLE 8.16 - NZS3604:2011, DETERMINED BY PRE-NAILER.

JOINTS IN TOP PLATES SHALL BE MADE ONLY OVER SUPPORTS BEING EITHER A STUD OF BLOCKING. ALLOW FOR 80N CONNECTION PLATE OVER JOINT.

HOLES THRU TOP PLATE GREATER THAN 25mm REQUIRE ADDITIONAL SUPPORT IN ACCORDANCE WITH 8.7.5.1 (c) NZS3604:2011.

THE FIXING OF TOP PLATES TO WALL STUDS OR LINTEL SHALL BE IN ACCORDANCE WITH TABLE 8.16 NZS 3604:2011.

ALLOW FOR 150x40 ADDITIONAL PLATE FIXED OVER ALL TOP PLATES SUPPORTING TRUSSES ONLY.

**BOTTOM PLATES:**

BOTTOM PLATE SIZES IN ACCORDANCE WITH TABLE 8.17 NZS3604:2011, DETERMINED BY PRE-NAILER.

BOTTOM PLATE FIXED THRU FLOORING TO FLOOR JOISTS WITH: -1700x3.75 NAIL'S @600mm c/s. MAX. FOR EXTERNAL WALLS -1700x3.75 NAIL'S @600mm c/s. MAX. FOR INTERNAL WALLS

BOTTOM PLATE FIXING AT BRACING ELEMENTS MAY HAVE ADDITIONAL REQUIREMENTS. REFER BRACING NOTES & MANUFACTURERS INFORMATION FOR REQUIRED FIXING TYPES AND FIXING LOCATIONS.

HOLES/NOTCHES EXCEEDING 50% OF BOTTOM PLATE WIDTH TO HAVE ONE 100x3.75mm NAIL FIXED THRU PLATE EITHER SIDE OF HOLE IN ACCORDANCE WITH NZS 3604:2011, CLAUSE 8.7.5.2

**FRAMES & TRUSSES:**

ALLOW FOR 2.0 ROUGH OPENING HEAD HEIGHT FOR WINDOWS & EXTERIOR ALUMN. DOORS, UNLESS STATED OTHERWISE.

90mm TIMBER WALLS TO BE S6S OR GREATER IN ACCORDANCE WITH NZS 3602:1993 AMENDMENT #4 AS AN ALTERNATIVE SOLUTION TO THE NZBC CLAUSE B1.

ALL TIMBER LINTELS TO BE S6S OR GREATER UNLESS OTHERWISE STATED AS PER NZS 3604:2011

PRE-NAILER TO SUPPLY CERTIFICATION WITH NZBC FOR ALL FRAMES & TRUSSES & SUPPLY CERTIFICATE TO COUNCIL & A COPY TO DESIGNER ITEMISING FULL COMPLIANCE, JOB ADDRESS & CLIENT, BEFORE FABRICATION

THE LINTEL SIZES SHOWN TAKE NO ACCOUNT OF CONCENTRATED LOADINGS FROM GIRDER TRUSSES, (OTHER THAN THOSE SHOWN), MANUFACTURER TO DESIGN ALL NECESSARY TRANSFER OF LOADS OR CONTACT DESIGNER FOR FURTHER CLARIFICATION

ALLOW FOR MULTIPLE STUDS UNDER POINTS OF SUPPORT, TO ALL BEAMS, DOUBLE JOISTS, TRIMMER JOISTS AS REQD.

CUTS/NOTCHES THRU FRAMING TO BE SIZED AND LOCATED IN ACCORDANCE WITH NZS 3604:2011, FIGURE 6.4

CONTRACTOR TO ENSURE THEY ARE FULLY CONVERSANT WITH CONNECTIONS, LINING FIXINGS, EDGE DISTANCES ETC BEFORE CONSTRUCTION. IF IN ANY DOUBT ASK & OBTAIN FURTHER DETAILS FROM MANUFACTURER.

**INTERNAL LININGS:**

GIB BD LININGS MUST BE STORED, HANDLED & FIXED IN ACCORDANCE WITH WAINSTONE WALLBOARDS LTD GIB SITE GUIDE DATED JAN 2010

ALL SHEETS MUST BE FULL LENGTH, FIXED VERTICAL (IE. NO PATCHES)

ALLOW FOR ADDITIONAL DWANGS AS REQD FOR BOTTOM/TOP FIXING

ALLOW FOR GIB GOLDLINE TAPE ON TRIMS FOR JOINTS AS REQD

WALL LININGS - 10mm BRACELINE - REFER FLOOR PLANS FOR THE LOCATIONS AQUALINE - EN SUITE ROSELINE - ALL EXTERIOR WALLS STANDARD GIB - ELSEWHERE

CEILING LININGS 15mm GIB BD FOR 800mm SUPPORT STRUCTURE SPACINGS 10mm GIB BD FOR 450mm SUPPORT STRUCTURE SPACINGS

VERTICAL GIB JOINTS MUST NOT OCCUR ON LOAD BEARING DOOR OR WINDOW STUDS

NO JOINTS WITHIN 200mm OF OPENING JAMBS

**TYPICAL GIB SHEET WALL FIXING DETAIL**

**CEILING BATTENS & LININGS:**

ALLOW TO FIX GIB RONDO METAL CEILING BATTENS TO THE UNDERSIDE OF ALL TRUSSES, FIXED IN ACCORDANCE WITH MANUFACTURERS DETAILS.

ALLOW FOR 150x40 PERIMETER PLATE FIXED OVER TOP PLATE SUPPORTING TRUSSES ONLY.

BATTENS AT: -600mm c/s. MAX. FOR 13mm GIB B.D. -450mm c/s. MAX. FOR 10mm GIB B.D.

**SINGLE OR UPPER LEVEL STUDS**

(MIN. SIZES & MAX. SPACINGS REQD BY NZS3604:2011)

STUD HEIGHT	VERY HIGH WIND ZONE - S6S	
	EXT. LOAD BEARING WALLS	INT. LOAD BEARING WALLS
2.400	90x45 @ 400c/s	90x45 @ 600c/s
2.700	90x90 @ 400c/s	90x45 @ 600c/s

**INTERNAL GRABRAILS**

**GRABRAILS:**

A GRABRAIL MUST PROVIDE A COMFORTABLE & SAFE HANDHOLD.

BE A CIRCULAR OR OVAL SHAPE 35-45mm IN DIAMETER

**WATER SPLASH:**

WALL & FLOOR SURFACES TO AREAS CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS & EASILY CLEANED IN ACCORDANCE WITH NZBC CLAUSE E3A5.1

**WALLS:**

PAINTED GIB AQUALINE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

**FLOORS:**

SELECTED TILES SEE TILE HOTEL.

**JOINTS:**

WHERE BASH ABUT IMPERVIOUS LININGS, THE JOINT BETWEEN FIXTURE AND LINING SHALL BE SEALED TO PREVENT WATER PENETRATION TO CONCEALED SPACES OR BEHIND LININGS.

**TILES:**

TILES TO BE SELECTED BY OWNER AND INSTALLED STRICTLY TO MANUFACTURERS INSTRUCTIONS BY QUALIFIED, EXPERIENCED TILER ONLY.

TILES TO BE CHECKED THAT THEY ARE SUITABLE FOR THE PURPOSES IN WHICH THEY WILL BE USED, E.G. WEY/DRY WEAR, INTERIOR/EXTERIOR, FLOOR/WALL, SLIP RESISTANCE

TILING SYSTEMS TO BE USED STRICTLY ACCORDING TO SYSTEM MANUFACTURERS INSTRUCTIONS.

TILED AREA TO BE PREPARED & CLEANED TO THE TILERS DESIRED STANDARD BY CONTRACTOR PRIOR TO COMMENCING WORK.

ALL VIBRATION-INDUCING CONSTRUCTION TO BE COMPLETED BEFORE TILING COMMENCES TO PROTECT AGAINST TILE DISTURBANCE.

TILES MUST BE ADHERED TO A SUBSTRATE OR BACKING MATERIAL THAT PROVIDES A SOLID, NON-FLEXING, RIGID BASE

PATTERNED TILE SYSTEMS TO BE LAYED IN SUCH A MANNER THAT PATTERNS LINE UP & MATCH AS REQD

USE ALL ADHESIVES STRICTLY ACCORDING TO MANUFACTURERS INSTRUCTIONS & MAKE SURE THEY ARE SUITABLE FOR THE TILE SYSTEM IN USE.

GROUT TO BE SELECTED ACCORDING TO TILE APPLICATION AND USED STRICTLY TO MANUFACTURERS INSTRUCTIONS.

MOVEMENT CONTROL JOINTS TO BE LOCATED BY TILER AS REQUIRED.

TILES TO BE CLEANED AS REQUIRED AT COMPLETION.

**ELECTRICAL:**

ALL WORK TO BE CARRIED OUT BY OR UNDER THE DIRECT SUPERVISION OF A HOLDER OF A PRACTISING CERTIFICATE UNDER THE ELECTRICITY REGULATIONS 1993

-TEST & COMPLETE A CERTIFICATE OF COMPLIANCE, SUPPLY CERTIFICATE TO OWNER

-CONTRACTOR TO ALLOW FOR FINISHED CONNECTION TO STREET SUPPLY INCLUDING LIASING WITH THE NETWORK UTILITY OPERATOR AND THE SUBMISSION OF ALL REQUIRED FORMS AND ASSOCIATED PAPERWORK

ALLOW FOR: (LOCATION AS DIRECTED BY OWNER)

- DOUBLE SOCKET POWER UNITS
- CEILING MOUNTED OR RECESSED LIGHT FITTINGS
- EXT. SECURITY SPOTS WITH SENSOR
- T.V AERIAL SOCKETS
- TELEPHONE SOCKETS
- TO CONNECT ALL APPLIANCES, FANS ETC AS REQD
- SHAVERS POINT IN ENSUITE, WHERE DIRECTED BY OWNER
- ALL FITTINGS & LOCATIONS TO BE CONFIRMED BY OWNER PRIOR TO PURCHASE OR INSTALLATION

**DOMESTIC SMOKE ALARMS:**

ALLOW FOR SMOKE ALARMS ON OR NEAR CEILING IN ACCORDANCE WITH AS 1878.8 & MANUFACTURERS INSTRUCTIONS. SMOKE ALARMS TO BE LOCATED ON THE ESCAPE ROUTES WITHIN THE HOUSEHOLD UNITS ON LEVELS CONTAINING THE SLEEPING SPACES, THE SMOKE ALARMS SHALL BE LOCATED WITHIN:

A) EVERY SLEEPING SPACE, OR

B) 3.0m OF EVERY SLEEPING SPACE DOOR, i.e., SMOKE ALARMS MUST BE ADJUBLE TO SLEEPING OCCUPANTS ON OTHER SIDE OF CLOSED DOORS.

**SHELVING:**

SHELVES TO BE CONSTRUCTED FROM 6x20mm THICK DRESSED PINE. SCREW FIX.

SLATTED SHELVES ARE REQUIRED IN ALL HALL CUPBDS.

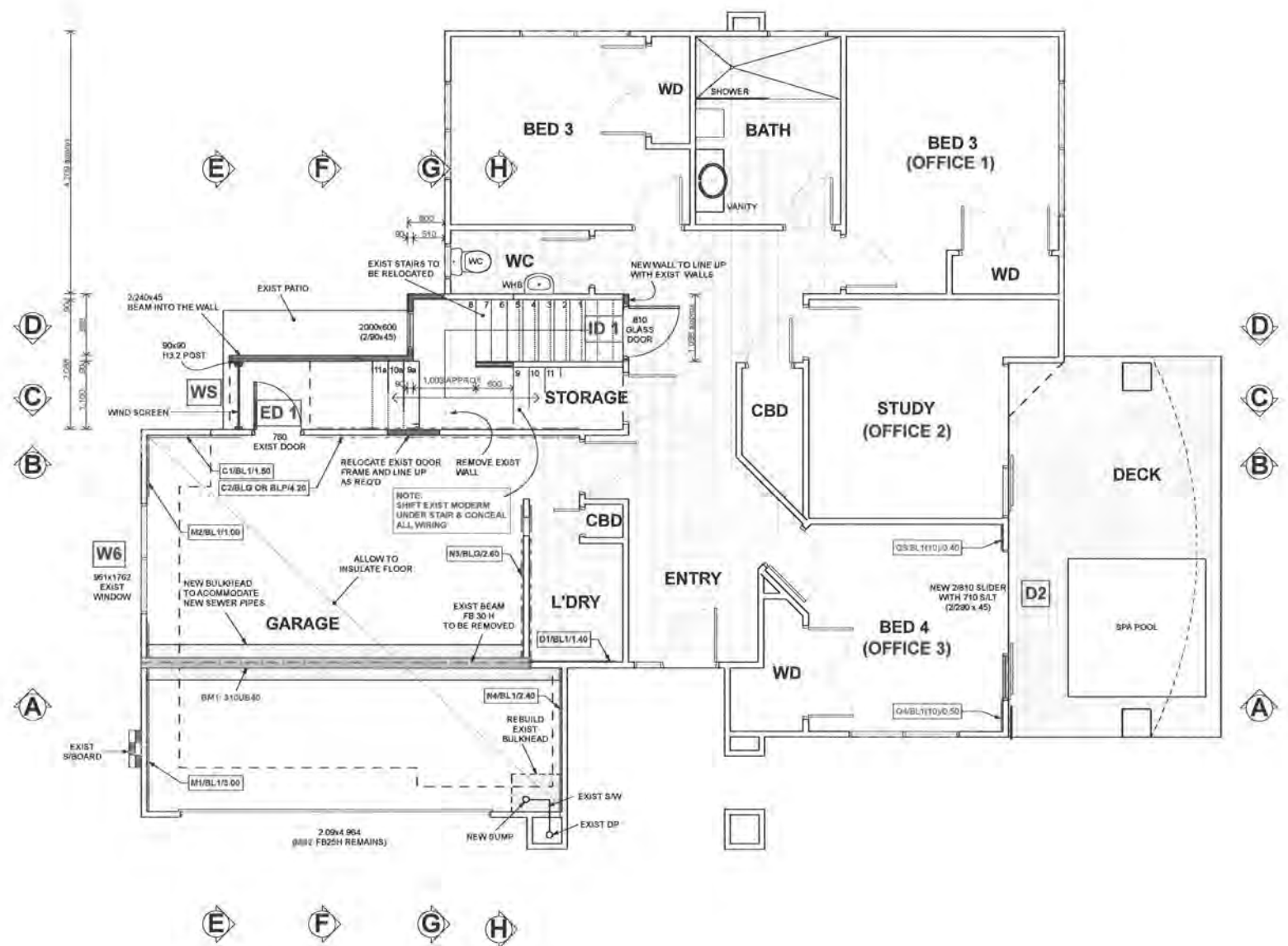
SHELVES ARE REQUIRED IN ALL BEDROOMS WITH RAIL TO BE INSTALLED IN WARDROBES.

THE ABOVE MAY BE SUBSTITUTED WITH A PROPRIETARY WARDROBE ORGANISER. REQUIREMENTS TO BE CONFIRMED WITH CLIENT.

**AIR EXTRACTION & VENTING:**

ALLOW FOR AIR EXTRACTION FANS IN ENSUITE TO BE INSTALLED TO MANUFACTURERS INSTRUCTIONS AND TAKEN TO EXTERIOR AS REQD.

FANS MUST BE SIZED TO PROVIDE A MINIMUM AIR CHANGE OF 25 LITRES PER SECOND & WIRED TO LIGHT SWITCH WITH A MINIMUM 5 MINUTE RUN-ON PERIOD.



**LOWER LEVEL**  
 151.51m² (1631 sq.ft.)+ DECKS 36.58m²(394 sq.ft.)

REV. No	REV. DATE	DRAWING AMENDMENT	START DATE	18-07-2011	BUILDING CONSENT APPLICATION	SHEET No.	
			REV. DATE	30-08-2011		SCALES FOR A1 SIZE PAPER 1:50	4
			FINISH DATE	09-09-2011			CODE
				COPYRIGHT RETAINED BY DESIGN NETWORK ARCHITECTURE LTD. DESIGNER TO BE CONTACTED IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED		REF	6604K

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**EZY BRACE BRACING:**

**NOTE:**  
ALL BRACING DESIGNED IN ACCORDANCE WITH "GIB EZY-BRACE™ SYSTEMS, JUNE 2011" & BRACES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS  
- FIX EACH END OF BRACELINE BRACING ELEMENTS TO CONCRETE SLAB WITH RAMSET 12x150mm ANKASCREWS AND THROUGH TIMBER FLOORS WITH 12x150mm GALV COACH SCREWS. REFER MANUFACTURERS INFORMATION  
- SUBSTITUTIONS OF PLASTERBOARD, REFER PAGE 21, "GIB EZY-BRACE™ SYSTEMS, JUNE 2011"

- BRACING TABLES FOR 10mm & 13mm COMBINED

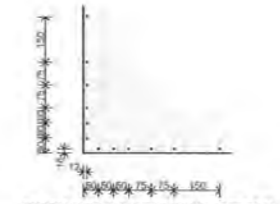
PLASTERBOARD		BRACELINE	
A4/BL1/1.50	A4 = BRACING ELEMENT NO. BL1 = BRACE TYPE 1.50 = HORIZ LENGTH		

10mm & 13mm STANDARD GIB BOARD

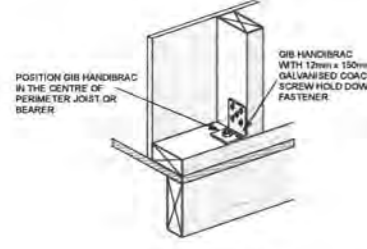
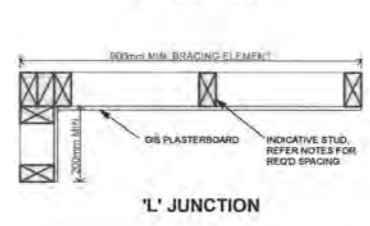
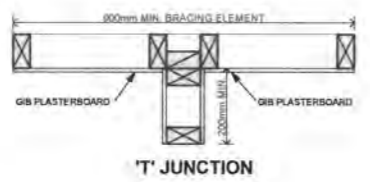
TYPE	LENGTH MIN. (m)	LININGS	OTHER REQUIREMENTS
GS1-A	0.4 1.2	GIB STANDARD PLASTERBOARD ONE SIDE	N/A
GS2-A	0.4 1.2	GIB STANDARD PLASTERBOARD EACH SIDE	N/A
GS3-A	0.4 1.2	GIB STANDARD PLASTERBOARD ONE SIDE & PLY ON THE OTHER	PANEL HOLD DOWN FIXINGS

10mm & 13mm BRACELINE GIB BOARD

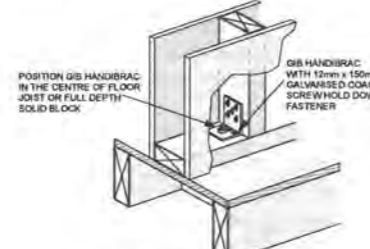
TYPE	LENGTH MIN. (m)	LININGS	OTHER REQUIREMENTS
BL1-A	0.4 1.2	GIB BRACELINE ONE SIDE	PANEL HOLD DOWN FIXINGS
BL2-A	0.4 1.2	GIB BRACELINE & STANDARD PLASTERBOARD ONE SIDE	PANEL HOLD DOWN FIXINGS
BL3-A	0.4 1.2	GIB BRACELINE ONE SIDE & PLYWOOD THE OTHER	PANEL HOLD DOWN FIXINGS



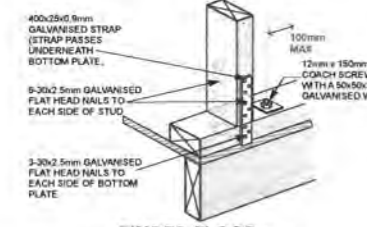
**CORNER FASTENING DETAIL**  
(GIB BRACING ELEMENTS)  
REFER TO GIB SPECIFICATIONS (CBI 5113, JUNE 2011) FOR INTERNAL FIXING



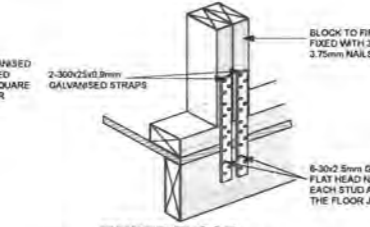
**TIMBER FLOOR - EXTERNAL WALL DETAIL**  
PANEL HOLD DOWN DETAIL TO TIMBER FLOOR  
REFER TO GIB SPECIFICATIONS (CBI 5113, JUNE 2011) FOR INTERNAL FIXING



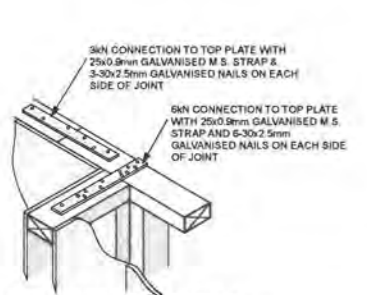
**TIMBER FLOOR - INTERNAL WALL DETAIL**  
PANEL HOLD DOWN DETAIL TO TIMBER FLOOR  
REFER TO GIB SPECIFICATIONS (CBI 5113, JUNE 2011) FOR INTERNAL FIXING



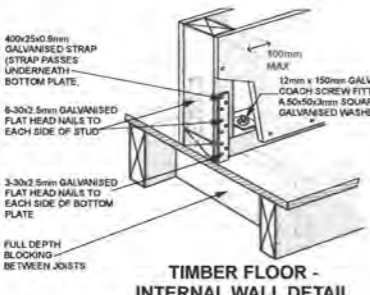
**TIMBER FLOOR - EXTERNAL WALL DETAIL**  
PANEL HOLD DOWN DETAIL TO TIMBER FLOOR  
REFER TO GIB SPECIFICATIONS (CBI 5113, JUNE 2011) FOR INTERNAL FIXING



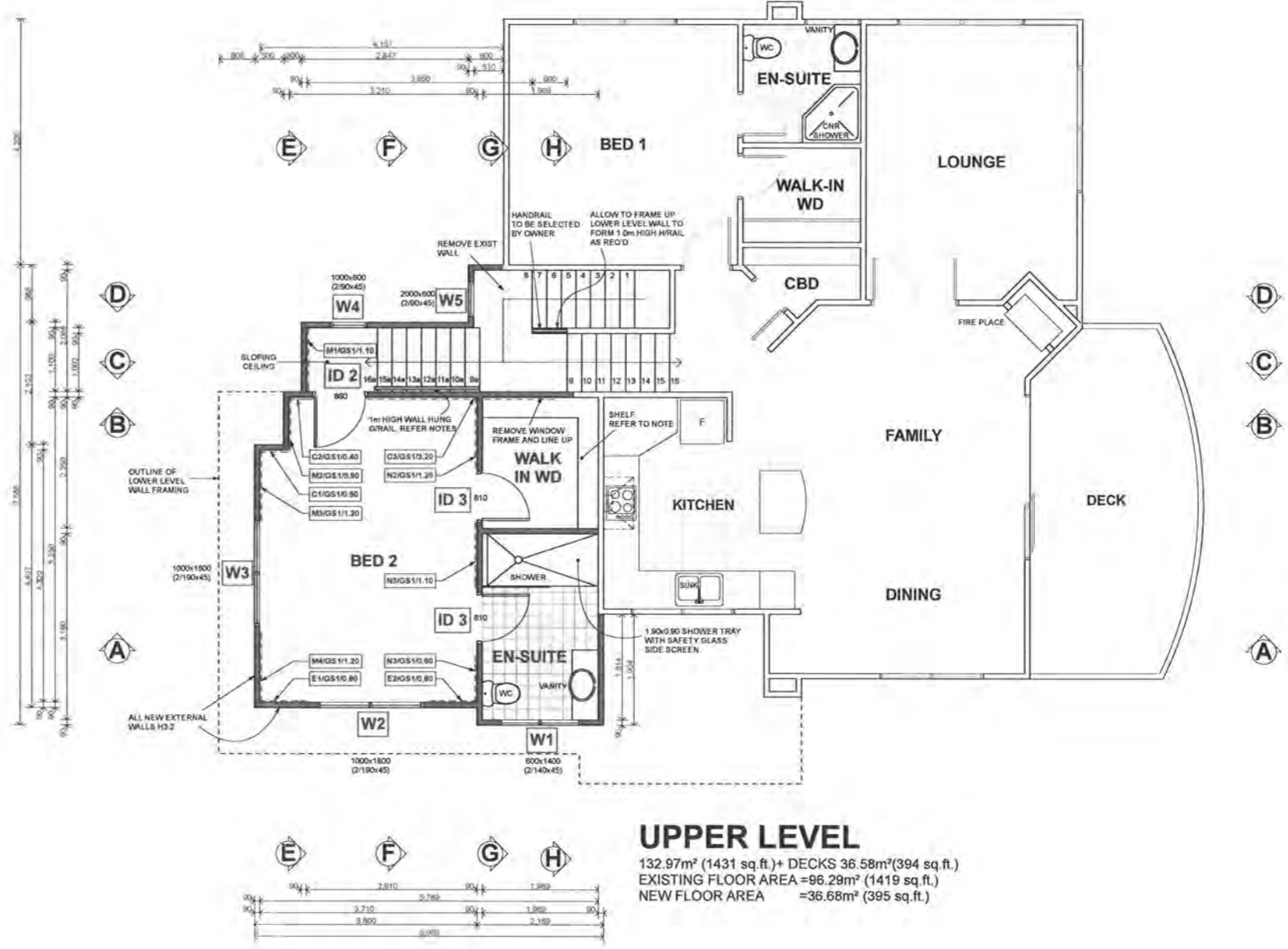
**TIMBER FLOOR - EXTERNAL WALL DETAIL**  
PANEL HOLD DOWN DETAIL TO TIMBER FLOOR  
REFER TO GIB SPECIFICATIONS (CBI 5113, JUNE 2011) FOR INTERNAL FIXING



**TOP PLATE CONNECTIONS**



**TIMBER FLOOR - INTERNAL WALL DETAIL**  
PANEL HOLD DOWN DETAIL TO TIMBER FLOOR  
REFER TO GIB SPECIFICATIONS (CBI 5113, JUNE 2011) FOR INTERNAL FIXING

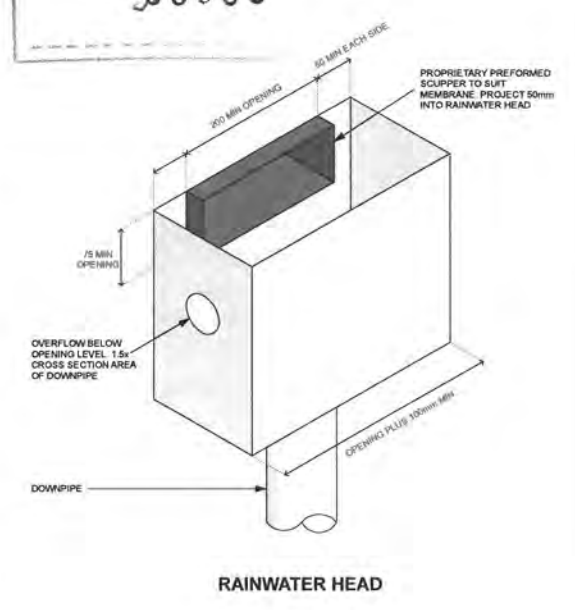
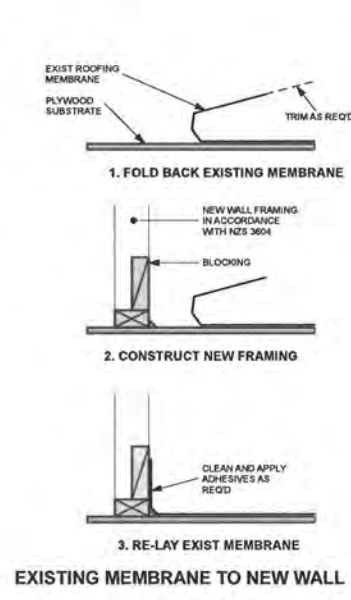
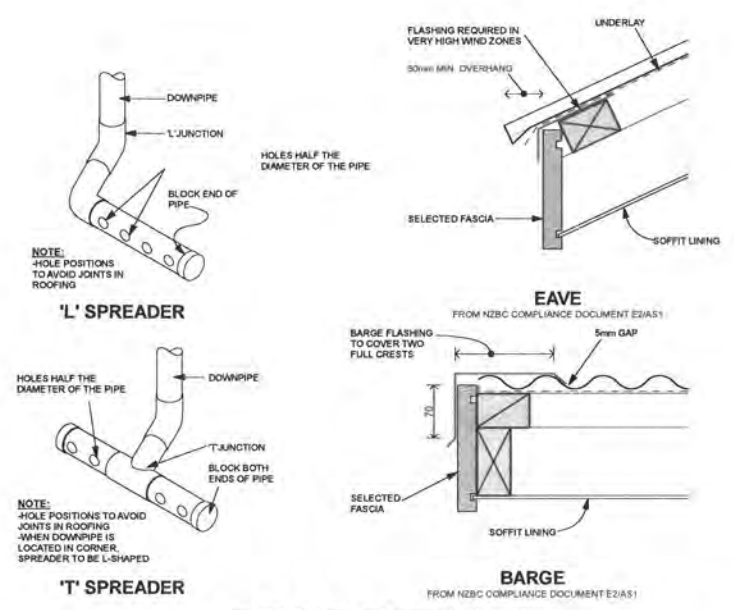
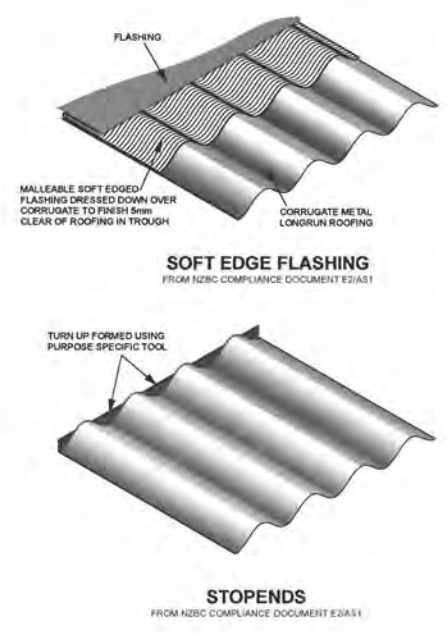
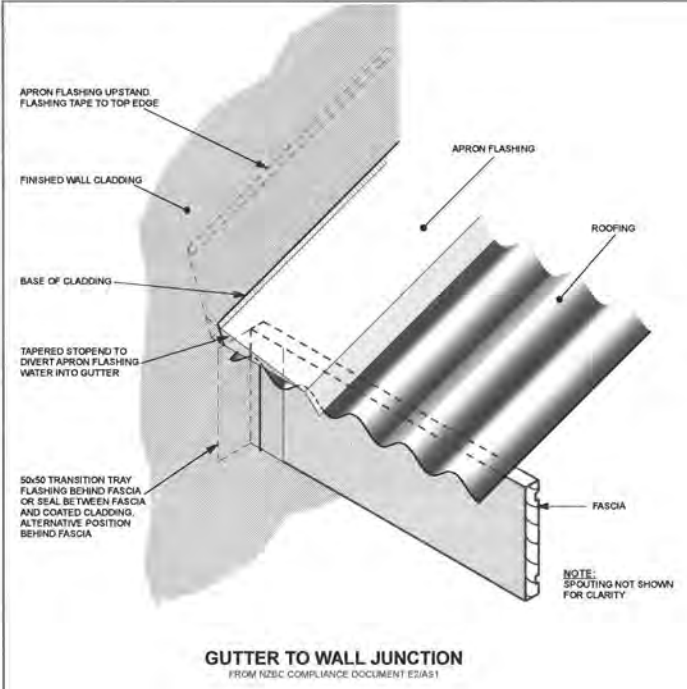


**UPPER LEVEL**

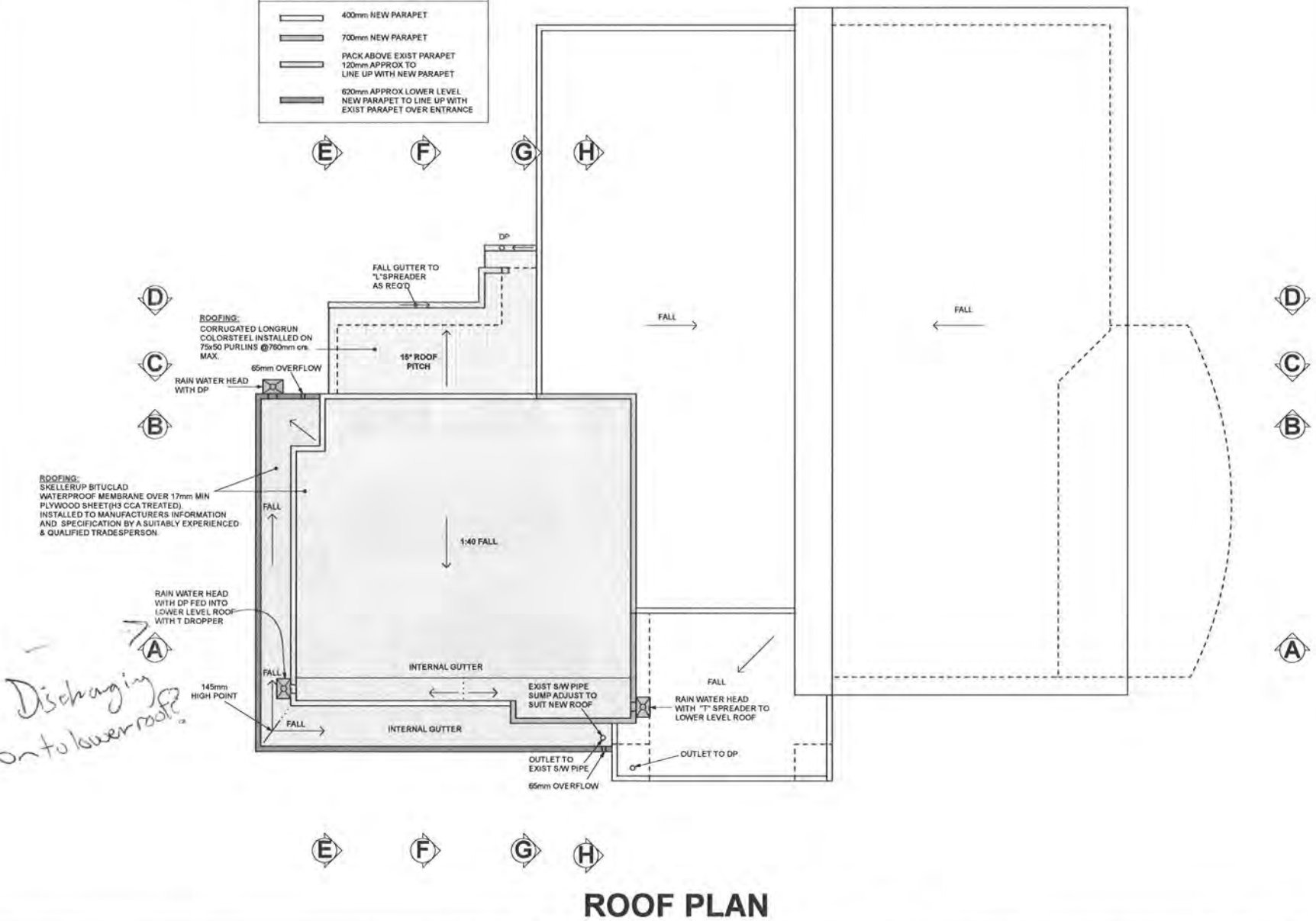
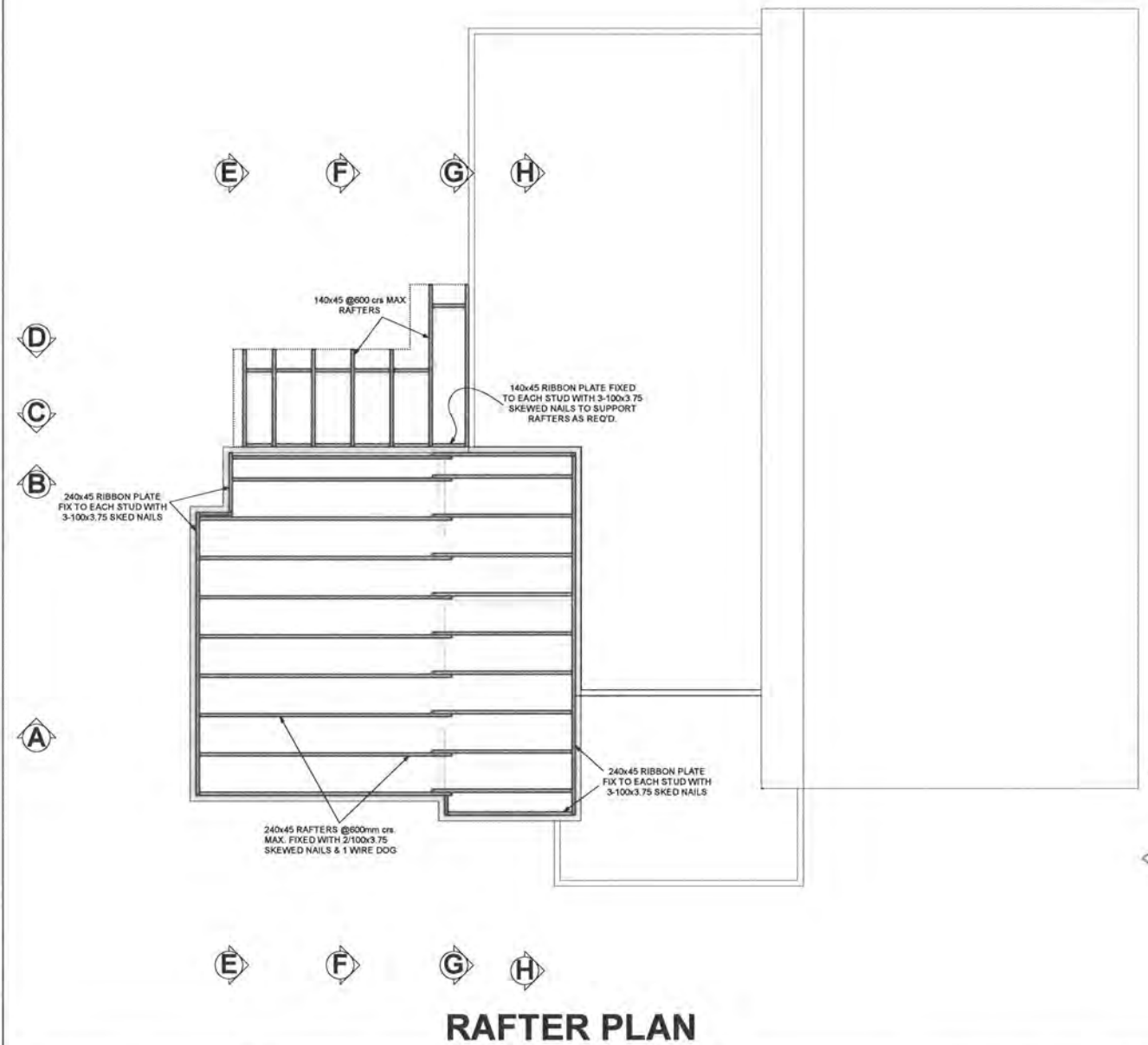
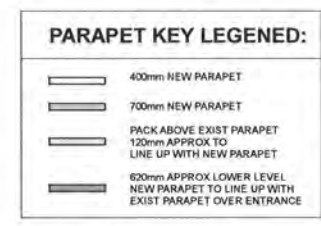
132.97m<sup>2</sup> (1431 sq.ft.)+ DECKS 36.58m<sup>2</sup>(394 sq.ft.)  
EXISTING FLOOR AREA =96.29m<sup>2</sup> (1419 sq.ft.)  
NEW FLOOR AREA =36.68m<sup>2</sup> (395 sq.ft.)

REV. No	REV. DATE	DRAWING AMENDMENT	START DATE	FINISH DATE	SCALE FOR A1 SIZE PAPER	SHEET No.
			18-07-2011			5
			30-08-2011			
			09-09-2011		1:50	P20N
COPYRIGHT RETAINED BY DESIGN NETWORK ARCHITECTURE LTD DESIGNER TO BE CONTACTED IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED						REF 6604K

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12 SEP 2011  
00009



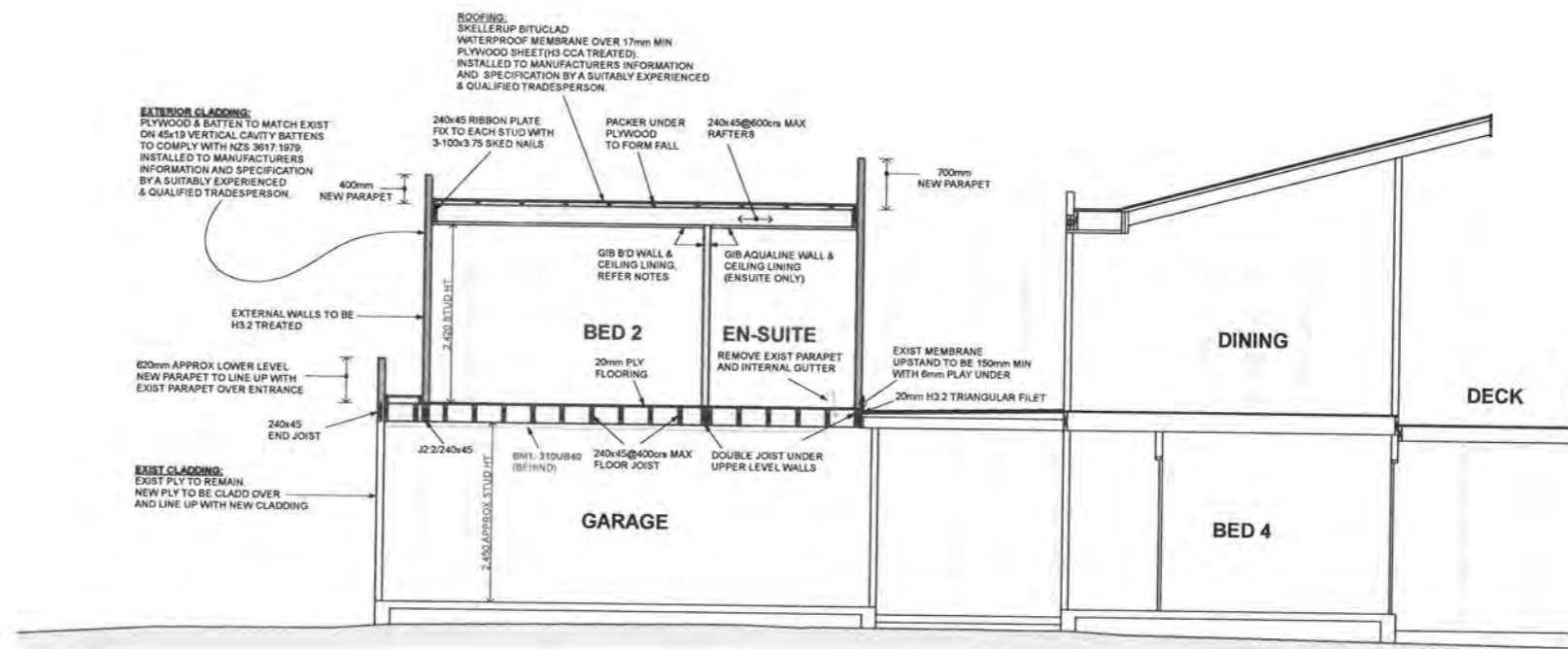
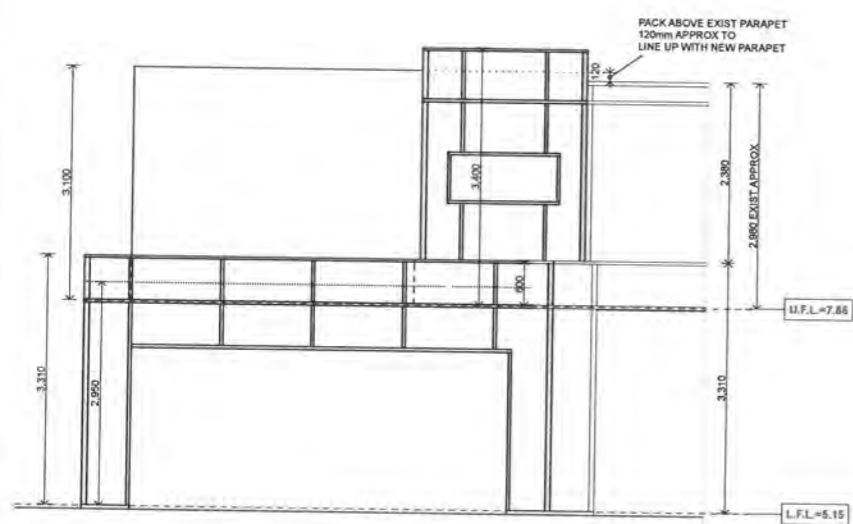
**ROOF DETAILS**



REV. No	REV. DATE	DRAWING AMENDMENT	START DATE	BUILDING CONSENT APPLICATION	SHEET No.
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	30-08-2011				
	09-09-2011				
			FINISH DATE	SCALE FOR A1 SIZE PAPER	CODE
				1:50 1:5	P20N
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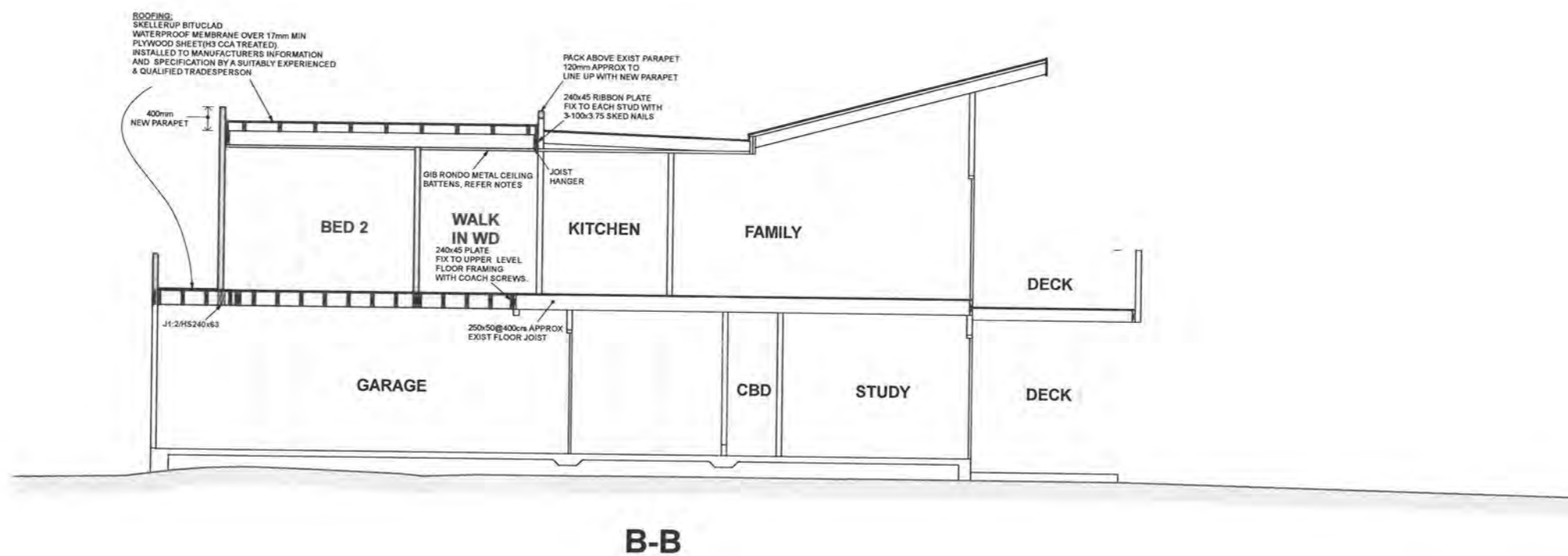


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11/05/11  
300010



PARAPET HEIGHTS AND BATTEN PATTERN

A-A

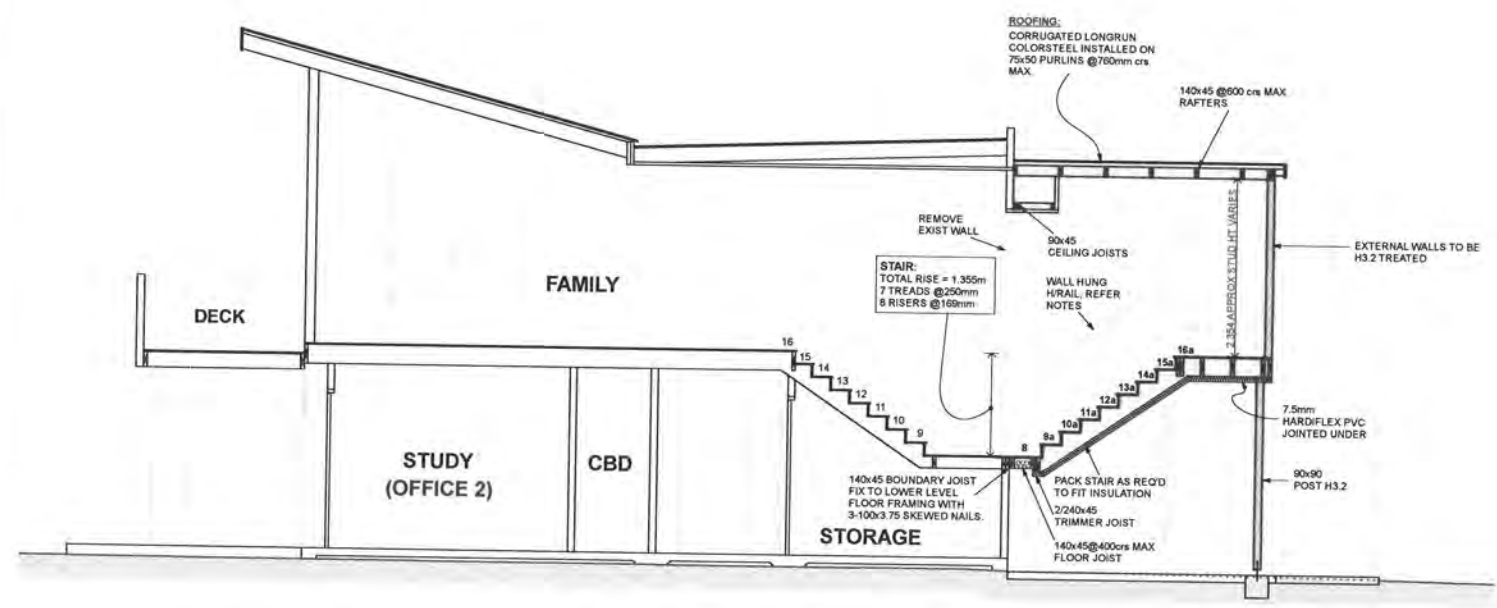


B-B

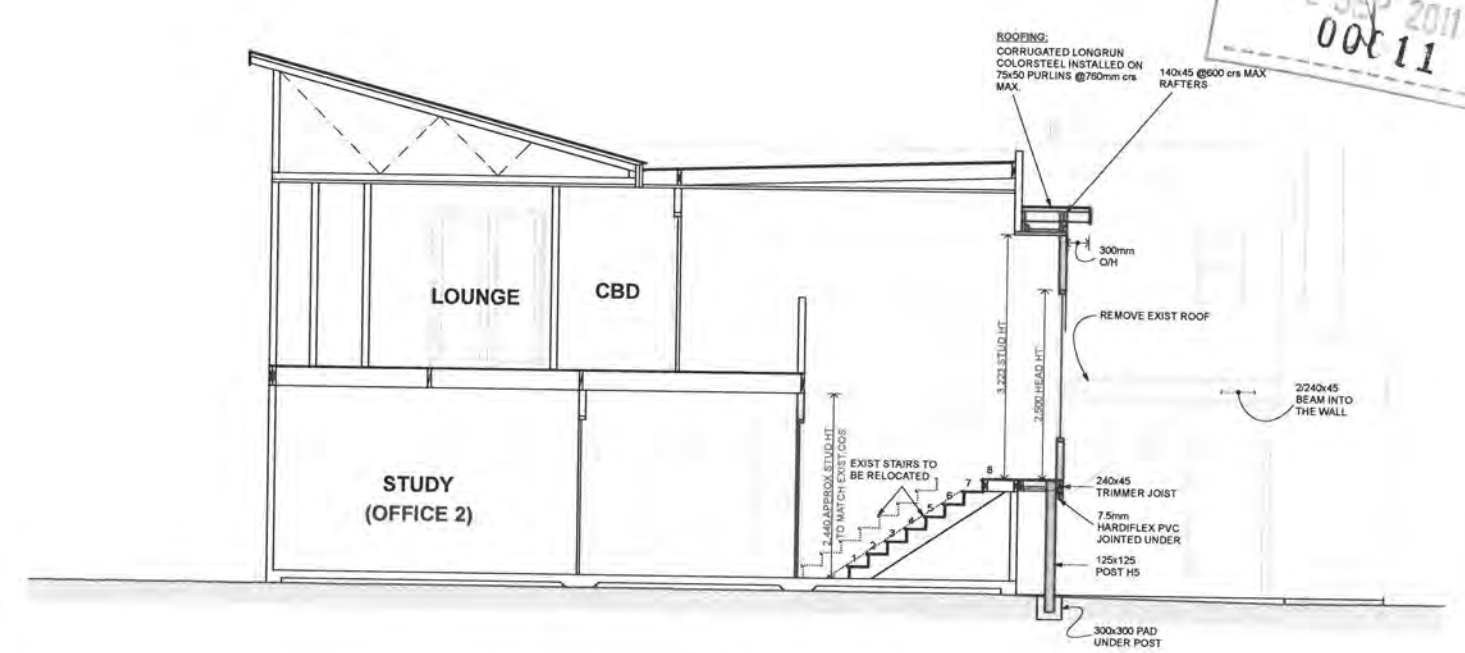
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START DATE	18-07-2011	BUILDING CONSENT APPLICATION	SHEET No.	8
REV. DATE	30-08-2011			
FINISH DATE	09-09-2011	SCALES FOR A1 SIZE PAPER	CODE	P20N
COPYRIGHT RETAINED BY DESIGN NETWORK ARCHITECTURE LTD. DESIGNER TO BE CONTACTED IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED			REF	6604K

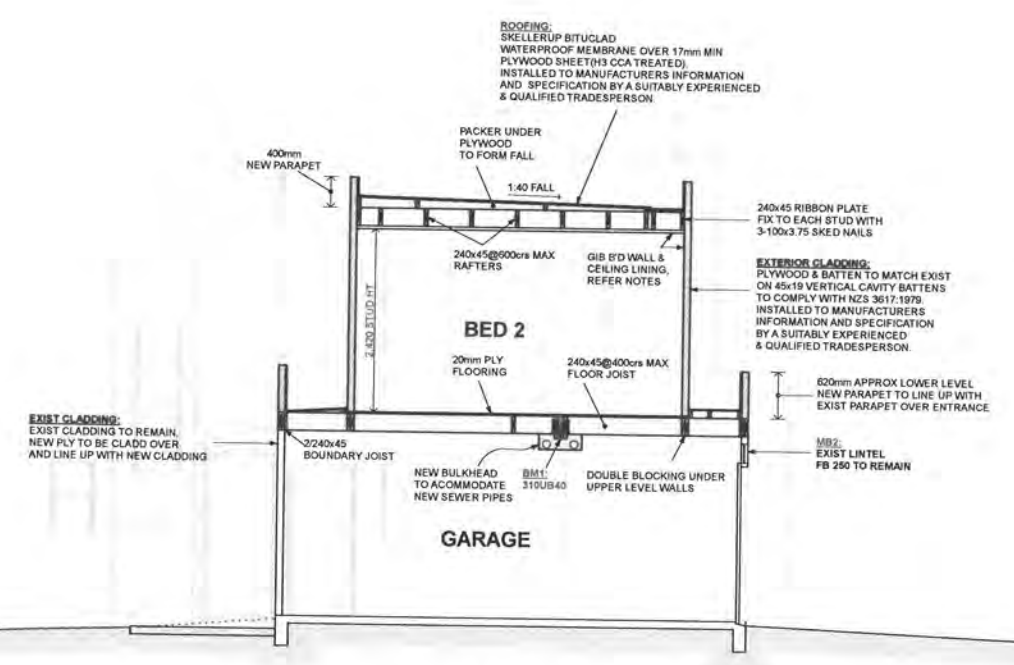
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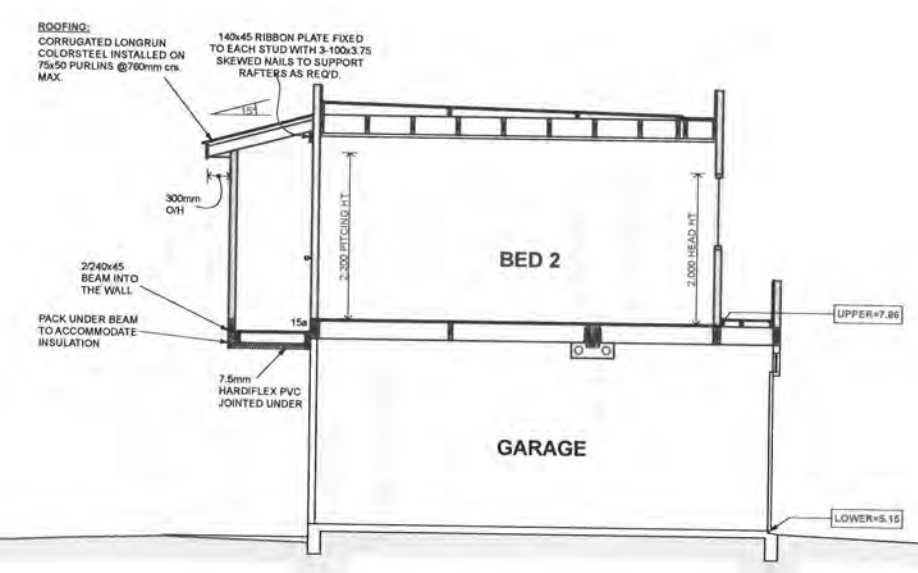
C-C



D-D



E-E

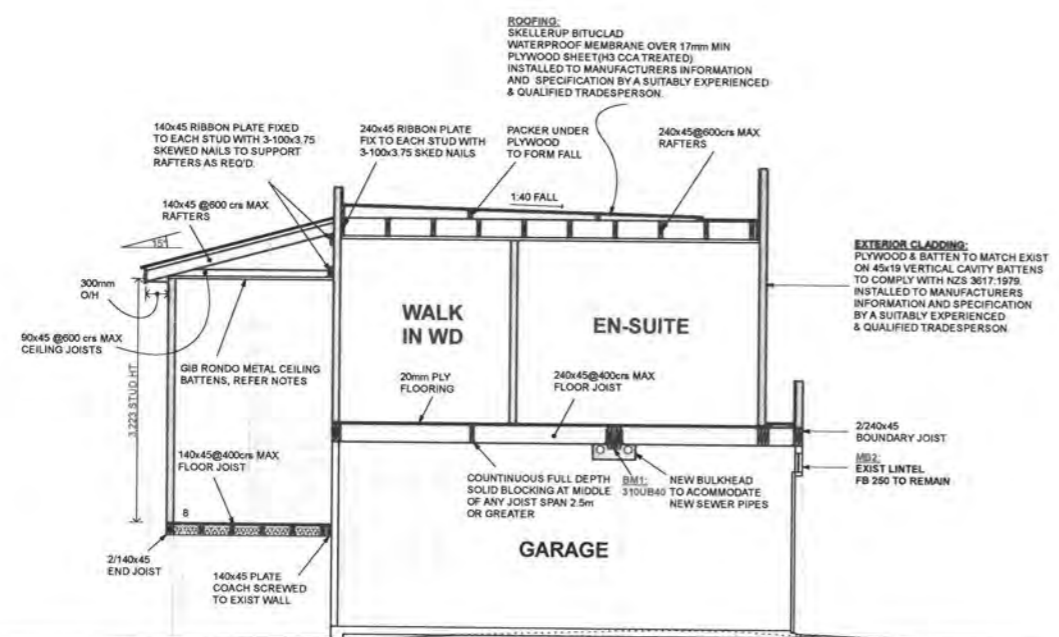


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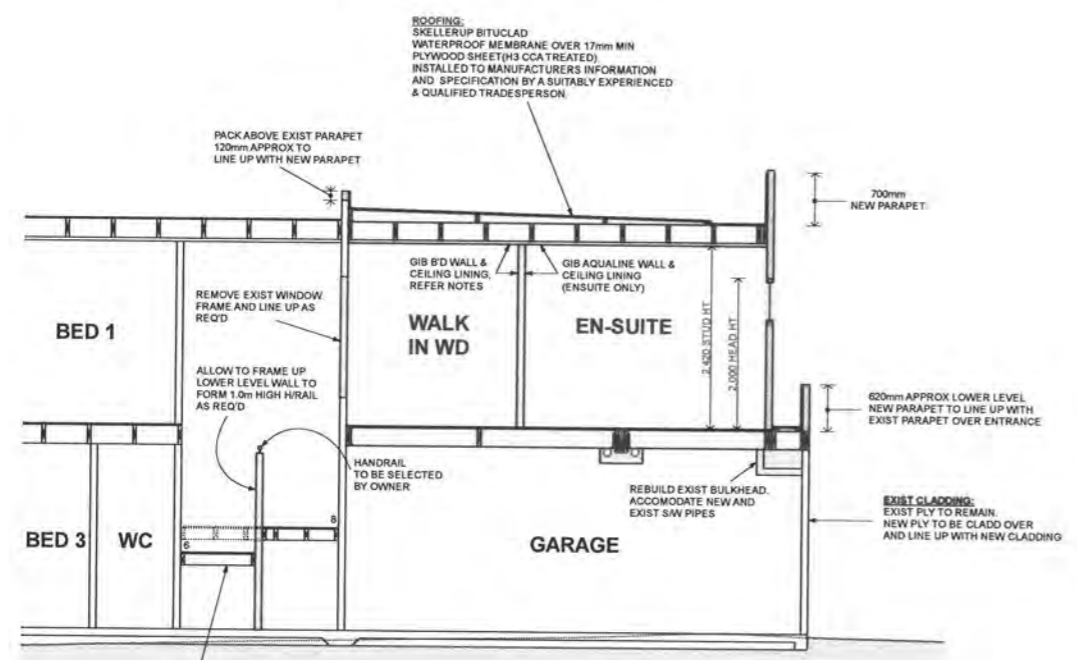
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			18-07-2011		1:50
			30-08-2011	P20N	
			09-09-2011		

DESIGNER TO BE CONTACTED IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED

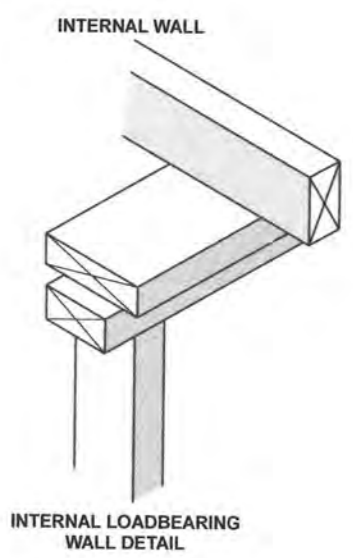
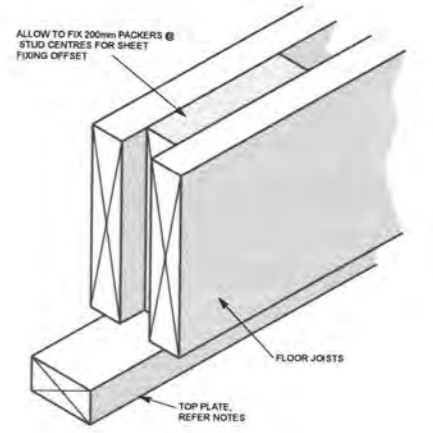
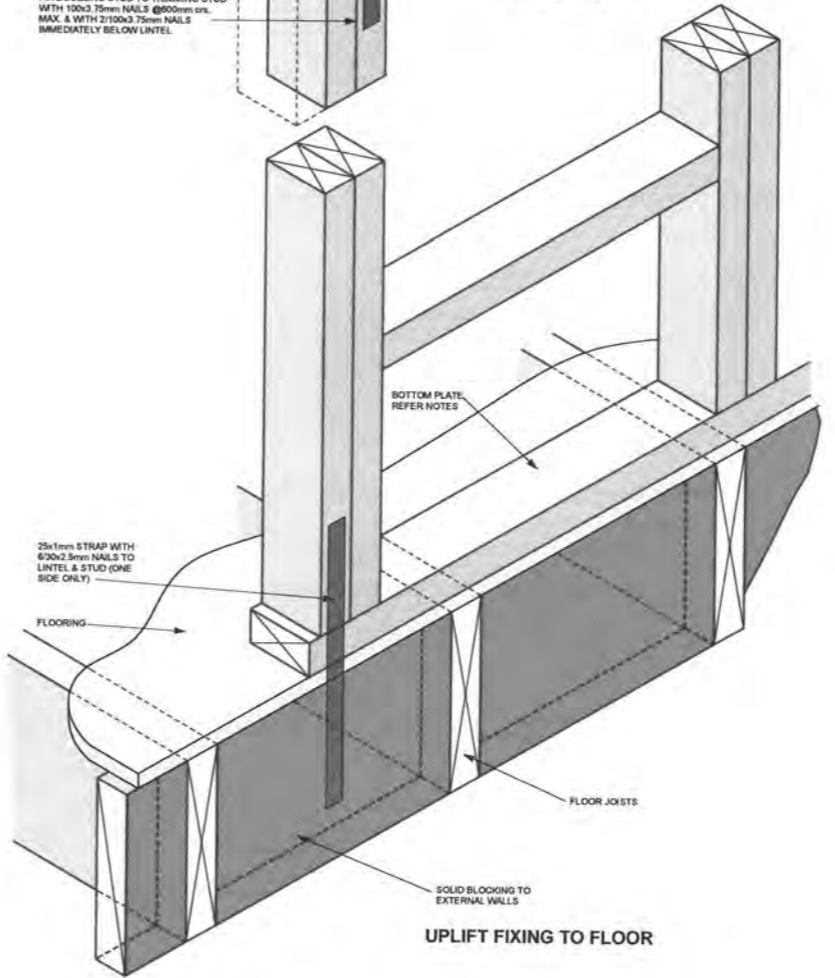
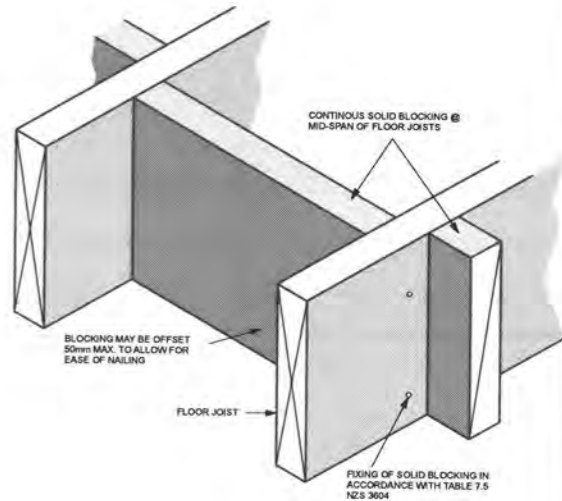
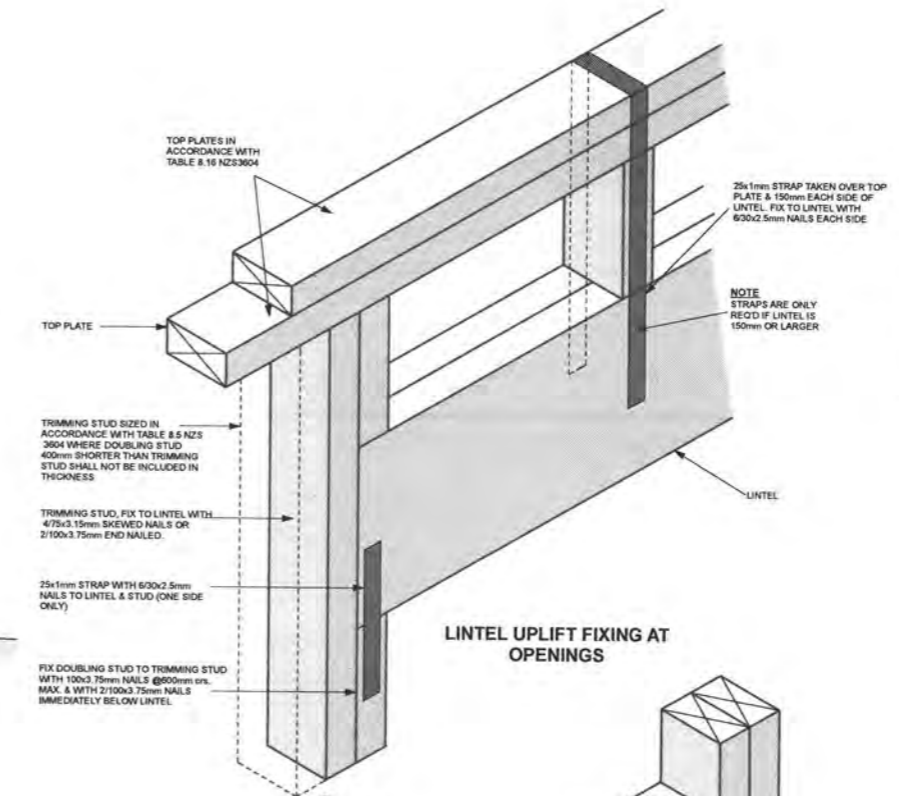
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G-G



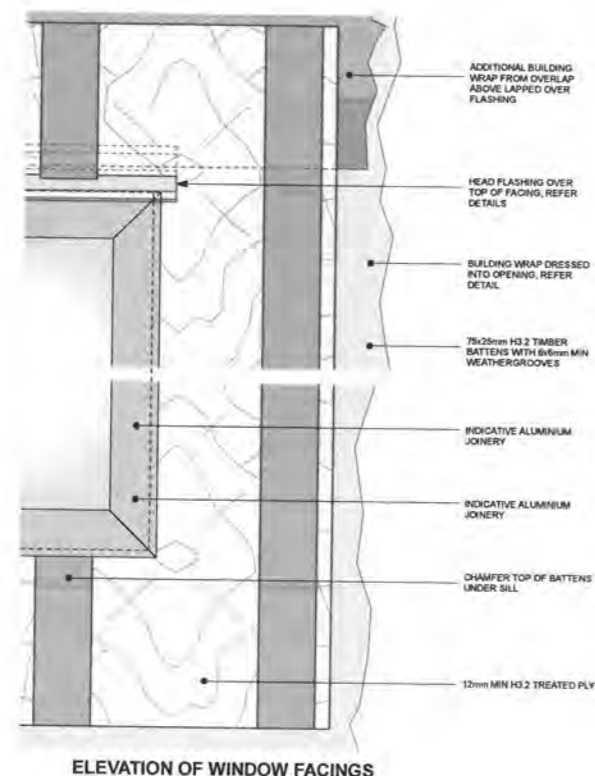
H-H



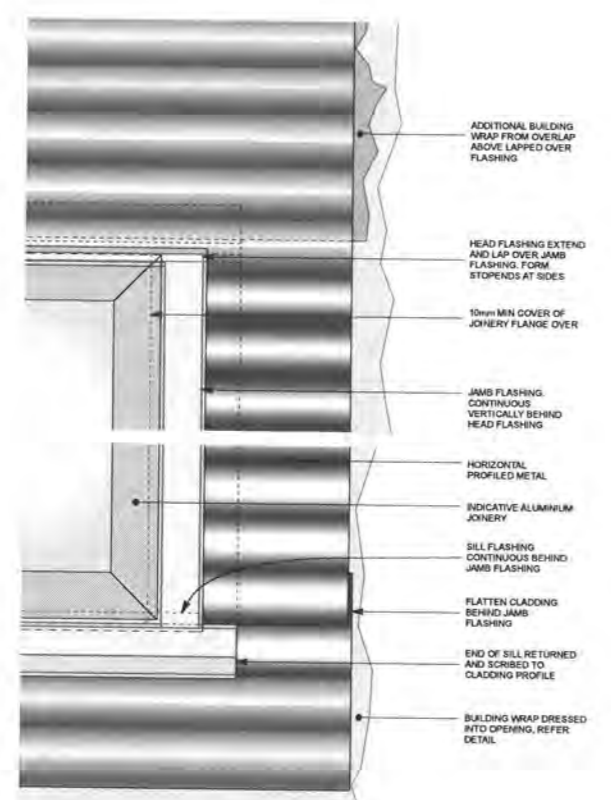
REV. No	REV. DATE	DRAWING AMENDMENT

START DATE	18-07-2011	BUILDING CONSENT APPLICATION	SHEET No.	10
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FINISH DATE	09-09-2011	SCALES FOR A1 SIZE PAPER	REF	6604K
		1:50 1:5		

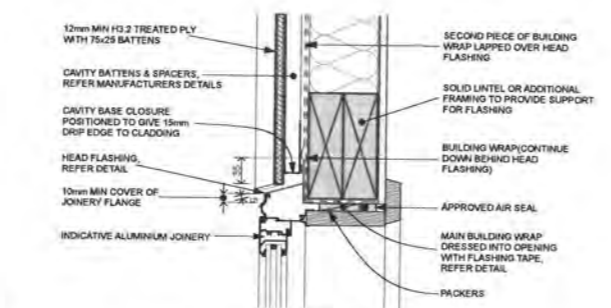
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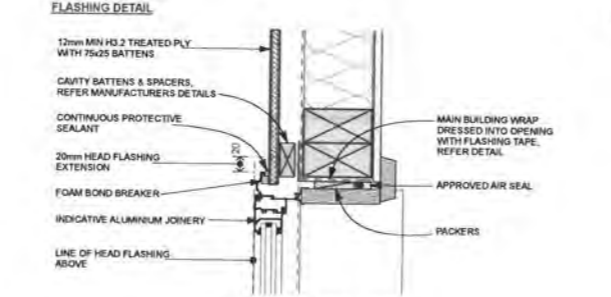
ELEVATION OF WINDOW FACINGS



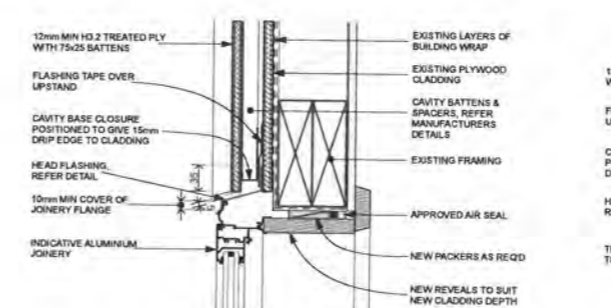
WINDOW ELEVATION



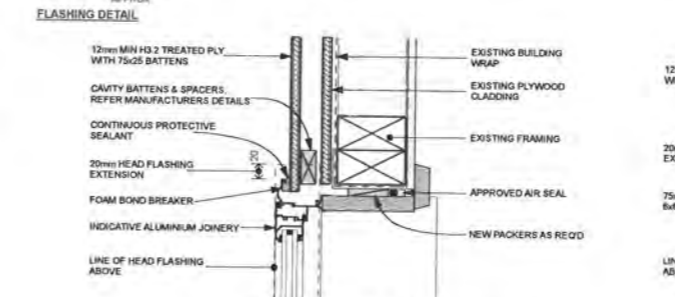
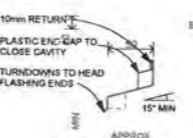
WINDOW/DOOR HEAD FROM NZBC COMPLIANCE DOCUMENT E2(A)1



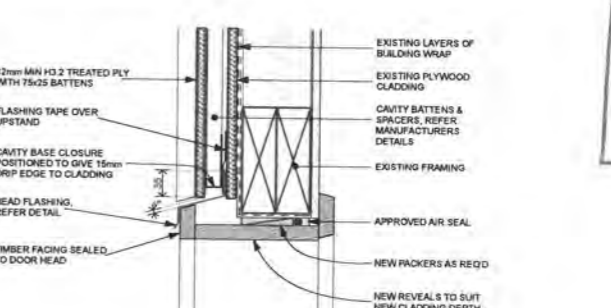
WINDOW/DOOR JAMB FROM NZBC COMPLIANCE DOCUMENT E2(A)1



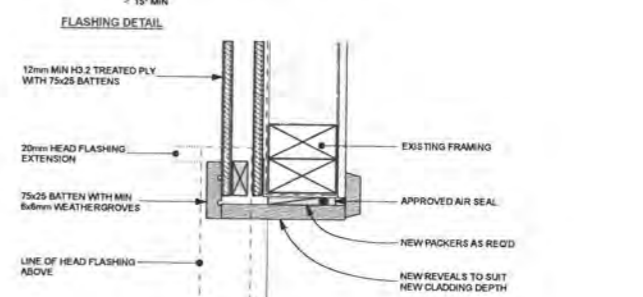
WINDOW/DOOR HEAD BASED ON PRINCIPLES FROM NZBC COMPLIANCE DOCUMENT E2(A)1



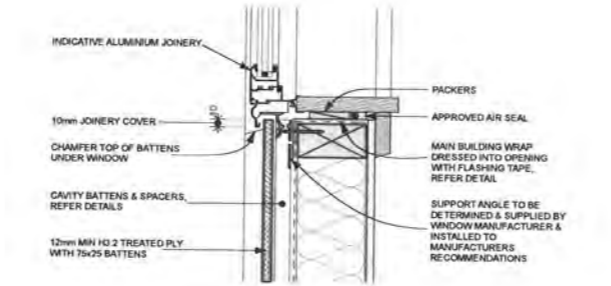
WINDOW/DOOR JAMB BASED ON PRINCIPLES FROM NZBC COMPLIANCE DOCUMENT E2(A)1



GARAGE DOOR HEAD

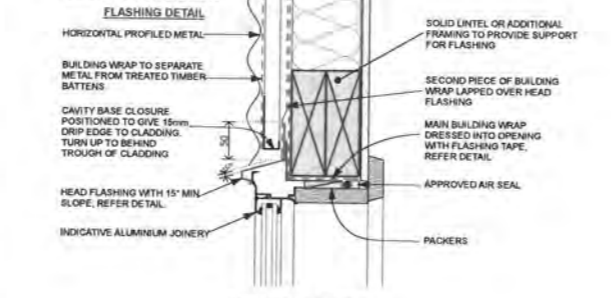
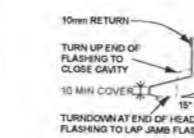


GARAGE DOOR JAMB

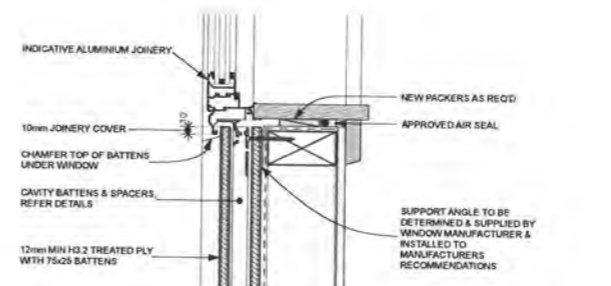


WINDOW SILL FROM NZBC COMPLIANCE DOCUMENT E2(A)1

NEW

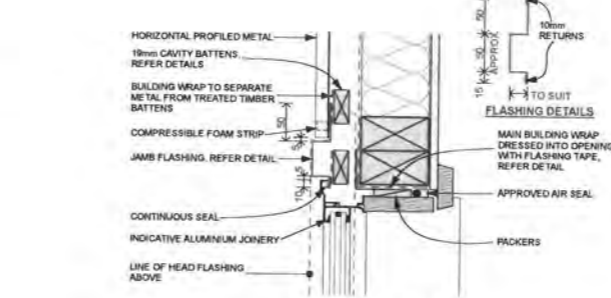


WINDOW HEAD FROM NZBC COMPLIANCE DOCUMENT E2(A)1

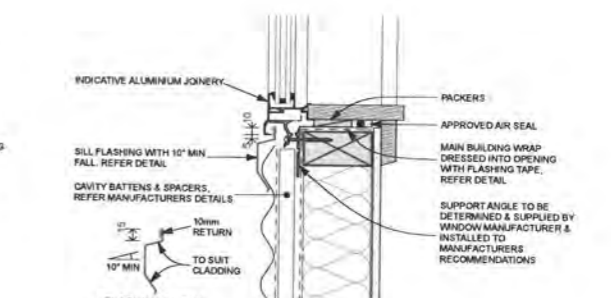


WINDOW SILL FROM NZBC COMPLIANCE DOCUMENT E2(A)1

ALTERED



WINDOW JAMB FROM NZBC COMPLIANCE DOCUMENT E2(A)1



WINDOW SILL FROM NZBC COMPLIANCE DOCUMENT E2(A)1

WINDOW DETAILS

Design Network ARCHITECTURE LTD

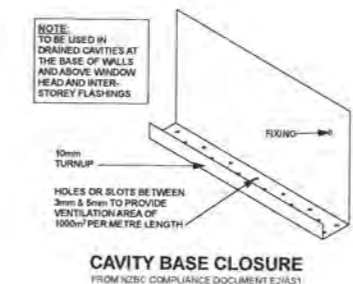
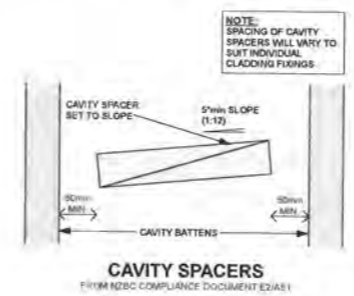
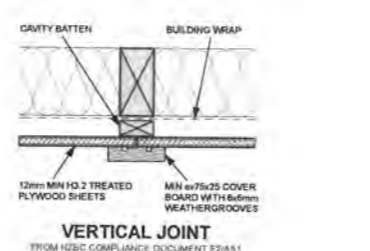
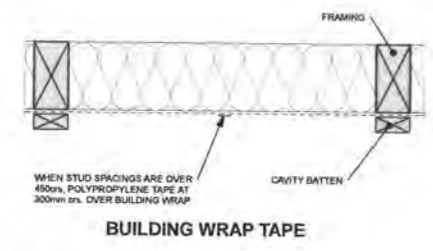
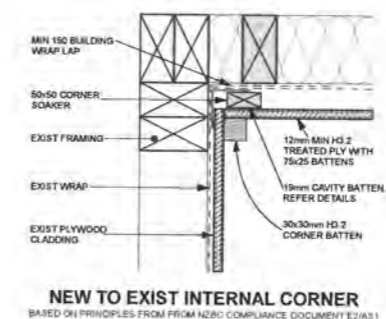
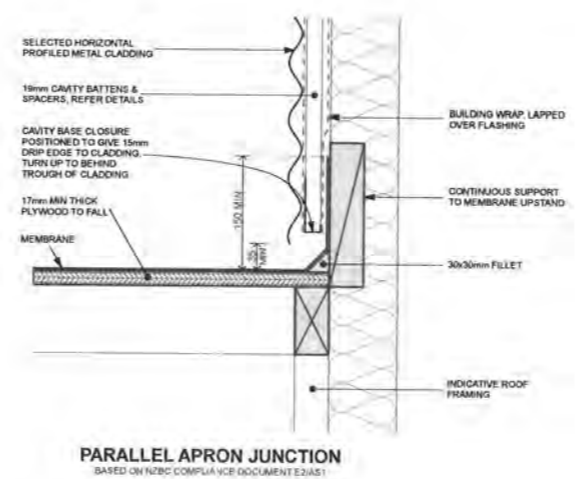
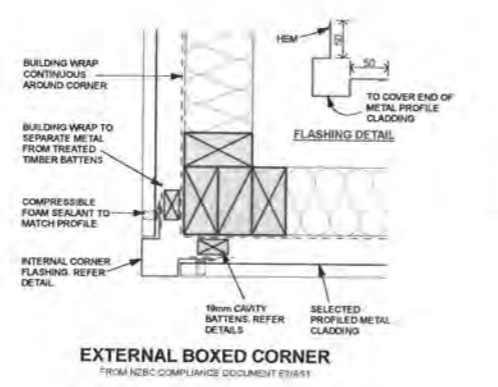
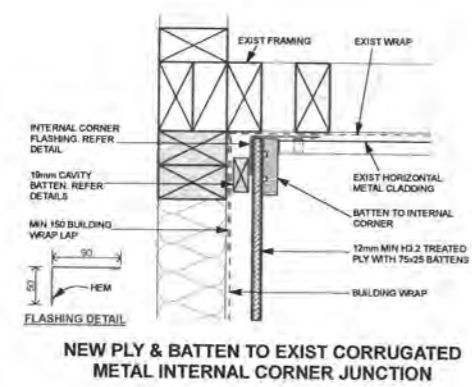
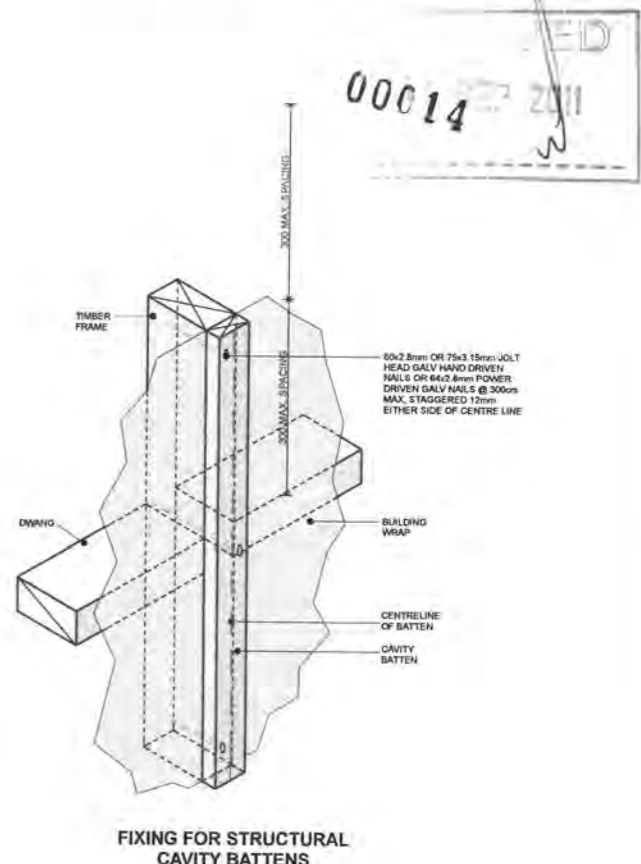
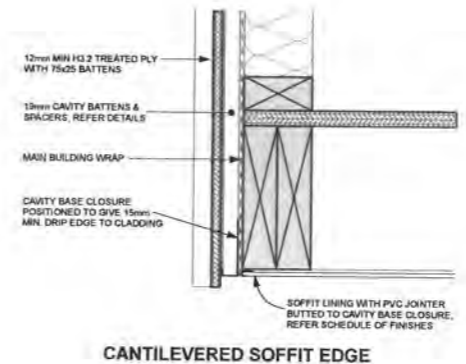
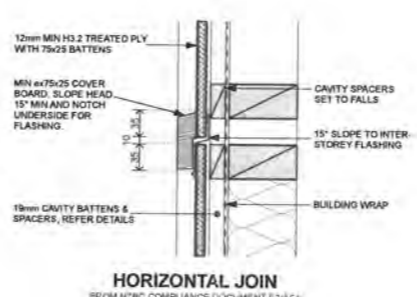
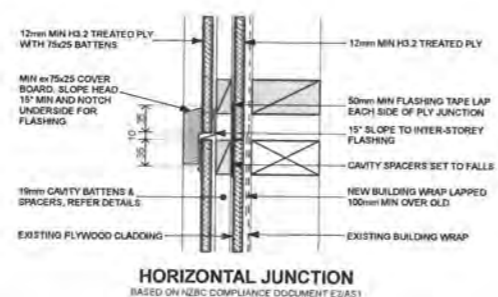
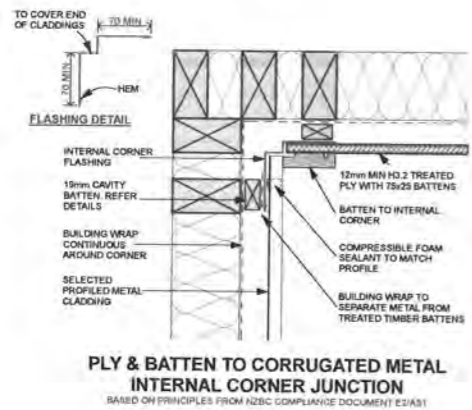
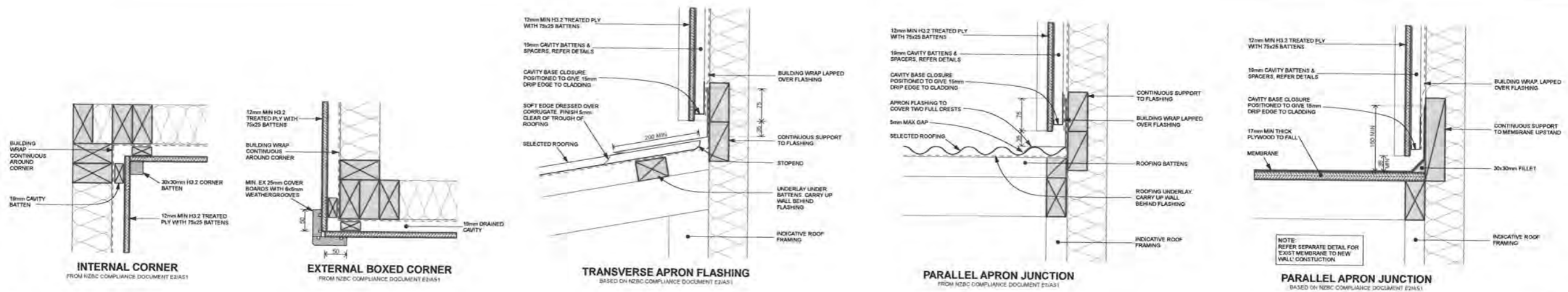
P.O BOX 30614, LOWER HUTT 5040, E-MAIL: office@designnetwork.co.nz  
PH: LOWER HUTT (04) 5696-109, KAPITI (04) 9025-505

PROPOSED ALTERATIONS & ADDITIONS  
155 FIELD WAY  
WAIKANAI BEACH

REV No	REV DATE	DRAWING AMENDMENT

START DATE	18-07-2011	BUILDING CONSENT APPLICATION	SHEET No. 11
REV DATE	30-08-2011		
FINISH DATE	09-09-2011	SCALES FOR A1 SIZE PAPER	CODE P20N
		1:5	REF 6604K

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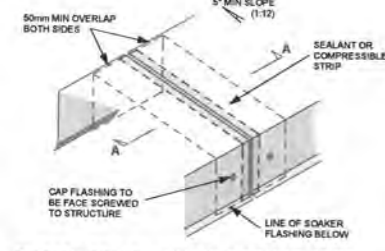


**WALL DETAILS**

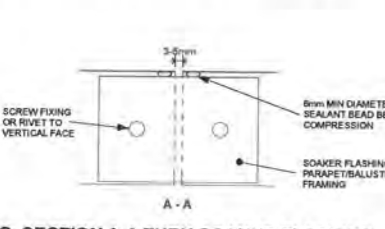
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12 SEP 2011  
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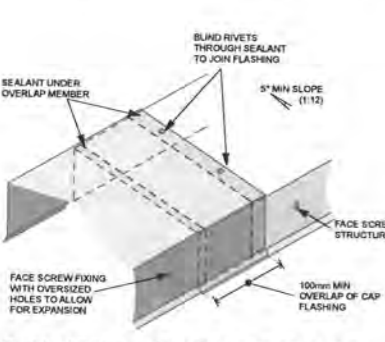
A. PARAPET FLASHING



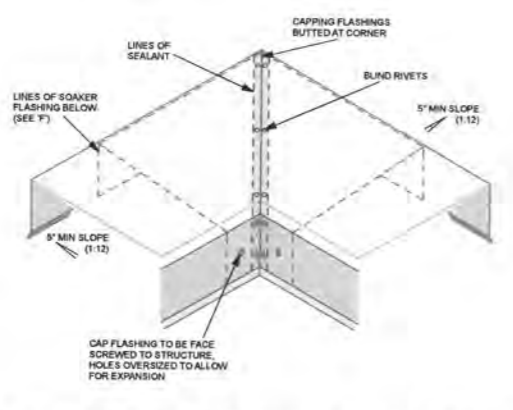
B. PARAPET FLASHING SOAKER JOINT



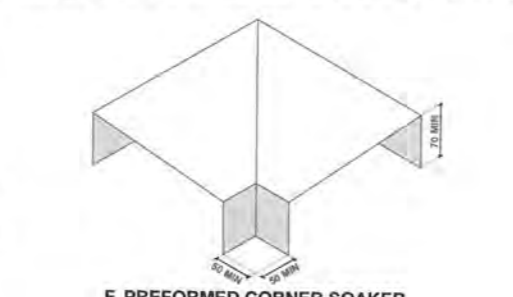
C. SECTION A-A THRU SOAKER FLASHING



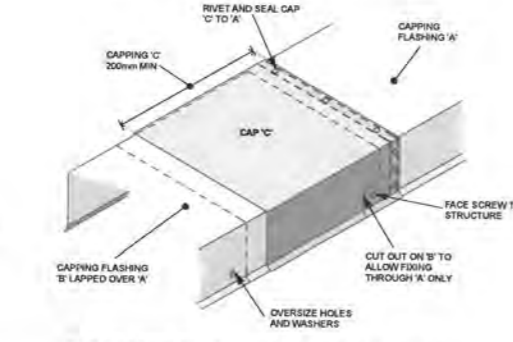
D. PARAPET FLASHING OVERLAP JOINT



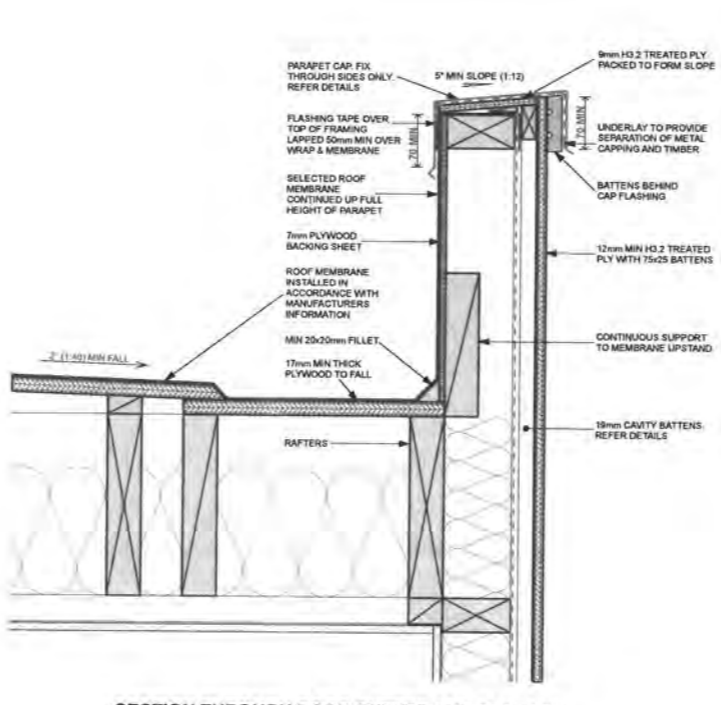
E. CAPPING FLASHING AT EXTERNAL CORNER OF PARAPET



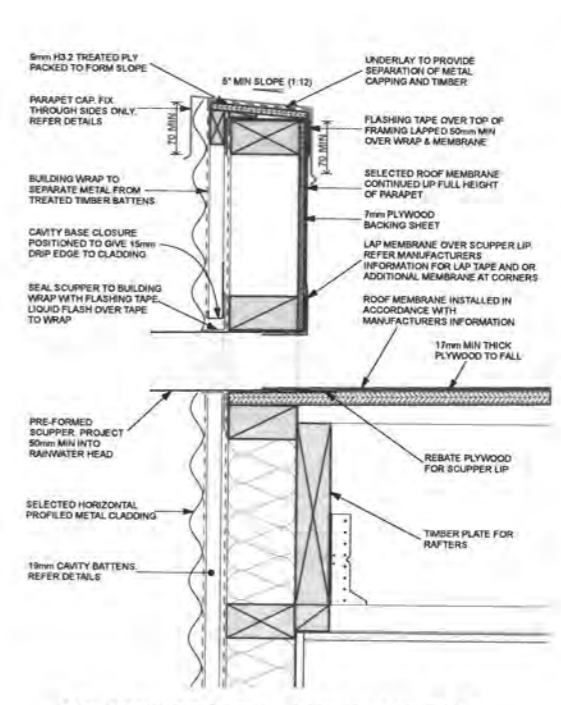
F. PREFORMED CORNER SOAKER



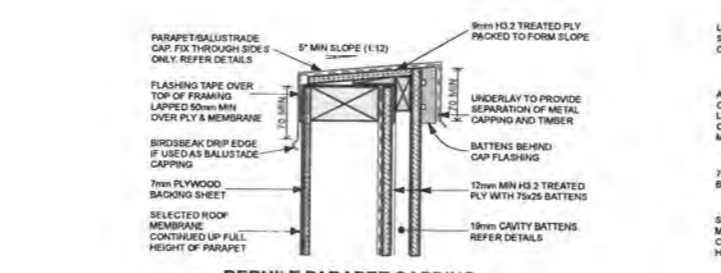
G. PARAPET FLASHING EXPANSION JOINT



SECTION THROUGH ROOF GUTTER AND PARAPET



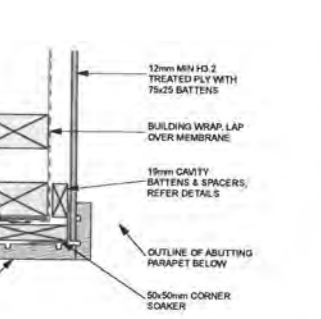
OUTLET THROUGH WALL AT MEMBRANE ROOF (RAINWATER HEAD NOT SHOWN FOR CLARITY)



REBUILT PARAPET CAPPING (BASED ON PRINCIPLES FROM NZBC COMPLIANCE DOCUMENT E21451)

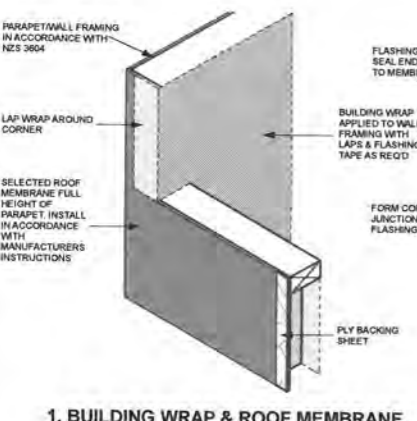


PACKED PARAPET CAPPING

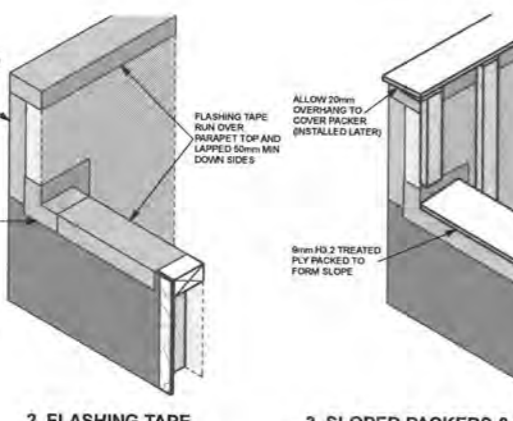


PARAPET ABUTMENT END

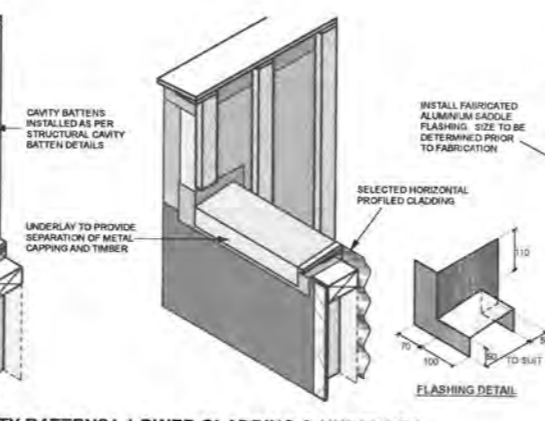
GENERAL CAPPING JOINTS FOR PARAPETS AND ENCLOSED BALUSTRADES (FROM NZBC COMPLIANCE DOCUMENT E21451)



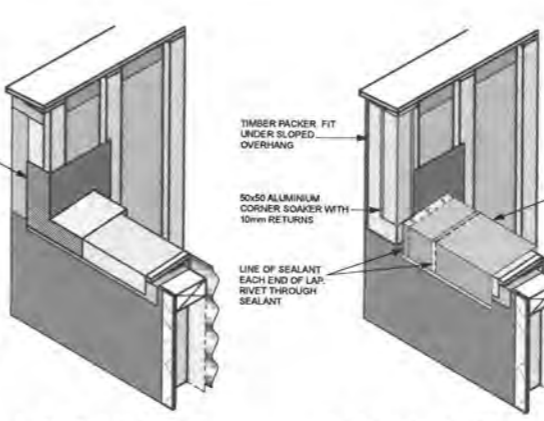
1. BUILDING WRAP & ROOF MEMBRANE



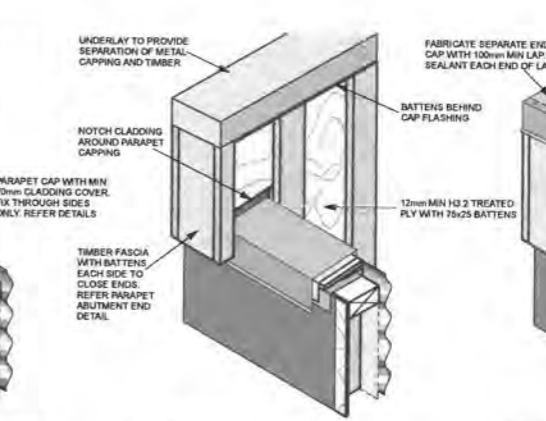
2. FLASHING TAPE



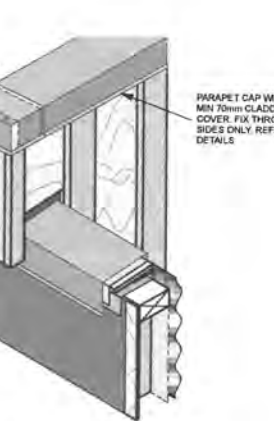
3. SLOPED PACKERS & CAVITY BATTENS



4. LOWER CLADDING & UNDERLAY



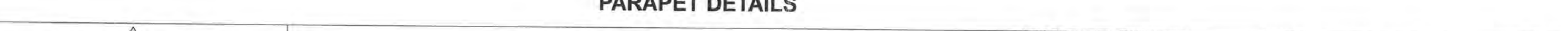
5. SADDLE FLASHING



6. PARAPET CAPPING, PACKER & CORNER SOAKER



7. UPPER CLADDING & UNDERLAY



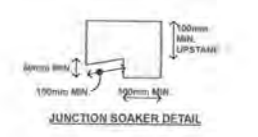
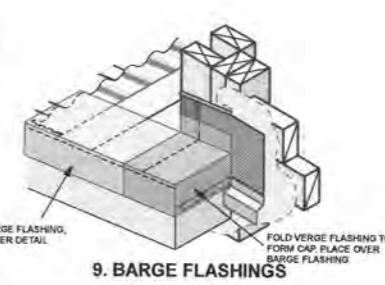
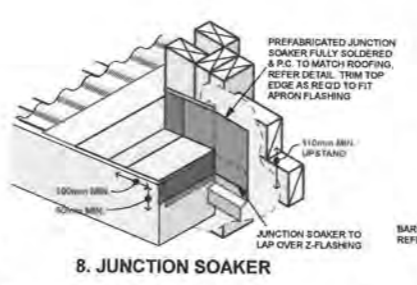
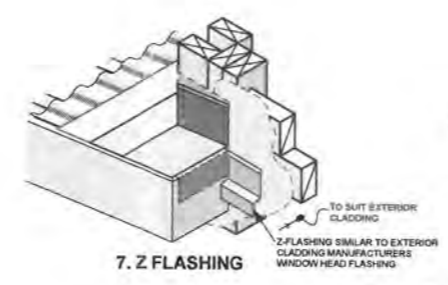
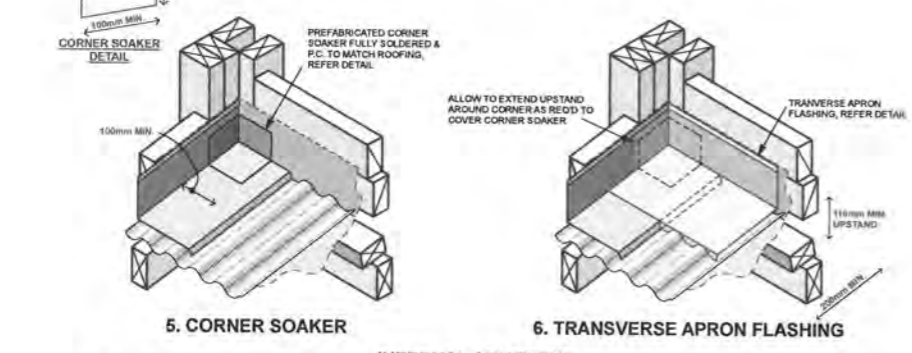
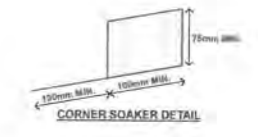
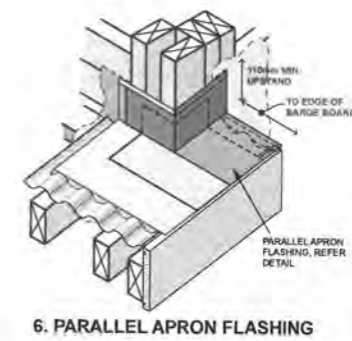
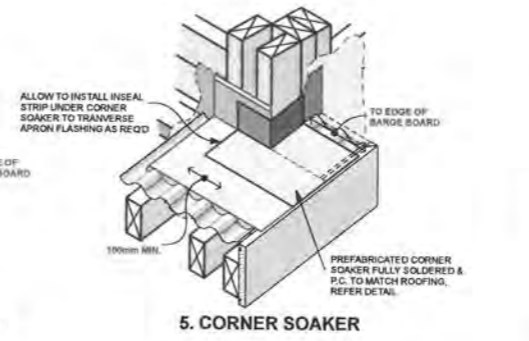
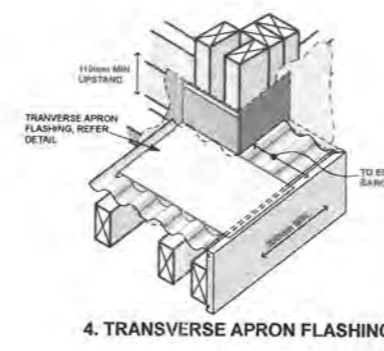
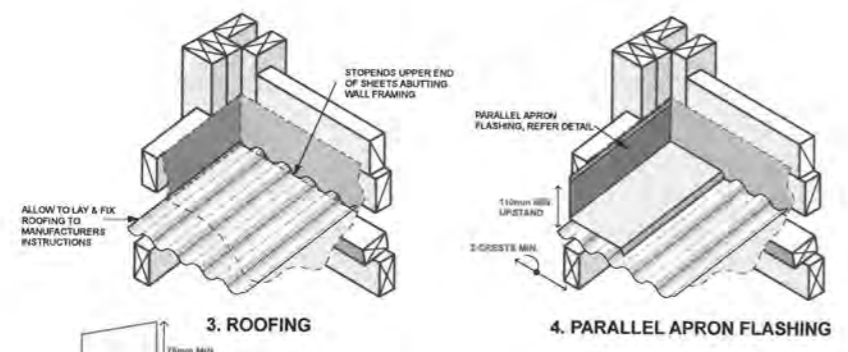
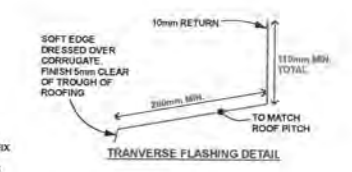
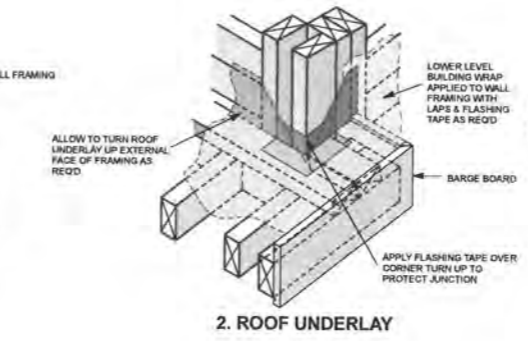
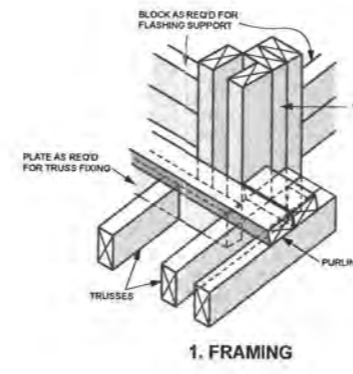
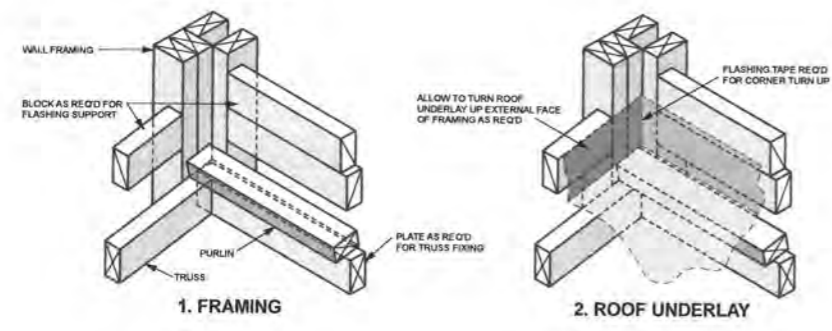
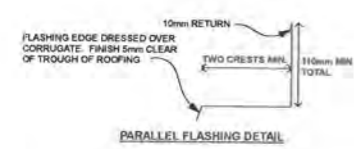
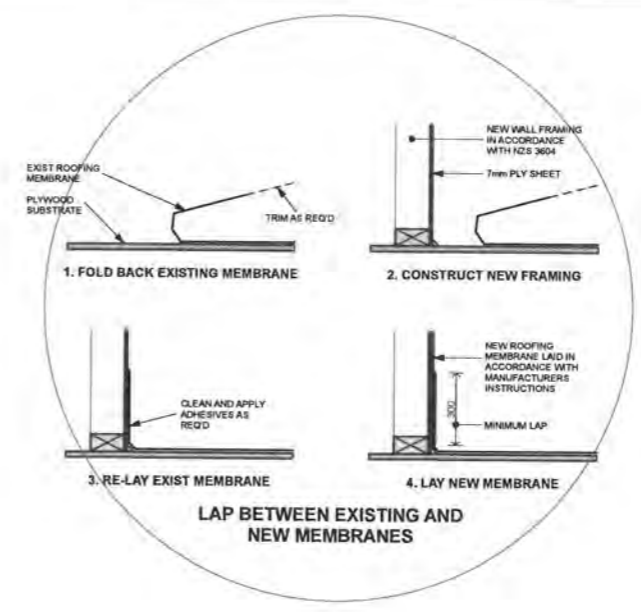
8. UPPER PARAPET CAPPING

PARAPET DETAILS

PARAPET ABUTMENT

REV. No	REV. DATE	DRAWING AMENDMENT	START DATE	REV. DATE	FINISH DATE	SCALES FOR A1 SIZE PAPER	SHEET No
			18-07-2011	30-08-2011	09-09-2011	1:5 1:10	13
						BUILDING CONSENT APPLICATION	CODE P20N
						DESIGNER TO BE CONTACTED IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED	REF 6604K

RECEIVED  
00016 SEP 2011



**APRON FLASHING ABUTMENT DETAILS**  
(TO BE READ IN CONJUNCTION WITH EXTERIOR CLADDING DETAILS)

**VERGE TO WALL JUNCTION AT EXTERNAL CORNER**  
(TO BE READ IN CONJUNCTION WITH EXTERIOR CLADDING DETAILS - EXTERIOR CLADDING NOT SHOWN FOR CLARITY)

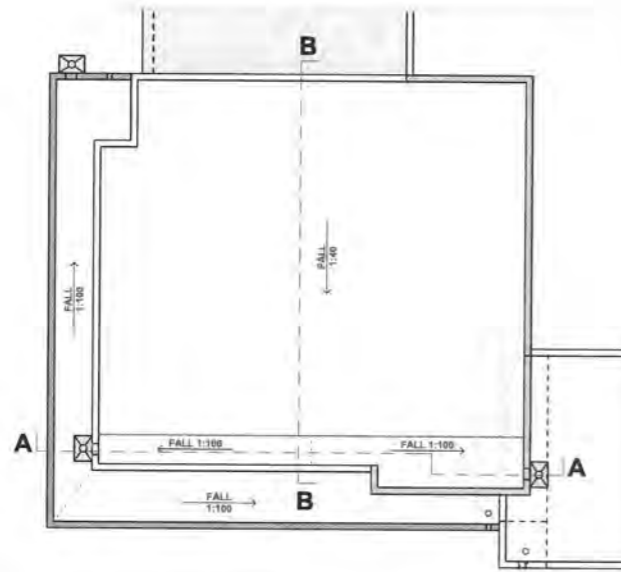
**JUNCTION DETAILS**

**Design Network**  
ARCHITECTURE LTD

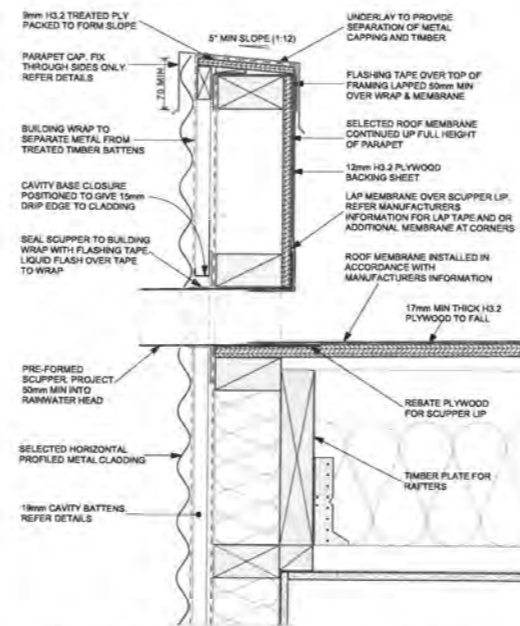
P.O BOX 30614, LOWER HUTT 5040, E-MAIL: office@designnetwork.co.nz  
PH: LOWER HUTT:(04) 5696-109, KAPITI:(04)9025-505

PROPOSED ALTERATIONS & ADDITIONS  
155 FIELD WAY  
WAIKANAI BEACH

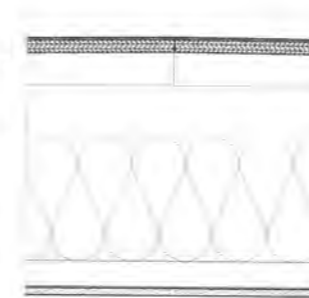
REV. No	REV. DATE	DRAWING AMENDMENT	START DATE	18-07-2011	BUILDING CONSENT APPLICATION	SHEET No.	
			REV. DATE	30-08-2011		SCALES FOR A1 SIZE PAPER 1:5	<b>14</b>
			FINISH DATE	09-09-2011			CODE P20N
				COPYRIGHT RETAINED BY DESIGN NETWORK ARCHITECTURE LTD DESIGNER TO BE CONTACTED IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED		REF 6604K	



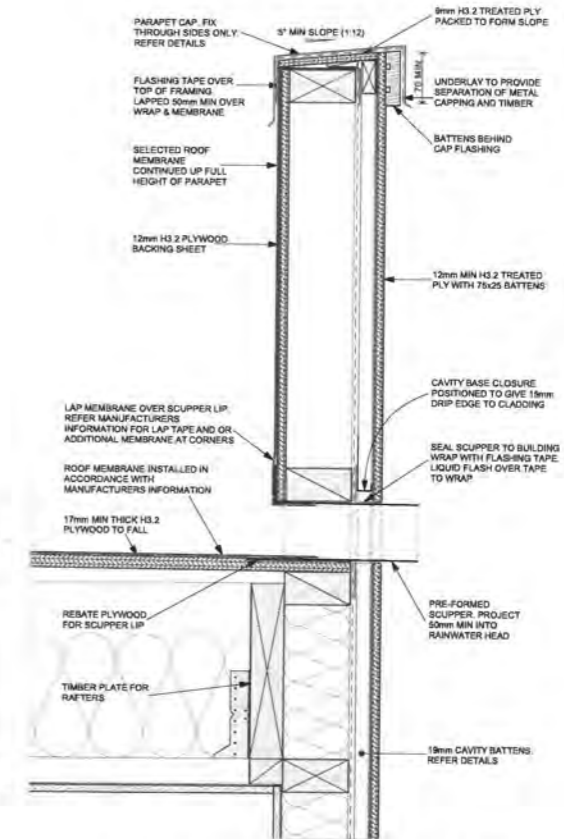
**ROOF/GUTTER SECTIONS KEY PLAN**



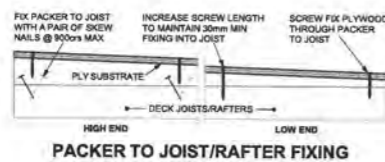
**OUTLET THROUGH WALL AT MEMBRANE ROOF**  
(RAINWATER HEAD NOT SHOWN FOR CLARITY)



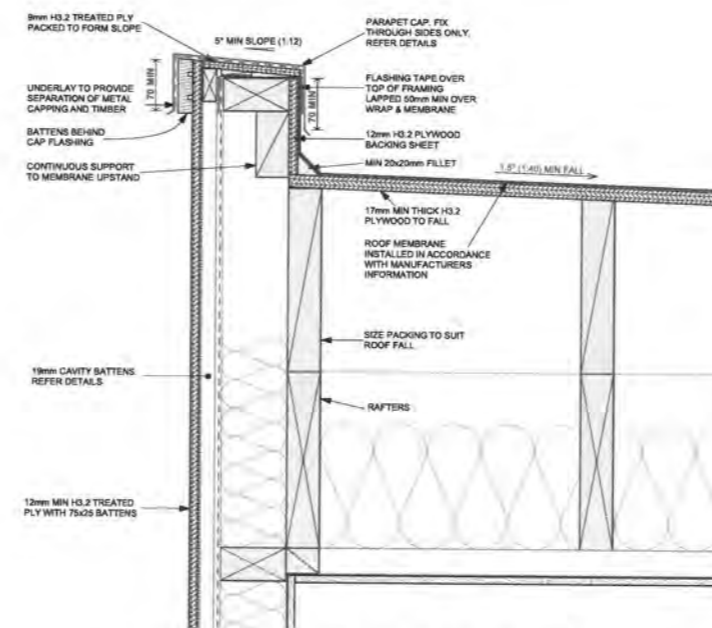
**A - A**



**OUTLET THROUGH WALL AT MEMBRANE ROOF**  
(RAINWATER HEAD NOT SHOWN FOR CLARITY)

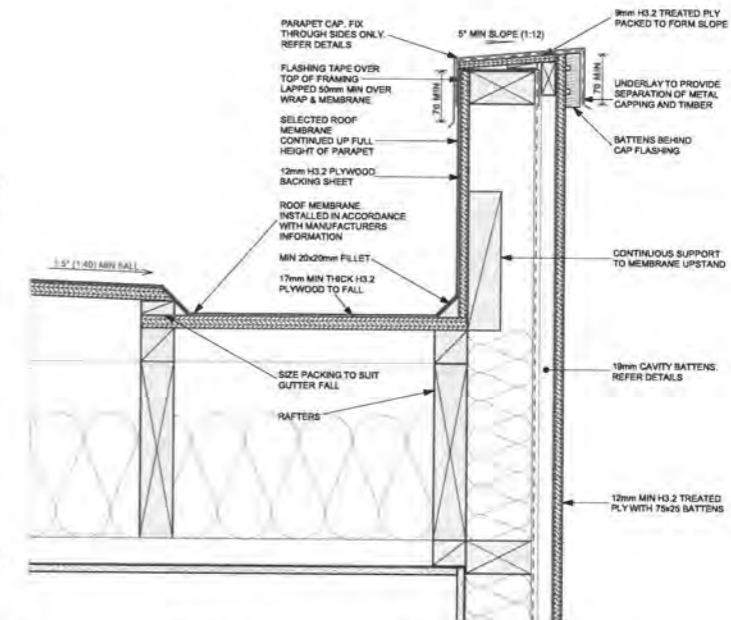


**PACKER TO JOIST/RAFTER FIXING**



**SECTION THROUGH ROOF GUTTER AND PARAPET**

**B - B**



**SECTION THROUGH ROOF GUTTER AND PARAPET**

**TYPICAL ROOF/GUTTER SECTIONS**

SIMILAR PRINCIPLES APPLY TO LOWER LEVEL GUTTER

**Design Network**  
ARCHITECTURE LTD

P.O BOX 30614, LOWER HUTT 5040, E-MAIL: office@designnetwork.co.nz  
PH: LOWER HUTT:(04) 5896-109, KAPITI(04)9025-505

PROPOSED ALTERATIONS & ADDITIONS  
155 FIELD WAY  
WAIKANAI BEACH

REV. No	REV. DATE	DRAWING AMENDMENT
A	26-10-11	NEW SHEET ISSUED

START DATE	18-07-2011
REV. DATE	30-08-2011
FINISH DATE	09-09-2011

**BUILDING CONSENT APPLICATION**

SHEET No. **15A**  
CODE P20N

COPYRIGHT RETAINED BY DESIGN NETWORK ARCHITECTURE LTD.  
DESIGNER TO BE CONTACTED IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED

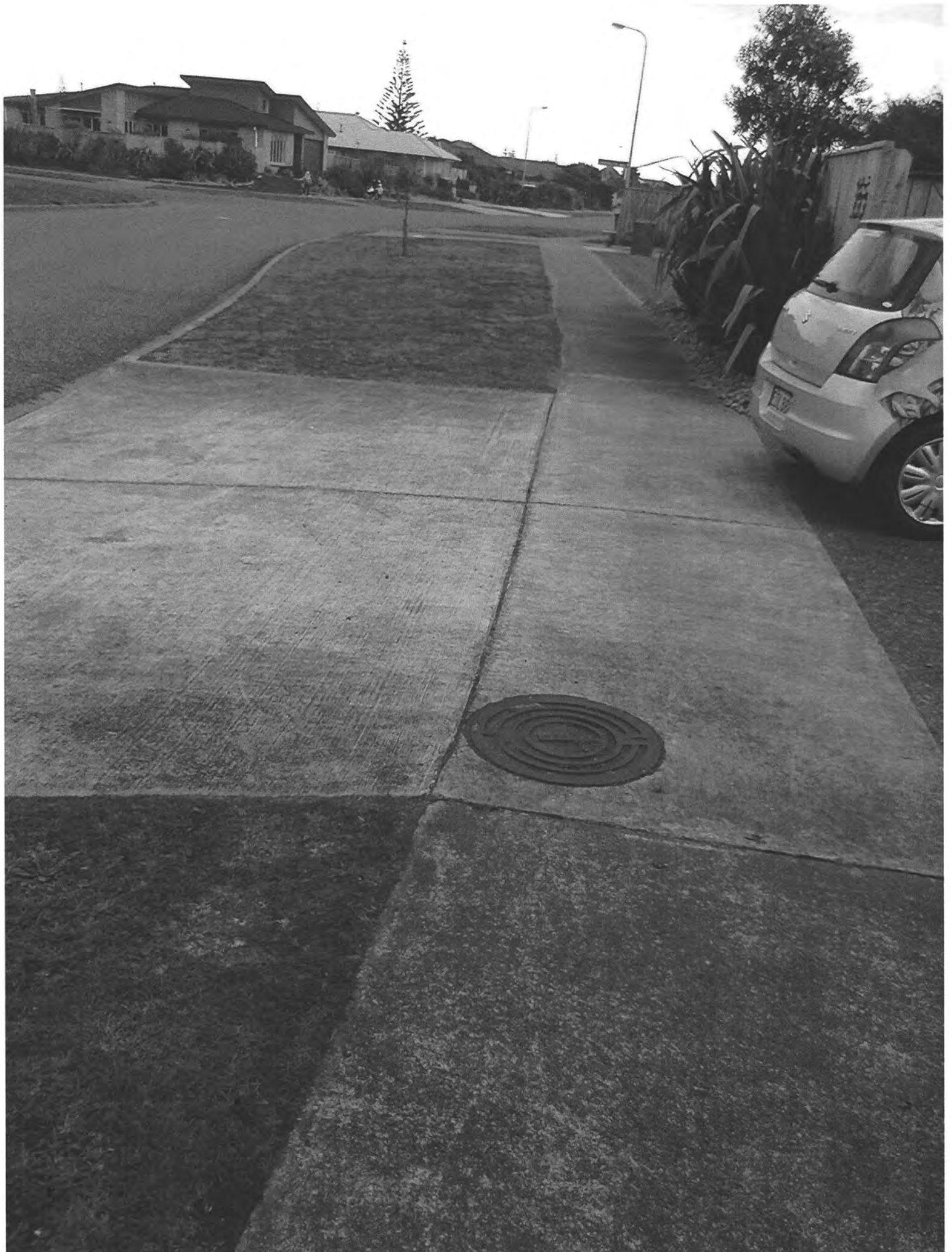
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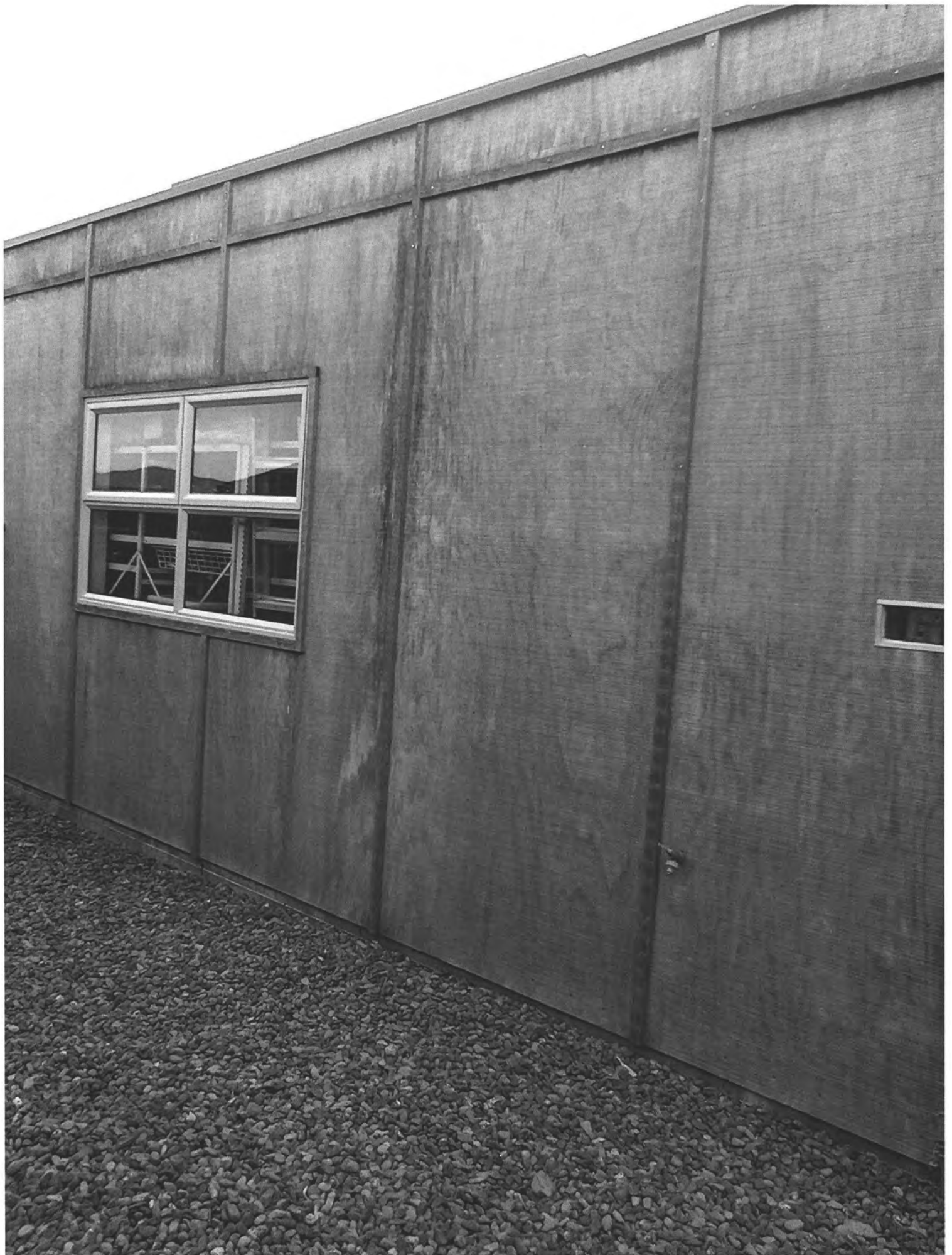


BL 110554 155 Field Way









**PRODUCER STATEMENT - PS1 - DESIGN**

(Guidance notes on the use of this form are printed on the reverse side\*)

**ISSUED:** ISP Consulting Engineers Ltd

**TO:** **Werner Naef**  
(Owner / Developer)

**TO BE SUPPLIED TO:** Kapiti Coast District Council  
(Building Consent Authority)

**IN RESPECT OF:** **Alterations and Additions**  
(Description of Building Work)

**AT:** **155 Field Way, Waikanae Beach**  
(Address)  
**LOT 8 DP 91324**



We have been engaged by the owner/developer referred to above to provide **structural design services and construction monitoring of specifically design elements** in respect of the requirements of Clause B1 (B2 of specifically designed elements) of the building code for

All

**Part only as specified of building work (Outside the scope of NZS3604:2011):**

- Specific Beam Design
- Specific Structural Bracing Design

The design carried out by us has been prepared in accordance with Compliance Documents issued by Department of Building & Housing B1, VM1 & VM4.

The proposed Building work covered by this producer statement is described on the calculations named **155 Field Way, Waikanae Beach** numbered **J24340 pages 1 to 22** and drawings labelled **S1**.

**On behalf of the Design Firm**, and subject to:

- (i) **Site verification of the following design assumptions: Bearing capacity of excavated foundations to be confirmed on site by engineer.**
- (ii) All proprietary products meeting their performance specifications requirements;

**I Believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided will comply with the relevant provisions of the building code.

I, John O'Hagan am CPEng #179947

I am a member of: IPENZ and hold the following qualifications: BE(Hons), NZCE(Civil), MIPENZ, CPEng

The design firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$ 200,000\*.

The Design Firm is a member of ACENZ

SIGNED BY John O'Hagan ON BEHALF OF ISP Consulting Engineers Ltd

Date 5 September 2011

(Signature)

SP/JFGB/J24340

9 September 2011

Kapiti Coast District Council  
Private Bag 60601  
PARAPARAUMU

To Whom It May Concern:

**155 Field Way, Waikanae Beach  
Additions and Alterations**

We confirm we have been engaged to carry out the following construction monitoring inspections:

1. Confirmation of structural steel elements prior to closing in.

If, following those inspections, we are satisfied that the construction works meet the requirements of Section B1 Structure of the NZ Building Code then we shall issue a PS4 and relevant site inspection notes and/or details of variations.

We trust this meets your requirements. Feel free to contact us with any queries or comments.

Yours sincerely,

**ISP Consulting Engineers Ltd.**



**John Butler  
Structural Designer**



**ISP CONSULTING  
ENGINEERS LTD**

Civil & Structural  
Seismic Risk Analysis  
Building Compliance

**Lower Hutt Office**  
Tel: 04 566 8004  
Fax: 04 566 8037  
Level 1, ISP Centre  
14 Laings Road  
P.O. Box 30 535  
Lower Hutt 5010

**Paraparaumu Office**  
Tel: 04 902 5750  
Level 1 Office 24  
Kayel Building  
Margaret Road  
Raumati Beach  
P.O. Box 537  
Paraparaumu 5254

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

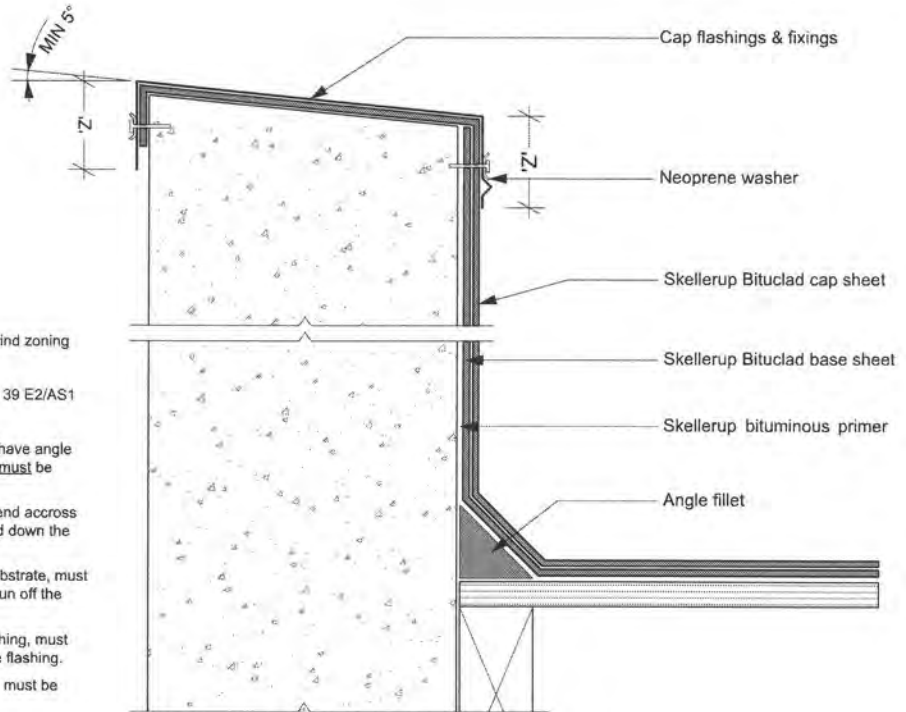


## Skellerup Bituclad Typical Architectural Details



### Parapet Wall Transition

BI02



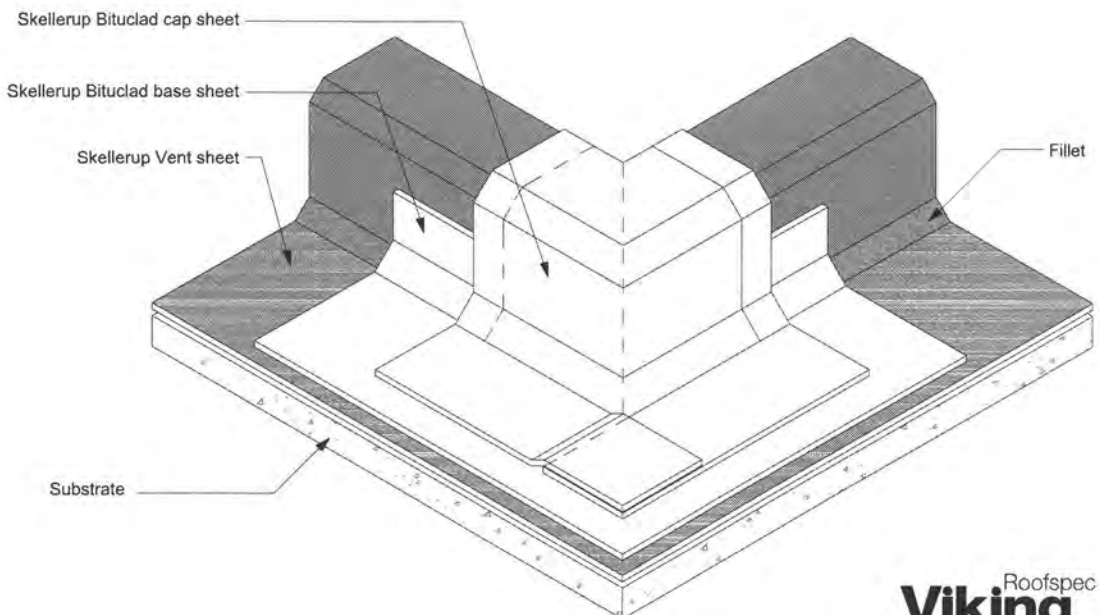
'Z' = variable according to wind zoning

Please refer to table 7 page 39 E2/AS1

- All internal corners **must** have angle fillet, all external corners **must** be bevelled.
- The membrane must extend across the top of the parapet and down the outside of the parapet.
- The top of the parapet substrate, must be angled to allow water to run off the top of the parapet.
- All fixings for the cap flashing, must be through the side of the flashing.
- Sealants used for fixings, must be compatible.

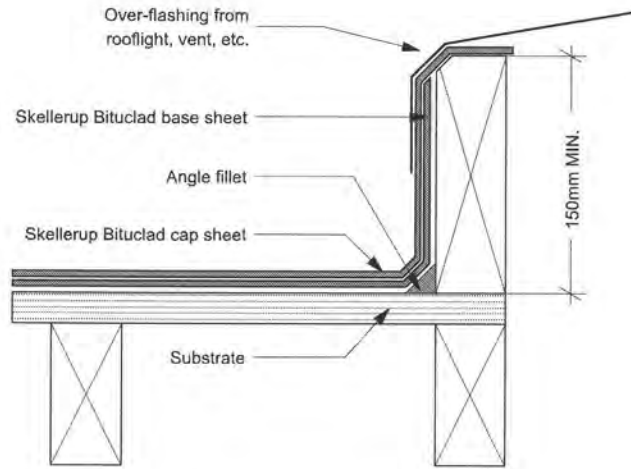
### Outside Corner Detail

BI03



Skylight Detail

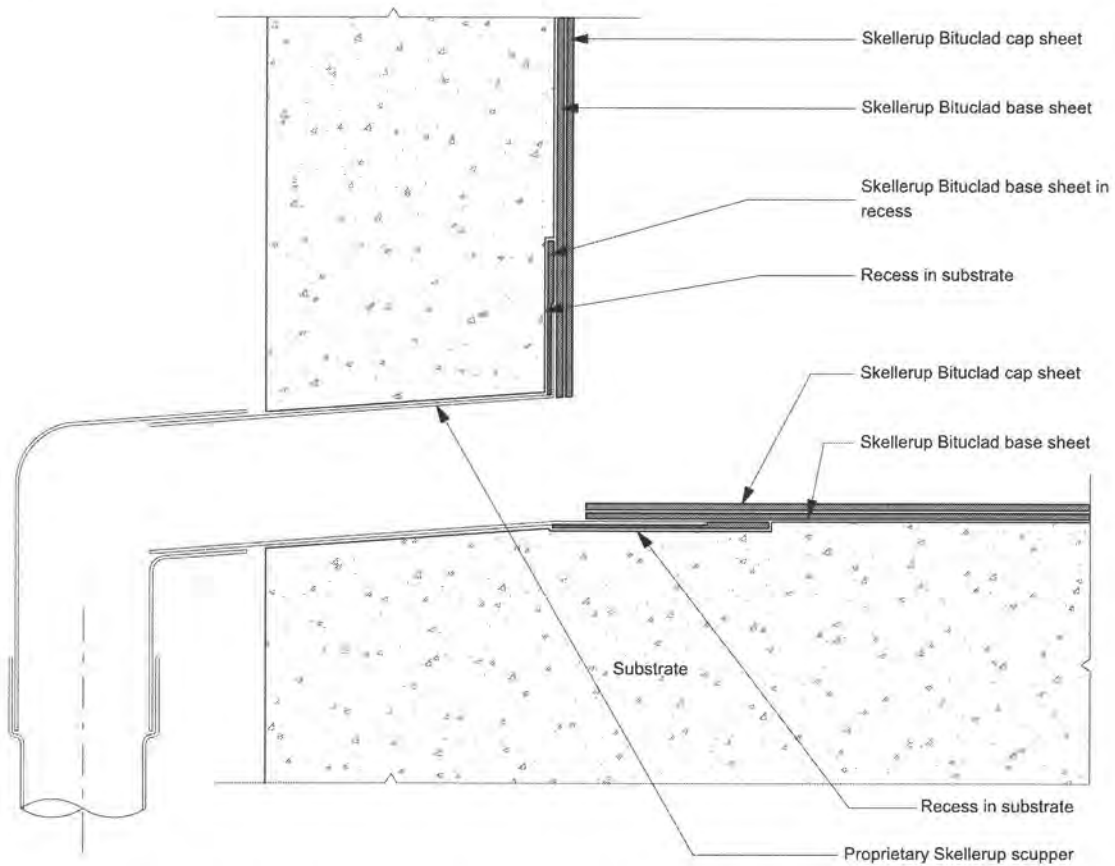
BI04



For maximum penetration size of 1200mm x 1200mm

Scupper Outlet

BI05

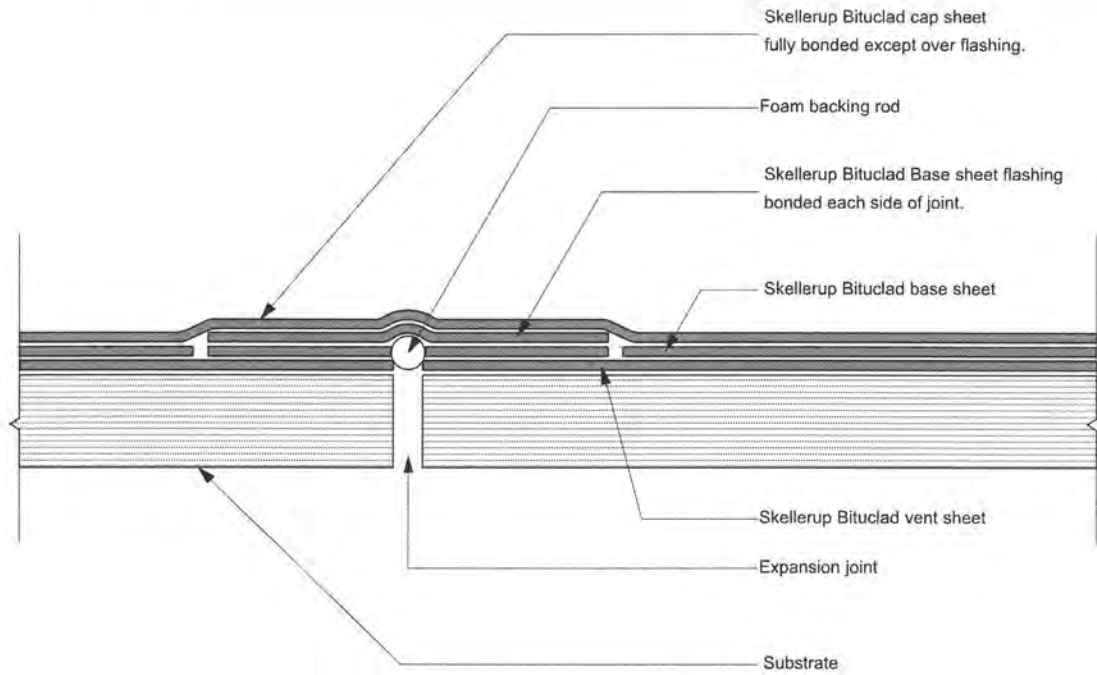


Downpipe

- \* Gutters must be sized to E2/AS1 paragraph 8.5.10 please refer to page 90 fig 64b & 64c e2/as 1
- \* All external corners must be bevelled and all internal corners must have an angle fillet.
- \* All corners must have double thickness.

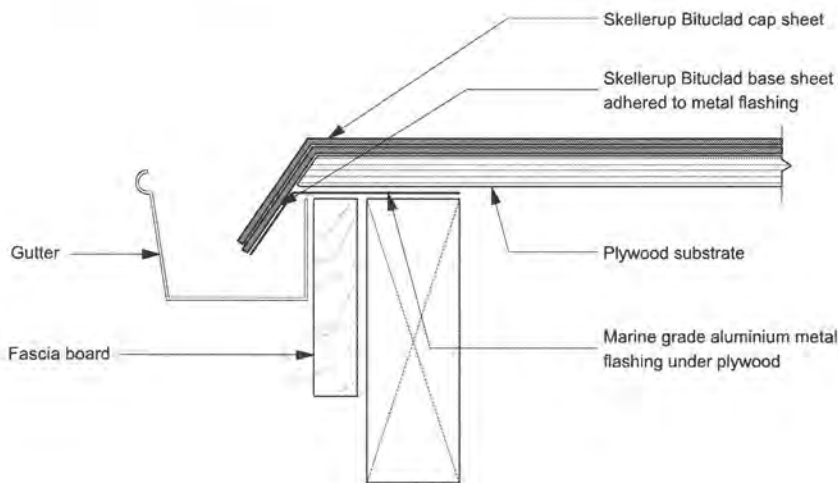
Expansion Joint

BI06



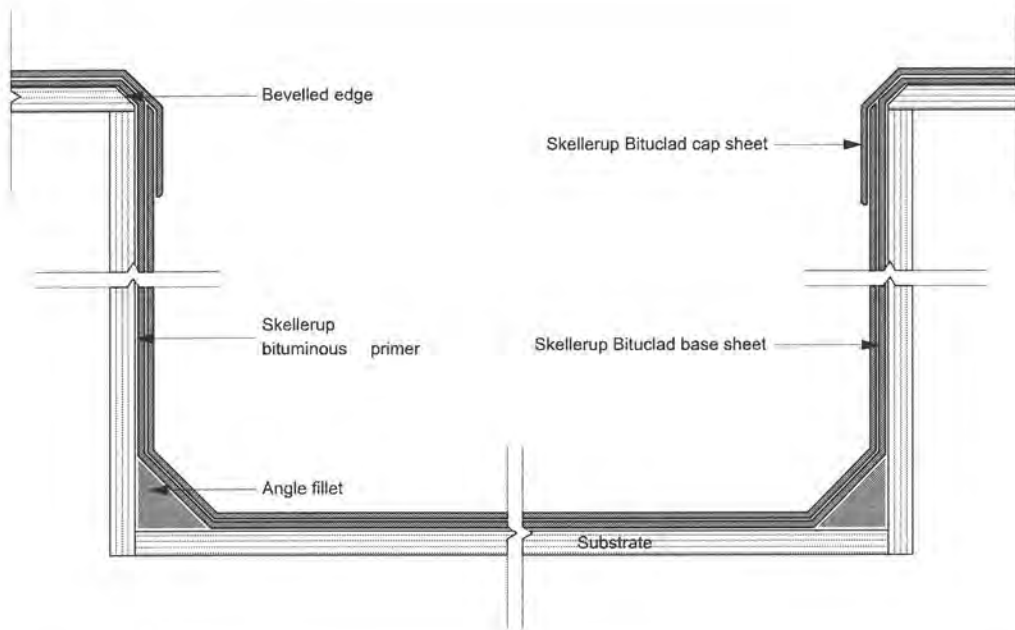
Eaves Gutter Flashing

BI07



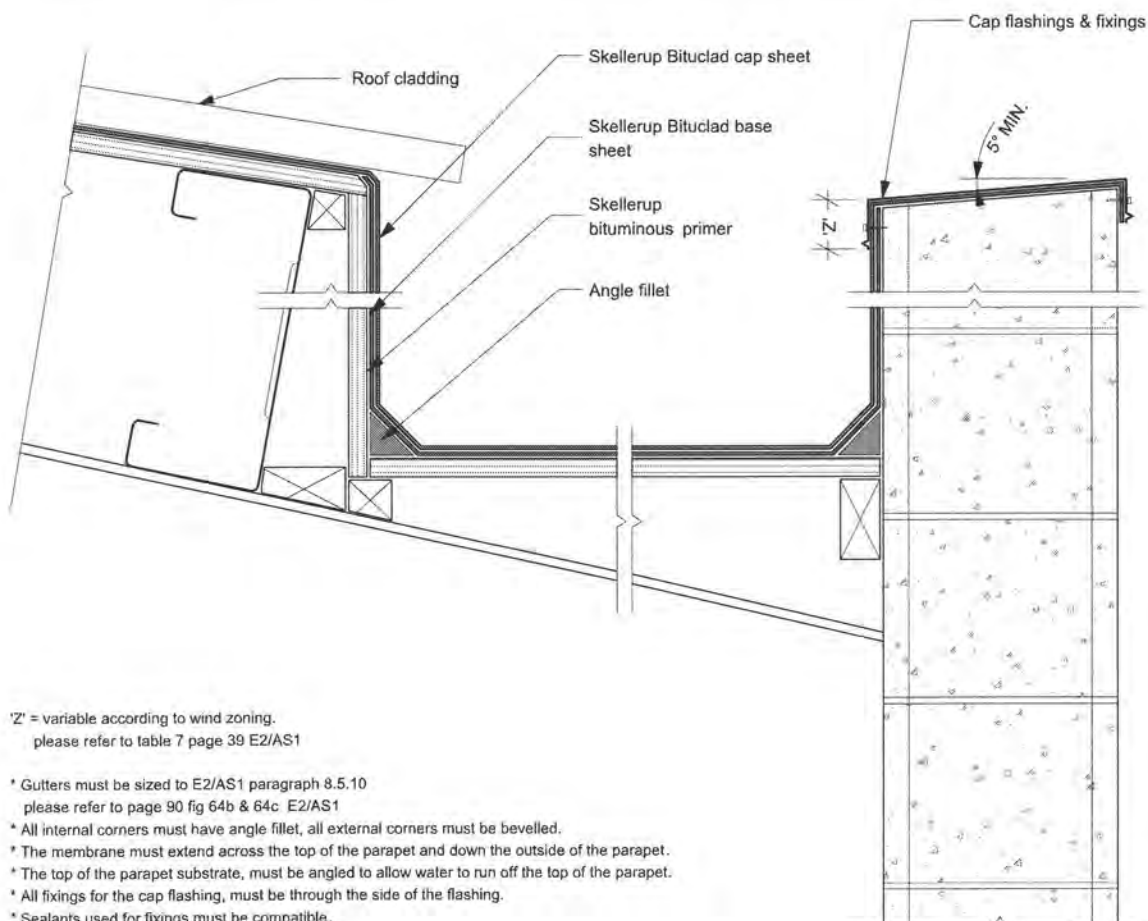
## Internal Gutter

B108



## Internal Gutter - Metal Roof

B109



'Z' = variable according to wind zoning.  
please refer to table 7 page 39 E2/AS1

\* Gutters must be sized to E2/AS1 paragraph 8.5.10  
please refer to page 90 fig 64b & 64c E2/AS1

\* All internal corners must have angle fillet, all external corners must be bevelled.

\* The membrane must extend across the top of the parapet and down the outside of the parapet.

\* The top of the parapet substrate, must be angled to allow water to run off the top of the parapet.

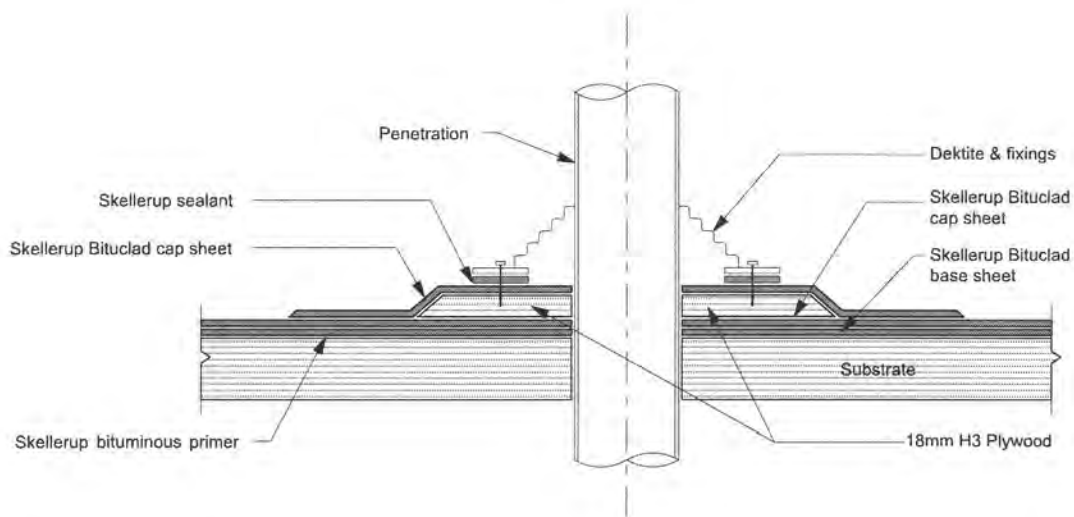
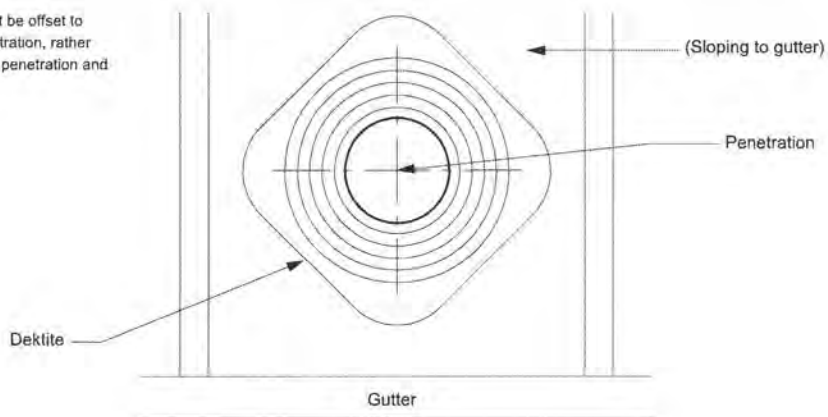
\* All fixings for the cap flashing, must be through the side of the flashing.

\* Sealants used for fixings must be compatible.

Pipe Penetration

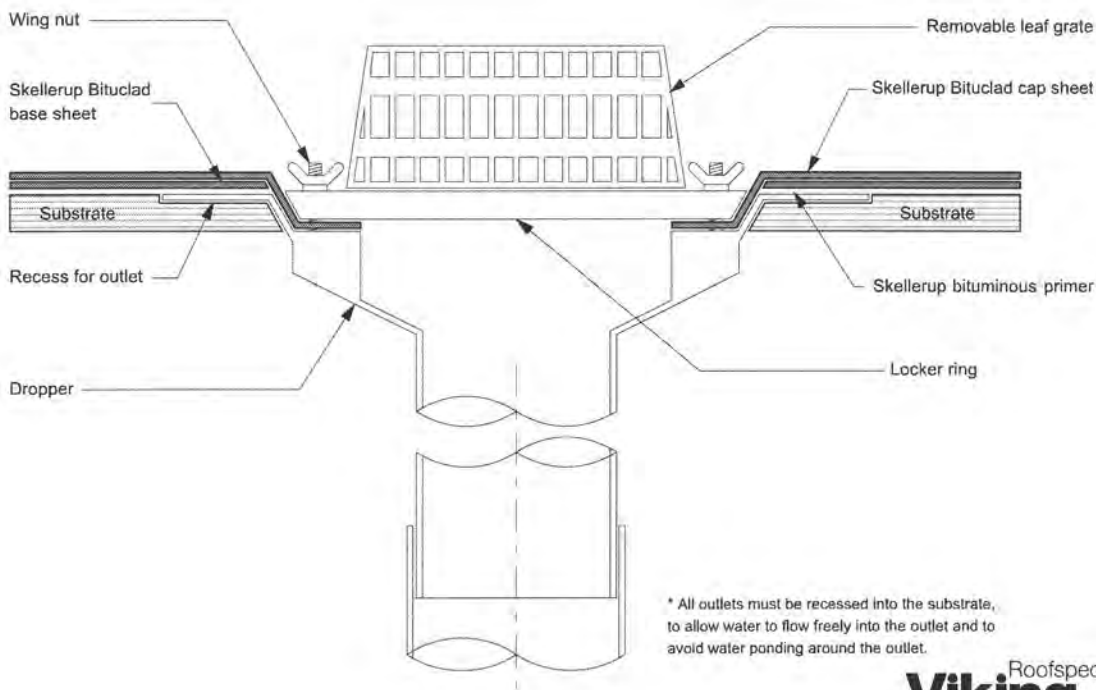
B110

\* Deklite and plywood base must be offset to allow water to run around penetration, rather than water sitting in behind the penetration and against the lap.



Dropper Outlet

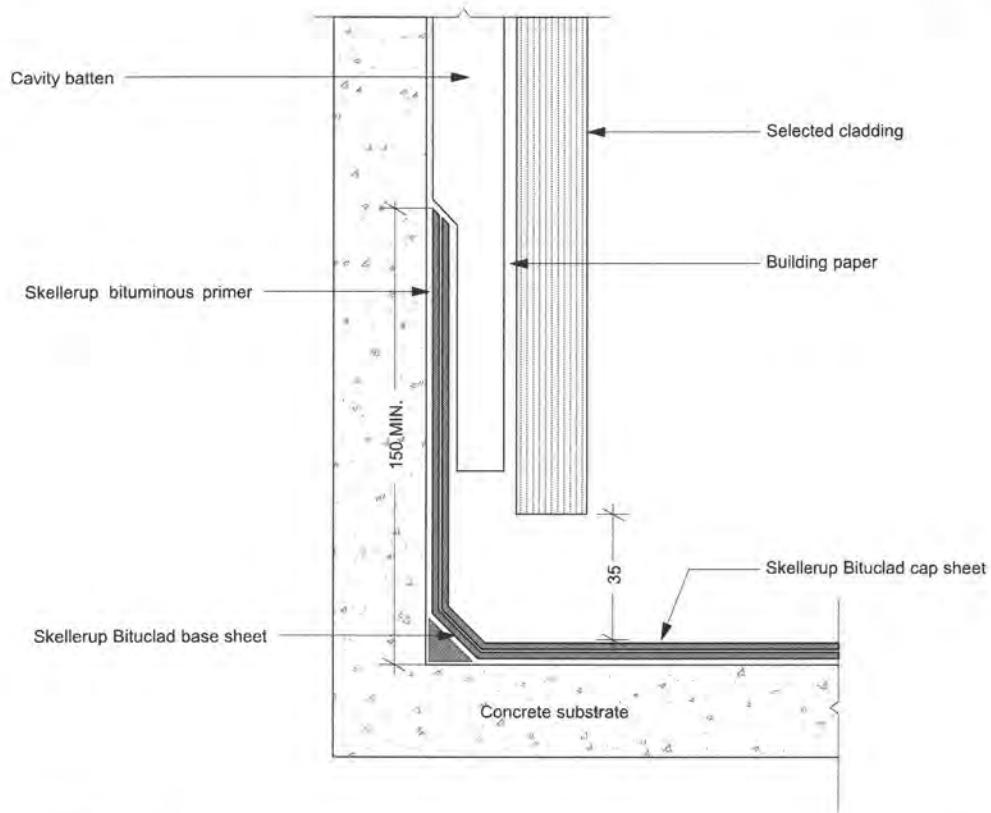
B111



\* All outlets must be recessed into the substrate, to allow water to flow freely into the outlet and to avoid water ponding around the outlet.

Cavity Wall

B12



Exposed Wall Transition

B13

