

Sharalyn Fraser *Agency*

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CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

THE OWNER

Lee Cameron Daniel & Lee Jennifer Rosemary 65 Kohe Kohe Rd Waikanae 1035	No. 100899 Issue date 7/03/12 Application date 29/11/10
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THE BUILDING

Street Address	65 Kohekohe Road, Waikanae
Valuation No.	1494149900
Legal Description	LOTS 5 DP 19887
Intended Use	Residential Dwelling
Intended Life	Indefinite, but not less than 50 years
Current Use	Private single residence (Residential)
Proposal	Interior alterations with some new of re-used exterior doors and windows and building additions include a double garage/laundry, garden store, bedroom additions and an ensuite.
Estimated Value	\$160,000

Code Compliance

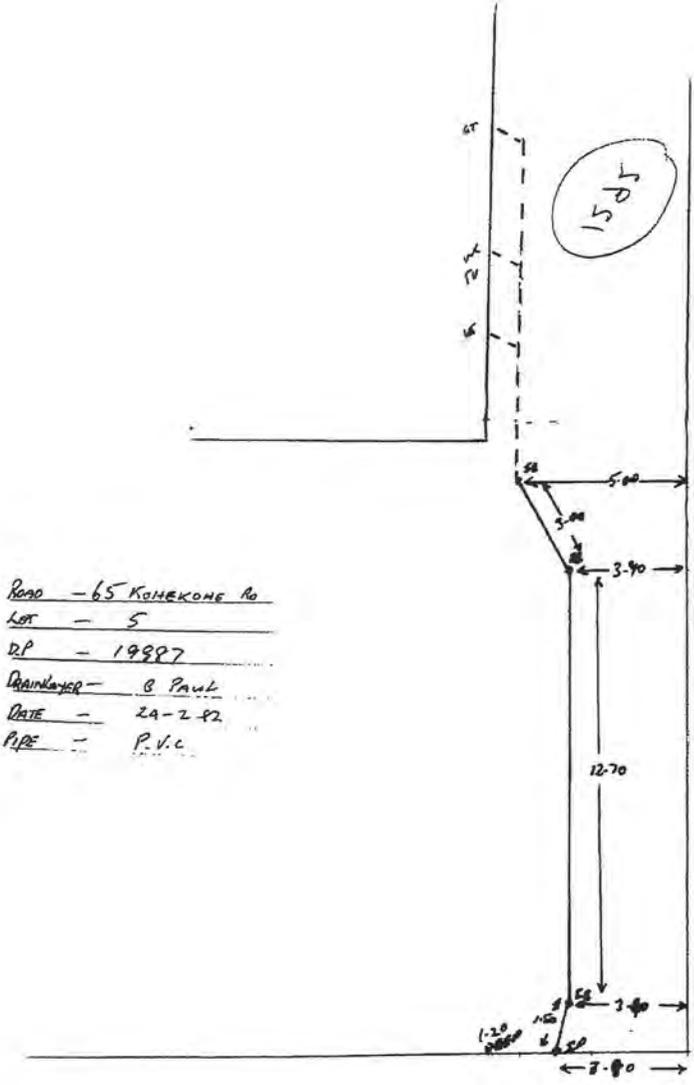
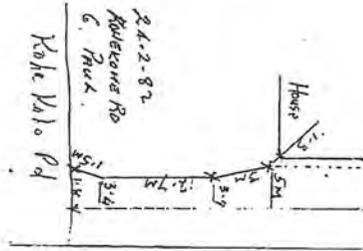
The building consent authority named below is satisfied, on reasonable grounds, that –

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

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

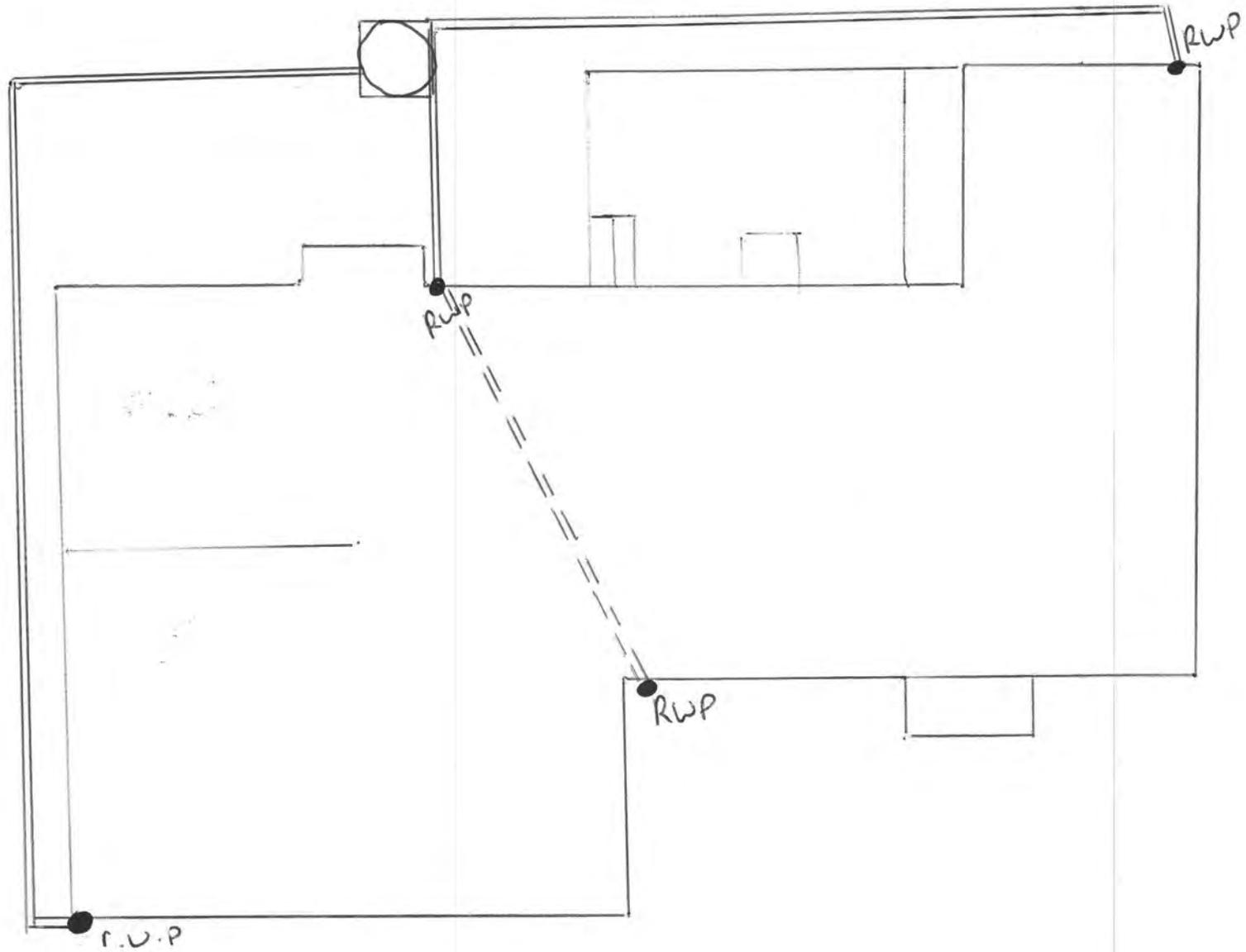
Signature: 

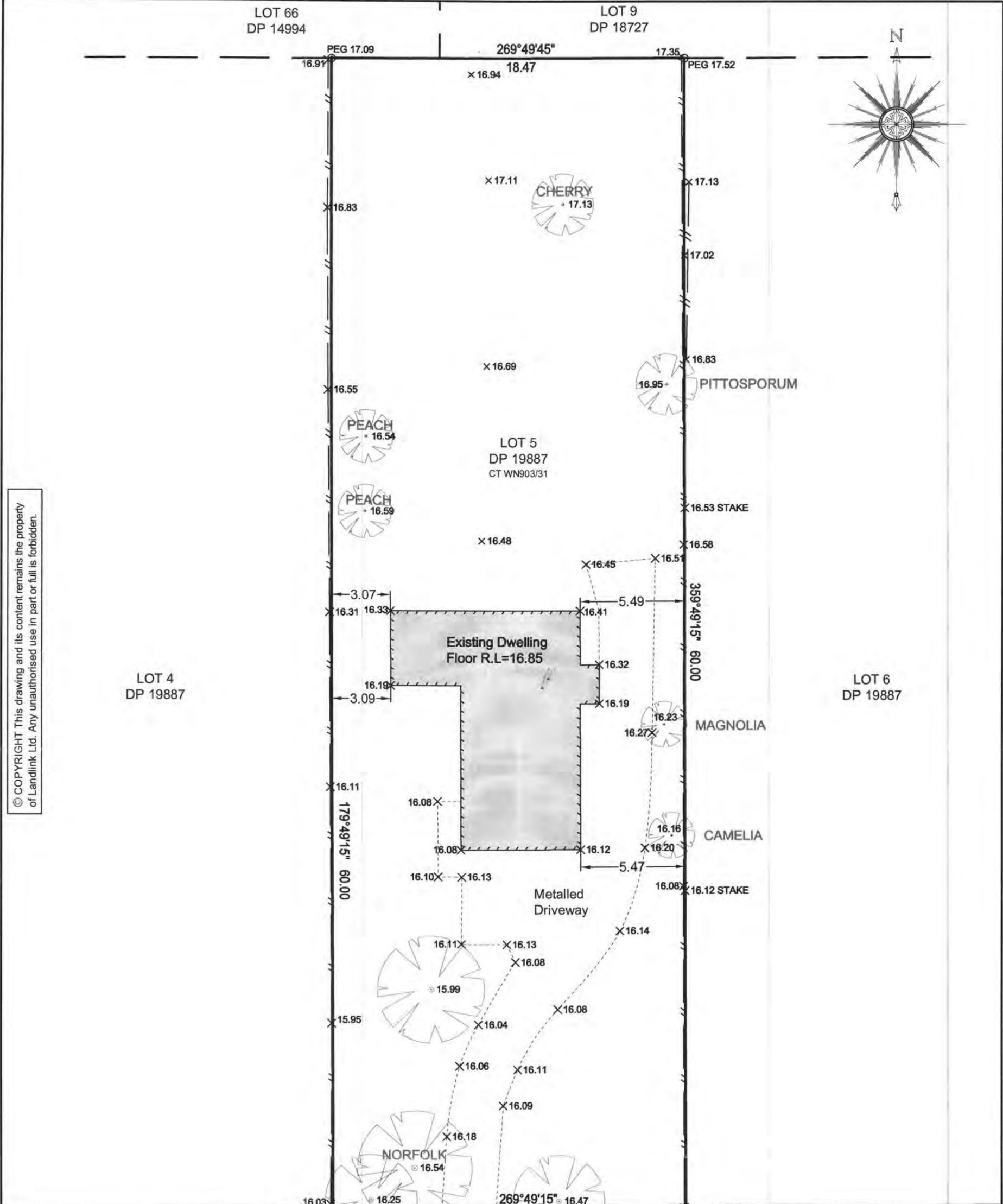
Date: 7/3/12



ROAD - 65 KORUKONE No
 LOT - 5
 D.P - 19887
 DRAINLAYER - C PAUL
 DATE - 24-2-82
 PIPE - P.V.C

4 m³ sump/soakpit





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- NOTES:**
- Surface features from site survey
 - Trees shown approximately to scale
 - Levels in terms of Mean Sea Level (Wellington Datum 1953)
 - Origin of Levels is WBM 090 (R.L.=18.28)

KEY:

— — — — —	Fenceline
- - - - -	Edge of drive
|||||	Building Wall

TOPOGRAPHICAL SURVEY OF LOT 5 DP 19887
for Cameron Lee, 65 Kohekohe Road, Waikanae



Mahara House - 3 Ngaio Road - P.O.Box 370 - Waikanae 5250
www.landlink.co.nz ~ contactus@landlink.co.nz ~ P 04 902-6161 ~ F 04 902-6162

REVISION	A - Original Issue	
SURVEYED	DP	DATE 4 November 2010
DESIGNED		Scale (A3) 1:200 Original Plan A3
DRAWN	DP	
CHECKED	PT	DRAWING NO. 1475.13-1
APPROVED	<i>[Signature]</i>	ISSUE A

Producer Statement

Stormwater Drains

Construction Review

Issued by Craig Nicholson Registration Number 16277

To Kapiti Coast District Council

In respect to the following

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

Installed at 65 Koke Koke Road, Waikanae

Building Consent No. 100999

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 C.S. Nicholson Signed [Signature] Date 19/2/2012

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

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date 6/3/12

Name [Signature]

Signature [Signature]

Producer Statement

Piped Services & Sanitary Plumbing Stacks

Construction Review

Issued by C. Hyde Registration Number 13743

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 65 Kokohe Road, Waikanae

Building Consent No. 100899

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 C. Hyde Signed [Signature] Date 22/9/11

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date 6/12/12

Name [Signature]

Signature [Signature]

SCOPE OF INSPECTION SHEET

Date 8/12/10 SR or BCA 100899 Inspection No. 1

Time 2.15. Documents on site YES / NO

Owner Name LEE. Project Description AMS FACTS

Site Address 65 KOHE KOHE RD.

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 for basement 1 ~~check only~~ Diagram (if necessary)

SITE ALTHOUGH PILING NOT YET
ALREADY BASED ON WITHIN BOUNDARY.
SOUND CRAND BEARING.
2 x PILE HOLES IN CENTRE OF ROOM
600mm x 450mm HS 125 x 125 ON SITE
AN STEEL IN PLACE HD12 2 TO BOTTOM
& ON TO TOP OF FOOTING WITH STIRRUPS
AT 600mm CENTRES
FOOTING WITH 700mm x 250mm
OK TO CONTINUE

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 check stage subs & foundations on 2nd 7
(Guidance notes for inspection on the rear of this sheet)

Agreed, Simon Hunt Sign [Signature] Date 8/12/10
(Print Name)

Officer Name [Signature] Sign [Signature] Date 8/12/10

Additional Insp. Sheet No.

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

SCOPE OF INSPECTION

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

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A 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 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

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

Date 8/12/10 SR or BCA..... Inspection No.....

Time 2.15. Documents on site YES / NO YES / NO

Owner Name LEE. Project Description MMS FACTS

Site Address 65 KOKI KOKI RD.

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Sign: [Signature] Date: 8/12/10.

SCOPE OF INSPECTION SHEET

Date 6/3/12 SR or BCA 100899 Inspection No. 10

Time 9.00 Documents on site **YES/NO**

Owner Name Lee Project Description AMS + AFS

Site Address 65 KAHAKOHE M.

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 An Provisional INSPECTION Diagram (if necessary)
PASSES + CARVED OUT.

An extensive work completed
franks in place chimney
chimneys + saws. Check heights
ok ok subfloor ventilation
in place.

Intense fumes + intense saws
done as per consensus here.
Hot water temp 52°C. Smoke around in place.

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, Cameron Lee Sign [Signature] Date 6,3,12
(Print Name)

Officer Name Cameron Lee Sign [Signature] Date 6,3,12

Additional Insp. Sheet No.

Information entered into data base Initial Date 1/1/12

FINAL INSPECTION

Date 6/3/12 SR or BCA 100899 Inspection No. 10

Time 9.00 Documents on site YES / NO (YES)

Owner Name LEB Project Description AMC + AAVS

Site Address 65 Kaitiaki M

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"/> P	<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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FINAL - Exterior

Sub-floor ventilation	<input checked="" type="radio"/> P	<input type="radio"/> F	<input 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 type="radio"/> P	<input type="radio"/> F	<input checked="" 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 ⁷²	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Stair design	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Ventilation	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Solid fuel heater	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Handrails	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Insulation + clearance	<input type="radio"/> P	<input type="radio"/> F	<input checked="" 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 checked="" type="radio"/> NA	HWC flues	<input type="radio"/> P	<input type="radio"/> F	<input checked="" 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 type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Cistern flushing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Laundrying	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	HWC restraint	<input type="radio"/> P	<input type="radio"/> F	<input checked="" 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 checked="" 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 - Intertenancy/Commercial

Fire/Life systems sighted	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Guarantees/Warranties/Certificates/Expert Opinion	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Intertenancy STC	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
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All Inspections

Road Crossing Complete	<input 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: Officer Sign: [Signature] Date: 6/3/12

SCOPE OF INSPECTION SHEET

Date 14/2/11 SR or BCA 100 899 Inspection No. 9.

Time 9:30 Documents on site YES / NO

Owner Name _____ Project Description ADD 2 APTS

Site Address 65 KOTE KOTE RD

Building Plumbing Circle appropriate Type & Inspection Other WEG ACCESS

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

Engineer Supervision Yes No n/a - Name _____

Notes BAARDON x - Diagram (if necessary)

TAP & MESA

LION'S FLASH x 2

VILA BAND TO CROSS

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

Site instruction issued _____

OK TO CONTINUE
PROMED STATEMENTS TO COUNCIL

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 [Signature] (Print Name) _____ Sign _____ Date 1.1.11

Officer Name AHA Sign [Signature] Date 14/2/11

Additional Insp. Sheet No. _____

Information entered into data base Initial _____ Date 1.1.11

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 14/2/11 SR or BCA 100 899 Inspection No. 9.
 Time 9:30 Documents on site YES / NO YES
 Owner Name 65 KOHE KOHE RD Project Description ADD 2 RT'S
 Site Address 65 KOHE KOHE RD

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

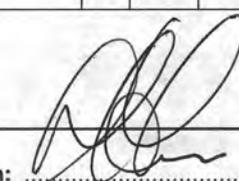
Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where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

PRELINE

Max moisture Content	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	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:  Date: 14/2/11

SCOPE OF INSPECTION SHEET

Date 28/1/2011 SR or BCA 100899 Inspection No. 81

Time 1:30 pm Documents on site YES / NO

Owner Name Project Description Alter + Adds

Site Address 65 Kohrekohre Road

Building Plumbing Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Notes All BRACK SHEETS in PLACE Diagram (if necessary)
AS PLANS
All FIXINGS in PLACE AS PER
MANUFACTURER SPECS
Ply bracing fixed correctly
in Storage shed area

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 Simon Hinds (Print Name) Sign [Signature] Date 28/1/11

Officer Name TONY King Sign [Signature] Date 28/1/11
 Additional Insp. Sheet No.

Information entered into data base Initial Date 1/1/11

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 28/1/2011 SR or BCA 100899 Inspection No. 8

Time 1.30 pm Documents on site YES / NO

Owner Name Project Description Alts & Adds.

Site Address 65 Kohere Road

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

Sighted previous inspection notes	<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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WEATHERTIGHTNESS

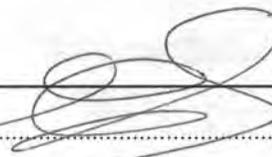
Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for braeing 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	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Wet area substrate system	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Sheet fixings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Tony Officer Sign:  Date: 28/1/11

SCOPE OF INSPECTION SHEET

Date 27-1-2011 SR or BCA 100899 Inspection No. 7

Time 2:30 Documents on site YES NO

Owner Name Project Description alts

Site Address 65 Kohokohe Rd

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 * joist hangers and bottom plate connections placed as requested at pre-wrap Diagram (if necessary)

- * m/c 13-16%
- * batts placed
- * air seals
- * 75x35 ceiling battens at 450 centres
- * brace connections placed to addition area only.

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, Simon HINDS (Print Name) Sign [Signature] Date 27/1/2011

Officer Name Anderson Sign [Signature] Date 27/1/2011

Additional Insp. Sheet No.

Information entered into data base Initial Date 1/1

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 27-1-2011 SR or BCA 100899 Inspection No. 7

Time 2:30 Documents on site **YES** / NO

Owner Name Project Description alts

Site Address 65 Kohokohe Rd

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

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

PRELINE

Max moisture Content <u>13-16</u>	<input checked="" type="radio"/> P	F	NA	Insulation R Value <u>R3.2</u>	<input checked="" type="radio"/> P	F	NA	Bracing connections	<input checked="" type="radio"/> P	F	NA
Ventilation to rooms	<input checked="" type="radio"/> P	F	NA	Top plate connection	P	F	NA	Air seals	<input checked="" type="radio"/> P	F	NA
Timber treatment	<input checked="" type="radio"/> P	F	NA	Ceiling batten spacing	<input checked="" type="radio"/> P	F	NA	Bottom plate fixings	<input checked="" type="radio"/> P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	<input checked="" type="radio"/> 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	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: 27, 1, 2011

SCOPE OF INSPECTION SHEET

Date 17/1/11 SR or BCA 100899 Inspection No. 6

Time 3:30 Documents on site YES / NO

Owner Name LEE Project Description ADD + ACTS

Site Address 65 KOKEKOKEST

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 FEED ROOM HOT + COLD
WITH 15mm FOR ALL FIXTURES.
GAS INFINITY + SHUT OFF ON OUTSIDE.
AIR WATCH UNDER TEST + HOUSING
1500KVA CLIPPES + SECURE IN
SUB FLOOR.
ELECTRICAL MANAGE ROOM CONNECTS
TO EXISTING WITH 50mm + 65mm
FOR WASTES. ALSO UNDER TEST + HOUSING.
TERMINAL UNIT 50mm IN VAN
NOT YET COMPLETED.

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 Plumber - Coastwide Plumbing No One on site

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

Agreed, Craig Nicholson (Print Name) Sign [Signature] Date 17/1/11

Officer Name [Signature] Sign [Signature] Date 17/1/11

Additional Insp. Sheet No.

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

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 17/1/14 SR or BCA 150899 Inspection No. 6

Time 30 Documents on site YES / NO

Owner Name LEE Project Description ADDS + ACTS

Site Address 65 KOPAKOHE ST.

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	<u>NA</u>	Conforms with approved drawings	Y	N	<u>NA</u>	Confirm Additional information/amended plan	Y	N	<u>NA</u>
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WEATHERTIGHTNESS

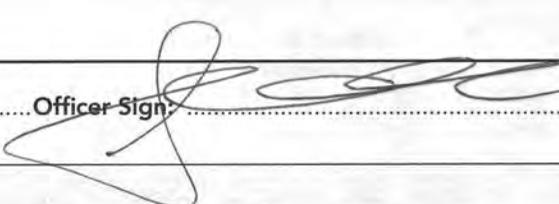
Cladding selection complies with BC?	P	F	<u>NA</u>	Roof material complies with BC?	P	F	<u>NA</u>	Sheets fixed to manufacturers	P	F	<u>NA</u>
Roof fixing complies	P	F	<u>NA</u>	Fixings appropriate for durability?	P	F	<u>NA</u>	Sheet layout	P	F	<u>NA</u>
Ridge/hip flashings in place	P	F	<u>NA</u>	Roof/wall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

PRELINE

Max moisture Content	P	F	<u>NA</u>	Insulation R Value	P	F	<u>NA</u>	Bracing connections	P	F	<u>NA</u>
Ventilation to rooms	P	F	<u>NA</u>	Top plate connection	P	F	<u>NA</u>	Air seals	P	F	<u>NA</u>
Timber treatment	P	F	<u>NA</u>	Ceiling batten spacing	P	F	<u>NA</u>	Bottom plate fixings	P	F	<u>NA</u>
Lintel/beam size & fixing	P	F	<u>NA</u>	Stud spacing	P	F	<u>NA</u>		P	F	<u>NA</u>
Plumber Name				TPR line	P	F	<u>NA</u>	Waste pipe size & test	<u>P</u>	F	<u>NA</u>
Soil pipe size and test	<u>P</u>	F	<u>NA</u>	Inbuilt S/W pipes tested	P	F	<u>NA</u>	Floor wastes	P	F	<u>NA</u>
Pipes fixed/supported	<u>P</u>	F	<u>NA</u>	Vents terminated	<u>P</u>	<u>F</u>	<u>NA</u>	Shut off valves	<u>P</u>	F	<u>NA</u>
System: AS3500, G15, Other	<u>P</u>	F	<u>NA</u>	Pressure Test <u>1500 kPa</u>	<u>P</u>	F	<u>NA</u>	Fire wraps and collars	P	F	<u>NA</u>

POSTLINE

Sheet bracing	P	F	<u>NA</u>	Wet area substrate system	P	F	<u>NA</u>	Sheet fixings	P	F	<u>NA</u>
Penetrations sleeved	P	F	<u>NA</u>		P	F	<u>NA</u>	Fire/Acoustic separation	P	F	<u>NA</u>

Officer Name: Officer Sign:  Date: 17/1/14

SCOPE OF INSPECTION SHEET

Date 21/12/10 SR or BCA 100899 Inspection No. 5
 Time 1:40 Documents on site YES / NO
 Owner Name LEE Project Description AMS + ACTS
 Site Address 65 KOTEKOTE ST.

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 CLASSIFY DIRECT FIXED
WATERGATE BUILDING WRAP IN PLACE
PROTECT FLASHING WRAP TO OPENINGS
INTERNAL CORNER FLASHING INSTALLED
USED DPC-PLASTIC
ALL EXTERNAL CORNERS TO BE BOXED
ROOF METAL INSTALLED + HEAVY WEIGHT
LABOR BEING INSTALLED ON INSPECTION

Photo's Taken - Nos. saved / scanned? Y / N
 Site instruction issued STILL TO CHECK AN INTERNAL FRAMING
TRUSS JOIST HANGERS + BOTTOM PLATE FRAMING
HGAN FLASHING TO FOLLOW

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 LINE
 (Guidance notes for inspection on the rear of this sheet)
 Agreed, Gina Hino Sign [Signature] Date 21/12/10
 (Print Name)
 Officer Name [Signature] Sign [Signature] Date 21/12/10
 Additional Insp. Sheet No.

PRE WRAP / PRE CLAD

Date 21/12/10 SR or BCA 100899 Inspection No. 5

Time 1.40 Documents on site YES / NO

Owner Name CCC Project Description AMS 1475

Site Address 65 Kaitiaki St.

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		Y	N	NA

PRE WRAP

	P	F	NA		P	F	NA		P	F	NA
Cladding type identified				Exterior sheet bracing & angle brace fixing				Bracing requirements			
Framing moisture meets cladding requirements				Bottom plate connections				Purlin fixing			
Stud spacing appropriate for cladding				Building wrap type				Decking substrate			

PRE CLAD

Building wrap type				Building wrap	<u>P</u>	F	NA	Head flashings	P	F	<u>NA</u>
Flexible sealing tape type				Flexible sealing tape	<u>P</u>	F	NA	Sill flashings	P	F	<u>NA</u>
Deck membrane type				Deck membrane fixed in accordance with Spec	P	F	<u>NA</u>	Back flashings	P	F	<u>NA</u>
Saddle flashings	P	F	<u>NA</u>	Internal/external corner flashings	<u>P</u>	F	NA	Jamb flashings	P	F	<u>NA</u>
Capillary clearances	P	F	<u>NA</u>	Flashing of penetrations	P	F	<u>NA</u>	Ground/deck cladding clearance	<u>P</u>	F	NA

CAVITY SYSTEM

	P	F	NA		P	F	NA		P	F	NA
Additional strapping to wrap				Batten timber treatment				Cavity closers			
Battens in place				Battens structural fixing				Cavity spacers			
Cavity spacers size & slope				Reinforcing fixed in place (stucco)				Proprietary self spacing mesh			
Mesh spacers (stucco)				Proprietary control joints (stucco)				Rigid backing type (stucco)			
Fixings (galvanized or stainless) (stucco)				Waterproofing to slab-edge							

Name: Officer Sign: [Signature] Date: 21/12/10

SCOPE OF INSPECTION SHEET

Date 21/12/10 SR or BCA 100899 Inspection No. 4
 Time 8:20 Documents on site YES/NO YES
 Owner Name LEE Project Description AMS + ACTS
 Site Address 65 KONEKONE ST

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 SIGHTED TRUSS PLAN ALL CONNECTIONS
IN PLACE TO EXPOSE RAFTS ONLY
PLACING USES SCREW WITH DOUBLE
NAHS.
NAIL PLATES IN PLACE.
STRAP CONNECTIONS TO UNITS IN
PLACE TOP + BOTTOM.
STUDS AT LOOM CENTRES.
OK TO CONTINUE

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

Site instruction issued STILL TO CHECK AN JOIST HANGERS +
BOTTOM PLATE FITTINGS AS DISCUSSED.

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

Agreed, SIMON HUES Sign [Signature] Date 21/12/10
 (Print Name)

Officer Name [Signature] Sign [Signature] Date 21/12/10

Additional Insp. Sheet No.

PRE WRAP / PRE CLAD

Date 21/12/10 SR or BCA 100899 Inspection No. 4
 Time 8:20 Documents on site YES / NO YES
 Owner Name LEE Project Description AMS + ALTS
 Site Address 65 KOUKOUKE SI

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

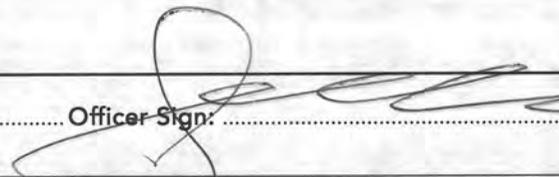
Cladding type identified	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Exterior sheet bracing & angle brace fixing	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Bracing requirements	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Framing moisture meets cladding requirements	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Bottom plate connections	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Purlin fixing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input 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 checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Decking substrate	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA

PRE CLAD

Building wrap type	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	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	<input type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	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	<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 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: Officer Sign:  Date: 21/12/10

SCOPE OF INSPECTION SHEET

Date 13-12-2000 SR or BCA 1009394 Inspection No. 3

Time 11:00 Documents on site YES / NO

Owner Name _____ Project Description OH

Site Address 65 Kohokohe St

Building Plumbing Circle appropriate Type & Inspection Other _____

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

Engineer Supervision Yes No n/a - Name _____

Notes * all timber HB.2 ASG 8 Diagram (if necessary)
* 140 x 90 bearers
* 140 x 45 joists at 450 centres
* pile to bearers connection correct.
* subfloor access available
* expal under being installed. W.I.P.
* solid blocking.
* boundary plate bolted.

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

Site instruction issued _____

subfloor vents required

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, Simon Hunt (Print Name) Sign [Signature] Date 13.12.2000

Officer Name A. Nelson Sign [Signature] Date 13.12.2000

Additional Insp. Sheet No. _____

Information entered into data base Initial _____ Date 1/1/

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

Date 13-12-2000 SR or BCA 100890 Inspection No. 3

Time 11:00 Documents on site YES / NO YES

Owner Name _____ Project Description alt

Site Address 65 Kohokohe St

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Andrew Sign: A.H. Date: 13/12/2000

SCOPE OF INSPECTION SHEET

Date 9-12-2010 SR or BCA 100899 Inspection No. 2

Time 3:30 Documents on site YES / NO

Owner Name Project Description alt

Site Address 65 Kohekohe St

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 * Sited by Gareth. Diagram (if necessary)
* change to all in one
pour.
* 2 D12's to bottom of trench,
1 D12 to top.
* D10 at 600 centres
* trench correct depth
and width to solid.
* polythene laid and taped.
* 605 mesh
* chairs and mesh laid.

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, Simon Hunt Sign [Signature] Date 9,12,2010
(Print Name)

Officer Name Andrew Sign [Signature] Date 9,12,2010

Additional Insp. Sheet No.

Information entered into data base Initial Date 1/1/

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

Date 9-11-2010 SR or BCA 100899 Inspection No. 2

Time 3:30 Documents on site YES / NO

Owner Name Project Description alt

Site Address 65 Kohokohe St

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

Conforms with approved drawings	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Checked driveway	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> NA	Engineer supervision required	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> NA
Scope of Resource consent granted?	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> NA	Checked position off relevant boundaries and datum height	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> NA		<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> NA
Expert Opinion (Producer statement) required	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> NA	Name of Surveyor				Name of Engineer			
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

Footing Depth	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Pile size	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Pile/Bearer/Joist Fixings	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Good bearing (NZS 3604)	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Pile layout is to plan	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Notching, Holes, etc	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Reinforcing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Special piles - point load	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Solid Blocking	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Siting	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Timber Treatment	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Joists	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Sub-floor vents	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Hole depth	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Beams/Bearers	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA

PRE SLAB - garage only.

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

DRAINAGE

Pipe diameter	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Connections/Angles	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Holding water	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Bedding material	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Branch length	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Terminal vent	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Gully trap(s)	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Direction/Fall	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	LBP/Registration No:			

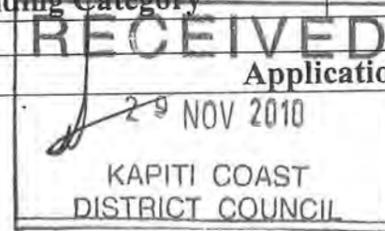
Officer Name: Andrew Sign: A.H. Date: 9/11/2010

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.	
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓		
Building	✓		8/7/12/2010 Simon Copp
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
NOTES:			



Building Consent No.	100 899
Building Project	Adds & Acts
Location (Site Address)	65 Kohokohu Road Waitanui
Building Category	Circle appropriate category 0 1 2 3



Application workflow checklist		
	Name & 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" AP-WI-001		
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008		
Data entered and invoiced by CSO CS-WI-008	Angie	29/11/10
Pages numbered by CSO CS-WI-008		
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	Angie	30/11/10
BC Application signed over to BC CS-WI-009	Angie	30/11/10
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	Simon Copp Simon Copp	7/12/2010 8-12-10
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009		
CSO checks data entry input, including required inspections CS-WI-012		
BC, plans and other appropriate paperwork produced by CSO CS-WI-012	Angie	8/12/10
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		

Cannot find site report.

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
✓ Weathertightness	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
✓ Pre-lining (Building)	12	✓	Hot & Cold water pipes tested to 1500kPa	39		Construction of playground to comply with NZS5828
Wet areas - membrane	13		Roof stormwater to be connected to existing	40		Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
✓ Post Lining	14		Copper water pipes not permitted	43		Textured systems should be applied by licensed, trained applicators – supply warranty
Brick Veneer	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
Retaining Wall	21		Minimum FFL to comply with NZS3604			
Final (Dwelling)						
Final (Commercial & Multi-resd)						

STANDARD CONSENT CONDITIONS	
37	
72	
80	

NON-STANDARD ADDENDA

FOR OFFICE USE ONLY

FEES		APPLICATION FEE \$.....	
Building Fee	\$1929.00		\$2965.20
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....		
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$496.00	13005	29/11/10.
Code Compliance Administration	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$160.00	361624	29/11/10.
Development Levy	\$.....	FEES PAID BY:	
DBH Levy	\$315.20	For Hinds Builders Ltd	
Compliance Schedule	\$.....		
Digital Storage Fee	\$39.00	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	\$26.00	100899	29/11/10.
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$.....	Deposit held =	\$.....
Less Fee Paid	\$.....	Cost to Repair Damage Caused During Construction =	\$.....
TOTAL	\$2965.20	Total Balance to be Refunded	
GST INCLUDED	\$.....	Authority Number:	
		Authorised:	DATE:

GST 51-860-608

Received with thanks by 8/01
KAPITI COAST DISTRICT COUNCIL

29-11-10 16:49 Receipt no.361624

COPY *COPY* *COPY*
DR BC100899
DENNIS WALTON 2,965.20-
Dennis Walton::17 Raumati Road:Raumati
CQ B
For Hinds Builders L 2,965.20



Building consent 100899

Section 51, Building Act 2004

The building

Street address of building: 65 Kohekohe Road, Waikanae

Legal description of land where building is located: LOTS 5 DP 19887

Valuation number: 1494149900

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Mr & Mrs C Lee

Contact person:

Mailing address: 65 Kohe Kohe Road, Waikanae

Street address/registered office:

Phone number: Landline:

Mobile: 0274 420022

Daytime:

After hours:

Facsimile number:

Email address:

Website:

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

Full Name: Dennis Walton

Mailing Address: 17 Raumati Road, Raumati Beach 5032

Phones:: 299 3083

Fax: 299 0808

Email: dennis.walton@clear.net.nz

Building work

The following building work is authorised by this building consent:

Interior alterations with some new of re-used exterior doors and windows and building additions include a double garage/laundry, garden store, bedroom additions and an ensuite.

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.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Angela Smith
Signature

CSO
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 8/12/10

8 December 2010

Mr & Mrs C Lee
65 Kohe Kohe Road
Waikanae

Dear Sir/Madam

Approval of Building Consent: 100899

Description: Interior alterations with some new of re-used exterior doors and windows and building additions include a double garage/laundry, garden store, bedroom additions and an ensuite.
Location: 65 Kohekohe Road, Waikanae
Legal Description: LOTS 5 DP 19887

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

Dennis Walton 17 Raumati Road Raumati Beach 5032	No.	100899
--	-----	--------

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Interior alterations with some new of re-used exterior doors and windows and building additions include a double
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential Dwelling
Estimated Value	\$160,000
Location	65 Kohekohe Road, Waikanae
Legal Description	LOTS 5 DP 19887
Valuation No.	1494149900

Builder: Hinds Building 156 Aston Road, Waikanae : 293 4055 / 0274
436149

Drainlayer: Waikanae Contracting Waikanae : 0274 432732

Plumber: Waikanae Contracting Waikanae : 0274 432732

General Requirements

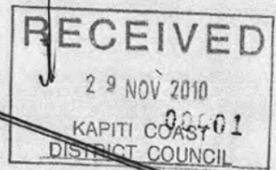
- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Block
 3. Pre-slab
 4. Pre-slab
 5. Subfloor
 6. Drainage
 7. Pre Wrap
 8. Pre Clad
 9. Weathertightness
 10. Preline
 11. Preline
 12. Postline
 13. Final Inspection
- b) To 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. Note and comply with endorsements on approved plans.
3. Names and registration numbers of plumber and drainlayer are required before work commences.
4. 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.
5. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
6. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
7. Contractor to leave site clear of all demolition materials and in a tidy state.
8. Restrictor stays, limiting sash opening to max 100mm must be fitted wherever sill height is less than 760mm and the difference in levels are 1 metre or greater. Refer F4.NZBC
9. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.

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

**OWNER/BUILDER/
AUTHORISED PERSON**

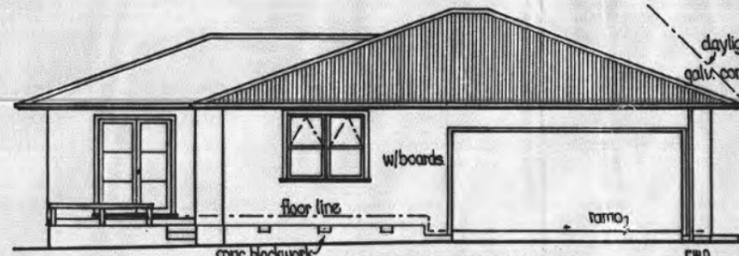
Date:



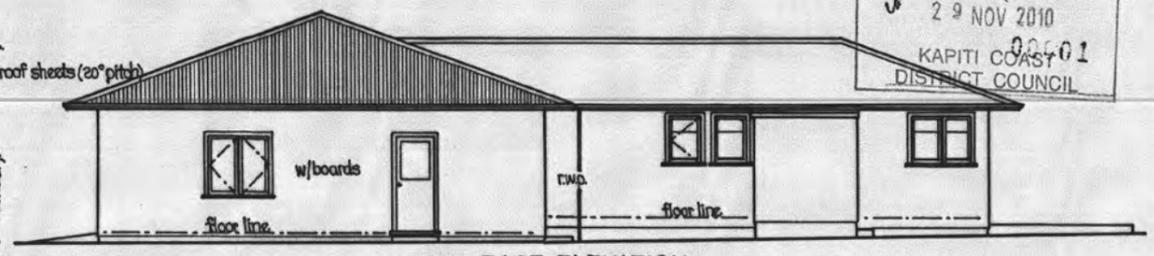
frost prone water pipes are to be lagged with a suitable type of insulation



1:100 EXIST. FLOOR PLAN. floor area = 93.75sq.m.



1:100 SOUTH ELEVATION.



1:100 EAST ELEVATION.

BOUNDARY LINES The Owner/Builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey. NOTE: established fences are not necessarily on the site boundary.

Noisy Equipment It is the responsibility of the owner to ensure that no work with noisy equipment shall 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 or public holidays.

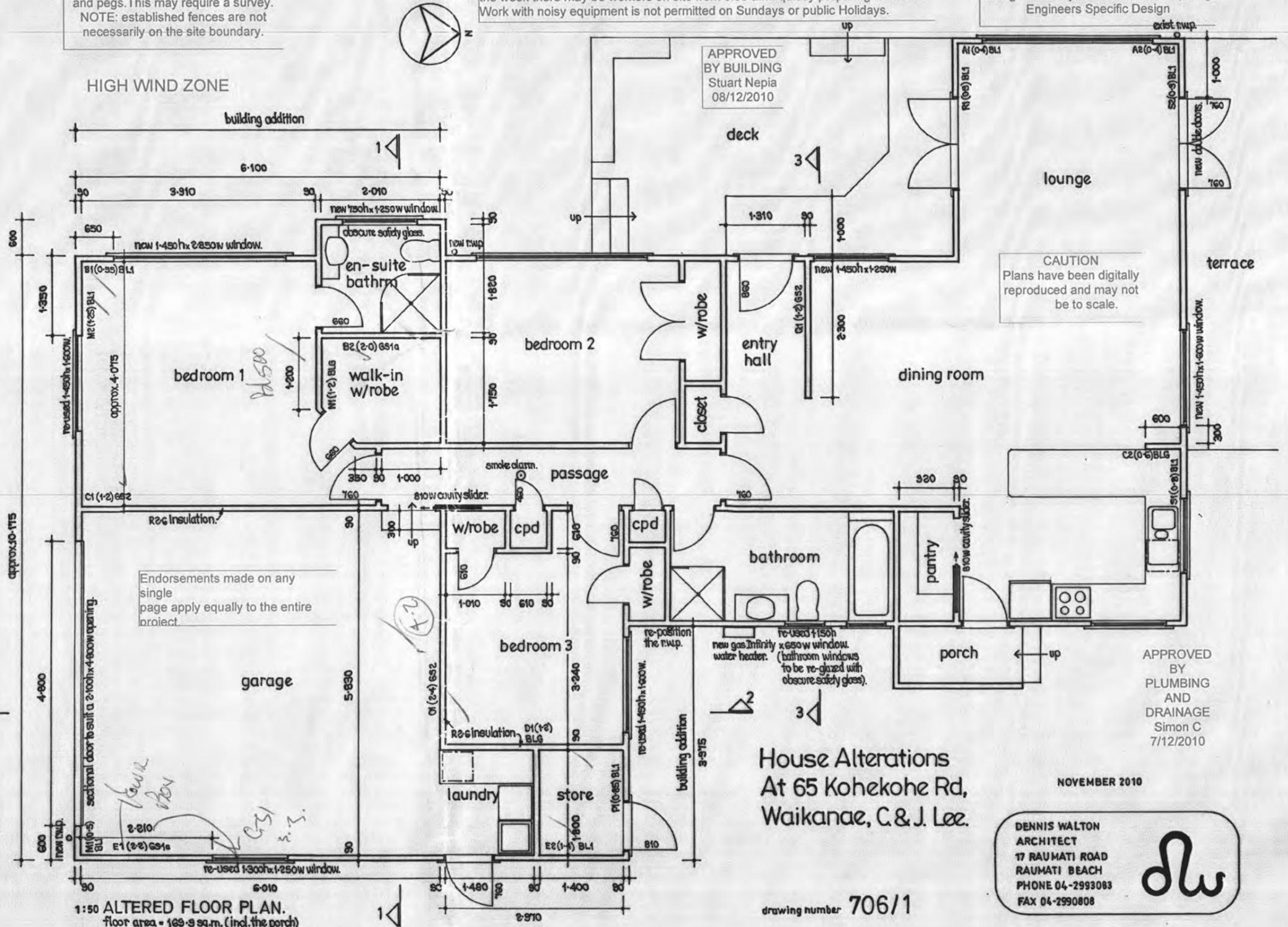
Ground bearing must be reconfirmed on site following excavation but prior to placing of concrete and reinforcing. Soft ground may be encountered requiring Engineers Specific Design

Scope Of Work. remove interior walls where required to comply with the altered floor plan, remove the fireplace, chimney and rafter slider from the lounge, combine the bathroom with the toilet, alter the kitchen/pantry, re-locate the laundry to the new garage, alter bedroom 2 into an entry hall and extended dining room, alter and extend the bedroom area, construct an en-suite bathroom and walk-in wardrobe, construct a new store (incl. an outside door), re-use windows and install new windows and exterior doors where shown on plan, replace the hot water cylinder with a gas operated outdoor water heater, and alter/extend the plumbing, drainage and electrical services to suit the altered layout.

- General Notes. this drawing is to be read in conjunction with drawings roe2 and roe3, and with the specifications/details. check the dimensions, roof pitch, construction details, etc, on site before commencing work. annotated dimensions must be used in preference to scaling off the drawings. building work must comply with NZ Building Standards, especially Nz3604 and Clause E2 of the NZ Building Code for External Moisture. include all items necessary for neat, strong and proper completion of the works. match up the new details and finishes with existing unless otherwise shown, and re-use building components and materials where possible. support the exist. structure prior to demolishing loadbearing walls, etc. protect exist. and new finishes from damage during building operations, and repair damaged structure and finishes which occur during the contract period. suspend building work as appropriate during inclement weather and leave the premises in a tidy and clean condition on contract completion.

- Specifications. all wall frames are to be from 90x45 MS68 framing, with studs @ max. 600 ccs and dwangs @ approx. 800 ccs. (studs @ 400 ccs in 2'00h garage/store walls). H1.2 treated framing, except for H3.1 bottom wall plates and timber floor bearers. painted H3.1 bevel-backed weatherboard ext. wall claddings, direct fixed over Tyvek breather type building wrap to the wall framing. R2.6 wall insulation and R3.6 ceiling insulation batts. 55mm polystyrene insulation under the conc. floor and R2.6 Snug Floor batts under the new timber floors. 10mm Standard Gibboard interior wall linings and ceilings, except for 10mm 6lb Aqualine in the bathrooms and laundry, and 6lb Braceline where specified. 16mm H3 plywood in new timber floors. 60mm x 10mm bullnosed skirtings and 40mm scotias. Cedar framed (painted) new windows and ext. doors, painted flush panel interior doors and sectional Colorsteel garage door.

- Wall Bracing Types. 6S1a = 10mm Standard Gibboard (min. 1.000 long) on one wall face, with a diagonal galv. metal brace. 6S2 = 10mm Standard Gibboard (min. 1.200 long) on both wall faces. BL1 = 6lb Braceline (min. 400 long) on one wall face, with 6KN bottom wall plate fixing. BL6 = 6lb Braceline (min. 600 long), with Standard Gibboard on the other wall face and 12KN bottom wall plate fixings.



1:50 ALTERED FLOOR PLAN. floor area = 169.3 sqm. (incl. the porch)

House Alterations At 65 Kohokohe Rd, Waikanae, C. & J. Lee.

drawing number 706/1

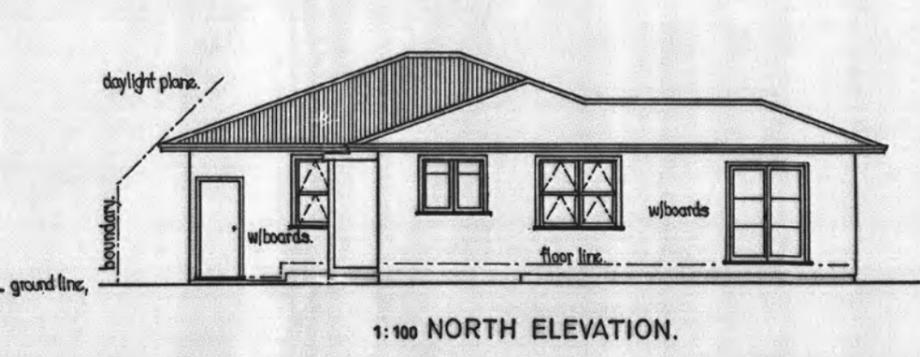
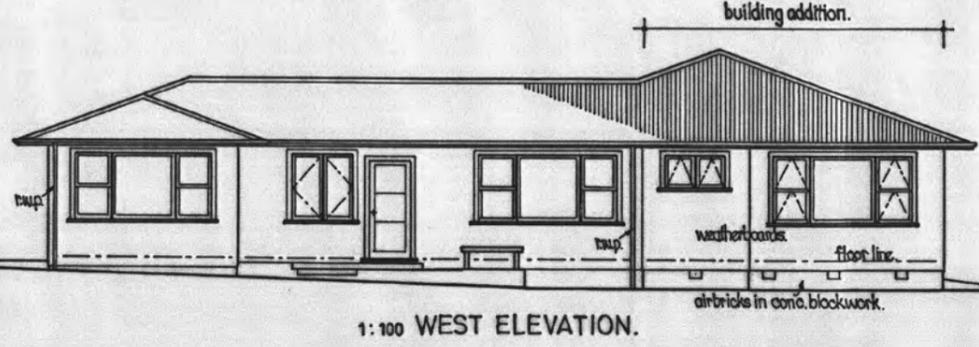
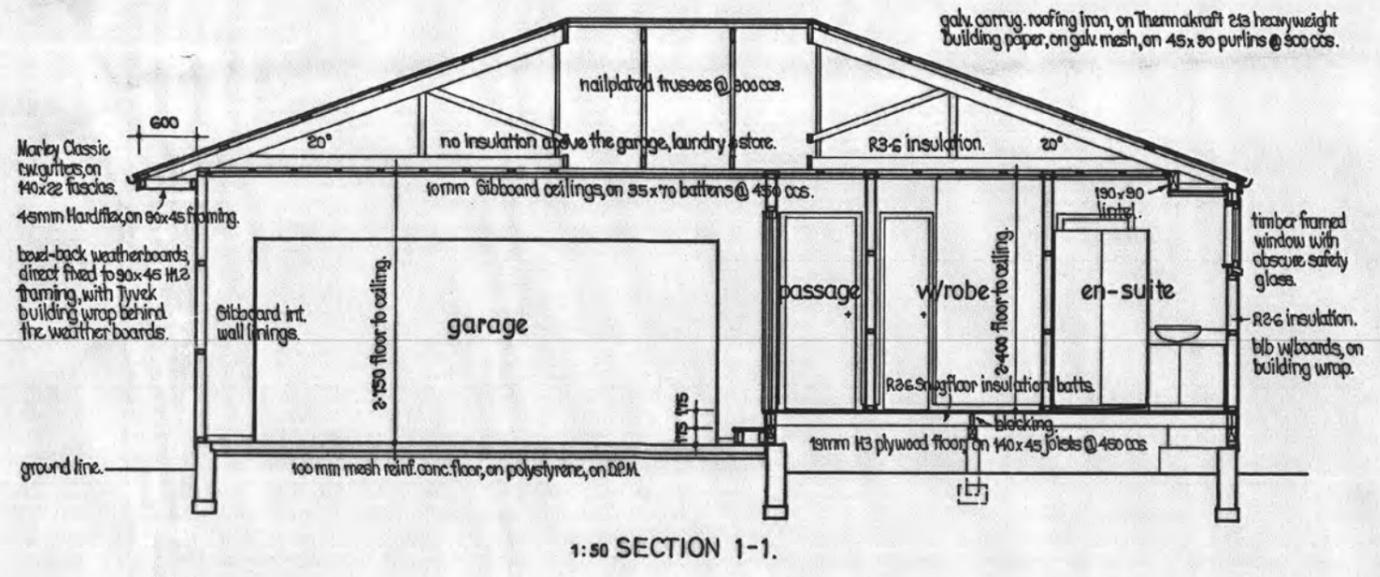
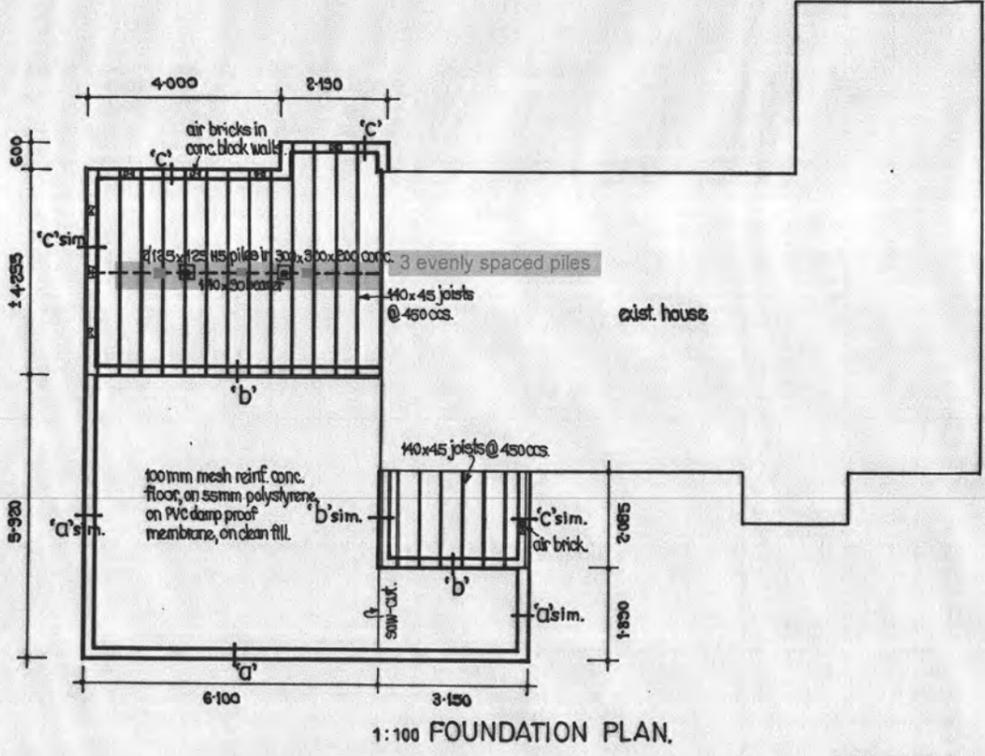
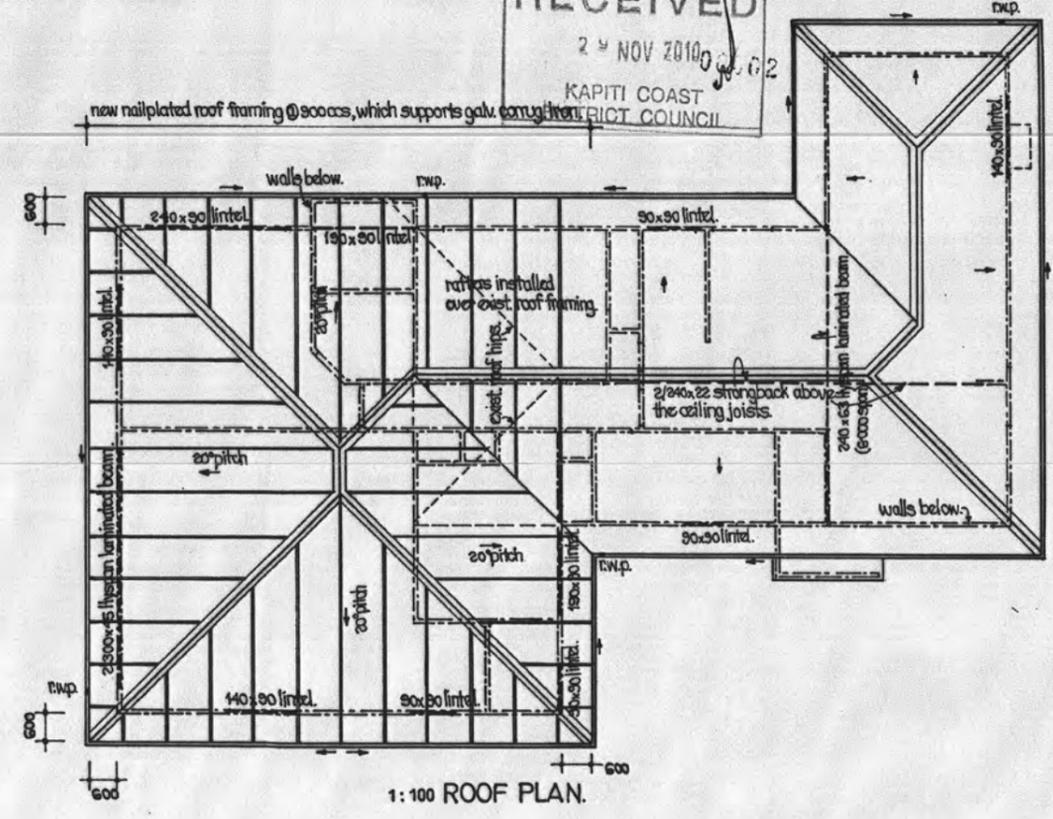
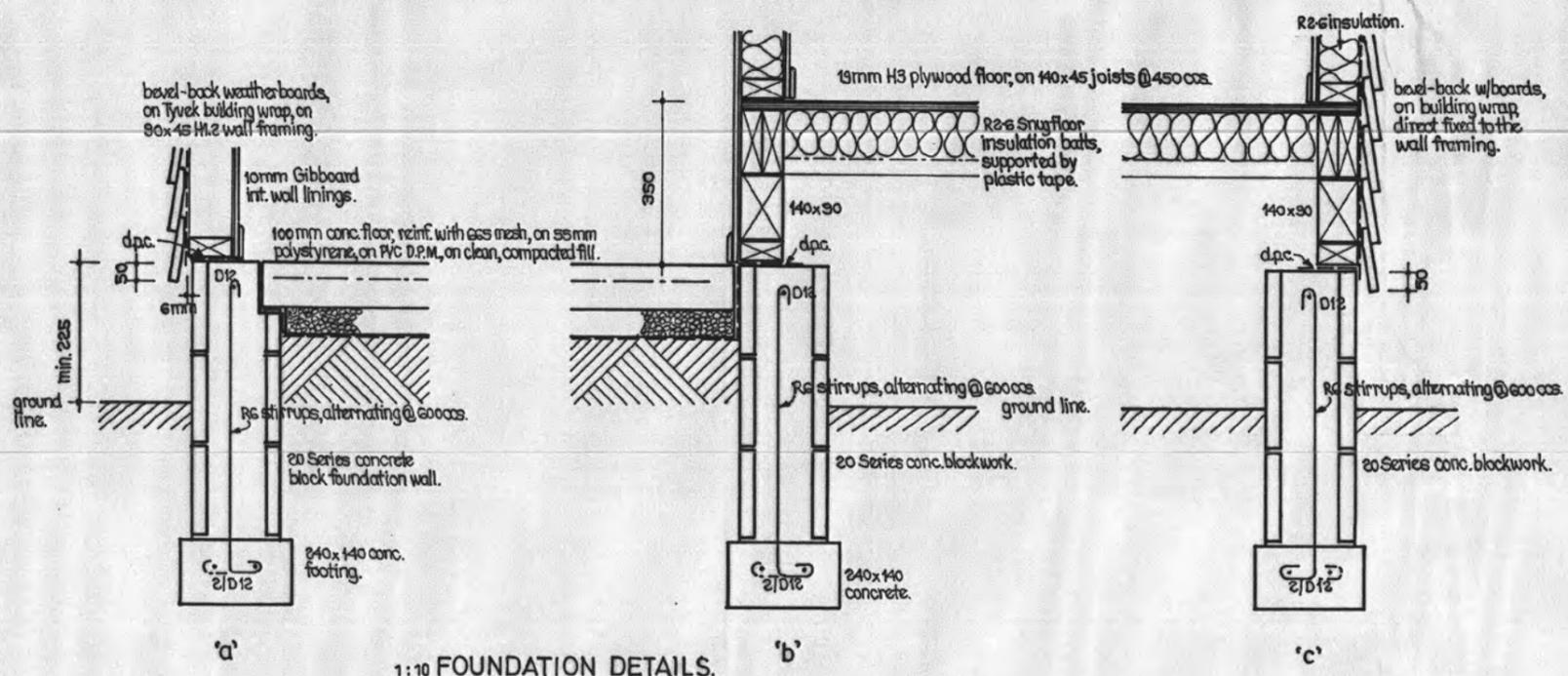
APPROVED BY PLUMBING AND DRAINAGE Simon C 7/12/2010

NOVEMBER 2010

DENNIS WALTON ARCHITECT 17 RAUMATI ROAD RAUMATI BEACH PHONE 04-2993083 FAX 04-2990808



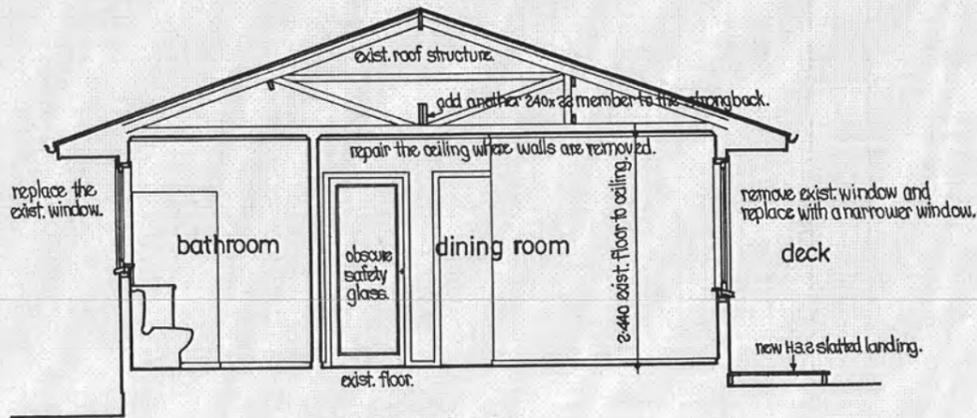
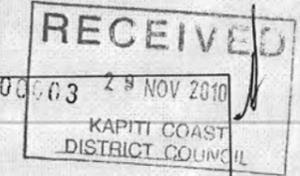
RECEIVED
24 NOV 2010
KAPITI COAST DISTRICT COUNCIL



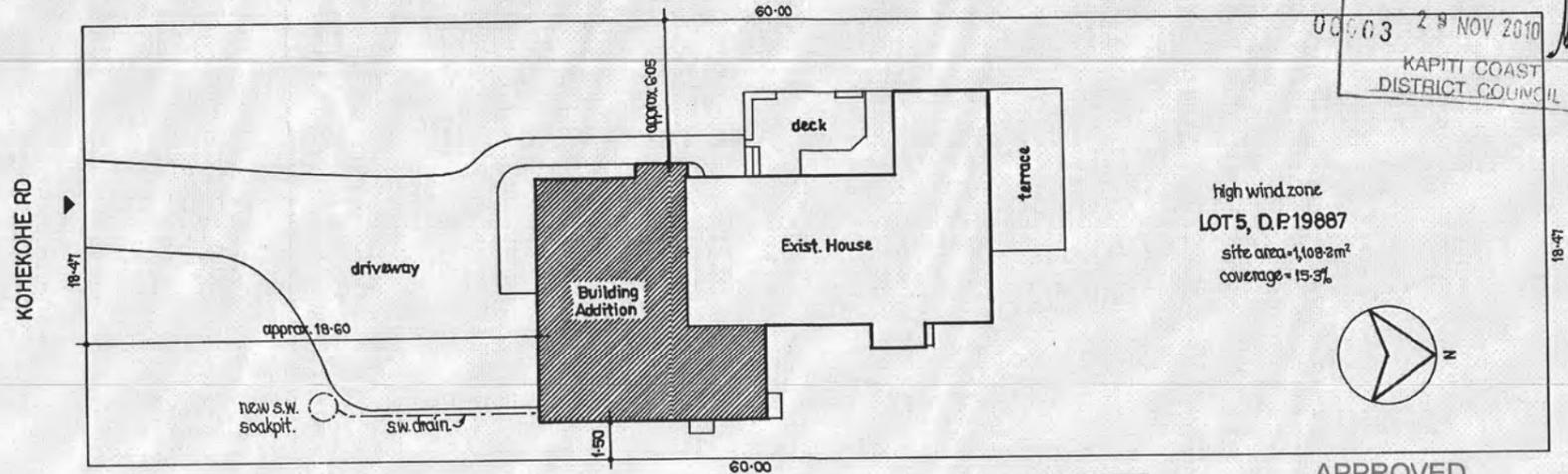
NOVEMBER 2010
drawing no. 706/2

DENNIS WALTON
ARCHITECT
17 RAUMATI ROAD
RAUMATI BEACH
PHONE 04-2993083
FAX 04-2990808

gas fitter to provide a compliance certificate to council



1:50 SECTION 3-3.



1:200 SITE PLAN.

APPROVED BY PLANNING
 Janice Lee
 8/12/2010

APPROVED BY PLUMBING AND DRAINAGE
 Simon C
 7/12/2010

High wind zone
 LOT 5, D.P.19887
 site area = 1,108.2m²
 coverage = 15.3%

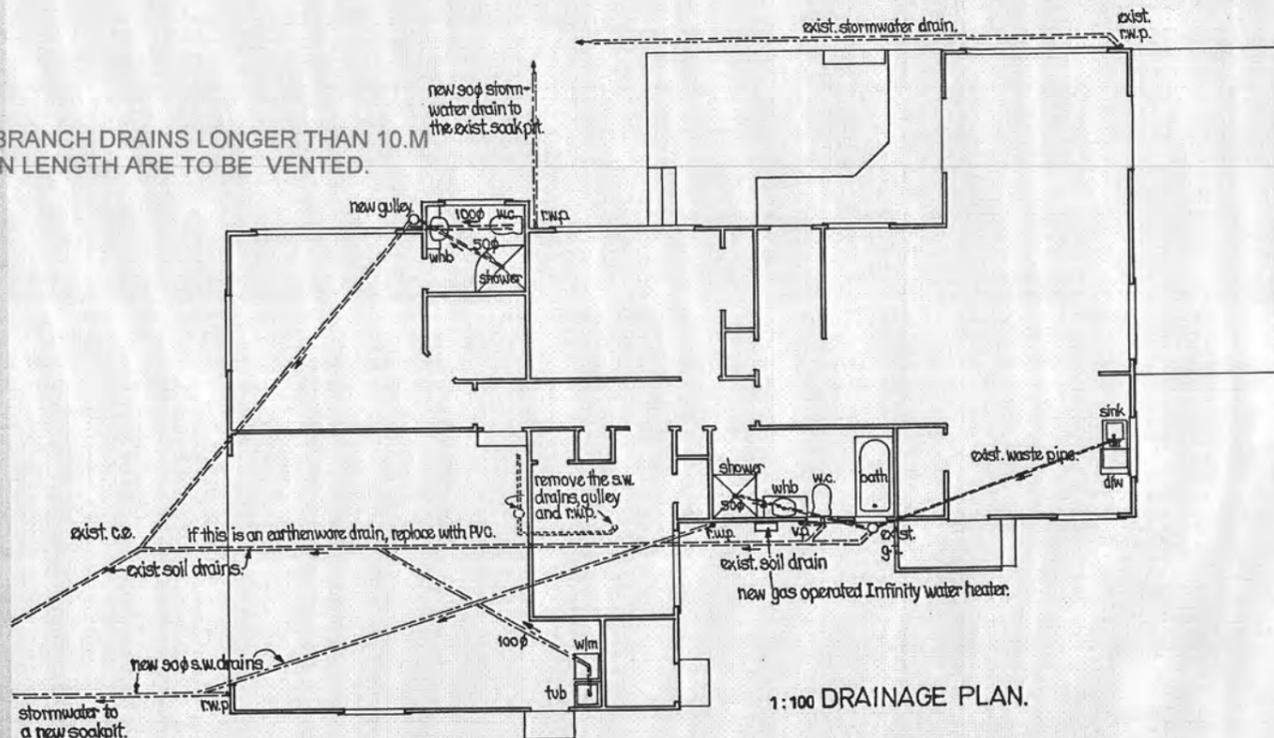


A drainage inspection is required

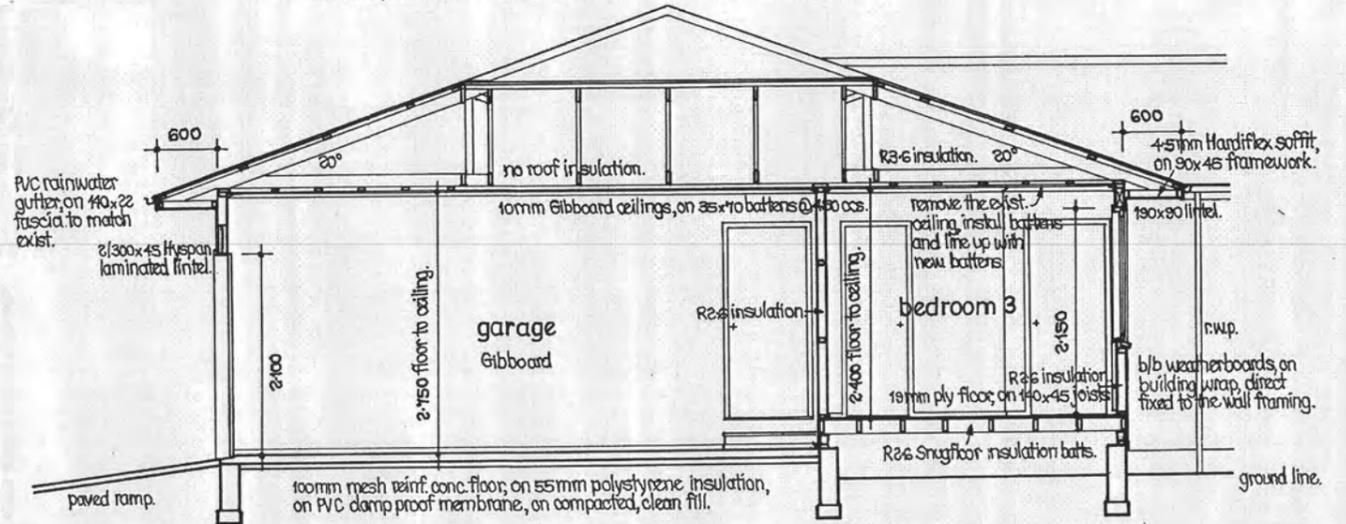
CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL ALSO PROVIDE NEAT ASBUILT DRAINAGE PLANS SHOWING GALLEYS, STORMWATER AND WATER

galv. corrug. iron roof sheets, to match exist, on Thermakraft 213 building paper, on galv. wire mesh, on 45x90 purlins @ 900 ocs, on nailplated trusses and built-up rafters @ 900 ocs.

BRANCH DRAINS LONGER THAN 10.M IN LENGTH ARE TO BE VENTED.



1:100 DRAINAGE PLAN.



1:50 SECTION 2-2.

MINIMUM SIZE DRAIN 65MM SWEPT "Y" JUNCTIONS TO BE USED

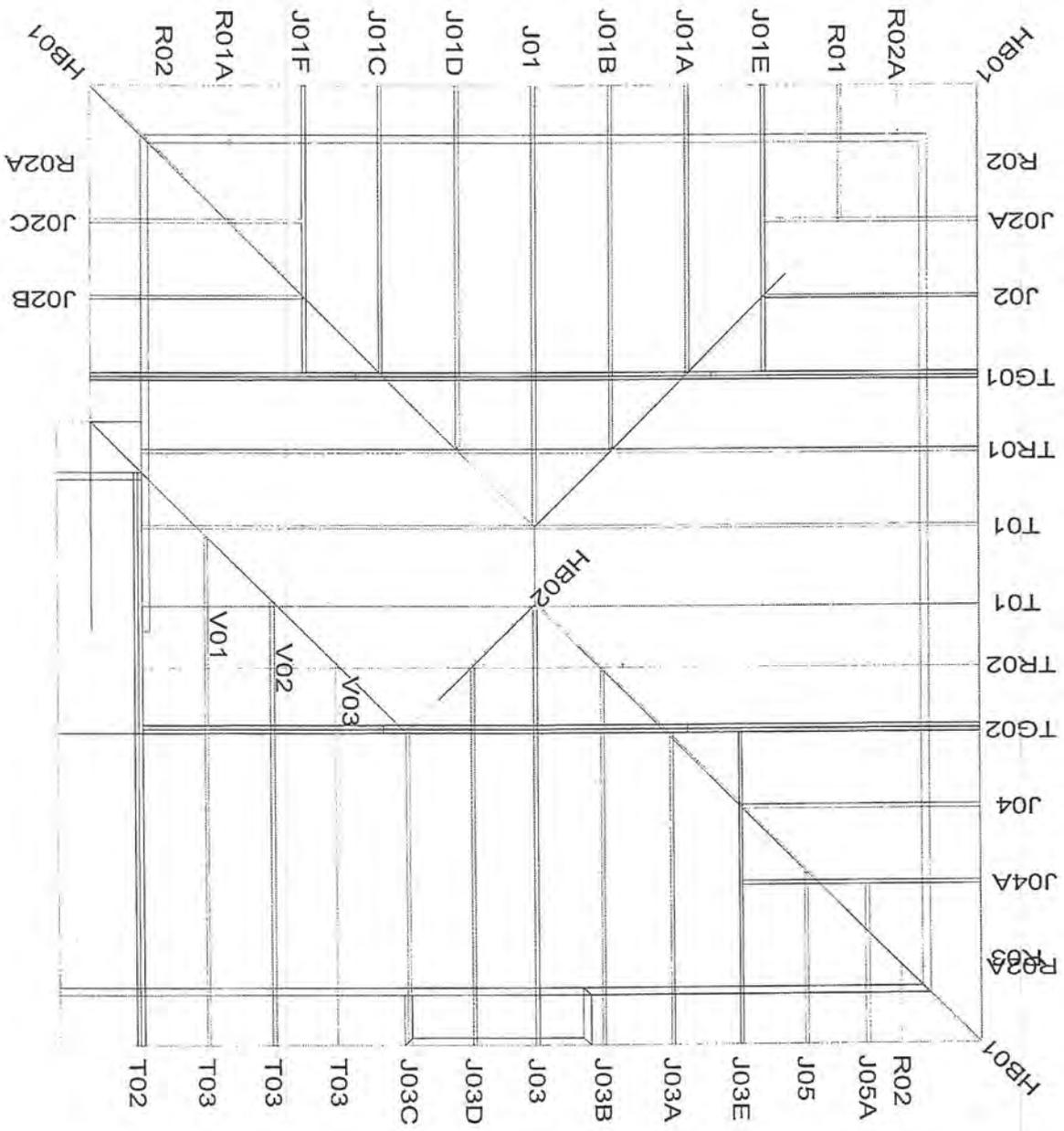
Water test all drainage under the slab at the time of the prelab plumbing inspection.

NOVEMBER 2010

drawing no 706/3

DENNIS WALTON ARCHITECT
 17 RAUMATI ROAD
 RAUMATI BEACH
 PHONE 04-2999083
 FAX 04-2990808

RECEIVED
 3 0 NOV 2010
 KAPITI COAST
 DISTRICT COUNCIL





BC 100899

MiTek New Zealand Ltd.

Correspondence from : **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2183
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

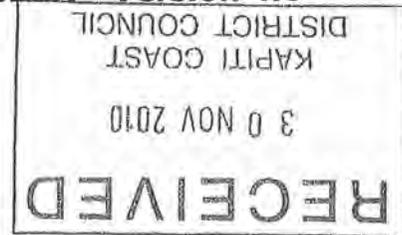
www.mitek.nz.co.nz

MiTek 20/20 Engineering 4.6.4.28

Printed: 10:12:31 30 Nov 2010

PRODUCER STATEMENT for MiTek 20/20™ TRUSS DESIGN - Version 4.6

ISSUED BY: MiTek New Zealand Ltd
TO: Capital Precut Solutions
IN RESPECT OF: GANG-NAIL Truss Designs



This producer statement covers the MiTek 20/20™ truss design and the structural performance of the GANG-NAIL plate for the job reference **100284** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL® timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20™ are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Ltd, and subject to:

- i) All proprietary products meeting their performance specification requirements
- ii) The provision of adequate roof bracing and overall building stability
- iii) Correct selection and placement of GANG-NAIL connector plates
- iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- v) The design being undertaken by the accredited fabricator under the terms of the software licence

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20™ truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Ltd holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of MiTek New Zealand Ltd,

Date: August 2010

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Ltd

Job: 100284

Client: Bunnings Waikeana
Phone:

Site: C & J Lee
65 Kokekoko Rd
Waikeana

Description:
Building Consent No.:
MITek 20/20 Engineering 4.6.4.28

MITek New Zealand Ltd.

Phone:
Printed: 10.12.31.20 Nov 2010

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MITek accredited fabricator Capital Precut Solutions, being licensed to use the MITek 20/20™ software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MITek 20/20™ TRUSS DESIGN DATA

The MITek 20/20™ computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the GANG-NAIL trusses.

Job Details		Importance Level :	2	Design Working Life :	50 years
Roof Truss		Pitch:	20.000 deg	Nominal Overhang:	600 mm
Timber Group:	TRUSS	Ceiling		Wind	
Material:	Galv Iron .5mm	Material:	Standard	Area:	High (44.0 m/s)
Dead Load:	0.210 kPa	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Restraints:	900 mm centres	Restraints:	400 mm centres		
Live Load:	Qur = 0.250 kPa Qc = 1.100 kN	Live Load:	Qc = 1.400 kN		

The timber for these GANG-NAIL trusses shall be treated to the requirements of NZS 3602:2003 and shall be graded to the requirements of NZS 3603:1993. Unless otherwise noted, this design assumes that the steel fixings and timber connectors proposed are located in a "closed environment", as defined by NZS3604:1999 Section 4.

GANG-NAIL Truss List

Legend: * = detail only, ? = input only, ✕ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
WB = windbeam required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
T01	2	9250	20.000	900	J02	1	1902	20.000	900	J05A	1	1300	20.000	900
T02	1D	6200	20.000	900	J02A	1	1902	20.000	900	T03	3	3100	20.000	775
TG01	1D	9250	20.000	900	J02B	1	1902	20.000	900	V01	1	2325	20.000	900
TG02	1D	9250	20.000	900	J02C	1	1902	20.000	900	V02	1	1550	20.000	900
TR01	1	9250	20.000	900	J03	1	3100	20.000	900	V03	1	775	20.000	900
TR02	1	9250	20.000	900	J03A	1	3100	20.000	900	*HB01	3	7357	14.433	900
J01	1	2802	20.000	900	J03B	1	3100	20.000	900	*HB02	1	2125	14.433	900
J01A	1	2802	20.000	900	J03C	1	3100	20.000	900	*R01	1	1615	20.000	900
J01B	1	2802	20.000	900	J03D	1	3100	20.000	900	*R01A	1	1615	20.000	900
J01C	1	2802	20.000	900	J03E	1	3100	20.000	900	*R02	3	913	20.000	900
J01D	1	2802	20.000	900	J04	1	2200	20.000	900	*R02A	3	913	20.000	900
J01E	1	2802	20.000	900	J04A	1	2200	20.000	900	*R03	1	1013	20.000	900
J01F	1	2802	20.000	900	J05	1	1300	20.000	800					

Total quantity : 47



The computer design input has been carried out by:

Signed:

Name of Detailer: ...Mike Buckthought.....

On behalf of: Capital Precut Solutions

Date: ...Tuesday, 30 November 2010....

Qualifications and Title: ... MITek NZ Certificate-10241....

Job: 100284

Client: Bunnings Waikanae
Phone:

Site: C & J Lea
65 Kohekohe Rd
Waikanae

Phone:

Description:
Building Consent No.:
M/TA 20/20 Engineering 4.6.4.28

KiTeK (New Zealand) Ltd.

Revised: 10/12/22 30 Nov 2010

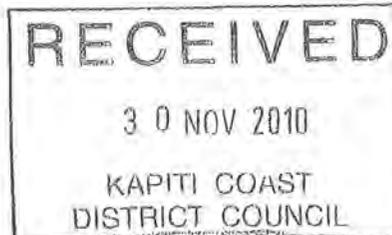
TRUSS FIXING SELECTION REPORT - Characteristic Loads

Fixings are selected from the LUMBERLOK Brochure 03/4 (Timber Connectors Characteristic Loadings Data)

GANG-NAIL Truss List

Legend: * = detail only, ? = input only, Txx = failed design, Ø = non certified, Unmarked trusses = designed successfully

Truss	Qty	Span (mm)	Joint	Down (kN)	Uplift (kN)	Bearing	Fixing	
							Qty	Selected
T01	2	9250	B	5.308	4.728	Cross	2	CT400
			I	4.947	4.662	Cross	2	CT400
T02	1D	6200	A	11.538	11.133	Cross	1	CT200 pair
			E	10.770	10.134	Cross	1	CT200 pair
TG01	1D	9250	B	9.728	9.701	Cross	1	CT200 pair
			G	9.728	9.701	Cross	1	CT200 pair
TG02	1D	9250	B	10.806	10.421	Cross	1	CT200 pair
			G	11.309	11.211	Butt	1	Pair of MultiGrips
TR01	1	9250	B	5.308	4.728	Cross	1	CT400
			G	4.946	4.663	Cross	1	CT400
TR02	1	9250	B	5.308	4.728	Cross	1	CT400
			G	4.946	4.663	Butt	1	Pair of MultiGrips
J01	1	2802	B	2.559	0.906	Cross	1	Pair of Wire Dog Staples
			G	0.241	0.361	Butt	1	Pair of 3.15d Nails
			E	1.799	2.186	Cross	1	Pair of Wire Dog Staples
			F	0.722	1.140	Cross	1	Pair of Wire Dog Staples
J01A	1	2802	B	2.600	1.264	Cross	1	Pair of Wire Dog Staples
			F	1.696	1.114	Butt	1	JH 47x90
			D	0.360	0.508	Butt	1	Pair of 3.15d Nails
J01B	1	2802	B	2.573	1.086	Cross	1	Pair of Wire Dog Staples
			E	0.206	0.341	Butt	1	Pair of 3.15d Nails
			D	2.101	2.284	Cross	1	Pair of Wire Dog Staples
J01C	1	2802	B	2.600	1.264	Cross	1	Pair of Wire Dog Staples
			F	1.696	1.114	Butt	1	JH 47x90
			D	0.360	0.508	Butt	1	Pair of 3.15d Nails
J01D	1	2802	B	2.573	1.086	Cross	1	Pair of Wire Dog Staples
			E	0.206	0.341	Butt	1	Pair of 3.15d Nails
			D	2.101	2.284	Cross	1	Pair of Wire Dog Staples
J01E	1	2802	B	2.845	1.947	Cross	1	Pair of Wire Dog Staples
			F	1.727	1.738	Butt	1	JH 47x90
J01F	1	2802	B	2.845	1.947	Cross	1	Pair of Wire Dog Staples
			F	1.727	1.738	Butt	1	JH 47x90
J02	1	1902	B	2.425	0.885	Cross	1	Pair of Wire Dog Staples
			F	1.262	0.630	Butt	1	JH 47x90
			D	0.333	0.464	Butt	1	Pair of 3.15d Nails
J02A	1	1902	B	2.424	0.952	Cross	1	Pair of Wire Dog Staples
			F	1.054	0.600	Butt	1	Pair of 3.15d Nails
J02B	1	1902	B	2.425	0.885	Cross	1	Pair of Wire Dog Staples
			F	1.262	0.630	Butt	1	JH 47x90
			D	0.333	0.464	Butt	1	Pair of 3.15d Nails
J02C	1	1902	B	2.424	0.952	Cross	1	Pair of Wire Dog Staples
			F	1.054	0.600	Butt	1	Pair of 3.15d Nails
J03	1	3100	B	2.349	1.180	Cross	1	Pair of Wire Dog Staples
			G	0.215	0.318	Butt	1	Pair of 3.15d Nails
			E	1.962	1.827	Cross	1	Pair of Wire Dog Staples
			A	0.826	0.417	Cross	1	Pair of Wire Dog Staples
			F	0.484	0.793	Cross	1	Pair of Wire Dog Staples
J03A	1	3100	B	2.663	1.395	Cross	1	Pair of Wire Dog Staples
			G	1.617	1.769	Butt	1	JH 47x90
J03B	1	3100	B	2.641	1.242	Cross	1	Pair of Wire Dog Staples
			E	0.149	0.281	Butt	1	Pair of 3.15d Nails
			D	2.222	2.406	Cross	1	Pair of Wire Dog Staples
J03C	1	3100	B	2.389	2.581	Cross	1	Pair of Wire Dog Staples
			F	1.621	1.737	Butt	1	JH 47x90
			A	0.593	0.378	Cross	1	Pair of Wire Dog Staples
J03D	1	3100	B	2.345	1.181	Cross	1	Pair of Wire Dog Staples
			A	0.708	0.421	Cross	1	Pair of Wire Dog Staples
			E	0.155	0.291	Butt	1	Pair of 3.15d Nails
			D	2.158	1.865	Cross	1	Pair of Wire Dog Staples
J03E	1	3100	B	3.003	2.293	Cross	1	Pair of Wire Dog Staples
			F	2.177	2.256	Butt	1	JH 47x90
J04	1	2200	B	2.475	1.010	Cross	1	Pair of Wire Dog Staples
			F	1.517	0.852	Butt	1	JH 47x90
			D	0.307	0.418	Butt	1	Pair of 3.15d Nails
J04A	1	2200	B	2.532	1.389	Cross	1	Pair of Wire Dog Staples
			F	1.312	0.988	Butt	1	JH 47x90
J05	1	1300	B	2.371	0.635	Cross	1	Pair of Wire Dog Staples
			D	0.366	0.038	Butt	1	Pair of 3.15d Nails
			C	0.370	0.699	Butt	1	Pair of 3.15d Nails
J05A	1	1300	B	2.524	0.594	Cross	1	Pair of Wire Dog Staples
			D	0.605	0.319	Butt	1	Pair of 3.15d Nails
T03	3	3100	B	2.517	1.197	Cross	3	Pair of Wire Dog Staples
			F	1.523	1.547	Butt	3	JH 47x90
V01	1	2325	A			Wide		No fixing selected
V02	1	1550	A			Wide		No fixing selected
V03	1	775	A			Wide		No fixing selected
*HB01	3	7357						



APPLICATOR'S PRODUCER STATEMENT

I/We KEN PINNY

of 81 KAKARIKI GROVE WAIKANAЕ

Being an Applicator
confirm that we have applied Construction Chemicals (NZ) ltd Liquid Flash (product)

At 65 Kohekohe rd Waikanae

Completed 14/02/2011

for Mr & Mrs Lee

in accordance with the manufacturers written application instructions, AS3740-2004
and clauses E2, E3 and B2 of the current NZ Building Code.

I/We are satisfied that the substrate over which this system has been applied has been suitably prepared , and the materials have been
correctly installed , including
Primer, 50mm wide Bond Breaker Tape, 140mm reinforcing mat, followed by 2 coats of Liquid Flash.

This work has been certified by KEN PINNY

Signed



Date 20/02/2011



**RESIDENTIAL WARRANTY
& MAINTENANCE REQUIREMENTS
FOR ROOFING & RAINWATER
PRODUCTS**

Zincalume®

NZ Metal Roofing Manufacturers Inc

PROPERTY OWNER:

SITE ADDRESS: 65 Kohekohe Road
Waikanae

PHONE NO:

DATE: 20 December 2010

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

This warrants the following material: Corrugate .40 Zincalume

Lift No: G790991

	<u>Roofing</u>		<u>Cladding</u>	
Will not perforate through corrosion:	15	Years	15	Years
	<u>Fascia</u>		<u>Gutter</u>	
Will not perforate through corrosion:	10	Years	10	Years

This roof was installed by: Coastal Roofing Solutions
And carries a workmanship warranty for: Years

Signature of Installer

Signature of property owner or agent:



TO VALIDATE THIS WARRANTY A SIGNED COPY MUST BE RETURNED TO THE ROOFING MANUFACTURER

Regular washing of ZINCALUME® products improves durability by reducing attack from airborne salts and pollutants.

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

- That the ZINCALUME® product is processed, installed and maintained in accordance with the BHP New Zealand Steel published literature, roofing manufacturers literature and accepted good trade practices.
- The product must be manufactured from prime ZINCALUME® coated steel.
- Garage doors are not included in the warranty.
- Damage or corrosion resulting from the following circumstances is not covered by the warranty:
 - a) Mechanical, chemical or other damage sustained during handling, storage, processing or installation.
 - b) Mechanical, chemical or other damage after installation.
 - c) Installations in very severe or very severe environments or special conditions as defined in BHP New Zealand Steel literature
 - d) Storm, tempest or other causes beyond the control of the roofing manufacturer.
 - e) Removal of debris from gutters

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

MAINTENANCE

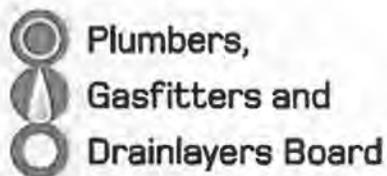
All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain washing will remove accumulated atmospheric contaminants from roofs. For wall cladding manual washing every 6 months is **required** to prevent accumulation of dirt, debris or other material not removed by rain washing. For areas that do not receive any or adequate rain washing (called unwashed areas) such as soffits, wall cladding under eaves, underside of gutters, fascias, sheltered areas of garage doors and unwashed roof areas, more extensive manual washing is required. Similarly other high risk areas around flues, under TV aerials or overhanging trees and sites prone to mould, lichen, bird droppings or debris, need to have extensive manual washing.

Regular washing of ZINCALUME® products increases the durability by reducing attack from airborne salts and pollutants. (Galvsteel™ and Colorsteel™ products will also benefit from routine washing). ZINCALUME® surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 Mpa.

This Warranty is issued by: **Roofing Industries Ltd**
233 Bush Rd, PO Box 302-385
North Harbour

Signed:
Position: General Manager
Date: 25 October 2011

All references to BHP New Zealand Steel Literature refer to literature current at the time of installation
ZINCALUME®, is a registered Trade Mark of BHP New Zealand Steel Limited.



GASFITTING CERTIFICATE OF COMPLIANCE

Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

This certificate is not transferable

Level 9, 70 The Terrace

PO Box 10655, Wellington 6143

Tel 04 494 2970, Fax 04 494 2975

www.pgdb.co.nz

Consumer: Cameron Lee
 Installation Address: 65 Kohekohe Road
 Waikanae 5036
 Vehicle Registration:
 Vessel Registration:

Certificate Number: **666996**
 Gas Supplier: on gas
 Category: Domestic
 Type (Regulation 44(1)): NEW
 Gas Type: LPG
 Certification Date: 25 Jul 2011

Test Results: 10 min Duration
 7.00kPa test pressure
 0.00kPa Loss / Gain
 2.89kPa Working pressure

Other Testing:
Test Date: 25 Jul 2011

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Hob	kitchen	Bosch pch615fau	32.4mj	Unflued		Natural	
1	Water heater continuous flow	East Wall	Rinnai Infinity REU V2630WG	199mj	Fan Assisted Flue (Common)	Outside	Natural	

I certify that:

- I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
- I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
- I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Installer(s) supervised by certifier

Authorisation No:
 Name:

 Authorisation No:
 Name:

Certificate Owner

Authorisation No: 17115
 Name: Miles, Dion Edward
 Company:

Signed:
Certifier

Authorisation No: 17115
 Name: Miles, Dion Edward

Validity authenticated in
 accordance with KCDC Policy 002

06 MAR 2012

Signature:



Electrical Certificate of Compliance

No. **3332531**

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or re-positioning conductors or fittings attached to conductors.

No. of attachments

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **CAMERON LEE** Phone:

Address of installation **65 ~~ISIRIANA~~ KOHE KOHE RO. WAIKANAE.**

Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 or Part 1 of AS/NZS3000:2007 and Regulation 59 and
- (b) the supply system of the installation or part of the installation to which this certificate applies is
 230V/400 V MEN or attached other system

WORK DETAILS

37 No. of lighting outlets **1** No. of ranges Please tick (✓) as appropriate where work includes:

29 No. of socket outlets No. of water heaters Mains Main earthing system

Was any installation work carried out by the homeowner? Yes No MEN Switchboard closest to point of supply Electric lines

Description of work carried out (If necessary attach any pages with work done)

NEW 25mm² N/S MAIN, GAS H/W, NEW HOME

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- has been installed in accordance with the design detailed in the Declaration of Conformity section above
- has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
- has an earthing system that is correctly rated
- contains fittings which are safe to connect to a power supply
- is safe to connect to a power supply

Validity authenticated in accordance with KEPC Policy 002

06 MAR 2012

Signature

ELECTRICAL WORKER DETAILS

Name **BRENT MAUN** Registration No. **E17201**

Company **E17201** Contact Ph No. **0272102575**

Signature *[Signature]* Date **23-2-11**

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems) Attached other Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name **James Robertson** Registration No. **I245469**

Signature *[Signature]* Date **28/02/2011**

Contact Ph No. **0274300466**

Dribond

NZ169

WATERPROOFING & REPAIR PRODUCTS
FOR CONCRETE AND MASONRY

Certificate of Proficiency

For the Installation of Waterproofing

*This certificate is to confirm that
On 28th February 2005*

Ken Pinney

*Has been instructed by Construction Chemicals (NZ) Ltd in the application of our
waterproofing membranes and is hereby classed as an approved applicator.*

*All waterproofing must be installed according to A.S.3740-2004
Construction Chemicals written instructions and good trade practices and any
relevant local requirements under Sections B2, E2 and E3 of the NZBC*

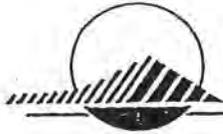
Authorized by

Steve Plester

Technical Manager

**CONSTRUCTION
CHEMICALS**

Adelaide
467-469 South Road, Regency Park.
Brisbane, Melbourne, Sydney, Perth, Auckland, Kuala Lumpur



KAPITI COAST DISTRICT COUNCIL

NGARARA BUILDING, RIMU ROAD
Private Bag, Paraparaumu

WALLBRACING CALCULATION SHEET A (For use with NZS 3604 : 1999)

ref. 706

Name: C. & J. Lee

1. Location of STOREY	<u>single</u> upper of two lower of two
SITE WIND ZONE: (Table 2.4)	<u>high</u> / very high
EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3)	A

SITE ADDRESS

City/Town or District: Waikanae

Street and Number: 65 Kohokohe Road

or
LOT AND D.P. Number: Lot 5, D.P. 19887

2. FOR EARTHQUAKE	
Roof weight:	<u>light</u> / heavy
Average Roof Pitch:	<u>20°</u>
Type of Cladding:	<u>light</u> / heavy
Earthquake Zone:	A
Storey in Roof space:	yes / <u>no</u>
	E = <u>3.6</u> BU's/m ²

3. FOR WIND		
Building Height	: <u>4.8</u> m	W = <u>65.4</u> BU's/m Along
Roof Height	: <u>2.1</u> m	W = <u>56.4</u> BU's/m Across
Stud Height	: <u>2.4</u> m and <u>2.1</u> (garage/store)	
Wind Speed	<u>44</u> m/s (high)	

4. ROOF or BUILDING LENGTH	BL = <u>18.6</u> m
ROOF or BUILDING WIDTH	BW = <u>13.8</u> m
GROSS ROOF or BUILDING PLAN AREA	GPA = <u>169.9</u> m ²

5. EARTHQUAKE LOAD (ACROSS and ALONG) E x GPA	= <u>3.6</u> x <u>169.9</u>	= <u>611.6</u> BU's
WIND LOAD: ACROSS W ACROSS x BL	= <u>56.4</u> x <u>18.6</u>	= <u>1,049</u> BU's
WIND LOAD: ALONG W ALONG x BW	= <u>65.4</u> x <u>13.8</u>	= <u>902.5</u> BU's

ALONG

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BU's Achieved (BU/m x L) W	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ
A		A1	BL1	0.4	120	48	115	46
		A2	BL1	0.4	120	48	115	46
B		B1	BL1	0.55	120	66	115	63.3
		B2	GS1a	2.0	65	130	55	110
C		C1	GS2	1.2	70	84	60	72
		C2	BLG	0.6	145	87	130	78
D		D1	BLG	1.2	150	180	130	156
E		E1	GS1a	2.2	57.8	127.2 (65x $\frac{2.4}{2.7}$)	48.9	107.6 (55x $\frac{2.4}{2.7}$)
		E2	BL1	1.4	111.1	155.5 (125x $\frac{2.4}{2.7}$)	102.2	143.1 (115x $\frac{2.4}{2.7}$)

TOTALS ACHIEVED	W	925.7	EQ	822
TOTALS REQUIRED	W	902.5	EQ	611.6

(From Sheet A)

ACROSS

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BU's Achieved (BU/m x L) W	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ
M		M1	BL1	0.5	106.7	53.4 (120x $\frac{2.4}{2.7}$)	102.2	51.1 (115x $\frac{2.4}{2.7}$)
		M2	BL1	1.25	125	156.3	115	143.8
N		N1	BLG	1.2	150	180	130	156
O		O1	GS2	2.4	90	216	80	192
P		P1	BL1	0.85	111.1	94.4 (125x $\frac{2.4}{2.7}$)	102.2	86.9 (115x $\frac{2.4}{2.7}$)
Q		Q1	GS2	1.2	70	84	60	72
		R1	BL1	0.9	125	112.5	115	103.5
		S1	BL1	0.8	125	100	115	92
		S2	BL1	0.9	125	112.5	115	103.5

TOTALS ACHIEVED	W	1,109.1	EQ	1,000.8
TOTALS REQUIRED	W	1,049	EQ	611.6

(From Sheet A)

Weathertightness Risk factors

Establishing the Risk

How to Assess Risk

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

Selected Cladding Resulting from Risk Assessment

	Risk Score from page 3	Cladding Selected from <u>Table 3</u>	Tick selected option	
			Direct Fixed	Drained cavity
North Elevation	2	timber weatherboards	✓	
South Elevation	2	timber weatherboards	✓	
East Elevation	2	timber weatherboards	✓	
West Elevation	6	timber weatherboards	✓	

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

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

Risk Factor	Risk Severity East Elevation								Sub totals for each risk factor
	Low	Score	Medium	Score	High	Score	Very High	Score	
Wind zone (per NZS 3604)	0		0		①	1	2		1
Number of storeys	①	0	1		2		4		0
Roof/wall intersection design	①	0	1		3		5		0
Eaves width	0		①	1	2		5		1
Envelope complexity	①	0	1		3		6		0
Deck design	①	0	2		4		6		0
Total risk score									2

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

H1 Information required to support Building Consent Applications
Effective from 30 June 2008

Form to be completed for all non-solid construction residential building consent applications				
Site address	65 Kohekohe Road Waikanae			
Climate Zone	Climate Zone 2			
Construction type	Non-solid (standard timber framed buildings)			
Construction Details (specify materials/products for each area)				
Roof	galv. corrug iron, on timber trusses @ 900 ccs			
Walls	bevel-back timber w/boards, on 90mm studs @ 600 ccs and dwangs @ 900 ccs.			
Floor	19mm ply, on timber joists, with batts under and enclosed perimeter.			
Glazing type	single clear glazing in timber framing.			
Glazing Rules				
Area of glazing less than 30% of total wall area	Total Glazing	=	9.7 sq.m.	
	Total wall area	=	84.2 sq.m.	
	Glazing/wall area	=	% 11.5%	
Window area of east, south and west walls less than 30% of total wall area of these walls	Total Glazing	=	7.4 sq.m.	
	Total wall area	=	64.3 sq.m.	
	Glazing/wall area	=	% 11.5%	
Products to be used and R-values				
Building thermal envelope component	Minimum required construction R-values in climate zone 2	Product specified and R-values	Construction R-value achieved	Reference to supporting technical data
Roof	R-2.9	R3.6 batts	R3.4	BRANZ HOUSE INSULATION GUIDE Page 30
Walls	R-1.9	R2.6 batts	R2.3	Page 54
Floors	R-1.3	R2.6 Snag floor fibreglass batts	R2.5	Page
Glazing (vertical)	R-0.26	single clear glass	R0.19	Page 24
Glazing (skylights)	R-0.26			

Note;

If the sum of the area of glazing on the East, South & West facing walls is more than 30% of the total wall area of all these walls, then the calculation or modeling method shall be used.

Carpets or floor coverings are not included in the floor R-value. The floor R-value is met by concrete slab-on-ground and suspended floors with continuous closed perimeter with 100mm draped foil.

Exposed floors will require additional treatment (e.g. pole houses)

Total area of skylights must be no more than 1.2m². The calculation or modeling method must be used for designs where the total area of skylights is more than 1.2m²

Lee House Alterations At 65 Kohakohae Rd
(bedroom 1, en-suite, walk-in wardrobe, bed.3)

ref. 706

Walls		Windows	
<u>east walls.</u>	interior walls 22.2 sq.m.	<u>east</u>	no windows
<u>South walls.</u>	19.9 sq.m.	<u>South.</u>	2.3 sq.m.
<u>West walls.</u>	22.2 sq.m.	<u>West.</u>	$(4.13 + 0.94)$ = 5.1 sq.m.
<u>north walls.</u>	19.9 sq.m.	<u>north.</u>	2.3 sq.m.

edges

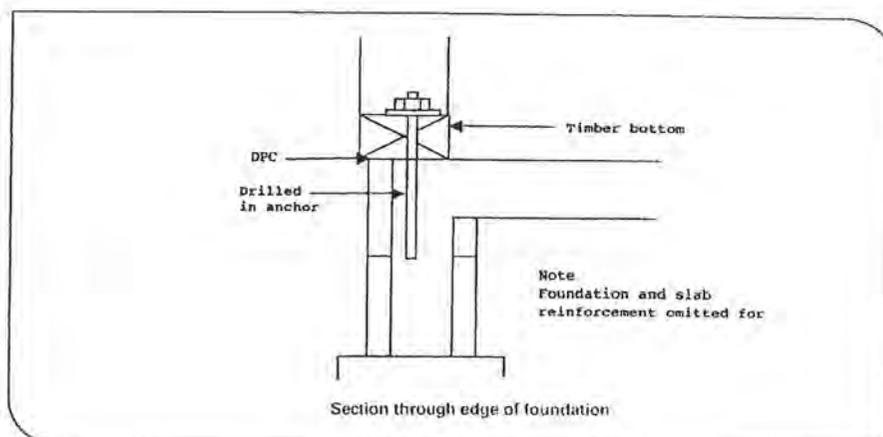


TABLE 1 SUGGESTED ANCHOR SPACING

Anchor types	NZS 3604 spacing (mm)	Recommended spacing (mm)
All drilled-in (post installed) anchors used with masonry header block construction	900	600
Cast-in anchors (bolts) used with masonry header block construction	1400	1100
R10 steel dowels used with masonry header block construction	900	750
Expanding type drilled-in anchors used with boxed concrete slab edge construction	900	600
Non-expanding type drilled-in anchors and cast-in R10 dowels with boxed concrete slab edge construction	900	900
Cast-in anchors (bolts) with boxed concrete slab edge construction	1400	1400

One way to do this is to down-rate the anchor characteristic strength at the edge of masonry header blocks by one third and at boxed concrete slab edges by one fifth. The down-rated characteristic design strengths (R) are:

$$R = 0.67.Q_k \text{ kN}$$

(for masonry header blocks)

$$R = 0.80.Q_k \text{ kN}$$

(for boxed concrete slab edge)

(see Notes 2 and 3).

The maximum available wall bracing rating in bracing units per metre (see Note 4) is then determined as the lower of 10.R or the published wall bracing rating.

Notes:

1. This means testing and evaluation by a recognised industry authority in accordance with NZS 3604 Clause 2.4.7.
2. R is the down-rated anchor strength in kN.
3. Q_k is the characteristic strength specified in the technical literature for the edge distance intended to be obtained by test and/or analysis.
4. As tested in accordance with the BRANZ P21 procedure.

The exception to this is where the wall manufacturer specifies a minimum anchor strength but this cannot be achieved. In this case seek specific advice from the wall bracing manufacturer on whether a down-rated anchor can be used and, if so, what the amended wall bracing rating needs to be.

For example, consider an external wall bracing element of, say, 120 BUs/m on a masonry header block perimeter foundation. The anchor uplift strength has not been adequately verified for the intended application. The specified characteristic anchor uplift strength taken from the anchor manufacturer's technical literature is 15 kN. The down-rated capacity $R = 0.67 \times 15 = 10 \text{ kN}$. The available bracing rating is then limited to $10 \times 10 = 100 \text{ BUs/m}$.

Another way to determine an anchor characteristic design strength is to calculate R when the anchor has passed the qualification test stipulated in ACI 355.2 (refer to NZS 3101: 2006 Clause 17.5.5). In this case the calculation method for cast-in anchors given in NZS 3101: 2006 Clause 17.5.6 may be used to determine a design value.

INTERNAL BRACING WALLS

Note that the above recommendations do not apply to internal wall anchors that are not in close proximity to a concrete slab edge. However care is required with internal wall anchors to ensure there is sufficient slab thickness to meet anchor embedment, hole depth and cover requirements specified in the technical literature. Slab thickening may be required in some applications.

Table 6.6 – Bearers (see 6.12.2.1) – VSG 8, MSG 8 and G 8

Maximum span of bearer continuous over 2 or more spans	Loaded dimension* of bearer	Bearer size (Width x thickness)
(m)	(m)	(mm x mm)
A 1.5 kPa floor load VSG 8 and MSG 8 (dry in service)		
1.30	1.40	90 x 70
	1.80	90 x 90
	3.40	140 x 70
	4.40	140 x 90
	6.30	190 x 70
1.65	2.10	140 x 70
	2.70	140 x 90
	3.90	190 x 70
2.00	1.45	140 x 70
	1.85	140 x 90
	2.65	190 x 70
B 2.0 kPa floor load VSG 8, MSG 8 and G 8 (wetted in service)		
1.30	1.40	90 x 90
	2.20	140 x 70
	2.85	140 x 90
	4.10	190 x 70
1.65	0.80	90 x 90
	1.35	140 x 70
	1.75	140 x 90
	2.55	190 x 70
2.00	1.20	140 x 90

* For definition of loaded dimension see 1.3.

NOTE – Members 70 mm and 90 mm thick may be substituted with built-up members sized and nailed in accordance with 2.4.4.7.

Amd 2
May '06

Table 7.1 – Floor joists (see 7.1.1.1) – VSG 8, MSG 8 and G 8

(a) 1.5 kPa floor load VSG 8 and MSG 8 (dry in service)

Floor joist size	Maximum span* of joists at a maximum spacing (mm) of:		
	400	450	600
(mm x mm)	(m)	(m)	(m)
90 x 35	1.35	1.30	1.20
90 x 45	1.45	1.40	1.25
140 x 35	2.10	2.00	1.80
140 x 45	2.70	2.60	2.00
190 x 45	3.55	3.45	3.15
240 x 45	4.40	4.30	3.90
290 x 45	5.20	5.05	4.60

(b) 2 kPa floor load VSG 8, MSG 8 and G 8 (wetted in service)

Floor joist size	Maximum span* of joists at a maximum spacing (mm) of:		
	400	450	600
(mm x mm)	(m)	(m)	(m)
90 x 35	1.35	1.30	1.10
90 x 45	1.55	1.45	1.25
140 x 35	2.10	2.00	1.75
140 x 45	2.45	2.30	2.00
190 x 45	3.30	3.10	2.70
240 x 45	4.15	3.95	3.40
290 x 45	5.05	4.75	4.10

* May be increased by 10 % for joists continuous over 2 or more spans.

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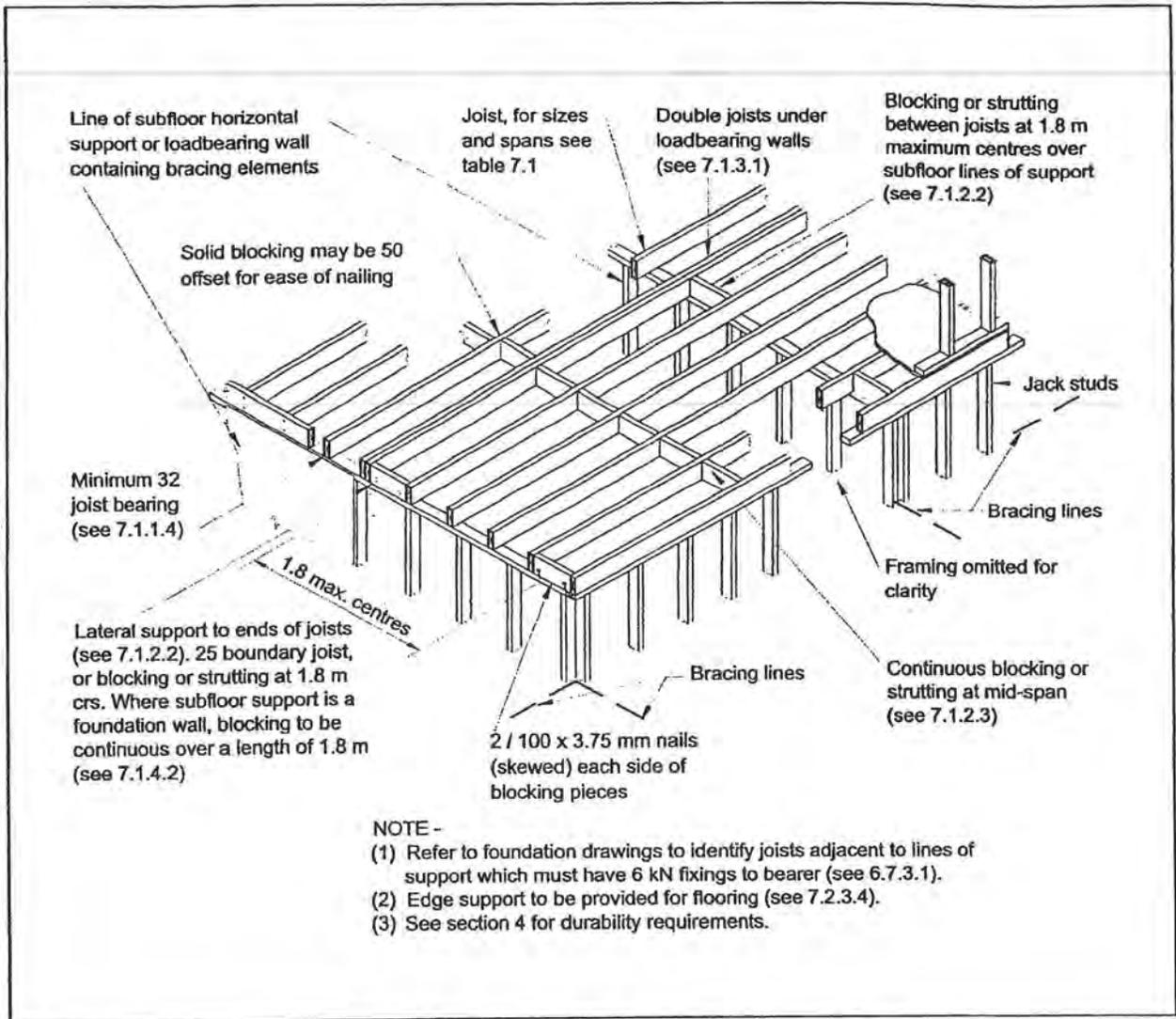


Figure 7.2 – Floor joists layout criteria (see 7.1.2.2)

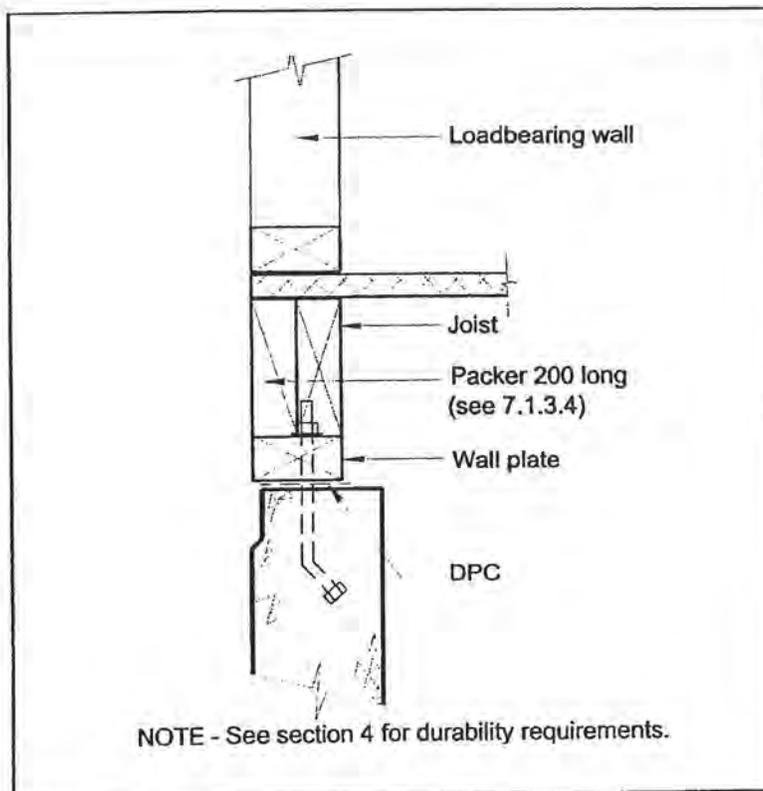


Figure 7.4 – Loadbearing wall over foundation (see 7.1.3.4)

Table 8.2 – Studs in loadbearing walls (see 8.5.1.1) – VSG 8 and MSG 8

1.5 kPa and 2 kPa floor loads

A Single or top storey – Light roof

Wind Zone	Loaded dimension* of wall	Stud sizes for maximum length (height) of:								
		(m)								
		2.4			2.7			3		
		At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:		
	400	480	600	400	480	600	400	480	600	
	(Width x thickness)									
Very high	3.0	90 x 35	90 x 45	90 x 70	90 x 45	90 x 70	90 x 70	90 x 70	90 x 90	90 x 90
	4.5	90 x 35	90 x 45	90 x 70	90 x 45	90 x 70	90 x 70	90 x 70	90 x 90	90 x 90
	6.0	90 x 35	90 x 45	90 x 70	90 x 45	90 x 70	90 x 70	90 x 70	90 x 90	90 x 90
High	3.0	70 x 45	90 x 35	90 x 45	90 x 35	90 x 45	90 x 70	90 x 70	90 x 70	90 x 70
	4.5	70 x 45	90 x 35	90 x 45	90 x 35	90 x 45	90 x 70	90 x 70	90 x 70	90 x 70
	6.0	90 x 35	90 x 35	90 x 45	90 x 35	90 x 45	90 x 70	90 x 70	90 x 70	90 x 70
Medium	3.0	70 x 35	70 x 45	90 x 35	70 x 45	90 x 35	90 x 45	90 x 35	90 x 45	90 x 45
	4.5	70 x 35	70 x 45	90 x 35	70 x 45	90 x 35	90 x 45	90 x 35	90 x 45	90 x 70
	6.0	70 x 35	70 x 45	90 x 35	70 x 45	70 x 45	90 x 45	90 x 35	90 x 45	90 x 70
Low	3.0	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 35
	4.5	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 45
	6.0	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 45
Internal walls	3.0	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 35
	4.5	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 45
	6.0	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 45
		3.6			4.2			4.8		
		At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:		
		400	480	600	400	480	600	400	480	600
		(Width x thickness)								
Very high	3.0	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70	190 x 70
	4.5	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70	190 x 70
	6.0	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70	190 x 70
High	3.0	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70
	4.5	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70
	6.0	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70
Medium	3.0	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	140 x 70	190 x 45
	4.5	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	140 x 70	190 x 45
	6.0	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	140 x 70	190 x 45
Low	3.0	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70
	4.5	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70
	6.0	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70
Internal walls	3.0	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70
	4.5	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70
	6.0	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70

* For definition of loaded dimension see 1.3.

NOTE –

- (1) Studs 70 mm and 90 mm thick may be replaced with studs of 35 mm and 45 mm thickness respectively, provided they are placed at no more than one half the spacing required for the 70 mm and 90 mm stud they are replacing.
- (2) 140 x 45 may be substituted for 90 x 90. 90 x 35 may be substituted for 70 x 45.
- (3) Studs 70 mm and 90 mm thick may be substituted with built-up members sized in accordance with 8.5.1.2 and nailed together in accordance with 2.4.4.7.

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Table 8.4 – Studs in non-loadbearing walls (see 8.5.1.1 and figure 8.2) – VSG 8 and MSG 8

Wind Zone	Maximum length (height) of stud (m)	Stud size for maximum spacing of studs (mm) of:		
		400 (mm x mm)	480 (mm x mm) (Width x thickness)	600 (mm x mm)
Very high	2.4	90 x 35	90 x 45	90 x 70
	2.7	90 x 45	90 x 70	90 x 70
	3.0	90 x 70	90 x 90	90 x 90
High	2.4	70 x 45	90 x 35	90 x 45
	2.7	90 x 35	90 x 45	90 x 70
	3.0	90 x 70	90 x 70	90 x 70
	3.3	90 x 70	90 x 90	140 x 45
	3.6	140 x 45	140 x 45	140 x 45
	3.9	140 x 45	140 x 45	140 x 70
	4.2	140 x 70	140 x 70	190 x 45
4.8	190 x 45	190 x 45	190 x 70	
Medium	2.4	70 x 35	70 x 35	70 x 45
	2.7	70 x 45	90 x 35	90 x 35
	3.0	90 x 35	90 x 45	90 x 45
	3.3	90 x 45	90 x 70	90 x 70
	3.6	90 x 70	90 x 90	140 x 45
	3.9	90 x 90	140 x 45	140 x 45
	4.2	140 x 45	140 x 45	140 x 70
4.8	140 x 70	140 x 70	190 x 45	
Low	2.4	70 x 35	70 x 35	70 x 35
	2.7	70 x 35	70 x 45	90 x 35
	3.0	90 x 35	90 x 35	90 x 35
	3.3	90 x 35	90 x 45	90 x 70
	3.6	90 x 70	90 x 70	90 x 70
	3.9	90 x 70	90 x 90	140 x 45
	4.2	90 x 90	140 x 45	140 x 45
4.8	140 x 45	140 x 70	140 x 70	
Internal walls in all wind zones	2.4	70 x 35	70 x 35	70 x 35
	2.7	70 x 35	70 x 45	90 x 35
	3.0	90 x 35	90 x 35	90 x 35
	3.3	90 x 35	90 x 45	90 x 70
	3.6	90 x 70	90 x 70	90 x 70
	3.9	90 x 70	90 x 90	140 x 45
	4.2	90 x 90	140 x 45	140 x 45
4.8	140 x 45	140 x 70	140 x 70	

NOTE –

- (1) 90 x 35 may be substituted for 70 x 45.
140 x 45 may be substituted for 90 x 90.
- (2) Studs 70 mm and 90 mm thick may be replaced with studs of 35 mm and 45 mm thickness respectively, provided they are placed at no more than one half the spacing required for the 70 mm and 90 mm stud they are replacing.
- (3) Studs 70 mm and 90 mm thick may be substituted with built-up members sized in accordance with 8.5.1.2 and nailed together in accordance with 2.4.4.7.

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Table 8.9 – Lintels supporting roof only (see figure 8.7) – VSG 8 and MSG 8

	Loaded dimension* of lintel (m)	Maximum span for lintel sizes listed below (m)										
		90 x 70	90 x 90	140 x 70	Width x thickness (mm)							
					140 x 90	190 x 70	190 x 90	240 x 70	240 x 90	290 x 70	290 x 90	
Light roof	3	1.0	1.1	1.6	1.8	2.3	2.5	2.9	3.1	3.5	3.8	
	4	1.0	1.0	1.5	1.6	2.1	2.3	2.6	2.9	3.2	3.5	
	5	0.9	1.0	1.4	1.5	1.9	2.1	2.5	2.7	3.0	3.2	
	6	0.8	0.9	1.3	1.5	1.8	2.0	2.3	2.5	2.8	3.1	
Heavy roof	3	0.8	0.9	1.3	1.4	1.8	2.0	2.3	2.5	2.8	3.0	
	4	0.8	0.8	1.2	1.3	1.7	1.8	2.1	2.3	2.6	2.8	
	5	0.7	0.8	1.1	1.2	1.5	1.7	1.9	2.2	2.3	2.6	
	6	–	0.7	1.0	1.2	1.4	1.6	1.8	2.0	2.1	2.5	

* Loaded dimension is defined in figure 1.3.

NOTE – Members 70 mm and 90 mm thick may be substituted with built-up members sized and nailed in accordance with 2.4.4.7.

Table 8.9 – Lintels supporting roof only (see figure 8.7) – VSG 10 and MSG 10

	Loaded Dimension* of lintel (m)	Maximum span for lintel sizes listed below (m)										
		90 x 70	90 x 90	140 x 70	Width x thickness (mm)							
					140 x 90	190 x 70	190 x 90	240 x 70	240 x 90	290 x 70	290 x 90	
Light roof	3	1.1	1.2	1.8	1.9	2.4	2.6	3.1	3.3	3.7	4.0	
	4	1.0	1.1	1.6	1.8	2.2	2.4	2.8	3.1	3.4	3.7	
	5	1.0	1.1	1.5	1.7	2.1	2.3	2.6	2.9	3.2	3.5	
	6	0.9	1.0	1.4	1.6	2.0	2.1	2.5	2.7	3.0	3.3	
Heavy roof	3	0.9	1.0	1.4	1.6	2.0	2.1	2.5	2.7	3.0	3.3	
	4	0.8	0.9	1.3	1.4	1.8	2.0	2.3	2.5	2.8	3.0	
	5	0.8	0.8	1.2	1.3	1.7	1.8	2.1	2.3	2.6	2.8	
	6	0.7	0.8	1.2	1.3	1.6	1.7	2.0	2.2	2.4	2.7	

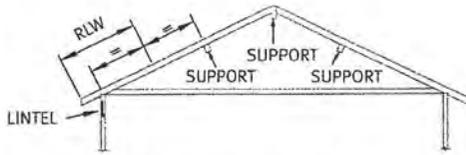
* Loaded dimension is defined in figure 1.3.

NOTE – Members 70 mm and 90 mm thick may be substituted with built-up members sized and nailed in accordance with 2.4.4.7.

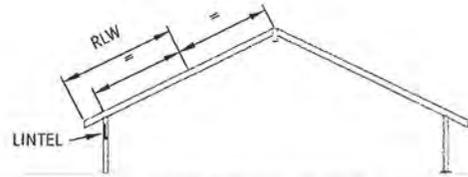
Amd 2
May '06

LINTELS

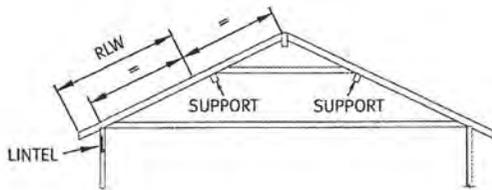
Determination of Roof Load Width 'RLW'



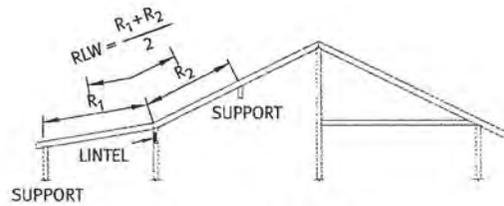
CONVENTIONAL ROOF
COUPLED, STRUTTED RIDGE



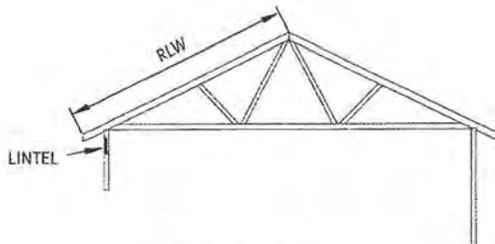
CATHEDRAL ROOF



CONVENTIONAL ROOF
COUPLED, UNSTRUTTED RIDGE



CATHEDRAL ROOF



TRUSSED ROOF

The diagrams given above may also be used to determine roof load width for bressumers (beams over openings in walls, page 34-36) and garage roof beams, as appropriate.

LINTELS

In Single or Upper Storey Load Bearing External Walls
(Supporting roof and ceiling only)

Design Deflection Limits:

D.L. LL
SPAN/300 SPAN/240
OR 9mm OR 9mm

Table 7

Light Roof and Ceiling										
hySPAN Section D x B (mm)	Roof Load Width 'RLW' (m)									
	1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	7.2
	Maximum Span (m)									
150 x 45	3.0	2.8	2.6	2.5	2.4	2.3	2.2	2.1	2.1	2.0
170 x 45	3.2	3.0	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.3
200 x 45	3.7	3.4	3.2	3.1	3.0	2.9	2.8	2.8	2.7	2.6
200 x 63	3.9	3.7	3.5	3.4	3.2	3.1	3.0	3.0	2.9	2.9
240 x 45	4.2	3.9	3.7	3.5	3.4	3.3	3.2	3.1	3.1	3.0
240 x 63	4.5	4.2	4.0	3.8	3.7	3.6	3.5	3.4	3.3	3.3
300 x 45	4.9	4.6	4.4	4.2	4.0	3.9	3.8	3.6	3.5	3.3
300 x 63	5.3	5.0	4.7	4.5	4.4	4.2	4.1	4.0	3.9	3.8
2/300 x 45*	5.7	5.4	5.1	4.9	4.7	4.6	4.5	4.4	4.3	4.2
360 x 63	6.0	5.6	5.4	5.2	5.0	4.8	4.7	4.6	4.5	4.4
400 x 45	6.0	5.7	5.4	5.2	5.0	4.8	4.7	4.6	4.5	4.3
400 x 63	6.5	6.1	5.8	5.6	5.4	5.2	5.1	4.9	4.8	4.7
2/400 x 45*	6.9	6.6	6.3	6.0	5.8	5.7	5.5	5.3	5.1	4.9
450 x 63	7.0	6.6	6.3	6.1	5.9	5.7	5.5	5.4	5.3	5.0

Heavy Roof and Ceiling										
hySPAN Section D x B (mm)	Roof Load Width 'RLW' (m)									
	1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	7.2
	Maximum Span (m)									
150 x 45	2.4	2.2	2.0	1.9	1.8	1.8	1.7	1.6	1.6	1.6
170 x 45	2.7	2.5	2.3	2.2	2.1	2.0	1.9	1.8	1.8	1.7
200 x 45	3.0	2.8	2.7	2.5	2.4	2.3	2.2	2.2	2.1	2.0
200 x 63	3.3	3.0	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.3
240 x 45	3.4	3.2	3.0	2.9	2.8	2.7	2.7	2.6	2.5	2.4
240 x 63	3.7	3.5	3.3	3.2	3.0	3.0	2.9	2.8	2.8	2.7
300 x 45	4.1	3.8	3.6	3.4	3.3	3.2	3.1	3.0	3.0	2.9
300 x 63	4.4	4.1	3.9	3.7	3.6	3.5	3.4	3.3	3.2	3.1
2/300 x 45*	4.8	4.5	4.2	4.1	3.9	3.8	3.7	3.6	3.5	3.4
360 x 63	5.0	4.7	4.5	4.3	4.1	4.0	3.9	3.8	3.7	3.6
400 x 45	5.0	4.7	4.4	4.3	4.1	4.0	3.9	3.8	3.7	3.6
400 x 63	5.4	5.1	4.8	4.6	4.4	4.3	4.2	4.1	4.0	3.9
2/400 x 45*	5.9	5.5	5.2	5.0	4.8	4.7	4.6	4.4	4.3	4.3
450 x 63	5.9	5.5	5.2	5.0	4.8	4.7	4.6	4.4	4.3	4.3

*Size built-up by vertical nail lamination - see page 4.
For determination of Roof Load Width - see page 18.

HANGING BEAMS

Supporting Ceiling Joists

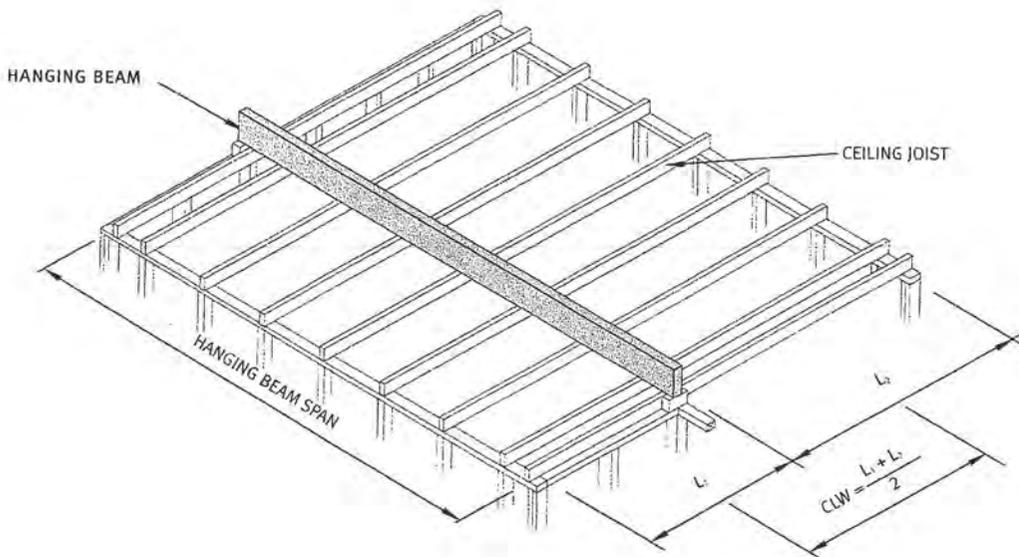
Design Deflection Limits:

D.L. SPAN/300 OR 12.5mm
 L.L. SPAN/270 OR 15mm

Table 11

hySPAN Section D x B (mm)	Ceiling Load Width 'CLW' (m)									
	1.2	1.5	1.8	2.1	2.4	2.7	3.0	3.6	4.2	4.8
	Maximum Span (m)									
150 x 45	4.1	3.9	3.8	3.6	3.4	3.3	3.2	3.0	2.9	2.8
170 x 45	4.5	4.3	4.1	4.0	3.9	3.8	3.6	3.4	3.3	3.1
200 x 45	5.0	4.8	4.6	4.5	4.3	4.2	4.1	4.0	3.8	3.7
200 x 63	5.4	5.2	5.0	4.8	4.7	4.6	4.5	4.3	4.1	4.0
240 x 45	5.7	5.5	5.3	5.1	5.0	4.8	4.7	4.5	4.4	4.2
240 x 63	6.1	5.8	5.6	5.5	5.3	5.2	5.1	4.9	4.7	4.6
300 x 45	6.7	6.4	6.2	6.0	5.8	5.7	5.5	5.3	5.1	5.0
300 x 63	7.1	6.8	6.6	6.4	6.2	6.1	5.9	5.7	5.5	5.4
360 x 63	8.0	7.7	7.5	7.3	7.1	6.9	6.8	6.5	6.3	6.1
400 x 45	8.1	7.8	7.5	7.3	7.1	7.0	6.8	6.5	6.3	6.1
400 x 63	8.6	8.3	8.0	7.8	7.6	7.4	7.3	7.0	6.8	6.6
450 x 63	9.2	8.9	8.7	8.4	8.2	8.1	7.9	7.6	7.4	7.2

For determination of Ceiling load width 'CLW' see the diagram below



PROCESSING CHECKLIST

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

Category.....(1).....

Site Plan (NZS 3604 Sec 3.4, 4,5 Code clB1, B2,E1, E2 F1&F2 Sect. 72, 75 BA04)

N/A	NO	YES	Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wind zone High W/ High Specific..... GIS.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flooding / ponding hazards .....GIS.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slippage/ fault line hazards GIS.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion, river & coastal hazards .....GIS.....
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subsidence/ soft soil hazards Site inspection notes Redcheck Stamp
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Corrosion zone Sea spray of Zone T .....GIS.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil contamination GIS.....
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Distances to boundaries / siting..... District plan.....
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor levels/ contours.....E2/AS1 & NZS 3604 E1.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two or More Allotments.....Sec 75 - 83 Bld Act.....
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noise / sound insulation (airport & highway).....

Specific Design (Verified Online PS2 B1 B2 VMI)

	Comments
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PSI Design Certificate B1 B2 VMI.....
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PS2 Peer Review..... B1 B2 VMI.....
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Calculations .....VMI.....
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	CPeng Verified Online.....

Concrete / Foundation Plan (NZS 3604 NZS 4210 & 4229 E2/AS1)

	Comments
Layout	
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Layout dimensions..... NZS 3604.....
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Control joints..... NZS 3604.....
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Slab thickening..... NZS 3604, cl 7.5.....
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Alternative.....specify reason.....
Section	
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Depth & width..... NZS 3604.....
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Reinforcement..... NZS 3604;B2.....
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Plate fixings..... NZS 3604;B2 cl 7.5.....
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	DPM NZS 3604;B2.....
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Engineer design and Calcs.....B1;B2.....
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Concrete strength..... B1;B2 cl 4.8.2.....
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Alternative.....specify reason.....

Timber / Subfloor Plan (NZS3604 NZS 3602 & 3640 , B1,B2)

Comments

Layout

N/A NO YES

- Layout dimensions.....
- Bearers details.....B1 ; B2... *Loaded dimensions exceeded*
- Joist details.....B1:B2.....
- Alternative.....specify reason.....

Section

- Foundation type/size..... NZS 3604;B2.....
- Piles post sizes & treatment NZS 3604;3602;3640;B2.....
- Pile c/c..... NZS 3604.....
- Fixing..... NZS 3604;B2.....
- Coatings(durability)..... NZS3604 ;B2.....
- Ventilation & Access to sub floor spaces NZS 3604... *existing*
- Alternative.....specify reason

If the addition is an upper storey show details on upgrading existing foundations, joints, piles, etc (may require Engineer design)

Floor plans / layout (B1, B2, C1-4, D1, E3, F7, G1, G2, G12 G3, G9, G11, G13)

Comments

General

N/A NO YES

- Room dimensions.....
- Sectional lines.....
- Location of partitions.....
- All designated spaces.....
- Intels..... NZS 3604;B2.....
- Beams..... NZS 3604, B2 by engineer.....
- Point loads by engineer or pre-nailer.....B1 B2.....
- Smoke detectors.....F7.....
- Wet areas / WCs D1, Table 2; B2.....
- Kitchen.....G3, G9,G11.....
- Alternative.....specify reason

*Changes to existing work requires both an existing floor plan & a proposed floor plans
Facility provided for washing utensils / food G3, Section 1.1 & Figure 1:
Preparation Area and Access to Facility Paragraphs 1.1.2 and 1.5*

Wall / Framing B1, B2, E3

Comment

General

- Identify engineering / Structural Items/ portals.B1 B2.....
- By pre-nailer or to NZS 3604.....B1 B2.....
- Fixing types NZS 3604.....B1 B2.....
- Stud c/c as per wind zone.... NZS 3604.....B1 B2.....
- Building wrap..... NZS 3604
- Stud heights of rooms..... NZS 3604.....B1 B2.....
- Alternative.....specify reason

Roof..... NZS 3604,3602 &3640 B1B2E2 E2/AS1

Trussed / by prenailler or Framed roof NZS 3604

Comments

N/A NO YES

- Fixing layout & details.....B1 B2.....
- Correct layout.....B1.....
- Max span (12m or Engineer).....B1.....
- Purlin or batten c/c.....B1 B2.....
- Rafters / Beams.....B1 B2.....
- Alternative.....specify reason.....

Roof cladding - Metal ; Profiled Metal; Masonry, Membranes Code E2, E2/AS1 B2

- Pitch / profile.....E2.....
- Underlay.....E2.....
- Flashings.....E3;E2.....B1 B2.....
- Parapets.....B1 E2 B2.....
- Membrane Roofs and substrate Code E2/AS1 B2.....
- Gutters, Barges & Fascias detail Refer E2, section 8.3, cl 8.3.9.....
- Alternative.....specify reason.....

Installation of profiled metal roof cladding shall be by trained installers, approved by the tile manufacturer or NZ agent. In some cases experienced builders undertake installation, refer E2, section 8.4, cl 8.4.2 'General'.

Claddings CodeB1 & B2 E2/AS1, Branz good practice Guides & Weather tightness Vol 12&3

Comments

- Risk matrix Cavity or direct.....E2.....
- Brick Veneer.....E2 "The brick book" Branz Masonry Guide ; B2.....
- Timber WeatherboardE2 Branz Timber Guide Vol 1&2; B2.....
- StuccoB1 NZS 3604 Branz good practice guide; B2.....
- Profiled Metal.....E2 Metal Roofing Practice; B2.....
- PlywoodE2 ; B2.....
- Fiber Cement W/b.....E2; B2.....
- Board & Batten..... Branz good practice guide; B2.....
- Fiber Cement Sheet.....E2; B2.....
- Weathertightness details.....E2' ; B2.....
- Alternative.....specify reason.....

Bracing NZS 3604 B1, B2, E3

Comments

N/A NO YES

- Subfloor bracing.....B1 & NZS 3604.....
- Wall bracing..... B1 & NZS 3604.....
- Roof bracing..... B1 & NZS 3604.....
- Bracing calculations..... B1 & NZS 3604.....
- Provide bracing plan layout..... B1 & NZS 3604.....
- Double top plate (if > 5m)..... B1 & NZS 3604.....
- Indicate dragon tie (if > 6m)..... B1.& NZS 3604.....
- Diaphragm cellings (if > 7.5m)..... B1 & NZS 3604.....
- Check for distribution B1 & NZS 3604.....
- Alternative.....specify reason.....

Light & Ventilation *B1 G4, Clause 1.2 ; G4, clause 1.3 G7,G9 F2*

General

Comments

N/A NO YES

- Vent 5%.....G4
- Light 10%.....G7
- Electrical.....G9.....
- Mechanical ventilation.....G4.....
- Exterior space for awareness.....G7.....

Glazing

- Safety glass.....F2
- Wind zone..... B1, NZS 3604.....
- Alternative.....specify reason

Insulation *BRANZ Home Insulation Guide, NZS 4218, AS/NZS 2918*

Comments

- FloorH1.....
- Wall..... H1.....
- Roof..... H1.....
- Windows / glazing..... H1.....
- Alternative.....specify reason.....

Stairs / Landings / Handrails *D1, sec 4*

Comments

- Stair tread & risers.....D1
- Landing size.....D1.....
- Handrail.....D1.....
- Riser opening (min) where children.....D1.....
- Residential Accessibility.....D1
- Alternative.....specify reason.....

Stair type

Minor Private: Max rise 220mm/Min tread 220mm,

Secondary Private: Max rise 200mm/Min tread 250mm,

Main Private: Max rise 190mm/Min tread 280mm. (Main private includes exterior stairs)

Decks / Balconies / Barriers *D1, F4 & NZS 3604, Section 6 & 7,*

Comments

- Barrier & deck fixing durability.....D1 B1 B2.....
- Top rails, balusters, bottom rails, palings.....D1 B1
- If Engineer then calculations required.....B1 B2.....
- Max 3m height or Engineer.....B1 B2.....
- Deck joist sizes, grade, treatment, span & spacing.....D1 B1 B2.....
- Piles & bearers the correct grade, treatment, size, spacing & span.....D1 B1 B2.....
- Slip resistanceD1.....
- Appropriate waterproofing membrane..... B1 B2.....
- Stringer size & connectionsD1 B1 B2.....
- Thresholds.....D1 E2.....
- Alternative.....specify reason

Fire (Residential) NZBC F7;Cdoc

Comments

N/A NO YES

- Travel distances max 24m.....C3.15.....
- Smoke detectors.....F7.....
- Wood burnersF7.....
- Garage fire wall detailsC7 (C7.10 C7.8)
- Alternative.....specify reason

Swimming Pool & Fencing *Fencing of Swimming Pools Act 1987*

Comments

- Refer to Compliance for sign off.....
- Specific Engineering Design
- Proprietary system/design.....
- Section/construction
- Pool backwash discharging the sewer.....
- Fence height
- Gate(s) / door(s) open outward.....

Ambiguity / Contradictions

Comments

- Manufacturers Specs
- Engineer compared with Designer/Architect
- Any Other contradictions

Alternative Solutions

Record assessment, decision and reasons for decisions below. Has the designer substantiated why they believe the proposal complies with the building code? Is there a determination on a similar proposal? Has corroborative evidence been provided (peer review, appraisal or determination)? Include reference to comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, in-service history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004). List any conditions / communications / actions:

This sheet relevant to plumbing & drainage only

General

Comments

N/A NO YES

- Kitchen area.....G3/AS1
- Laundry.....in the new garage
- Bathrooms.....
- Location of sanitary fixtures.....
- Plumbing layout.....

Plumber's Reg no. T.B.A

Drainlayers Reg no. T.B.A

Effluent Disposal Systems

Comments

- Engineering Site Investigation
- Design Specification & Producer Statement

(The design criteria should include; Capacity based on bedroom numbers, Loading calculation, site evaluation, soil profile, site characteristics.)

Town Sewer

Water Supplies

Comments

- G 12
- Town supply.....
- Private scheme.....
- Type & location...Council Public supply.....
- Alternative.....specify reason.....

new external gas infinity
extension of existing pipework

Sanitary Drainage

Comments

- G13 N2/AS 3500
- Layout
- Council availability or
- Septic tank design & calcs.....
- Alternative.....specify reason

Stormwater Drainage

Comments

- E1
- Layout
- Council availability
- Alternative.....specify reason

stormwater to new soakpit

Sanitary Plumbing

Comments

- G13 N2/AS 3500
- Layout
- Alternative.....specify reason

Accessibility D1 ; NZS 4121

Comments

N/A NO YES

- Car parks
- Projections
- Kerb Ramps.....
- Footpaths/Ramps / Landings
- Entrances.....
- Public Facilities.....
- Lifts.....
- Stairs.....
- Stair / handrails.....
- Doorways/Doors/Corridors/ Lobbies.....
- Controls.....
- Places of assembly/entertainment/Recreation.....
- Warning Systems.....
- Toilet Facilities/ Laundering
- Food preparation / accommodation.....
- Signs.....

Fire report C1,C2, C3, C4

Comments

- Purpose group FHC
- Fire cell separation /use of building
- f- rating
- s- rating
- Occupancy numbers
- Means of escape
- Travel distances
- External walls/unprotected areas
- Fire resistance to supporting elements/floors/ walls.....
- Risks to/below escape routes
- Fire safety precautions
- SF1's / SD1's
- Alternatives
- Referral to DRU
- Alternative.....specify reason

Solid waste G15

Comments

- Waste bin area
- Environmental health referral
- Alternative.....specify reason

Hazardous Agents, Materials & substances F1 - F3

Comments

- Waste bin
- Environmental health referral

Change Of Use – Sec 114: (record decisions and basis for decisions – confirm whether sec 115 applies)		.....
Date		
Alteration to Existing Building – Sec 112: (record decisions and basis for decisions – confirm whether sec 118 applies and if so, has it been complied with?). List conditions / communications / actions:		.....
Date	07/12 ok	
Hazards – Sec 71-74 : (record decisions and basis for decisions – see under "site plan above already done")		.....
Date:		
Compliance Schedule – Sec 100 - 107: (record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).		
Date		

<p><i>Note :- Refer to the associate code clause along side each prompt above for compliance or reason of decision</i></p> <p>Plan checked yet Unsatisfactory (request for further information- see attached copy)</p> <p style="text-align: center;">Signature, name & date</p> <p>Bldg.....</p> <p>Plumbing.....</p> <p>Fire.....</p>	<p>I am satisfied on reasonable grounds that the provisions of the Building Code are met and the Building consent may be granted (refer Bld Act Sec 49(1))</p> <p>All previous Further Information Requests now satisfactory.</p> <p style="text-align: center;">Signature, name & date</p> <p>Bldg..... (for all pages except those listed below)</p> <p>Plumbing..... (For pages 6 of 11 unless otherwise listed)</p> <p>Fire..... (As listed on page 7 of 11)</p>
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Addenda to Form 436

Allocation of work to approvals officer outside current competency

Building Category	<i>Circle appropriate category</i> 0 1 2 3

1) Authorized by Team leader or delegate	Level of supervision reqd	Reason for decision
Name, Signature & date	Coaching Mentoring Peer review on completion	In training Vetting one level above competency Other
2) Approval Officer undertaking training	Record of Learning	Decision
Name, Signature & date		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (refer Bld Act 49(1))
Current competency level Category 0, 1 or 2		
3) Coach/Mentor/Peer reviewer	Training needs identified	Comments
Name, Signature & date		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (refer Bld Act 49(1))
Current competency level Category 1, 2 or 3		

Allocation notes

- Categories of building are determined on receipt of application
- All applications are re assessed for the category and allocated to each appropriate Officer at the earliest opportunity and then placed in processing shelves accordingly
- Approvals staff are aware of their own competency level and check the allocation of work.
- Approvals staff may select, for training purpose, a consent 1 (one) category higher than their current competency for the purpose of increasing their skill level provided they gain approval from the Team Leader Building Consent Approvals. Once approval is given the Team Leader Building Consent Approvals will arrange for the appropriate supervision and final peer review.

KCDC Building Consent Authority
 Building Consent Documentation Filed



BC No.	C# J. Lee 100899.
Street Address.	65 Kohekohe Rd Waikanae
	Adds & Alts.

Tick indicates document(s) included in this Building Consent

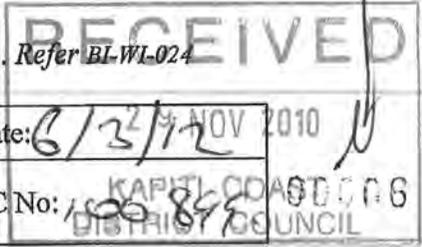
Building Consent Application,	<input checked="" type="checkbox"/>
Application checksheet,	<input checked="" type="checkbox"/>
Costing schedule,	<input checked="" type="checkbox"/>
Plans and specifications,	<input checked="" type="checkbox"/>
Invoice and receipt,	<input checked="" type="checkbox"/>
Processing records/checksheets,	<input checked="" type="checkbox"/>
Inspection page printouts	<input checked="" type="checkbox"/>
1-8	35-50
Building consent and memorandum,	<input checked="" type="checkbox"/>
Inspection reports,	<input checked="" type="checkbox"/>
Application for CCC,	<input checked="" type="checkbox"/>
Code of Compliance Certificate.	<input checked="" type="checkbox"/>
Producer statements and supporting documentation,	<input checked="" type="checkbox"/>
Peer review documents,	NA
Fire design documents,	NA
Requests for further information and other correspondence,	NA
Amendments,	NA
Supplementary information,	NA
Energy work certificates,	<input checked="" type="checkbox"/>
Notices to Fix.	NA

This form comprises part of the Building Consent documentation and indicates the contents of the Building Consent File. Refer KCDC Policy 029.

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

100899

Criteria: All building work except for minor works or major projects. Refer *BL-WL-024*



Address:
65 Lohelohē Road Waihanau

Date: 6/3/12 NOV 2010
BC No: 100899

application for code compliance certificate (Form 278) completed Y N

Confirm all required inspections have been completed and passed: Answer: Yes No

If inspections have been missed, what supporting info and method of verification has been provided to compensate for missed inspection. (Describe):

(This section is crossed out with a diagonal line)

Work in accordance with approved consent and approved amendments	<input checked="" type="radio"/> Yes	<input type="radio"/> No
If no, has NTF been issued:	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes <input type="radio"/> No
Have items of non compliance been resolved and NTF uplifted.	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes <input type="radio"/> No

Note: If work is not in accordance with consent, (and approved amendments) or NTF matters have not been resolved, suspend application for Code Compliance Certificate

Supporting documentation required in building consent addenda (Accept in accordance with KCDC Policy 002) Form completed during BC Approval process

Tick (✓) indicates yes, N/A indicates considered - but not applicable	Req'd	Supplied	Accept
copy of electrical certificate	✓	✓	✓
copy of gas certificate	✓	✓	✓
an "as-built" drainage plan	✓	✓	✓
plumbing (Form 125) for pressure test and installation piped services	✓	✓	✓
drainage (Form 126) for stormwater installation	✓	✓	✓
drainage (Form 127) for private sewer installation	✓	✓	✓
a Construction Review (PS4) statement for Structural engineering	N/A		
a Construction Review (PS4) statement for Fire engineering	N/A		
a Construction Review (PS4) statement for Geo-technical engineering	N/A		
Roof cladding warranty	✓		✓
Solar water heating technical specifications	N/A		
wall cladding/texture coating installation applicator warranty			
a copy of the lift certificate			
a certificate from the fire alarm installer			
a certificate from the sprinkler installer			
a copy of wet-area membrane installers warranty			
A copy of deck membrane manufacturer's installers warranty/guarantee			
FPIS (verifier) Fire Systems Certification	N/A		

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

If specified supporting documentation has not been provided, what alternative information or verification method has been provided to compensate. (describe):

Compliance Schedule

Is a new or amended compliance schedule required?	Y	<input checked="" type="radio"/> N
If "Y" Has it been issued? (Refer note below)	Y	<input checked="" type="radio"/> N
If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued? Outline:		

Note: If the draft/ revised compliance schedule has not been issued, the Code Compliance Certificate cannot be issued. Suspend issuing CCC until this matter is addressed.

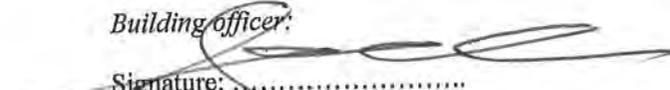
Building consent requirements.

Are there any item specified in the building consent or PIM that have not been completed.

Outline: -----

Are there any development impact fees to be paid outstanding? Yes No (if yes, CCC cannot be issued)

Approve to issue Code Compliance Certificate if all other outstanding fees are paid. YES NO

Building officer: 

Signature:

Date: 7/3/12

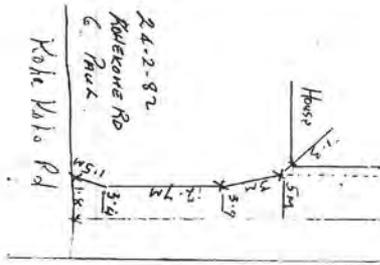
Name: Cameron Muir

Co-reviewer: 

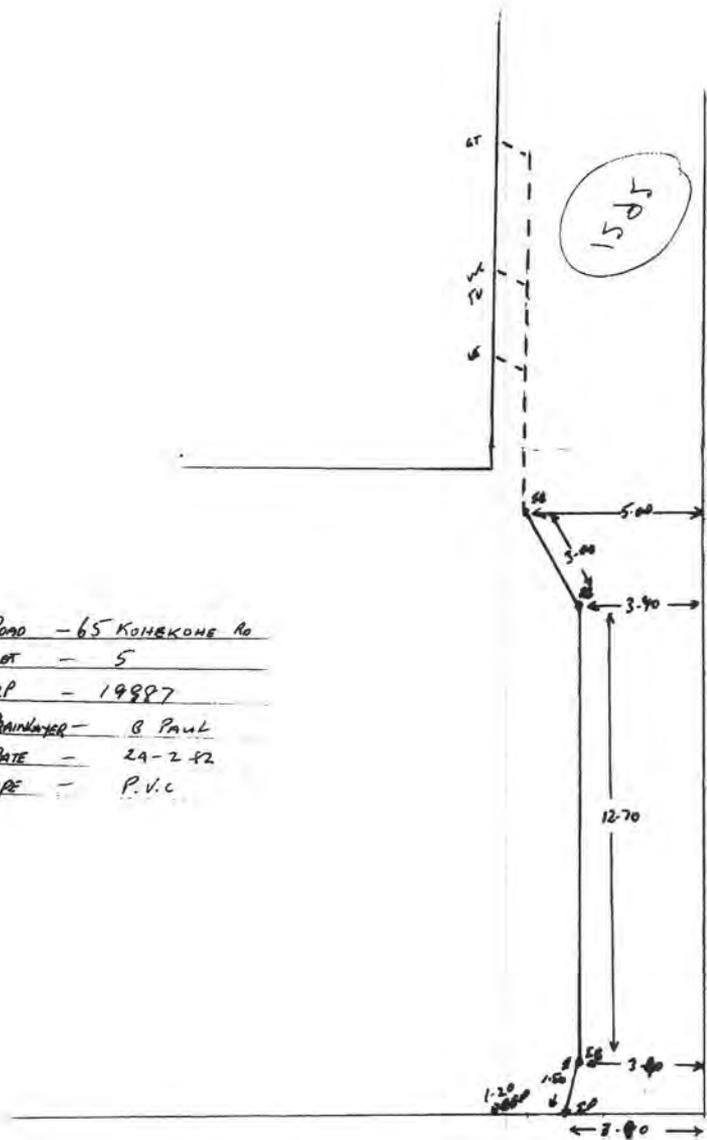
Signature:

Date: 7/3/12

Name: Russen Brook



ROAD - 65 KORUKONE RD
 LOT - 5
 D.P. - 19887
 DRAINLAYER - G. PAUL
 DATE - 24-2-82
 PIPE - P.V.C.





Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand



BC 100899

20 March 2012

Dennis Walton
17 Raumati Road
Raumati

Dear Dennis

**VEHICLE CROSSING DAMAGE DEPOSIT REFUND: 65 KOHE KOHE
ROAD, WAIKANAE**

Thank you for your email. This is confirmation that the total of \$496.00 has been deposited into the nominated account confirmed in your email. This is the refund of the Damage Deposit paid as part of Building Consent BC100899 for work at the above address.

For further information please contact Customer Services on (04) 296 4700.

Yours sincerely

Nicola Hollingsworth
CUSTOMER SERVICES OFFICER

FILE COPY

delivering on the community's plan



me huri whakamuri, ka titiro whakamua

(04) 296 4700 or 0800 486 486

kapiti.council@kapiticoast.govt.nz

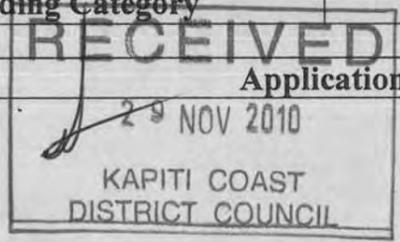
www.kapiticoast.govt.nz

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.	
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓		
Building	✓		8/7/12/2010 Shun Nipin 8-12-10
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
NOTES:			



Building Consent No.	100 899
Building Project	Adds & Acts
Location (Site Address)	65 Kohokohu Road Waitanui
Building Category	Circle appropriate category 0 <u>1</u> 2 3



Application workflow checklist		
	Name & Signature	Date
Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed	Leanne Smith	29/11/10
# 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		
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008		
Data entered and invoiced by CSO CS-WI-008	Angie	29/11/10
Pages numbered by CSO CS-WI-008		
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	Angie	30/11/10
BC Application signed over to BC CS-WI-009	Angie	30/11/10
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	Simon Copp Shun Nipin	7/12/2010 8-12-10
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009		
CSO checks data entry input, including required inspections CS-WI-012		
BC, plans and other appropriate paperwork produced by CSO CS-WI-012	Angie	8/12/10
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012		
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
✓ Pre-lining (Building)	12	✓	Hot & Cold water pipes tested to 1500kPa	39		Construction of playground to comply with NZS5828
✓ Pre-lining (Plumbing)	13		Roof stormwater to be connected to existing	40		Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
Wet areas - membrane	14		Copper water pipes not permitted	43		Textured systems should be applied by licensed, trained applicators - supply warranty
✓ Post Lining	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
Brick Veneer	21		Minimum FFL to comply with NZS3604			
Retaining Wall						
Final (Dwelling)						
Final (Commercial & Multi-resd)						

STANDARD CONSENT CONDITIONS	
37	
72	
80	

NON-STANDARD ADDENDA

FOR OFFICE USE ONLY

FEES		APPLICATION FEE \$.....	
Building Fee	\$1929.00		\$2965.20
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....		
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$496.00	13005	29/11/10.
Code Compliance Administration	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$160.00	361624	29/11/10.
Development Levy	\$.....	FEES PAID BY:	
DBH Levy	\$315.20	for Hinds Builders Ltd	
Compliance Schedule	\$.....		
Digital Storage Fee	\$39.00	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	\$26.00	100899	29/11/10.
Photocopying	\$.....		
SUBTOTAL	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
Less Fee Paid	\$.....	Deposit held =	\$.....
TOTAL	\$2965.20	Cost to Repair Damage Caused During Construction =	\$.....
GST INCLUDED	\$.....	Total Balance to be Refunded	_____
		Authority Number:	
		Authorised:	DATE:

GST 51-860-608

Received with thanks by 8/01
 KAPITI COAST DISTRICT COUNCIL

29-11-10 16:49 Receipt no.361624

COPY *COPY* *COPY*
 DR BC100899
 DENNIS WALTON 2,965.20-
 Dennis Walton::17 Raumati Road:Raumati
 CQ B
 For Hinds Builders L 2,965.20



Building consent 100899

Section 51, Building Act 2004

The building

Street address of building: 65 Kohekohe Road, Waikanae

Legal description of land where building is located: LOTS 5 DP 19887

Valuation number: 1494149900

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Mr & Mrs C Lee

Contact person:

Mailing address: 65 Kohe Kohe Road, Waikanae

Street address/registered office:

Phone number: Landline:

Mobile: 0274 420022

Daytime:

After hours:

Facsimile number:

Email address:

Website:

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

Full Name: Dennis Walton

Mailing Address: 17 Raumati Road, Raumati Beach 5032

Phones: 299 3083

Fax: 299 0808

Email: dennis.walton@clear.net.nz

Building work

The following building work is authorised by this building consent:

Interior alterations with some new of re-used exterior doors and windows and building additions include a double garage/laundry, garden store, bedroom additions and an ensuite.

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.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

Angela Smith
Signature

CSO
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 8/12/10

8 December 2010

Mr & Mrs C Lee
65 Kohe Kohe Road
Waikanae

Dear Sir/Madam

Approval of Building Consent: 100899

Description: Interior alterations with some new of re-used exterior doors and windows and building additions include a double garage/laundry, garden store, bedroom additions and an ensuite.

Location: 65 Kohekohe Road, Waikanae

Legal Description: LOTS 5 DP 19887

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

Dennis Walton
17 Raumati Road
Raumati Beach 5032

No.

100899

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Interior alterations with some new of re-used exterior doors and windows and building additions include a double
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential Dwelling
Estimated Value	\$160,000
Location	65 Kohekohe Road, Waikanae
Legal Description	LOTS 5 DP 19887
Valuation No.	1494149900

Builder: Hinds Building 156 Aston Road, Waikanae : 293 4055 / 0274
436149

Drainlayer: Waikanae Contracting Waikanae : 0274 432732

Plumber: Waikanae Contracting Waikanae : 0274 432732

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Block
 3. Pre-slab
 4. Pre-slab
 5. Subfloor
 6. Drainage
 7. Pre Wrap
 8. Pre Clad
 9. Weathertightness
 10. Preline
 11. Preline
 12. Postline
 13. 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. Note and comply with endorsements on approved plans.
3. Names and registration numbers of plumber and drainlayer are required before work commences.
4. 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.
5. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
6. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
7. Contractor to leave site clear of all demolition materials and in a tidy state.
8. Restrictor stays, limiting sash opening to max 100mm must be fitted wherever sill height is less than 760mm and the difference in levels are 1 metre or greater. Refer F4.NZBC
9. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.

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:



KAPITI COAST DISTRICT COUNCIL

NGARARA BUILDING, RIMU ROAD
Private Bag, Paraparaumu

WALLBRACING CALCULATION SHEET A (For use with NZS 3604 : 1999)

ref. 706

Name: C. & J. Lee

1. Location of STOREY	<u>single</u> upper of two lower of two
SITE WIND ZONE: (Table 2.4)	<u>high</u> / very high
EARTHQUAKE ZONE: (Fig. 2.2, Table 2.3)	A

SITE ADDRESS

City/Town or District: Waikanae

Street and Number: 65 Kohokohe Road

or
LOT AND D.P. Number: Lot 5, D.P. 19887

2. FOR EARTHQUAKE	
Roof weight:	<u>light</u> / heavy
Average Roof Pitch:	<u>20°</u>
Type of Cladding:	<u>light</u> / heavy
Earthquake Zone:	A
Storey in Roof space:	yes / <u>no</u>
	E = 3.6 BU's/m ²

3. FOR WIND		
Building Height	: 4.8 m	W = 65.4 BU's/m Along
Roof Height	: 2.1 m	W = 56.4 BU's/m Across
Stud Height	: 2.4 m and 2.7 (garage/store)	
Wind Speed	: 44 m/s (high)	

4. ROOF or BUILDING LENGTH	BL = 18.6 m
ROOF or BUILDING WIDTH	BW = 13.8 m
GROSS ROOF or BUILDING PLAN AREA	GPA = 169.9 m ²

5. EARTHQUAKE LOAD (ACROSS and ALONG) E x GPA	= 3.6 x 169.9	= 611.6	BU's
WIND LOAD: ACROSS	W ACROSS x BL	= 56.4 x 18.6	= 1,049 BU's
WIND LOAD: ALONG	W ALONG x BW	= 65.4 x 13.8	= 902.5 BU's

ALONG

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BU's Achieved (BU/m x L) W	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ
A		A1	BL1	0.4	120	48	115	46
		A2	BL1	0.4	120	48	115	46
B		B1	BL1	0.55	120	66	115	63.3
		B2	GS1a	2.0	65	130	55	110
C		C1	GS2	1.2	70	84	60	72
		C2	BLG	0.6	145	87	130	78
D		D1	BLG	1.2	150	180	130	156
E		E1	GS1a	2.2	57.8	127.2 $(65 \times \frac{2.2}{2.7})$	48.9	107.6 $(55 \times \frac{2.2}{2.7})$
		E2	BL1	1.4	111.1	155.5 $(125 \times \frac{2.2}{2.7})$	102.2	143.1 $(115 \times \frac{2.2}{2.7})$

TOTALS ACHIEVED

W 925.7

EQ 822

TOTALS REQUIRED

W 902.5

EQ 611.6

(From Sheet A)

ACROSS

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BU's Achieved (BU/m x L) W	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ
M		M1	BL1	0.5	106.7	53.4 $(120 \times \frac{2.4}{2.7})$	102.2	51.1 $(115 \times \frac{2.4}{2.7})$
		M2	BL1	1.25	125	156.3	115	143.8
N		N1	BLG	1.2	150	180	130	156
O		O1	GS2	2.4	90	216	80	192
P		P1	BL1	0.85	111.1	94.4 $(125 \times \frac{2.4}{2.7})$	102.2	86.9 $(115 \times \frac{2.4}{2.7})$
Q		Q1	GS2	1.2	70	84	60	72
		R1	BL1	0.9	125	112.5	115	103.5
		S1	BL1	0.8	125	100	115	92
		S2	BL1	0.9	125	112.5	115	103.5

TOTALS ACHIEVED

W 1,109.1

EQ 1,000.8

TOTALS REQUIRED

W 1,049

EQ 611.6

(From Sheet A)

Weathertightness Risk factors

Establishing the Risk

How to Assess Risk

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

Selected Cladding Resulting from Risk Assessment

	Risk Score from page 3	Cladding Selected from <u>Table 3</u>	Tick selected option ✓	
			Direct Fixed	Drained cavity
North Elevation	2	timber weatherboards	✓	
South Elevation	2	timber weatherboards	✓	
East Elevation	2	timber weatherboards	✓	
West Elevation	6	timber weatherboards	✓	

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

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

Risk Factor	Risk Severity East Elevation								Sub totals for each risk factor
	Low	Score	Medium	Score	High	Score	Very High	Score	
Wind zone (per NZS 3604)	0		0		①	1	2		1
Number of storeys	①	0	1		2		4		0
Roof/wall intersection design	①	0	1		3		5		0
Eaves width	0		①	1	2		5		1
Envelope complexity	①	0	1		3		6		0
Deck design	①	0	2		4		6		0
Total risk score									2

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

H1 Information required to support Building Consent Applications
Effective from 30 June 2008

Form to be completed for all non-solid construction residential building consent applications				
Site address	65 Kohekohe Road Waikanae			
Climate Zone	Climate Zone 2			
Construction type	Non-solid (standard timber framed buildings)			
Construction Details (specify materials/products for each area)				
Roof	galv. corrug iron, on timber trusses @ 900 ccs			
Walls	bevel-back timber w/boards, on 90mm studs @ 600 ccs and dwangs @ 800 ccs.			
Floor	19mm ply, on timber joists, with batts under and enclosed perimeter.			
Glazing type	single clear glazing in timber framing.			
Glazing Rules				
Area of glazing less than 30% of total wall area	Total Glazing	=	9.7 sq.m.	
	Total wall area	=	84.2 sq.m.	
	Glazing/wall area	=	% 11.5%	
Window area of east, south and west walls less than 30% of total wall area of these walls	Total Glazing	=	7.4 sq.m.	
	Total wall area	=	64.3 sq.m.	
	Glazing/wall area	=	% 11.5%	
Products to be used and R-values				
Building thermal envelope component	Minimum required construction R-values in climate zone 2	Product specified and R-values	Construction R-value achieved	Reference to supporting technical data
Roof	R-2.9	R3.6 batts	R3.4	BRANZ HOUSE INSULATION GUIDE Page 30
Walls	R-1.9	R2.6 batts	R2.3	Page 54
Floors	R-1.3	R2.6 Snug floor fibreglass batts	R2.5	Page
Glazing (vertical)	R-0.26	single clear glass	R0.19	Page 24
Glazing (skylights)	R-0.26			

Note;

If the sum of the area of glazing on the East, South & West facing walls is more than 30% of the total wall area of all these walls, then the calculation or modeling method shall be used.

Carpets or floor coverings are not included in the floor R-value. The floor R-value is met by concrete slab-on-ground and suspended floors with continuous closed perimeter with 100mm draped foil. Exposed floors will require additional treatment (e.g. pole houses)

Total area of skylights must be no more than 1.2m². The calculation or modeling method must be used for designs where the total area of skylights is more than 1.2m².

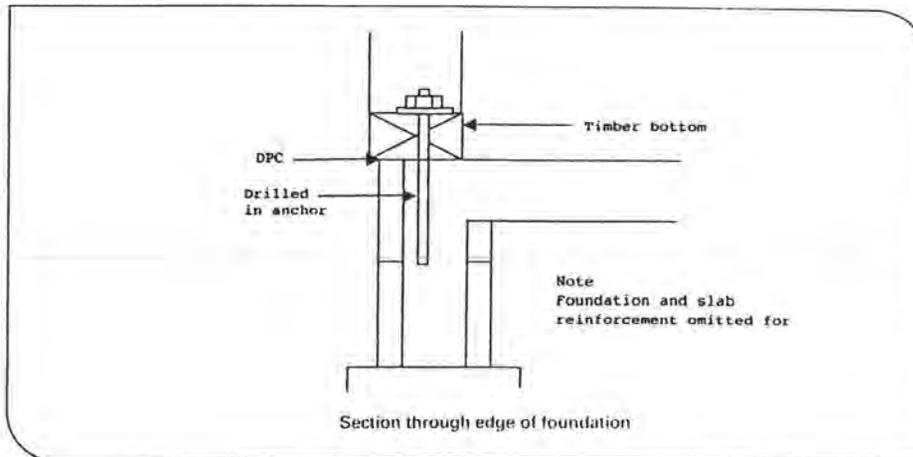
Lee House Alterations At 65 Kolekole Rd

ref. 706

(bedroom 1, en-suite, walk-in wardrobe, bed. 3)

Walls		Windows	
<u>East walls.</u>	interior walls 22.2 sq.m.	<u>east</u>	no windows
<u>South walls.</u>	19.9 sq.m.	<u>south.</u>	2.3 sq.m.
<u>West walls.</u>	22.2 sq.m.	<u>west.</u>	$(4.13 + 0.94)$ = 5.1 sq.m.
<u>north walls.</u>	19.9 sq.m.	<u>north.</u>	2.3 sq.m.

edges



Anchor types	NZS 3604 spacing (mm)	Recommended spacing (mm)
All drilled-in (post installed) anchors used with masonry header block construction	900	600
Cast-in anchors (bolts) used with masonry header block construction	1400	1100
R10 steel dowels used with masonry header block construction	900	750
Expanding type drilled-in anchors used with boxed concrete slab edge construction	900	600
Non-expanding type drilled-in anchors and cast-in R10 dowels with boxed concrete slab edge construction	900	900
Cast-in anchors (bolts) with boxed concrete slab edge construction	1400	1400

One way to do this is to down-rate the anchor characteristic strength at the edge of masonry header blocks by one third and at boxed concrete slab edges by one fifth. The down-rated characteristic design strengths (R) are:

$$R = 0.67.Q_k \text{ kN}$$

(for masonry header blocks)

$$R = 0.80.Q_k \text{ kN}$$

(for boxed concrete slab edge)

(see Notes 2 and 3).

The maximum available wall bracing rating in bracing units per metre (see Note 4) is then determined as the lower of 10.R or the published wall bracing rating.

Notes:

1. This means testing and evaluation by a recognised industry authority in accordance with NZS 3604 Clause 2.4.7.
2. R is the down-rated anchor strength in kN.
3. Q_k is the characteristic strength specified in the technical literature for the edge distance intended to be obtained by test and/or analysis.
4. As tested in accordance with the BRANZ P21 procedure.

The exception to this is where the wall manufacturer specifies a minimum anchor strength but this cannot be achieved. In this case seek specific advice from the wall bracing manufacturer on whether a down-rated anchor can be used and, if so, what the amended wall bracing rating needs to be.

For example, consider an external wall bracing element of, say, 120 BUs/m on a masonry header block perimeter foundation. The anchor uplift strength has not been adequately verified for the intended application. The specified characteristic anchor uplift strength taken from the anchor manufacturer's technical literature is 15 kN. The down-rated capacity $R = 0.67 \times 15 = 10 \text{ kN}$. The available bracing rating is then limited to $10 \times 10 = 100 \text{ BUs/m}$.

Another way to determine an anchor characteristic design strength is to calculate R when the anchor has passed the qualification test stipulated in ACI 355.2 (refer to NZS 3101: 2006 Clause 17.5.5). In this case the calculation method for cast-in anchors given in NZS 3101: 2006 Clause 17.5.6 may be used to determine a design value.

INTERNAL BRACING WALLS

Note that the above recommendations do not apply to internal wall anchors that are not in close proximity to a concrete slab edge. However care is required with internal wall anchors to ensure there is sufficient slab thickness to meet anchor embedment, hole depth and cover requirements specified in the technical literature. Slab thickening may be required in some applications.

Table 6.6 – Bearers (see 6.12.2.1) – VSG 8, MSG 8 and G 8

Maximum span of bearer continuous over 2 or more spans	Loaded dimension* of bearer	Bearer size (Width x thickness)
(m)	(m)	(mm x mm)
A 1.5 kPa floor load VSG 8 and MSG 8 (dry in service)		
1.30	1.40	90 x 70
	1.80	90 x 90
	3.40	140 x 70
	4.40	140 x 90
	6.30	190 x 70
1.65	2.10	140 x 70
	2.70	140 x 90
	3.90	190 x 70
2.00	1.45	140 x 70
	1.85	140 x 90
	2.65	190 x 70
B 2.0 kPa floor load VSG 8, MSG 8 and G 8 (wetted in service)		
1.30	1.40	90 x 90
	2.20	140 x 70
	2.85	140 x 90
	4.10	190 x 70
1.65	0.80	90 x 90
	1.35	140 x 70
	1.75	140 x 90
	2.55	190 x 70
2.00	1.20	140 x 90

* For definition of loaded dimension see 1.3.

NOTE – Members 70 mm and 90 mm thick may be substituted with built-up members sized and nailed in accordance with 2.4.4.7.

Amd 2
May '06

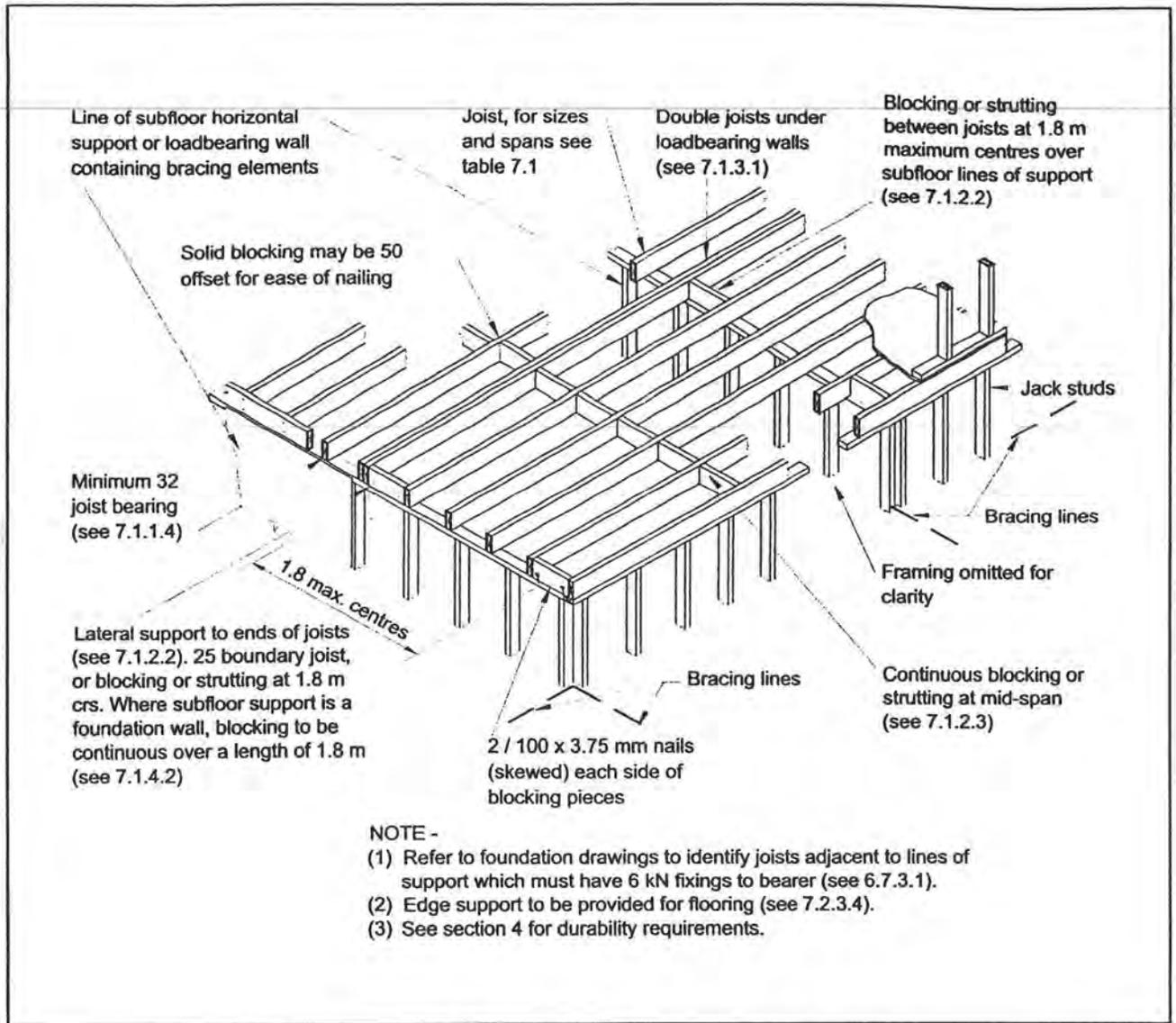


Figure 7.2 – Floor joists layout criteria (see 7.1.2.2)

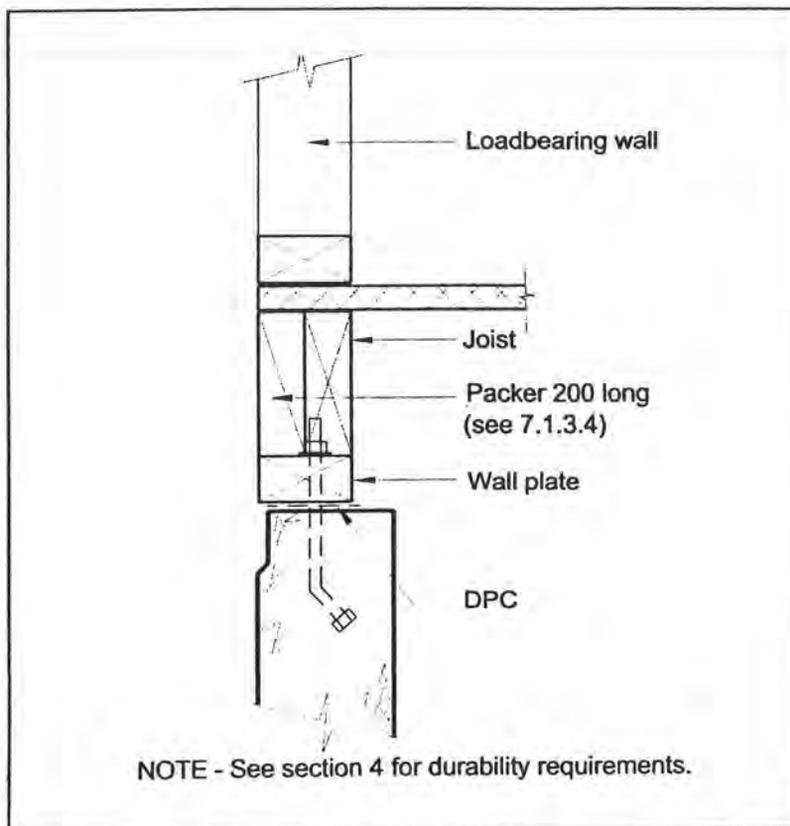
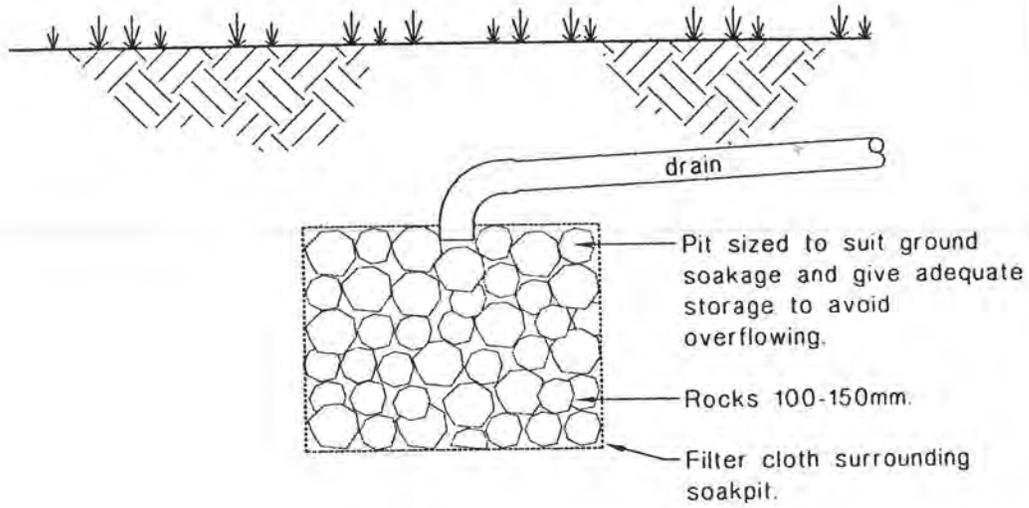
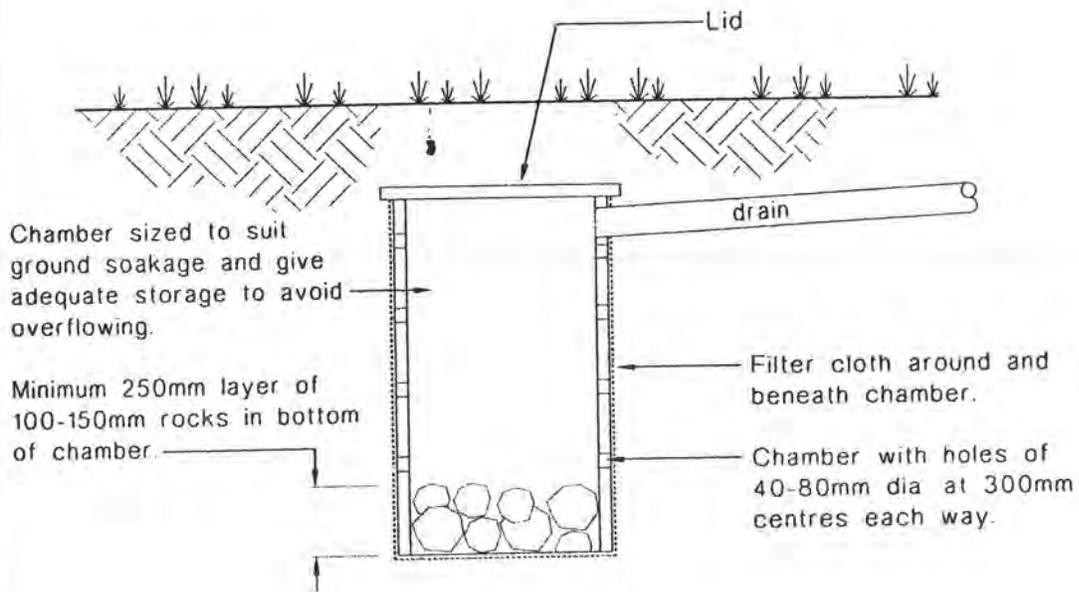


Figure 7.4 – Loadbearing wall over foundation (see 7.1.3.4)

Figure 13: Soak Pit for Surface Water Disposal
Paragraph 9.0.4



(a) Rock soak pit



(b) Chamber soak pit



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Map Printed Date: 25/11/2010 by nicolah

Map Projection:
New Zealand Transverse Mercator
(NZGD2000)



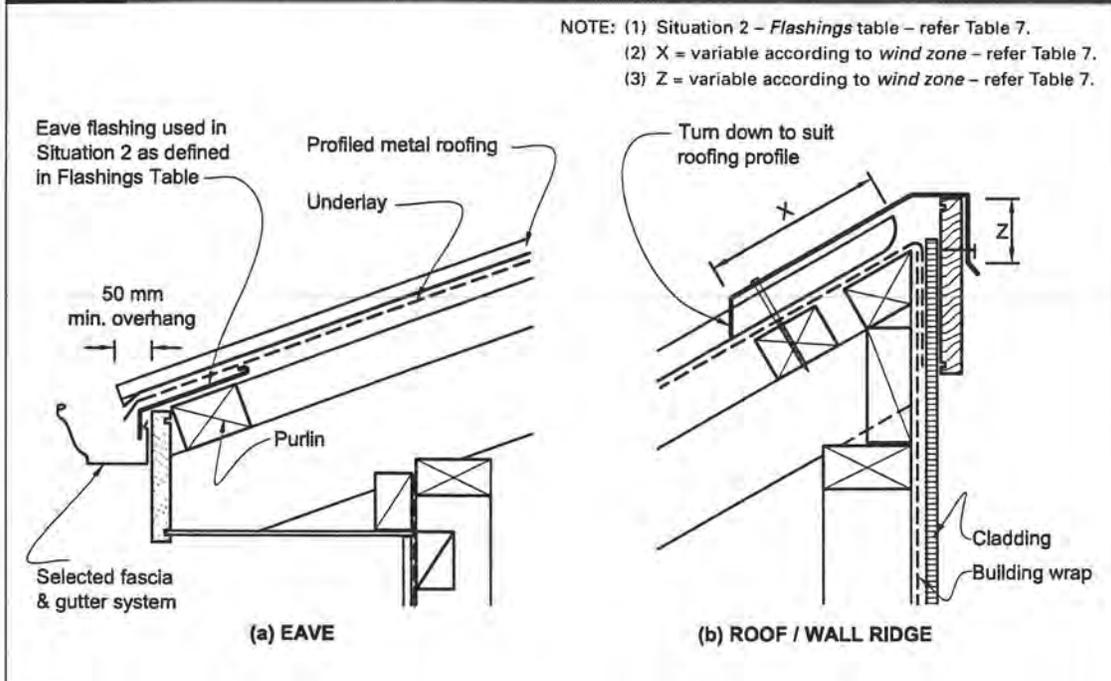
Scale A4 1:670

65 KOHEKOHE RD
WAIKANAE LOCALITY
PLAN FOR C. & J. LEE

Amend 2
Jul 2005

Figure 45: Eaves and roof/wall ridge for profiled metal
Paragraphs 8.4.11 and 8.4.12 c)

NOTE: (1) Situation 2 – Flashings table – refer Table 7.
(2) X = variable according to wind zone – refer Table 7.
(3) Z = variable according to wind zone – refer Table 7.

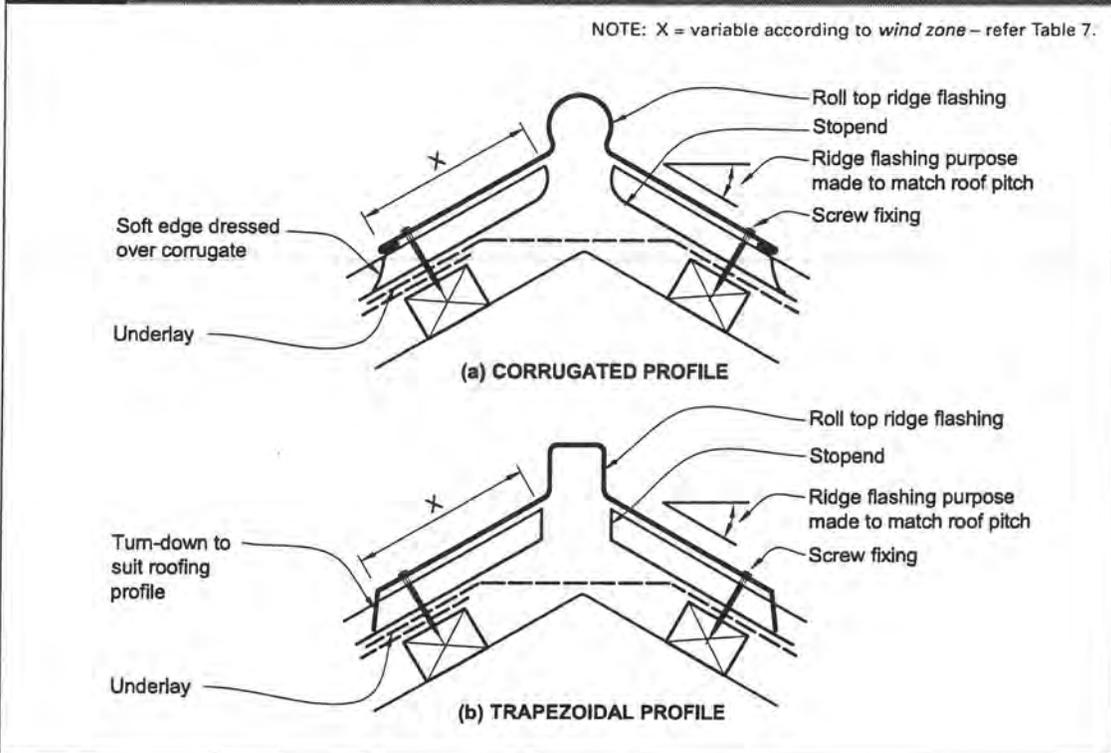


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Figure 46: Ridge and hip flashings for profiled metal
Paragraphs 4.6.1.2, 8.4.11 and 8.4.12 d)

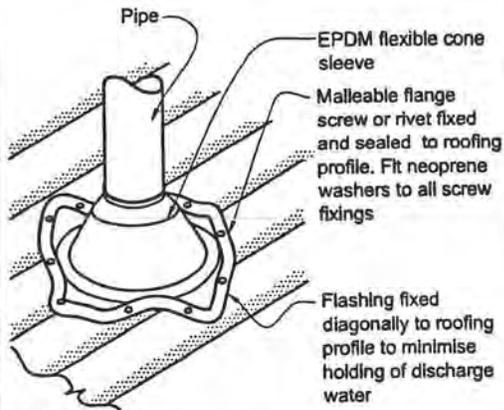
NOTE: X = variable according to wind zone – refer Table 7.



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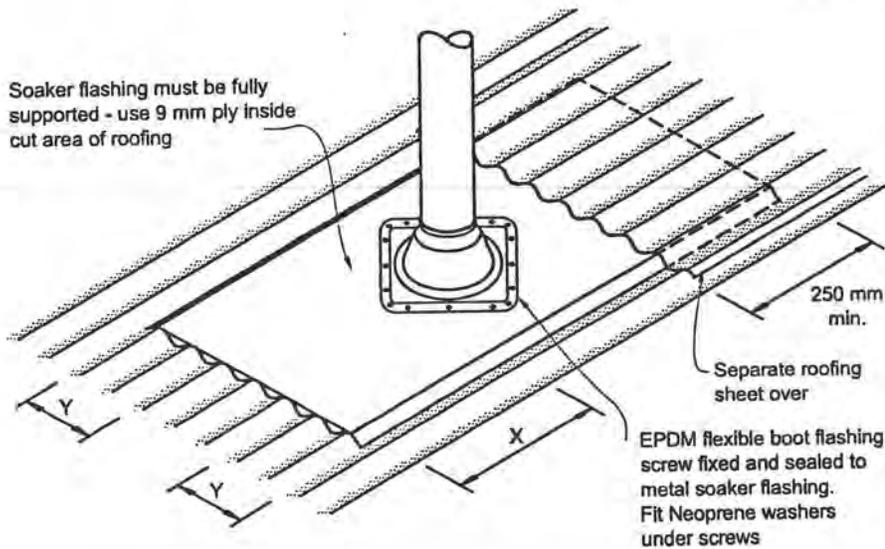
Figure 53: Flashing for small pipes
 Paragraphs 8.3.10, 8.4.17 a), 9.6.8.5 and 9.6.9.6



NOTE:
 (1) Max. roof pitch for this flashing 45°, minimum pitch 10°.
 (2) For pipes up to 60 mm diameter.

Figure 54: Soaker flashing for pipe penetrations
 Paragraphs 8.3.10 and 8.4.17 b)

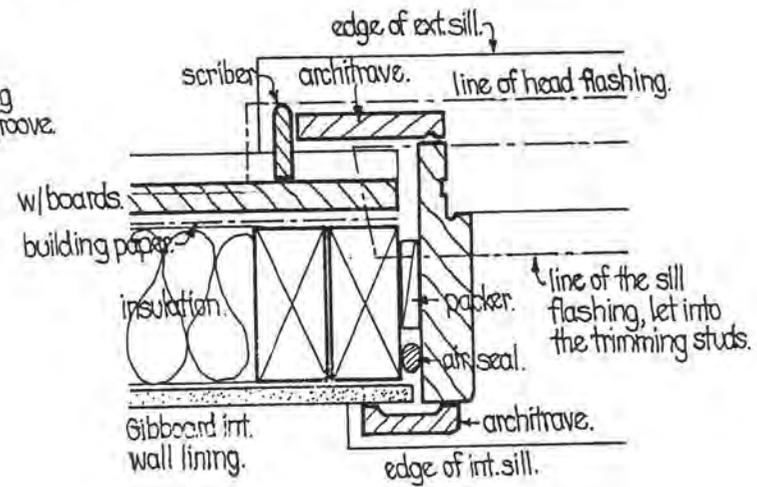
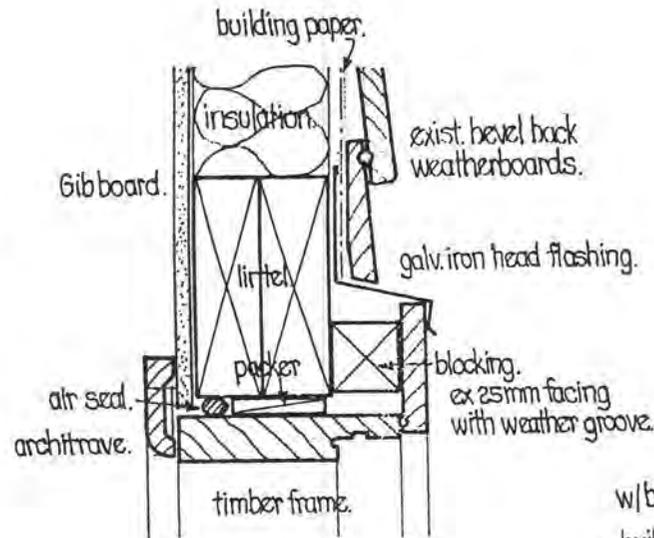
NOTE: (1) X = variable according to wind zone – refer Table 7.
 (2) Y = to cover minimum of two crests – refer Table 7.
 (3) Suitable for pipes from 60 mm to 500 mm diameter.
 (4) Suitable only for roof pitches of 10° or higher.



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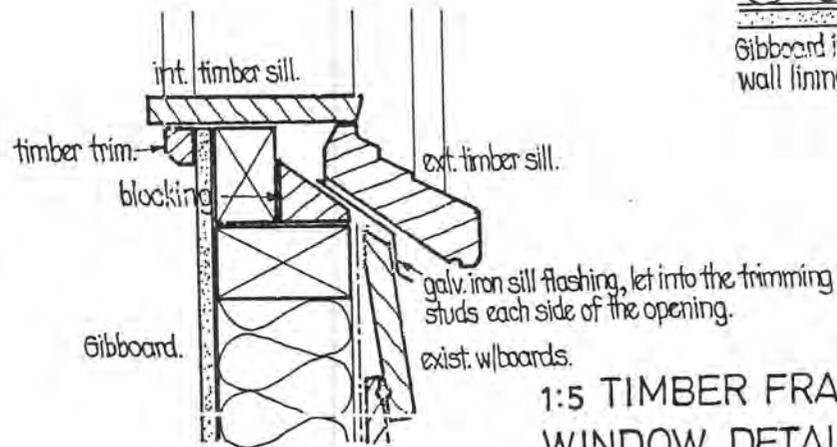
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Head



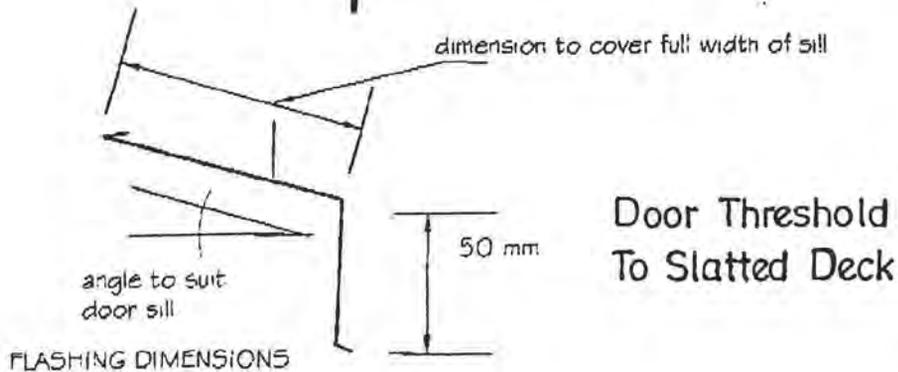
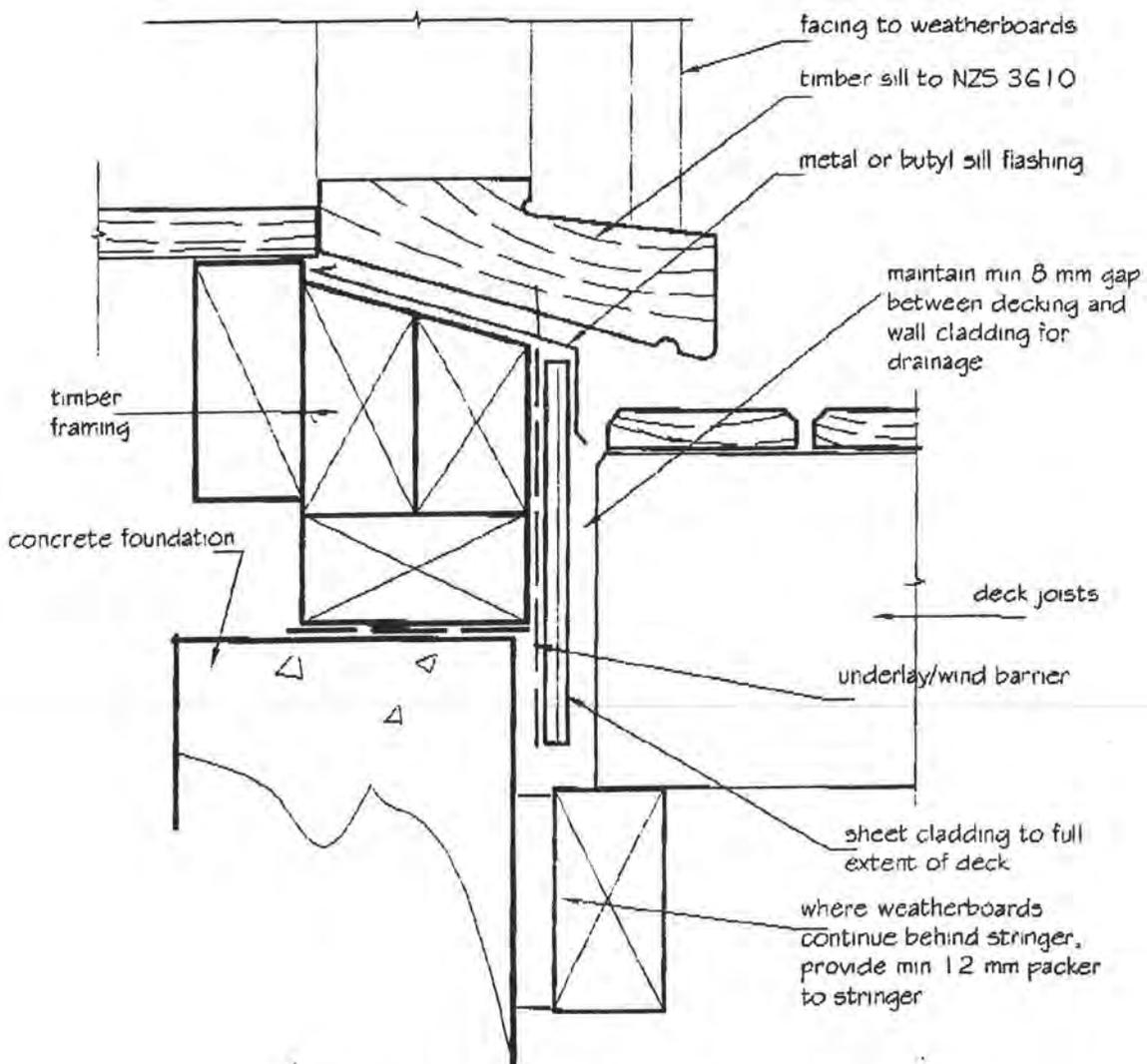
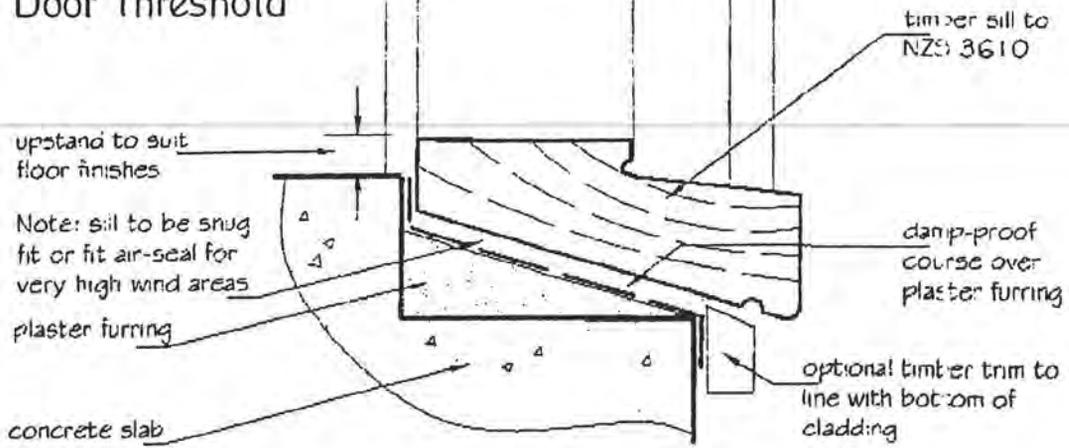
Jamb

Sill

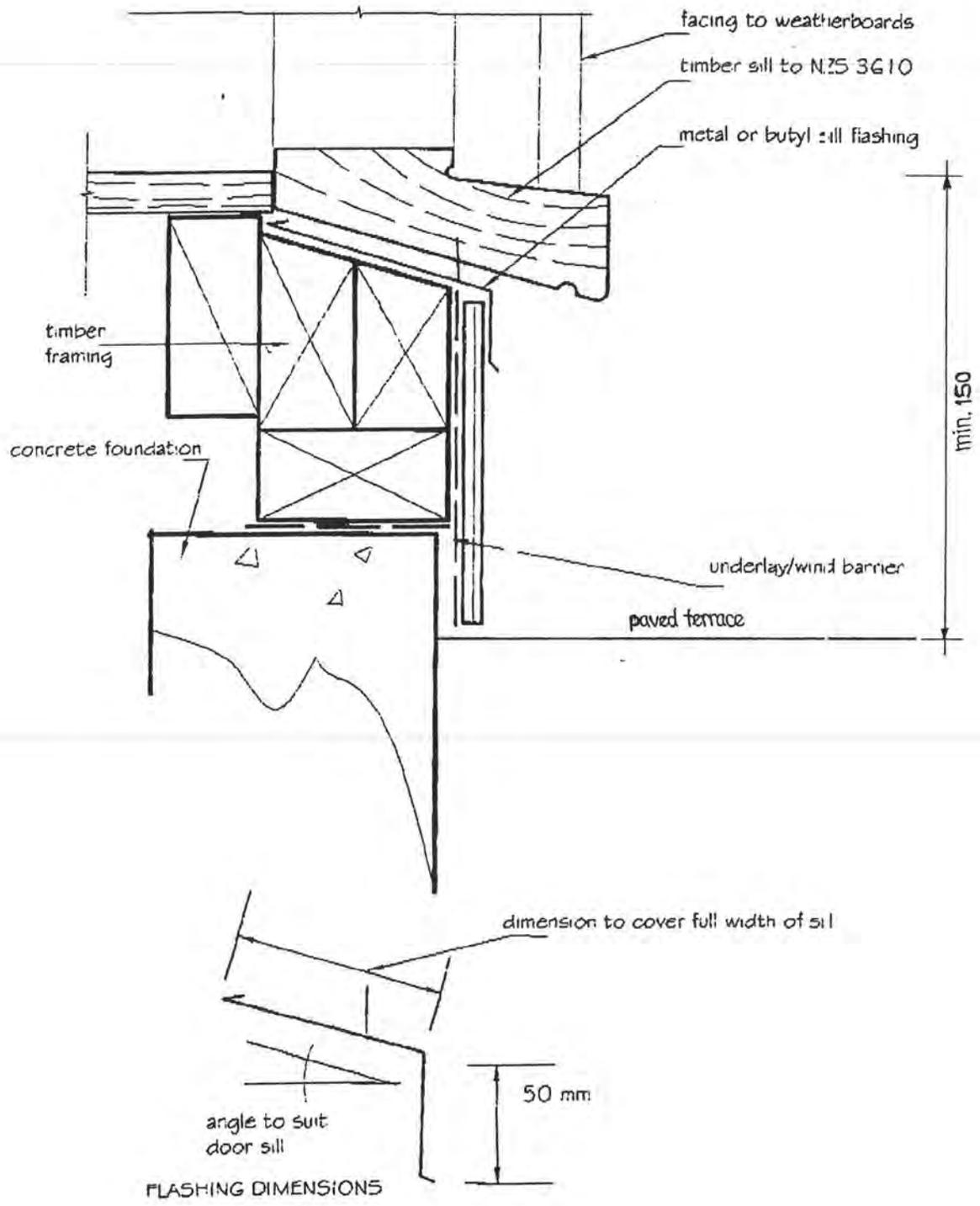


1:5 TIMBER FRAMED WINDOW DETAILS.

Recessed Exterior Door Threshold



Door Threshold To Slatted Deck



Door Threshold To Exterior Paving.

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

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

Amend 2
Jul 2005

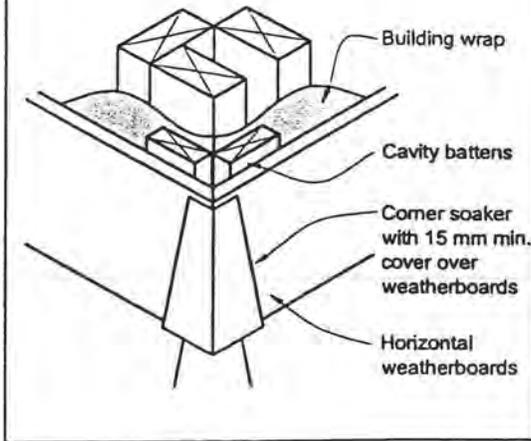


Figure 78: External corners for horizontal weatherboards
Paragraphs 9.4.4.4 a) and b)

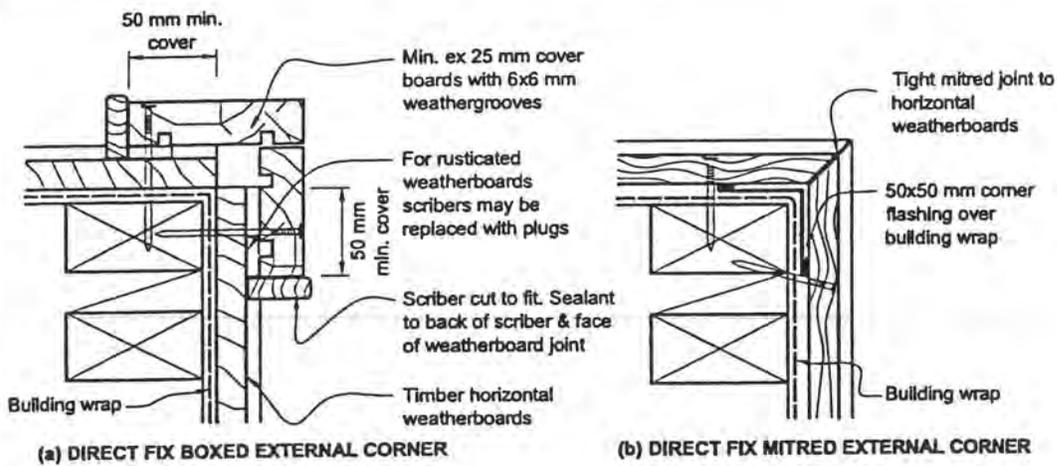


Figure 79: Internal corners for horizontal weatherboards
Paragraph 9.4.4.5

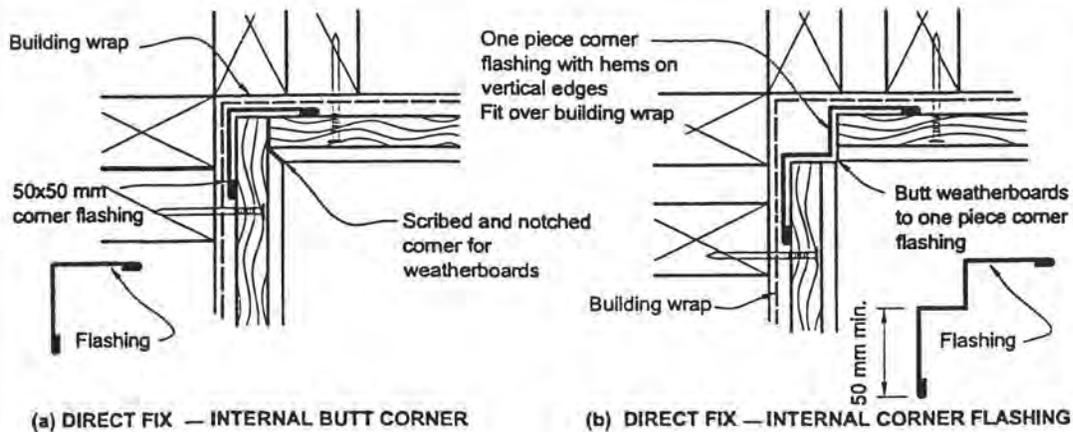


Table 10.2 – Rafters (continued) (see 10.2.1.3.2) – VSG 8 and MSG 8

(c) Light roof for high wind zone

Rafter size (Width x thickness) (mm x mm)	Rafter spacing (mm)					
	600		900		1200	
	Rafter span	Fixing type	Rafter span	Fixing type	Rafter span	Fixing type
	(m)		(m)		(m)	
70 x 35	1.4	A	1.2	A	–	–
90 x 35	1.8	A	1.6	B	1.4	B
140 x 35	2.7	B	2.3	B	2.1	B
70 x 45	1.5	A	1.3	B	1.2	B
90 x 45	2.0	B	1.7	B	1.6	B
140 x 45	3.1	B	2.7	B	2.5	B
190 x 45	3.9	B	3.3	B	3.0	B
240 x 45	4.2	B	3.6	B	3.3	B
290 x 45	4.4	B	3.9	B	3.5	B
90 x 70	2.3	B	2.0	B	1.8	B
140 x 70	3.6	B	3.2	B	2.9	B
190 x 70	5.0	B	4.3	B	3.9	C
240 x 70	6.3	B	5.5	C	5.0	C
290 x 70	6.9	B	6.1	C	5.5	C

Fixing type	Fixing to resist uplift	Alternative fixing capacity (kN)
A	2/100 x 3.75 skewed nails	0.7
B	2/100 x 3.75 skewed nails + 1 wire dog	2.7
C	2/100 x 3.75 skewed nails + 2 wire dogs	4.7

NOTE –

- (1) Rafter spans may be increased by 10 % for rafters continuous over 2 or more spans that have not been birdsmouthed at intermediate supports.
- (2) Fixing types at intermediate supports for rafters running continuously over those supports shall have double the capacity of the fixing types given in this table.
- (3) For the full range of fixing types and capacity see table 10.13.
- (4) Members 70 mm and 90 mm thick may be substituted with built-up members sized and nailed in accordance with 2.4.4.7.

Amd 2
May '06

HANGING BEAMS

Supporting Ceiling Joists

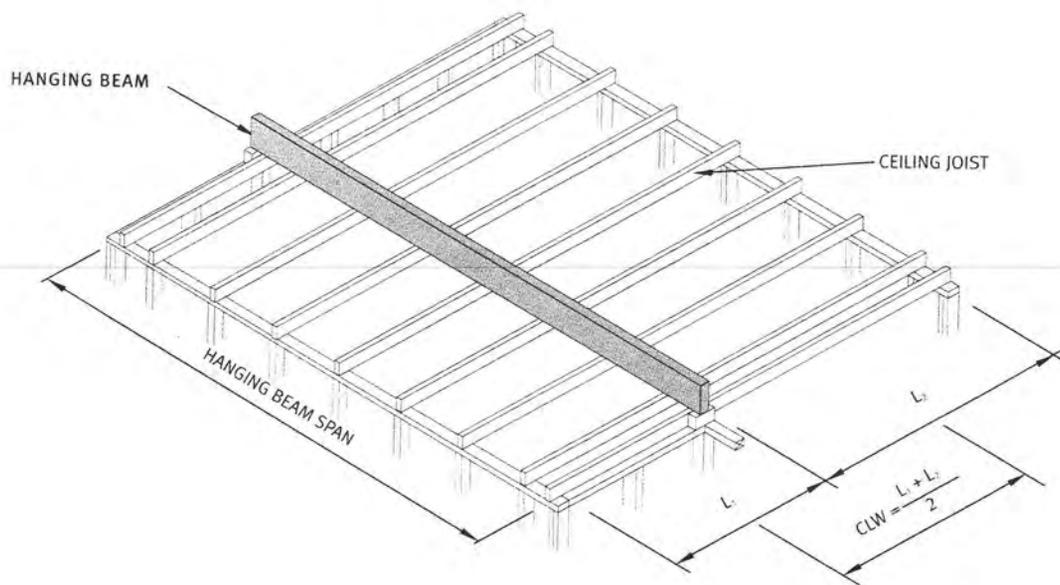
Design Deflection Limits:

D.L. LL.
SPAN/300 SPAN/270
OR 12.5mm OR 15mm

Table 11

hySPAN Section D x B (mm)	Ceiling Load Width 'CLW' (m)									
	1.2	1.5	1.8	2.1	2.4	2.7	3.0	3.6	4.2	4.8
	Maximum Span (m)									
150 x 45	4.1	3.9	3.8	3.6	3.4	3.3	3.2	3.0	2.9	2.8
170 x 45	4.5	4.3	4.1	4.0	3.9	3.8	3.6	3.4	3.3	3.1
200 x 45	5.0	4.8	4.6	4.5	4.3	4.2	4.1	4.0	3.8	3.7
200 x 63	5.4	5.2	5.0	4.8	4.7	4.6	4.5	4.3	4.1	4.0
240 x 45	5.7	5.5	5.3	5.1	5.0	4.8	4.7	4.5	4.4	4.2
240 x 63	6.1	5.8	5.6	5.5	5.3	5.2	5.1	4.9	4.7	4.6
300 x 45	6.7	6.4	6.2	6.0	5.8	5.7	5.5	5.3	5.1	5.0
300 x 63	7.1	6.8	6.6	6.4	6.2	6.1	5.9	5.7	5.5	5.4
360 x 63	8.0	7.7	7.5	7.3	7.1	6.9	6.8	6.5	6.3	6.1
400 x 45	8.1	7.8	7.5	7.3	7.1	7.0	6.8	6.5	6.3	6.1
400 x 63	8.6	8.3	8.0	7.8	7.6	7.4	7.3	7.0	6.8	6.6
450 x 63	9.2	8.9	8.7	8.4	8.2	8.1	7.9	7.6	7.4	7.2

For determination of Ceiling load width 'CLW' see the diagram below



LINTELS

In Single or Upper Storey Load Bearing External Walls
(Supporting roof and ceiling only)

Design Deflection Limits:

DL SPAN/300 OR 9mm
LL SPAN/240 OR 9mm

Table 7

Light Roof and Ceiling										
hySPAN Section D x B (mm)	Roof Load Width 'RLW' (m)									
	1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	7.2
	Maximum Span (m)									
150 x 45	3.0	2.8	2.6	2.5	2.4	2.3	2.2	2.1	2.1	2.0
170 x 45	3.2	3.0	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.3
200 x 45	3.7	3.4	3.2	3.1	3.0	2.9	2.8	2.8	2.7	2.6
200 x 63	3.9	3.7	3.5	3.4	3.2	3.1	3.0	3.0	2.9	2.9
240 x 45	4.2	3.9	3.7	3.5	3.4	3.3	3.2	3.1	3.1	3.0
240 x 63	4.5	4.2	4.0	3.8	3.7	3.6	3.5	3.4	3.3	3.3
300 x 45	4.9	4.6	4.4	4.2	4.0	3.9	3.8	3.6	3.5	3.3
300 x 63	5.3	5.0	4.7	4.5	4.4	4.2	4.1	4.0	3.9	3.8
2/300 x 45*	5.7	5.4	5.1	4.9	4.7	4.6	4.5	4.4	4.3	4.2
360 x 63	6.0	5.6	5.4	5.2	5.0	4.8	4.7	4.6	4.5	4.4
400 x 45	6.0	5.7	5.4	5.2	5.0	4.8	4.7	4.6	4.5	4.3
400 x 63	6.5	6.1	5.8	5.6	5.4	5.2	5.1	4.9	4.8	4.7
2/400 x 45*	6.9	6.6	6.3	6.0	5.8	5.7	5.5	5.3	5.1	4.9
450 x 63	7.0	6.6	6.3	6.1	5.9	5.7	5.5	5.4	5.3	5.0

Heavy Roof and Ceiling										
hySPAN Section D x B (mm)	Roof Load Width 'RLW' (m)									
	1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	7.2
	Maximum Span (m)									
150 x 45	2.4	2.2	2.0	1.9	1.8	1.8	1.7	1.6	1.6	1.6
170 x 45	2.7	2.5	2.3	2.2	2.1	2.0	1.9	1.8	1.8	1.7
200 x 45	3.0	2.8	2.7	2.5	2.4	2.3	2.2	2.2	2.1	2.0
200 x 63	3.3	3.0	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.3
240 x 45	3.4	3.2	3.0	2.9	2.8	2.7	2.7	2.6	2.5	2.4
240 x 63	3.7	3.5	3.3	3.2	3.0	3.0	2.9	2.8	2.8	2.7
300 x 45	4.1	3.8	3.6	3.4	3.3	3.2	3.1	3.0	3.0	2.9
300 x 63	4.4	4.1	3.9	3.7	3.6	3.5	3.4	3.3	3.2	3.1
2/300 x 45*	4.8	4.5	4.2	4.1	3.9	3.8	3.7	3.6	3.5	3.4
360 x 63	5.0	4.7	4.5	4.3	4.1	4.0	3.9	3.8	3.7	3.6
400 x 45	5.0	4.7	4.4	4.3	4.1	4.0	3.9	3.8	3.7	3.6
400 x 63	5.4	5.1	4.8	4.6	4.4	4.3	4.2	4.1	4.0	3.9
2/400 x 45*	5.9	5.5	5.2	5.0	4.8	4.7	4.6	4.4	4.3	4.3
450 x 63	5.9	5.5	5.2	5.0	4.8	4.7	4.6	4.4	4.3	4.3

*Size built-up by vertical nail lamination - see page 4.
For determination of Roof Load Width - see page 18.

Table 8.2 – Studs in loadbearing walls (see 8.5.1.1) – VSG 8 and MSG 8

1.5 kPa and 2 kPa floor loads

A Single or top storey – Light roof

Wind Zone	Loaded dimension* of wall (m)	Stud sizes for maximum length (height) of:								
		2.4			2.7			3		
		At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:		
		400	480	600	400	480	600	400	480	600
	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	
Very high	3.0	90 x 35	90 x 45	90 x 70	90 x 45	90 x 70	90 x 70	90 x 70	90 x 90	90 x 90
	4.5	90 x 35	90 x 45	90 x 70	90 x 45	90 x 70	90 x 70	90 x 70	90 x 90	90 x 90
	6.0	90 x 35	90 x 45	90 x 70	90 x 45	90 x 70	90 x 70	90 x 70	90 x 90	90 x 90
High	3.0	70 x 45	90 x 35	90 x 45	90 x 35	90 x 45	90 x 70	90 x 70	90 x 70	90 x 70
	4.5	70 x 45	90 x 35	90 x 45	90 x 35	90 x 45	90 x 70	90 x 70	90 x 70	90 x 70
	6.0	90 x 35	90 x 35	90 x 45	90 x 35	90 x 45	90 x 70	90 x 70	90 x 70	90 x 70
Medium	3.0	70 x 35	70 x 45	90 x 35	70 x 45	90 x 35	90 x 45	90 x 35	90 x 45	90 x 45
	4.5	70 x 35	70 x 45	90 x 35	70 x 45	90 x 35	90 x 45	90 x 35	90 x 45	90 x 70
	6.0	70 x 35	70 x 45	90 x 35	70 x 45	70 x 45	90 x 45	90 x 35	90 x 45	90 x 70
Low	3.0	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 35
	4.5	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 45
	6.0	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 45
Internal walls	3.0	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 35
	4.5	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 45
	6.0	70 x 35	70 x 35	70 x 45	70 x 35	70 x 45	90 x 35	90 x 35	90 x 35	90 x 45
		3.6			4.2			4.8		
		At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:			At maximum stud spacing (mm) of:		
		400	480	600	400	480	600	400	480	600
	(m)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)	(mm x mm)
		(Width x thickness)								
Very high	3.0	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70	190 x 70
	4.5	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70	190 x 70
	6.0	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70	190 x 70
High	3.0	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70
	4.5	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70
	6.0	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	190 x 45	190 x 45	190 x 45	190 x 70
Medium	3.0	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	140 x 70	190 x 45
	4.5	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	140 x 70	190 x 45
	6.0	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70	140 x 70	190 x 45
Low	3.0	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70
	4.5	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70
	6.0	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70
Internal walls	3.0	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70
	4.5	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70
	6.0	90 x 70	90 x 70	90 x 70	90 x 90	140 x 45	140 x 45	140 x 45	140 x 70	140 x 70

* For definition of loaded dimension see 1.3.

NOTE –

- (1) Studs 70 mm and 90 mm thick may be replaced with studs of 35 mm and 45 mm thickness respectively, provided they are placed at no more than one half the spacing required for the 70 mm and 90 mm stud they are replacing.
- (2) 140 x 45 may be substituted for 90 x 90. 90 x 35 may be substituted for 70 x 45.
- (3) Studs 70 mm and 90 mm thick may be substituted with built-up members sized in accordance with 8.5.1.2 and nailed together in accordance with 2.4.4.7.

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Table 8.9 – Lintels supporting roof only (see figure 8.7) – VSG 8 and MSG 8

	Loaded dimension* of lintel (m)	Maximum span for lintel sizes listed below (m)									
		90 x 70	90 x 90	140 x 70	Width x thickness (mm)				240 x 90	290 x 70	290 x 90
					140 x 90	190 x 70	190 x 90	240 x 70			
Light roof	3	1.0	1.1	1.6	1.8	2.3	2.5	2.9	3.1	3.5	3.8
	4	1.0	1.0	1.5	1.6	2.1	2.3	2.6	2.9	3.2	3.5
	5	0.9	1.0	1.4	1.5	1.9	2.1	2.5	2.7	3.0	3.2
	6	0.8	0.9	1.3	1.5	1.8	2.0	2.3	2.5	2.8	3.1
Heavy roof	3	0.8	0.9	1.3	1.4	1.8	2.0	2.3	2.5	2.8	3.0
	4	0.8	0.8	1.2	1.3	1.7	1.8	2.1	2.3	2.6	2.8
	5	0.7	0.8	1.1	1.2	1.5	1.7	1.9	2.2	2.3	2.6
	6	-	0.7	1.0	1.2	1.4	1.6	1.8	2.0	2.1	2.5

* Loaded dimension is defined in figure 1.3.

NOTE – Members 70 mm and 90 mm thick may be substituted with built-up members sized and nailed in accordance with 2.4.4.7.

Table 8.9 – Lintels supporting roof only (see figure 8.7) – VSG 10 and MSG 10

	Loaded Dimension* of lintel (m)	Maximum span for lintel sizes listed below (m)									
		90 x 70	90 x 90	140 x 70	Width x thickness (mm)				240 x 90	290 x 70	290 x 90
					140 x 90	190 x 70	190 x 90	240 x 70			
Light roof	3	1.1	1.2	1.8	1.9	2.4	2.6	3.1	3.3	3.7	4.0
	4	1.0	1.1	1.6	1.8	2.2	2.4	2.8	3.1	3.4	3.7
	5	1.0	1.1	1.5	1.7	2.1	2.3	2.6	2.9	3.2	3.5
	6	0.9	1.0	1.4	1.6	2.0	2.1	2.5	2.7	3.0	3.3
Heavy roof	3	0.9	1.0	1.4	1.6	2.0	2.1	2.5	2.7	3.0	3.3
	4	0.8	0.9	1.3	1.4	1.8	2.0	2.3	2.5	2.8	3.0
	5	0.8	0.8	1.2	1.3	1.7	1.8	2.1	2.3	2.6	2.8
	6	0.7	0.8	1.2	1.3	1.6	1.7	2.0	2.2	2.4	2.7

* Loaded dimension is defined in figure 1.3.

NOTE – Members 70 mm and 90 mm thick may be substituted with built-up members sized and nailed in accordance with 2.4.4.7.

Amd 2
May '06

Table 8.4 – Studs in non-loadbearing walls (see 8.5.1.1 and figure 8.2) – VSG 8 and MSG 8

Wind Zone	Maximum length (height) of stud (m)	Stud size for maximum spacing of studs (mm) of:		
		400 (mm x mm)	480 (mm x mm) (Width x thickness)	600 (mm x mm)
Very high	2.4	90 x 35	90 x 45	90 x 70
	2.7	90 x 45	90 x 70	90 x 70
	3.0	90 x 70	90 x 90	90 x 90
High	2.4	70 x 45	90 x 35	90 x 45
	2.7	90 x 35	90 x 45	90 x 70
	3.0	90 x 70	90 x 70	90 x 70
	3.3	90 x 70	90 x 90	140 x 45
	3.6	140 x 45	140 x 45	140 x 45
	3.9	140 x 45	140 x 45	140 x 70
	4.2	140 x 70	140 x 70	190 x 45
4.8	190 x 45	190 x 45	190 x 70	
Medium	2.4	70 x 35	70 x 35	70 x 45
	2.7	70 x 45	90 x 35	90 x 35
	3.0	90 x 35	90 x 45	90 x 45
	3.3	90 x 45	90 x 70	90 x 70
	3.6	90 x 70	90 x 90	140 x 45
	3.9	90 x 90	140 x 45	140 x 45
	4.2	140 x 45	140 x 45	140 x 70
4.8	140 x 70	140 x 70	190 x 45	
Low	2.4	70 x 35	70 x 35	70 x 35
	2.7	70 x 35	70 x 45	90 x 35
	3.0	90 x 35	90 x 35	90 x 35
	3.3	90 x 35	90 x 45	90 x 70
	3.6	90 x 70	90 x 70	90 x 70
	3.9	90 x 70	90 x 90	140 x 45
	4.2	90 x 90	140 x 45	140 x 45
4.8	140 x 45	140 x 70	140 x 70	
Internal walls in all wind zones	2.4	70 x 35	70 x 35	70 x 35
	2.7	70 x 35	70 x 45	90 x 35
	3.0	90 x 35	90 x 35	90 x 35
	3.3	90 x 35	90 x 45	90 x 70
	3.6	90 x 70	90 x 70	90 x 70
	3.9	90 x 70	90 x 90	140 x 45
	4.2	90 x 90	140 x 45	140 x 45
4.8	140 x 45	140 x 70	140 x 70	

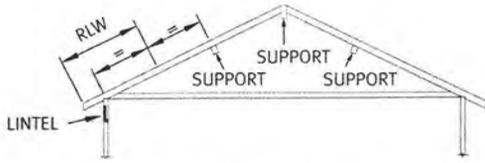
NOTE –

- (1) 90 x 35 may be substituted for 70 x 45.
140 x 45 may be substituted for 90 x 90.
- (2) Studs 70 mm and 90 mm thick may be replaced with studs of 35 mm and 45 mm thickness respectively, provided they are placed at no more than one half the spacing required for the 70 mm and 90 mm stud they are replacing.
- (3) Studs 70 mm and 90 mm thick may be substituted with built-up members sized in accordance with 8.5.1.2 and nailed together in accordance with 2.4.4.7.

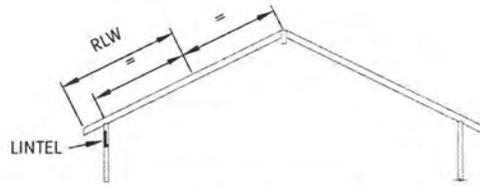
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May '06

LINTELS

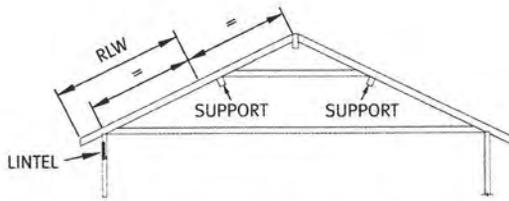
Determination of Roof Load Width 'RLW'



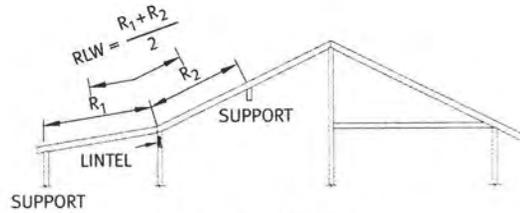
CONVENTIONAL ROOF
COUPLED, STRUTTED RIDGE



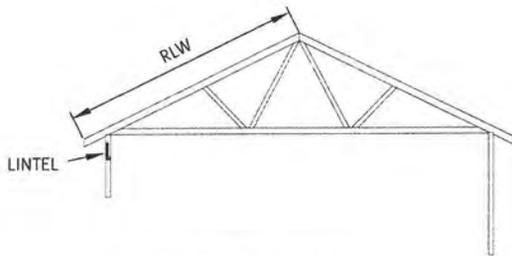
CATHEDRAL ROOF



CONVENTIONAL ROOF
COUPLED, UNSTRUTTED RIDGE



CATHEDRAL ROOF



TRUSSED ROOF

The diagrams given above may also be used to determine roof load width for bressumers (beams over openings in walls, page 34-36) and garage roof beams, as appropriate.



STEEL & TUBE

ROOFING PRODUCTS



Number of Fasteners per Sheet per Purlin for Roof and Wall Cladding (Fully Lined Buildings)

Supported at 1.200mm Maximum Centres

Profile	Wind Zone (to NZS 3604)				Ends
	Low	Medium	High	Very High	
Custom Orb .40mm	2	2.5	3	4	5
Plumbdek, Trimform .40mm	2	2	2.5	4	4
Trimline .40mm	2	2	3	4	5
Trimklad .40mm	3	3	3	3	4

Supported at .900mm Maximum Centres

Profile	Wind Zone (to NZS 3604)				Ends
	Low	Medium	High	Very High	
Custom Orb .40mm	2	2	3	4	5
Plumbdek, Trimform .40mm	2	2	2	3	4
Trimline .40mm	2	2	2	3	5
Trimklad .40mm	3	3	3	3	4

Notes

1. Trimklad figures are for pan fastened, other figures for worst case pan or rib fastened.
2. Treat penultimate purlin as Very High wind condition in all zones
3. Three fasteners per sheet minimum adjacent to eaves.



Table 7: Metal flashings – general dimensions

Paragraphs 4.6, 4.6.1.1 a), 4.6.1.2 b), 4.6.1.3 a), b), 4.6.1.4, 4.6.1.5 b), 4.6.1.7 a), b), 5.1 a), c), d), 6.4 c), 7.4.4, 8.3.8, 9.1.10.4, 9.1.10.5, 9.1.10.6 and 9.4.5.3 b) Figures 7, 9, 10, 36, 41-48, 54, 55, 61, 92, 97 and 101

Type	Description	All ⁽¹⁾	Situation 1 ⁽²⁾ minimum mm	Situation 2 ⁽³⁾ minimum mm	Figure reference (as example)
Aprons: general	Transverse flashing over roofing		130 ⁽⁴⁾	200 ⁽⁴⁾	Figure 7 (X values)
	Parallel flashing over roofing		Two crests, finish in next trough – Paragraph 4.6.1.1 b)		Figure 48 (Y values)
Ridges/ hips	Transverse flashing over roofing		Refer Aprons: general		Figure 46 (X values)
Changes in roof pitches	Upper lap under roofing	250 mm min.			Figure 44 (X values)
	Transverse flashing over roofing		Refer Aprons: general		
Barges	Overlap to barge board		50 ⁽⁶⁾	70 ⁽⁶⁾	Figure 47 (Z values)
Cappings	Overlaps to cladding		50 ⁽⁶⁾	70 ⁽⁶⁾	Figure 10 (Z values)
	Slope to top: parapet	5°			
	Housing – balustrade ⁽⁵⁾	5°			
Roof or deck to wall	Overlaps to roofing		Refer Aprons: general		Figure 7 (X or Y values)
	Lap under cladding above	75 mm min.			
	Clearance below cladding	35 mm min.			
	Total upstand	110 mm min.			
Windows	Window flange clearance for direct fixed claddings	5 mm			Figure 81
	Cover to window flange	10 mm ⁽⁷⁾			
Sills	Sill flashing slope ⁽⁸⁾	5°			
Heads	Head flashing slope	15°			
	Lap under cladding above	35 mm min.			
	Anti-capillary gap to cladding	5 mm			
	Total upstand	40 mm min.			
Corners	Corner flashings ⁽¹⁾	50 mm x 50 mm minimum			Figure 79
Inter-storey junctions	Junction flashing: slope	15°			Figure 70
	Lap over cladding below ⁽¹⁾	35 mm min. ⁽⁸⁾			
	Lap under cladding above	35 mm min.			
	Clearance under cladding	5 mm			
	Total upstand	40 mm min.			

- NOTES:**
- (1) Unless otherwise dimensioned in details.
 - (2) **Situation 1:** In low, medium or high wind zones, where roof pitch is 10° or greater (X or Z values).
 - (3) **Situation 2:** For all roof pitches in very high wind zones,
For all wind zones where roof pitch is less than 10° (X or Z values).
 - (4) Excluding any soft edge or turn-down to roofing.
 - (5) For buildings other than housing, slope shall be as per F4/AS1.
 - (6) Where applicable, unless shown otherwise in details – for windows requiring sill flashings. Sill flashings must extend past the condensation channel.
 - (7) Excluding drip edge. The aim is for at least 10 mm, but this may be reduced if necessary to account for on-site tolerances – to give an absolute minimum of 8 mm.
 - (8) Excluding drip edge.

Amend 2
Jul 2005

Amend 2
Jul 2005

Table 7.1 – Floor joists (see 7.1.1.1) – VSG 8, MSG 8 and G 8**(a) 1.5 kPa floor load VSG 8 and MSG 8 (dry in service)**

Floor joist size	Maximum span* of joists at a maximum spacing (mm) of:		
	400	450	600
(mm x mm)	(m)	(m)	(m)
90 x 35	1.35	1.30	1.20
90 x 45	1.45	1.40	1.25
140 x 35	2.10	2.00	1.80
140 x 45	2.70	2.60	2.00
190 x 45	3.55	3.45	3.15
240 x 45	4.40	4.30	3.90
290 x 45	5.20	5.05	4.60

(b) 2 kPa floor load VSG 8, MSG 8 and G 8 (wetted in service)

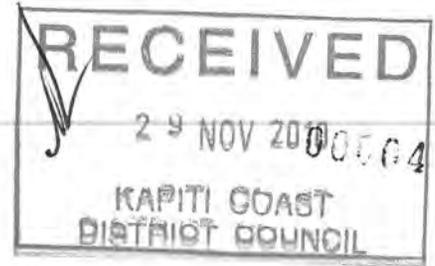
Floor joist size	Maximum span* of joists at a maximum spacing (mm) of:		
	400	450	600
(mm x mm)	(m)	(m)	(m)
90 x 35	1.35	1.30	1.10
90 x 45	1.55	1.45	1.25
140 x 35	2.10	2.00	1.75
140 x 45	2.45	2.30	2.00
190 x 45	3.30	3.10	2.70
240 x 45	4.15	3.95	3.40
290 x 45	5.05	4.75	4.10

* May be increased by 10 % for joists continuous over 2 or more spans.

Amd 2
May '06



DENNIS WALTON
ARCHITECT



Ref. 706

SPECIFICATIONS

FOR

HOUSE ADDITIONS & ALTERATIONS

AT 65 KOHEKOHE ROAD, WAIKANAE

FOR

MR & MRS C. LEE

DENNIS WALTON
Registered Architect
Raumati Beach

November 2010

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SECTION 1**PRELIMINARY AND GENERAL****1.01 SCOPE OF WORK**

Alter the house to provide a larger dining room/lounge, which is open plan with the kitchen, a new entrance hall, a re-designed main bathroom, a new en-suite bathroom for the main bedroom, a double garage/laundry with internal access, and a new garden store. Building work is described under each sub trade and includes all labour and material required to carry out the work in accordance with this specification and to required standards.

1.02 NOTICES, PERMITS AND CONSENTS

The Employers will obtain the building consent.
The Contractor shall give all necessary Notices to the Controlling Authorities concerned and comply with all Laws, By-Laws, Department Regulations and all applicable NZS.

1.03 1991 BUILDING ACT AND REGULATIONS

The Building Act and Regulations and the requirements therein are deemed part of this Contract as well as NZS 3604:Amendment No. 2, 2006 and other applicable standards.

1.04 WORKMANSHIP AND MATERIALS

Workmanship in all trades shall be in accordance with the best trade practice. Work shall be accurately set out, structurally sound, true to line and face and shall be finished to the requirements of this specification.
Materials shall be as specified and shall be free of any defects and/or damage throughout.
All workmanship and materials shall conform to relevant NZS.
Supply all necessary plant and scaffolding.

1.05 SURVEY, SETTING OUT & DIMENSIONS

Set out the works as shown on the drawings.
Check the dimensions and roof pitches on site before ordering materials and proceeding with work.

1.06 ATTENDANCE

The Contractor shall allow for attendance upon all Sub-contractors and Building Inspectors and allow them reasonable use of his facilities.

1.07 PROTECTION OF WORK

The Contractor shall protect adjoining properties, the household contents and garden plants from damage.

1.08 TEMPORARY SERVICES

The Employers shall supply power, water and toilet facilities.

1.09 THE SITE

The Contractor and Sub-contractors shall visit the site and shall fully examine and check the conditions pertaining thereto. No claims shall be recognized for incomplete description of the site conditions, ground levels, survey indications, drains or services and building structure/materials.

1.10 CONTRACT DOCUMENTS

The Contract Documents consist of this specification with details and the Architect's drawings.

The drawings and specifications are to be read together. Anything shown on the drawings and not in the specifications or visa versa shall be equally binding as if it were in both.

1.11 SUB-CONTRACTORS

The Contractor shall be responsible for all work performed by his Sub-contractors. The Contractor and Sub-contractors shall before commencing their work, satisfy themselves that all surfaces, materials and necessary preliminary works are in position, properly finished and in suitable condition to enable them to undertake and complete their work in a tradesmanlike manner to a first class finish.

Commencement of work will be deemed acceptance of previous work.

1.12 INSURANCE

The Employers shall arrange for insurance of the building work and for damage to the existing premises.

The Building Contractor must arrange for insurance of building plant and vehicles, and for insurance against third party claims.

1.13 PROTECTION AGAINST WORKPLACE INJURY

The Building Contractor must take all the necessary workplace precautions against injury to staff, tradesmen and visitors to the site in accordance with OSH requirements.

The existing premises will be occupied by the Employers for as long as possible during the contract work.

1.14 DIMENSIONS

All dimensions, except where the intention of the drawings and the specification are to the contrary, shall be deemed to be determined by the bare surfaces of the concrete, timber framework or other materials. Check all applicable dimensions on site.

All fittings and joinery shall be site measured before construction.

1.15 DEMOLITIONS

Ensure that the existing structure is adequately supported before removal of any loadbearing structure.

1.16 COMPLETION

On completion, remove from the site all rubbish and temporary work arising from this Contract.

Clean glass on both sides and leave premises ready for occupation.

SECTION 2

EXCAVATION AND SITEWORK

2.01 GENERAL

Refer to all Preliminary and General Clauses and Special Conditions for this section.

2.02 SCOPE

Work specified under this section includes clearing the building area, bulk and final excavation and the placing and compaction of clean fill.

Work required includes:-

Clear and prepare the site under the building area.

Excavate for all foundations and concrete slab.

Place and compact soil where required.

Place and compact clean fill and leave ready for the DPM.

Back fill and compact around foundations.

Carry out any additional work necessary to properly complete the contract work.

2.03 SITE CONDITIONS

The Contractor must ascertain site levels and conditions and the work required to prepare the site for the building work.

2.04 SITE PREPARATION

Topsoil and vegetation shall be removed to a depth of 150mm over the building area.

Allow for the removal of additional soil as necessary, ready for compacted fill.

Allow for placing excavated material on site where required.

2.05 FOUNDATION EXCAVATION

Excavate for foundation walls, floors etc. All foundations shall be founded on firm soil.

2.06 BACKFILLING

Backfilling shall be carried out with approved suitable excavated material, sand or reject metal, free from organic material.

2.07 COMPACTION

Compaction shall be carried out in layers not exceeding 150mm thickness.

Compaction shall be carried out where possible by a heavy steel vibrating roller and elsewhere by a hand held petrol driven hammer.

2.08 DE-WATERING

All excavations shall be kept free of water at all times.

2.09 EXISTING SERVICES

The Contractor shall investigate the existence of any services before commencing work and shall take care if such are known to exist.

2.10 SAFETY

The Contractor's attention is drawn to the requirements of Construction Safety Regulations.

2.11 INSPECTION

Notify the Building Inspector when all excavations have been completed so that excavations may be examined before placing concrete.

2.12 EXCAVATION FOR OTHER TRADES

The other trades shall do their own excavations

2.13 COMPLETION

Remove all rubbish and debris from the site and leave all work neat, clean and tidy.

SECTION 3**BLOCKWORK****3.01 GENERAL**

Refer to all Preliminary and General Clauses and Special Conditions for this section.

3.02 DOCUMENTS

Documents referred to in this section are:

NZBC B1/AS1 Structure – general 3.0 Masonry
NZS 3103 Sands for mortars and plasters
NZS 4210 Masonry construction: materials and workmanship

3.03 WORKMANSHIP

Carry out all concrete blockwork with competent and experienced tradesmen and in accordance with NZS 4210:2004..

3.04 INSPECTION

Call for inspection of the work at critical stages including set out, reinforcing, and the time prior to and during grouting. Carry out work to recognised trade practice as set out in NZS 4210:2004.

3.05 BLOCKS

Brand: Firth 20 series

3.06 REINFORCEMENT

Reinforcing steel as detailed on the drawings.

3.07 MORTAR BEDS & GROUTING OF BLOCKWORK

Mortar joints must be consistent in thickness, and keyed on the exterior for a cement plaster finish.

3.08 WATER

Clean, fresh and free from excess alkali, salt, silt and organic materials. Water from a local authority water supply is acceptable.

3.09 STORAGE

Store blocks and bricks clear of the ground, under cover and well ventilated until they are used.

3.10 MOISTURE CONTENT

Ensure blocks and bricks are air dry prior to laying.

3.11 JOINT CLEANING

After each block is laid, run the trowel across the joint to remove any mortar that has over-spilled or been squeezed out.

SECTION 4**CONCRETE WORK****4.01 GENERAL**

Refer to all Preliminary and General Clauses and Special Conditions for this section.

4.02 SCOPE

The work specified in this section includes *all* labour, materials and equipment and services necessary for the retention of concrete and reinforcing as detailed.

Form all nibs and rebates necessary to carry out the work on the drawings. Form the floor slab and provide sleeves through the foundations for services.

4.03 STANDARDS

All concrete and concreting shall comply with NZS 3604, the 1991 building Act and any additional Local Body requirements.

4.04 MATERIALS

Concrete shall consist of a mixture of Portland cement, aggregate and water, proportioned, manufactured at a certified mixing plant and placed in accordance with approved standards.

4.05 CONCRETE

Concrete strength shall generally be 20 MPa at 28 days unless stipulated otherwise.

4.06 FALSEWORK AND FORMWORK

Shall comply with the requirements of NZS 3604 and NZS3101.

4.07 INSULATION

Install 55 mm thick Expol polystyrene under the new concrete floor.

4.08 REINFORCEMENT

In accordance with NZS 3604: Amendment No. 2, 2006

Spacers shall be PVC, concrete blocks or other approved materials.

Reinforcing steel shall be in accordance with the foundation details.

Reinforce the floor slab with 665 mesh.

4.09 EMBEDDED ITEMS

Set in all necessary grounds and items required by other trades.

4.10 INSPECTION

No concrete shall be deposited until the reinforcing has been inspected by the Building Inspector.

4.11 PLACING

Compact the concrete with an immersion vibrator or other suitable means to ensure complete filling of boxing, free of voids and/or separation of aggregate.

4.12 IMPERFECTIONS

After removal of boxing, any imperfections shall be hacked out and made good with concrete as for adjoining material as soon as possible after removal of concrete boxing.

4.13 PROTECTION OF GREEN CONCRETE

The work shall be protected from damage and from direct rays of the sun and from drying by keeping concrete continuously damp for not less than seven days.

4.14 DAMP PROOF MEMBRANE

Lay 'Permathene Dampstop' DPM completely under the concrete floor slab, turned up at foundation walls as required and effectively seal joints. lap, glue or tape all sheet joints completely. Any damage to sheets shall be repaired with tape and an inspection made before concreting to ensure that the polythene is undamaged and forms a complete damp course between ground and undersides of polystyrene insulation and the concrete slab.

4.15 SERVICES

Build in 75mm diameter PVC pipes for power, telephone and television services.

4.16 TOLERANCES

The maximum deviation from the horizontal or vertical plane shall be 6mm over 3.00 metres measured by a straight edge.

4.17 SURFACE FINISHES

Concrete floors shall be power floated to bring the surface to a hard dense condition.

SECTION 5

CARPENTRY WORK

5.01 GENERAL

Refer to all Preliminary and General Clauses and Special Conditions for this section.

5.02 SCOPE

The work covered in this Section includes all work shown on the drawings and specified, normally undertaken by carpenters, including all temporary work, preparatory work, timber framing, lining and the fixing of metalwork, hardware, trims and finishings, etc. and attendance upon all other trades.

Re-use doors, windows, trims, etc, where possible.

5.03 STANDARDS

Unless specified otherwise, all work and materials shall comply with NZS 3604 Amendment No.2, 2006.

5.04 MATERIALS

Use MSG8 graded H1.2 treated timber in all walls and roof trusses.

Install bevel-backed profile H3.1 Radiata Pine weatherboard cladding to exterior walls to match existing.

All timber shall be the best of its kind, well seasoned to stable moisture content, compatible with the final use, straight, true and free from warp and distortion, and in suitable lengths.

All materials shall be properly protected on site from the weather and all timber shall be fillet stacked when stored for extended periods.

5.05 TIMBER TREATMENT

Wall frames, floor joists and roof trusses in H1.2 Radiata Pine. Exterior fascias and other exposed timber above ground level is to be H3.1 treated, including the bottom plates of all wall frames.

All timber specified to be treated, shall be pressure treated in accordance with NZ Standards.

All treated timber shall be suitably identified and marked.

5.06 MOISTURE CONTENT

Framing timber shall be dry with max. moisture content of 18%.

5.07 WORKMANSHIP

All timber shall be worked and cut to be true, square and free from warp, with all joints matching accurately in accordance with the best trade practice.

In exposed work, all nails shall be well punched and screws adequately countersunk to allow for finishing and stopping.

5.08 FINISH TO EXPOSED TIMBERS

All exposed exterior timber work, unless otherwise specified, shall be machine finished. All interior timber work shall be machine and hand dressed, finished by skilled tradesmen.

5.09 PRIMING

Before fixing, prime the external faces and laps of all exterior finishing timbers, external faces and rebates of joinery and woodwork which will be in contact with DPC, concrete etc.

5.10 CHECKING AND CUTTING

The checking and cutting of timbers and framing shall be reduced to a minimum and drilled holes shall be used instead, where possible.

5.11 TIMBER FLOORING

Install 19 mm H3 plywood flooring on joists where shown on the drawings. Isolate the timber from the concrete with Permathene d.p.c's.
Fit R2.6 Snug floor insulation batts between the floor joists.

5.12 LININGS

Linings shall not be fixed until all framing and preparatory work has been checked and adjusted to ensure proper alignment. The back face of plywood, etc, shall be fixed true to line, plumb and square. The maximum tolerance shall be 6mm in 3.000 metres.
Fix Tyvek building wrap over outside faces of studs before direct fixing weatherboards. The building wrap shall be run continuously horizontally lapped top over bottom a minimum of 100mm secured with large headed clouts. Any surface tears shall be repaired with plastic tape.

5.13 INTERIOR FINISHING

Cornices and skirtings must match existing ie. 40 mm scotias, and 60 x 10 skirtings and architraves. Generally, neatly trim all exterior angles, scribe interior angles and 45 deg. butt joint in the length of the item.

5.14 FIX JOINERY

Allow for fixing and fitting all joinery, including fittings, windows and doors.
All joinery to be fixed plumb and square. Securely fix all fittings to adjoining framing by carefully blocking, packing and nailing or screwing.
Unless otherwise specified, hang each internal door on one and a half pairs of 100mm brass loose pin butts with matching countersunk screws.

5.15 INTERNAL LININGS

Install 10 mm Standard Gibboard wall linings and ceilings, except for Gib Aqualine in the bathrooms and laundry. Fill all joints, screw/nail holes and sundry imperfections with

Winstones bedding and finishing compounds all in accordance with the manufacturer's recommendations.

Finish all work by sanding off with 180 grit paper taking care not to scuff the face of paper and leave ready for a paint finish, level 4, all to the Employers' satisfaction.

5.16 EXTERNAL FINISHES

Hardiflex

Line soffits throughout with 4.5mm Hardiflex on 90 x 45 framing.

Fix in full size sheets set out from corners of building. Nail fix using 40mm x 2.5mm galvanized flat head Hardiflex nails at 200mm ccs around the perimeter and intermediate framing.

Fit 6 mm x 20 mm painted trims where required.

Weatherboards

Fix the bevel-backed profile painted Radiata Pine weatherboards over Tyvek building wrap, where shown on the drawings and install galv. metal soakers on the exterior corners.

5.17 WALL FRAMING

All in accordance with NZS 3604:Amendment No. 2, 2006.

Studs in 2.700 high walls to be at 400 ccs, and at 600 ccs in 2.400 high walls.

Fix the top plate to every 3rd stud with a pair of Tylok 2T4 galv. plates and 2/90 mm nails at each stud, completely around the perimeter of the building.

Provide three rows of full width dwangs in all walls.

5.18 CEILING FRAMING

Install 35 x 70 battens at 450 ccs for 10 mm Gibboard.

Form two 450mm x 500mm manholes to the roof space where directed by the Employers.

5.19 INSULATION

Insulate above new ceilings, with R3.6 AHI Fibreglass Batts.

No insulation is required above the Garage ceiling.

Insulate external timber framed walls, excluding the Garage, with R2.6 Fibreglass Batts.

Insulate the walls between the Garage and adjacent rooms with R 2.6 Batts.

All Batts shall be installed as per the manufacturer's instructions and shall fit tightly between framing members with no gaps, and trimmed neatly around ceiling openings.

5.20 CUPBOARDS AND WARDROBES

Line interiors of all cupboards and wardrobes with 10 mm Gibraltar board and trim the ceilings with 40 x 12 MDF scotias.

5.21 JOINERY

Supply and fit all joinery including doors, windows and fittings where shown, complete with all necessary hardware. This includes re-used windows.

5.22 INTERIOR DOORS

Supply and fit flush panel interior painted doors, including the re-used doors.

5.23 HARDWARE

Supply and fit the door hardware approved by the Employers.

5.24 GARAGE DOOR

Supply and install an automatic controlled Colorsteel sectional door. Colour to be selected by the Employers.

5.25 EXTERNAL FINISHING

Provide and fix all facings, cover pieces, beads, scribes, finishing trims, etc. wherever required to finish off work in accordance with the best trade practice, all in Tanalised H3 Finger Jointed Radiata.

5.26 FLOOR FINISHES

The Employers are to arrange for the supply and installation of floor finishes.

5.27 FASCIAS & BARGEBOARDS

Supply and fit 140 x 22 painted H 3.1 fascias and bargeboards to match existing.

5.28 ROOFING

Supply and install 0.40 mm Zinalume corrugated roofing iron on Thermakraft 213 heavy duty building paper, on galvanized mesh, on purlins at 900 ccs.

Supply and install *nailplated roof trusses and miscellaneous roof timber to suit the altered roof layout.*

Adjust and strengthen the roof structure above the existing rooms where walls are removed in accordance with good trade practice and as specified on the drawings.

5.29 COMPLETION AND MAKING GOOD

Remove all scaffolding and builders rubbish from the site, thoroughly sweep up, clean and polish windows both inside and out, check and ease doors, drawers, sashes, fittings, etc. and leave premises ready for occupation.

SECTION 6**DRAINAGE****6.01 GENERAL**

Refer to all Preliminary and General Clauses and Special Conditions for this section.

6.02 SCOPE

This Section comprises the sub-surface stormwater and sewerage reticulation as shown on the drawings, as described in this specification, and in accordance with AS 3500.2 for soil and waste pipes.

6.03 GENERALLY

The Contractor shall arrange for drainage inspections and install the drainage system to the satisfaction of the Local Authority. Allow for connections into the stormwater soakpits and to the KCDC sewer drain.

6.04 WORKMANSHIP

All workmanship shall comply with relevant NZS and the NZ Building Act and shall be in accordance with the best trade practice. All drains shall be left open for inspection by the Local Inspector until they have been properly tested and finally approved.

6.05 EXCAVATION

Excavation for trenches shall be made to adequate widths and depths such as to allow for laying pipe beds to proper section and fall with adequate working space. Open trenches shall be fully strutted and shored as necessary or as required by the Safety Regulations.

6.06 SAFETY

The Contractor's attention is drawn to the requirements of the Construction Safety Regulations for the shoring of deep excavations and the due notice required by the Labour Department Inspectors.

6.07 JOINTS AND CONNECTIONS

All joints and connections are to be carefully made in accordance with the material being used. Joints and connections shall be fully supported and shall be fitted with cleaning and inspection eyes at changes of direction. All joints and connections shall be tested as required by the Local Body before any back filling of trenches takes place.

6.08 DRAINS

Lay first quality Marley PVC drainage pipes in excavations on firm beds. Support the pipes and clean out trenches at collars where necessary to allow drain pipes to bear evenly on ground. Lay to fall, bone in and join as specified.

Existing earthenware drains are to be replaced with PVC drains under the proposed building additions.

Heavy duty drainpipes are required, where they run under the house and the driveway.

6.09 FALLS AND LEVELS

Lay the drains as shown on the drainage plan in straight lines and to even and regular falls to comply with the requirements of the Regulations.

Minimum falls shall be 1 in 150 for 100mm diam. stormwater drains. Minimum falls shall be 1 in 100 for 110mm diam. soil pipes.

Drains shall have 300mm minimum cover to finished ground level, or be concreted in.

6.10 TESTING

Drains shall be tested by the water and/or smoke test and all defects made good. The trenches shall remain open until after the drains have been passed as satisfactory by the Local Authority, then backfill, tightly compact and finish to match surrounding ground finish.

6.11 OVERFLOW RELIEF GULLEY TRAP

Form and finish the waste matter gulley and pipes strictly in accordance with the controlling Authority Regulations and standard details.

6.12 DRAINAGE WORK REQUIRED

1. Carry out all drainage work both soil and stormwater as shown on the drawings and to the requirement of the Local Authority.
2. Connect stormwater drains to the soakpits.
3. Terminate drains with easy bend pipes at vents and down pipe positions.
4. Provide all traps, fittings, inspection and cleaning eyes at changes of direction and where required by the Regulations and Local Authority.

6.13 COMPLETION

Distribute surplus soil where directed by the Employers and make good any damage to the driveway, paths, etc. to match existing. The Contractor shall finally remove any surplus material, rubbish and debris left from the works and leave the site clean and tidy.

SECTION 7**PLUMBING & GASWORKS****7.01 GENERAL**

Refer to all Preliminary and General Clauses and Special Conditions.

7.02 SCOPE

All work normally performed by the plumbing and gas fitting trade, including sanitary plumbing, cold and hot water supply, flashings, weatherproofing work, rainwater goods installation and the gas water heater. Tapware to be supplied by the Employers.

7.03 REGULATIONS

All work shall be carried out to the requirements of the NZ Building Act and Regulations and amendments thereto together with all Local Body Bylaws.

7.04 LOCAL AUTHORITY NOTIFICATIONS

The Plumber shall give all notices, and arrange for all inspections and testing under the Regulations and Bylaws.

7.05 PREPARATORY WORK

The Plumber shall arrange with the Contractor for the provision of all openings, sleeves, chases, fixings and supports and co-ordinate as necessary to ensure that any items to be embedded in or covered by any material are correctly positioned and properly secured.

7.06 MATERIALS

Materials shall be the best of their respective kinds and shall comply with the requirements of the NZ Building Act, the Regulations and amendments, and relevant NZ Standards.

7.07 WORKMANSHIP

All work shall be carried out to the best trade practice by skilled plumbers/gas layers, to the requirements of the NZ Building Act and Regulations and the relevant NZS, all neatly completed, free of defects and properly operating. Pipework shall be concealed in walls, ceilings, floors and other positions where practical.

All pipe runs shall be to even grades and fixed with collars and supports of appropriate materials to suit the pipes, regularly spaced at 600mm horizontally and 1000mm vertically, to provide adequate support and to prevent movement. Fixings shall be compatible with supported material. Avoid pipe joints where possible ie. Use single length pipes.

At ends of horizontal pipe runs and at all changes of direction of waste pipes, fit suitable inspection and cleaning eyes.

All bends shall be sweep bends or easy right angle bends.

Exposed wastes and vents shall be fixed to allow a gap of 40mm between the pipe and the adjoining wall surface.

Pipes and vents passing through walls and roofs shall be neatly and completely weathered and flashed to prevent moisture entry. Use air admittance valves.

Structural work shall not be cut or drilled without prior approval.

Separate all dissimilar metals and protect with inert materials, sleeves or applied impervious coatings against electrolysis. Similarly, all fixings shall be fully compatible.

All work and fittings shall be carefully protected from damage as work progresses.

7.08 PLASTIC PIPEWORK

Where polythene or rigid PVC is to be used, the Contractor shall be responsible for ascertaining the Local Authority's requirements concerning the use of these materials and shall comply with these requirements.

7.09 FLASHINGS

Flashings shall be fabricated in maximum lengths possible.

Counter flashings shall be not less than 100mm deep.

All pipes and specials in roof or metal sheathings shall be flashed and counter flashed.

Metal flashings to joinery shall be completely seated in frames and shall be wide enough to prevent capillary action and water penetration between joinery and framing.

Weld, rivet, braze and solder flashings as necessary to ensure complete watertightness, continuity, stiffness and strength.

All formed flashings shall be neatly machine bent.

Fixings to flashings shall be evenly spaced at 450mm ccs horizontally and 600mm ccs vertically.

7.10 THERMAL MOVEMENT

Flashings, metal covers, gutters, etc shall be formed in long lengths, with suitable weathertight joints or laps to allow for thermal movement.

7.11 COLD WATER SERVICE

Connect up to the existing main supply and reticulate in 12mm diam. polybutylene pipes (Secura or Butylene) or approved equal to:-

Handbasins

Showers

Bath

Kitchen Sink and Dishwasher

Laundry Tub and Washing Machine

Toilet cistern.

7.12 HOT WATER SERVICE

Supply and install a gas operated Infinity water heater outside the main bathroom.

Reticulate in 12 diam. polybutylene pipes, Secura or Butylene to the kitchen, bathroom and laundry fittings.

7.13 WASTES, TRAPS & VENTS

Supply and install polybutylene or equal approved pipes throughout.
Fix wastes, traps, etc. to all fittings complete with special items required to finish the work.
Cap all vents with plastic baskets.

7.14 FITTINGS

The Plumber shall supply and install all fittings, including c.p. on brass wastes, s.s. chains and plugs, and connect to all water and waste services. Fittings are to be selected or approved by the Employers before they are installed.

Refer to the drawings for positions and number of fittings.

7.15 RAINWATER PLUMBING

Supply and install Classic style PVC spouting and 80 mm \varnothing PVC downpipes to match existing, securely fixed to walls, complete with all clips, brackets, swan necks, bends, etc. Run the downpipes into 100 mm \varnothing PVC drains and connect to the existing and new soakpits as shown on the drawings.

7.16 FLASHINGS

Galvanized iron to match the roof sheets.

7.17 TAPWARE

The Employers are to supply the tapware, including shower fittings.

7.18 COMPLETION

At completion, remove all rubbish, debris, offcuts, plant and equipment and leave all work and fittings clean, neat, tidy and fully and properly operating.

SECTION 8**GLASSWORK****8.01 GENERAL**

Refer to all Preliminary and General Clauses and Special Conditions for this section.

8.02 SCOPE

Allow for all labour, material and equipment necessary to carry out proper glazing work.

8.03 WORKMANSHIP

Glazing in timber doors and windows shall be carried out on site.

On completion, remove all broken glass and debris connected with this trade from the site.

All work shall be in accordance with the requirements of NZS 4211 & NZS 4223.

8.04 MATERIALS

All glass shall be free of any defects and blemishes, be of approved manufacture and shall strictly comply with relevant NZS, particularly the requirements of NZS 4211 & NZS 4223.

8.05 SCHEDULE OF GLASSWORK**6mm Drawn Plate:-**

All large panes to windows and doors.

32oz Clear OQ:-

All opening sashes and small fixed panes.

Safety Glass:-

Obscure safety glass is required in the bathroom windows and in the door between the dining room and the passage.

Clear safety glass is required in the new double doors to the lounge

Mirrors:-

Supply and fit mirrors as required by the Employers.

SECTION 9**PAINTING WORK****9.01 SCOPE**

Paintwork is to be arranged under separate contract by the Employers and shall include the preparation, stopping, sanding down, and paintwork in new and altered areas, including any specialist finishes.

Built in timber, which is to be painted, must be primed beforehand.

9.02 MATERIALS

All materials shall be best quality and of approved manufacture, and shall comply with the requirements of relevant NZS.

All prepared paint shall be taken on to the job in the original sealed containers, and shall be applied in strict compliance with Manufacturer's recommendations.

Where any particular Manufacturer's brand is approved for any finish, the same brand shall be used for all preliminary work.

9.03 SCAFFOLDING AND EQUIPMENT

Equipment and scaffolding as required for the works, is to be arranged between the Employers and the Painter.

9.04 INSPECTION OF PREVIOUS WORK

The Painter shall inspect the surface finish of all surfaces to be painted, and report to the Main Contractor any defects or blemishes which could affect the finish.

Painting shall not commence until any such surfaces have been corrected.

9.05 STOPPING

Stop or putty where necessary to properly fill blemishes, nail holes etc. Stopping and putty shall be suitable for the material and coloured to match where applicable.

9.06 WORKMANSHIP

Work shall be in accordance with the relevant NZS and shall be done by skilled tradesmen. No painting of exterior work shall be done during wet, damp or frosty weather, or upon surfaces that are not thoroughly suitable.

All surfaces to be painted shall be properly sanded before and between coats and prepared in accordance with best trade practice to produce a first class finish.

Externally, all laps of permanently covered wood surfaces shall be painted before installation

All finished work shall be left free from blemishes and brush marks.

9.07 GENERALLY

The contents of all cans and containers shall be thoroughly stirred and mixed before and during use, and shall not be thinned except as directed by the Manufacturer.

All coatings shall be allowed to dry thoroughly before succeeding coats are applied.

Painting work includes the thorough preparation of the surface, generally to the Paint Manufacturer's specifications, ready for the application of paint.

The top and bottom edges of all doors, facings and the like shall be painted with the same number of coats as for other surfaces.

9.08 PROTECTION

The Painter shall suitably protect with sheets or other approved means, all surfaces of walls, fittings, floors etc. to avoid damage. Special care must be taken to avoid damage, staining or disfiguring of surfaces to be varnished or oiled or finished in any other manner.

9.09 COMPLETION

Remove paint spots off all surfaces throughout.

Make good all scratches, marks and defects, and leave work complete.

Remove all scaffolding, planks, rubbish and debris, clean up and leave premises ready for occupation.

SECTION 10**ELECTRICAL WORK****10.01 GENERAL**

Refer to all Preliminary and General Clauses and Special Conditions for this section.

10.02 SCOPE

Install new lights, power outlets, etc, as required by the Employers, to the satisfaction of Local Electrical Authority.

10.03 REGULATIONS

Installation work and all electrical components shall comply with the current Electrical Wiring & Supply Regulations and Amendments, also Local Authority Regulations and current appropriate New Zealand Specifications.

All work shall be carried out under the direct supervision of a Registered Electrician.

10.04 WORKMANSHIP

Supply all plant, tools, labour etc as necessary to carry out this Contract and notify the General Contractor with due notice of positions and details of chases, voids, recesses etc. to be provided in the work.

All conduits, cables and conductors are to be concealed provided that the requirements of all Electrical Wiring Regulations are met.

10.05 PROTECTION

All wiring installations shall be protected against mechanical damage, fire or corrosion etc, in compliance with standard Electrical Wiring requirements.

10.06 LABELLING

All equipment such as fuses, isolating switches and the like shall be clearly labelled to show the controlling circuit. Labels may be plastic self adhesive punched tape transfers, or such other permanent labels as permitted by the Regulations.

10.07 EARTHING

All parts of the electrical installation shall be earthed as required by the Regulations. (Note that all lighting circuits are to be wired for earthed fittings.)

10.08 MINIATURE CIRCUIT BREAKERS

Miniature circuit breakers shall be PDL 'Stablok' delay trip type to comply with NZS. All circuits supplying switch socket outlets and other power circuits shall be protected by MCB's unless otherwise shown.

10.09 CABLES

Lighting - Provide plastic covered circuit wiring to all lighting points indicated of not less than the minimum capacity required by the relevant section of the regulations.

Switch Socket Outlet Circuits - Provide plastic covered circuit wiring to all switch socket outlets indicated.

10.10 LIGHTING SWITCHES

Shall be all-insulated PDL or HPM flush types. Switches shall be single or multi-gang rocker type, whichever is required, with front plates to match existing.

10.11 SWITCHED SOCKET OUTLETS

Switched all-insulated 3 pin type power points, with 10 amp rating suitable for flush mounting PDL with front plates to match existing.

10.12 LIGHT FITTINGS

Fit all light fittings indicated on the drawings and supplied by the Employers, with final positions to site direction.

10.13 TV AERIAL OUTLETS

Fix a standard plate for the TV connections in the Lounge and in the Family Room and connect to the exist. aerial or cable.

10.14 SMOKE DETECTORS

Liaise with the Employers to establish whether they require hot wired smoke detectors or whether they will install battery operated fittings.

10.15 COMPLETION

At completion, leave all work neat, tidy, clean, safe and operating correctly. Remove all plant, tools, rubbish and debris from the site.

Building Consent Application — use this Checksheet for:
Single Residential Dwelling and Accessory Buildings

— including single stand-alone dwellings, dwelling additions and/or alterations, repiling, garages, decks, gazebos, sheds, retaining walls etc.

— **An Application Form is attached to this checksheet**
(Please include this checksheet with your application)

RECEIVED
 29 NOV 2010
 SOUTH COAST DISTRICT COUNCIL

Address of project:

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.

CUSTOMER USE

KCDC USE



1. GENERAL

Complete this section for all applications

a. **Building Consent Application Form** (1 copy)

Completed and signed by the owner or by an agent on behalf of the owner.

b. **Proof of ownership** (1 copy)

One recent copy of current certificates/s of title (i.e. not older than 3 months) or where applicable one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease

K.C.D.C TO supply

c. **Locality Plan (1:500) showing:**

Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number.

d. **Site Plan (1:100) showing:**

Dimensions of all boundaries, north point, finished floor levels, ground contours (extended to boundaries) and/or 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. Include on the site plan the designated wind zone of the site (e.g. specific design, very high, high, medium or low).

e. **Application Fee**

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.

For office use only Receiving Officer:

2. CHANGE OF USE

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

a. Assessment of the building for compliance with the building code

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.

b. Reasonably practicable

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.

3. FOUNDATIONS / FLOOR

Complete for all new buildings, for existing buildings where the footprint of the building will change or where an additional storey is being added.

a. Foundation Plan (1:100 / 1:50) showing:

- Dimensions of all new foundations
- Sub-floor, including bracing
- Footing details
- If a concrete slab, show basic details including reinforcing and contractions joints
- Piles and footing
- If the addition is an upper storey show details on upgrading existing foundations, joints, piles etc
- Indicate ventilation to sub floor spaces

b. Subfloor bracing

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.

4. CONSTRUCTION

Complete for all new structures or alterations to existing structures.

a. Existing floor plan (1:100 / 1:50) showing:

(For additions and alterations only)

- All levels
- All designated spaces
- All removals
- Sanitary fixtures
- Smoke detectors

**b. Proposed floor plans (1:100 / 1:50) showing:**

- Room dimensions
- Location of partitions
- All designated spaces
- All floors (new or altered)
- Location of sanitary fixtures
- Stairs, barriers, handrails, floor joists and beams
- Floor joist layout for each level with timber floors
- Smoke detectors
- Note where wall will form part of the swimming pool fence

**c. Pre-nail Truss and Frames:**

- Specific design wall framing requires clarification
- Truss layout must be supported by design certification and design of fixing details, including consideration of load paths to ground
- Lintels carrying point loads, such as from girder trusses, require specific engineering design

**d. Wall bracing plan (1:100 / 1:50) showing:**

- Bracing details and calculations for wall bracing (also required for existing lower storeys where an additional storey is being added)
- Sub-floor bracing for decks projecting more than 2m from the house
- Location, type and number of bracing elements to indicate compliance with NZS 3604:1999 (include calculations)
- 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)

**e. Sections and details (1:50 / 1:20 / 1:10) showing:**

- Foundation details involving reinforcing and connections
- Stairs, handrails, decks and decking
- Insulation systems and materials to floors, walls and roof
- Barriers providing safety from falling. Specific engineering design required where detail does not comply with NZBC B1/AS2
- Framing sizes, beams, lintels
- Roof cladding, eaves, fascias, gutters
- Flashings to openings
- Fire rated systems on all walls – closer than 1 metre to boundary
- Stud heights of rooms and total height from lowest ground floor level to top of ridge
- Window and door installation details
- Retaining wall details e.g. type, height of retained ground, relationship to boundary, waterproof membrane and proposed drainage

f. Fire Report:

For domestic dwellings of 4 storeys or more, or buildings providing more than one household unit

5. EXTERNAL

Complete for new buildings or existing buildings with alternations to the external shell

a. Elevations (1:100 / 1:50) showing:

Accurate lines form 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)

b. Risk assessment

(Risk matrix in E2/AS1 may be used for buildings within scope)
Consider exposure, design and detailing to support appropriate selection of cladding

c. Cladding details (1:50 / 1:20 / 1:10)

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

d. Production certification

Supply copies of product certificates relied on as compliance documents

e. Alternative solutions

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.

6. SERVICES

Complete for all projects with new installations or alteration of plumbing or drainage services

a. Plumbing and Drainage plan 1:100 / 1:50) showing:

Note: if you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required.

- Sizes of pipe work and drains
- Fixtures and fittings, hot water system(s)
- If the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls
- Drainage layout with inspection bends and junctions indicated for both sewer and storm water
- Any other drainage on site including council mains and retaining wall field drains
- Ventilation of sanitary rooms
- Calculations for sizing of down pipes
- Gully traps including overflow relief gullies

7. STRUCTURAL

Complete for all projects incorporating specific structural design

a. Structural calculations

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

b. Expert Opinion (Producer Statements):

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)

8. SPECIFICATIONS

Complete for all applications

Note: the specification must be specific to the project and cover all aspects of the proposed work.

a. Specification: General

- Elements of structure (size, spacing, timber treatment)
- Finish or fixings to meet durability requirements
- Plumbing and drainage materials and design that installation is to comply with
- Wet area surfaces
- Ventilation systems
- Flooring slip resistance for access routes
- Glazing
- Type of smoke detectors (including existing smoke detectors where they will remain)

b. External claddings

For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered

- Building wraps
- Wall claddings
- Roof claddings
- Membranes (roof and decks)
- Tanking
- Joinery

9. DEMOLITION / REMOVAL

Complete for all projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings.

a. Means of barricading the site

Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area

b. Proposed tipping location for demolition materials (address/landfill)

c. Hazardous building material

Provide safety plan detailing the safe handling and disposal of hazardous materials

d. Site management plan covering

Management to control silt runoff, noise and dust

e. Proposed destination for relocate building

f. Access to and from the site including (use of kerb crossings)

g. Specify termination of existing services

- Water
- Sewer
- Storm water

h. Details about the building such as:

Number of storeys, type of materials the building is constructed (Photographs of the building would be useful)

Note

You will need to contact the relevant service authorities specified below to advise them of the extent of your work:

Electricity, gas, drainage, water, transport, telecommunications, cable television or any other services that may be affected.

Transportation of relocated building

You will be required to contact and provide details to Councils Transportation and Traffic Department.

10. OTHER APPROVALS

Please check territorial authority regarding the requirement for other approvals required and fees payable. These may include:

- Consents under the Resource Management Act
- Approvals under bylaws including earthworks, vehicle crossings, road openings and water connections.

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.

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

The following Councils developed this checklist in partnership: Kapiti Coast District, Porirua City, Wellington City, Hutt City, and Upper Hutt City.

Planning Processing Check Sheet

RECEIVED

29 NOV 2010

KAPITI COAST DISTRICT COUNCIL

Building Consent Number: BC 100899

C&J Lee

Property Information				
Property Address	65 Kohelohē Rd Waikanae			
Legal Description	Lot 5 DP 19887			
Planning Zone	Residential adjacent to Open Space			
Building Project	Add ALTs (rear bdy)			
	Yes	No	Action reqd	Actioned
Certificate of Title	<input checked="" type="checkbox"/>			
Easements	<input checked="" type="checkbox"/>		Refer to C/T attached	
Section 221		<input checked="" type="checkbox"/>	Include copy	
District Plan Items to Check				
	Yes	No	Action Reqd	Actioned
Designations	<input checked="" type="checkbox"/>		Conical Surface 1:20	
Heritage Register		<input checked="" type="checkbox"/>	(Airport Ops Area)	
Flood Hazards		<input checked="" type="checkbox"/>	& Waikanae Garden Area Precinct	
Min Floor Level		<input checked="" type="checkbox"/>		
Other Hazards		<input checked="" type="checkbox"/>		
EQ Faults		<input checked="" type="checkbox"/>		
Services	<input checked="" type="checkbox"/>			
Eco-site/Native Veg		<input checked="" type="checkbox"/>		
	Complies?		Action Reqd	Actioned
Yards (+water bodies)	<input checked="" type="checkbox"/>		Neighbours Approval??	
HIRB	<input checked="" type="checkbox"/>			
Max Height	<input checked="" type="checkbox"/>			
Site Coverage	<input checked="" type="checkbox"/>			

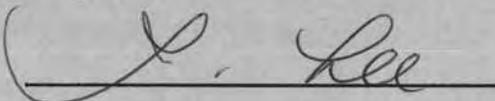
BC Number: BC

Permeable Surface	<input checked="" type="checkbox"/>			
Earthworks	}			
Fences/Retaining Wall				
Parking			N/A	
Water Tank / Siting				
Airport Noise 45dbI				
Other Provisions				
	Yes	No	Action reqd	Actioned
Does the building straddle a Title/cross-lease boundary?		<input checked="" type="checkbox"/>		
Existing Resource Consent?		<input checked="" type="checkbox"/>		
Resource Consent Required?		<input checked="" type="checkbox"/>	Apply Section 37 and advise Plan Vetting Team.	
DIF Required?		<input checked="" type="checkbox"/>	Calculate Fees:	
Section 72 or 77 Required?		<input checked="" type="checkbox"/>	Advise Plan Vetting Team and send letters out.	
Section 221 Consent Notice		<input checked="" type="checkbox"/>	Advise Plan Vetting Team	

Additional Comments

Decision: (delete item that does not apply)

- Application complies with District Plan requirements
- ~~Application does not comply with District Plan – BC to be issued subject to s37~~

Officer's Name & Signature: 

Date: 7.12.18



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



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **WN903/31**
Land Registration District **Wellington**
Date Issued 29 June 1960

Prior References
WN826/81

Estate Fee Simple
Area 1108 square metres more or less
Legal Description Lot 5 Deposited Plan 19887

Proprietors
Cameron Daniel Lee and Jennifer Rosemary Lee

Interests
8465353.3 Mortgage to Bank of New Zealand - 22.4.2010 at 1:59 pm

PERMIT **W** N^o 4837

HOROWHENUA COUNTY COUNCIL

WAIKANAE DISTRICT COMMUNITY

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

Mr G Paul
PO Box 438
Kerm.

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

Mr DC and AJ Gaspin and situated in 65 Kote Kote Rd Street (or
Waikanae being described as Pa 5 DP 19887

Description of work: connect to sewer - drilling.

Estimated Value of work excluding materials:

Estimated Cost \$ 100.00

Receipt No. pt 40254

Permit Fee \$ 12.00

Connection Fee \$

TOTAL \$ 12.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1978 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the _____ day of _____ 19_____

Date 25/2/02

[Signature]
County Engineer

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL WAIKANAE DISTRICT COMMUNITY Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____ Street/Road, owned by Mr _____ the plumbing/drainage works specified in Permit No. _____, issued on _____ 19_____, and I do hereby request that such works should be inspected.

Dated this _____ day of _____ 19_____ Plumber/Drainlayer

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____
I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: _____ 19_____

Inspector

W J Roots

BUILDING APPLICATIONS. Wauhanee
Kohokoke Rd.

HCC/B9.

State of Progress.	Date.	Initials.	Remarks.
Building Application Received.	6/2/61	JM	
Drainage Application Received.	"	JM	No plumbing yet
Site inspected & approved	"		
Building Application under action			
Drainage Application under action			
Miscellaneous			
HCC/B8 (Fees) Posted	6/2/61	JM	
Building Permit authorised	"	JM	
Drainage Permit authorised	"		

SPECIFICATIONS

OF

READY TO ASSEMBLE HOMES

BY

BEAZLEY HOMES

of

MOUNT MAUNGANUI

'Phones — 314 & 695

Box 41, Mount Maunganui.

CLAUSE 1. As this specification covers work done by Beazleys and independent contractors, the word "contractor" shall be deemed to refer to the person or firm who are doing the actual on site building erection.

CONTRACT. This Contract includes the supply and delivery of all materials, labour, fittings, tools, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified, in a thorough and workmanlike manner, in strict accordance with the Local By-laws. In the case of ready to assemble units, the words labour, tools, plant are not applicable.

PERMITS. Contractor to comply with the Labour and Building By-laws of the district, to apply for and obtain all necessary permits and to pay all fees for same.

PROVIDE AND FIX. The words "provide" and "fix" shall be construed to mean "provide and fix" where mentioned separately unless otherwise specified.

INSURANCE. The Contractor to have all his employees covered against accident by an "Employer's Liability" policy and to take out insurance against fire for a sum sufficient to cover 75% of the Contract sum, both policies to remain in force until the building is taken over by the Owner.

MATERIALS AND WORKMANSHIP. All workmanship must be careful, thorough, and in accordance with the best trade practice and all materials as specified, and in accordance with the Local Body By-laws and the N.Z.S.S. No. 95.

STABILITY. The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water.

MATERIALS. Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials, provided that the substituted materials conform to the Local By-laws.

CONTINGENCIES. Provision is to be made by the Builder and Owner to meet any contingencies that may arise due to the fluctuations in the price of labour or various materials. Should there be either a rise or fall in the price of labour or materials from the date the tender is submitted, until final payment, an adjustment to the Contract price is to be made accordingly, provided that the Contract price has been affected by such rise or fall in prices.

CONCRETOR

Piles to be precast concrete. Provide as required, dimensions to suit particular local bodies. Set on 12" x 12" x 4" concrete pad, rammed and consolidated. Chimney footing to be 4" thick concrete. Erect chimney of pre-cast type with 30" opening. Provide ashwell grate to chimney. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 4" thick and reinforced with No. 668 H.R.C. mesh. After erection, chimney may be plastered. Alternatively, chimney base may be poured in situ at Contractor's option.

PORCHES AND STEPS. To be constructed in 4" concrete reinforced with $\frac{3}{8}$ " R.M.S. rods at 12" centres or equivalent in H.R.C. fabric. Floors and steps to be plastered with $\frac{1}{2}$ " thick coat of 3 to 1 sand and cement rendering.

CARPENTER AND JOINER

All materials are to be the best of their respective kinds and grades, laid true to their various levels and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction and to comply with the Local By-laws in every respect.

SCHEDULE OF MATERIALS

Materials	Size	Grade	Remarks
Jack Studs	4 x 3	Treated Radiata Approx.	4' 0" centres.
Stringers	4 x 3	" " "	5' 6" centres.
Foundation Bracing	4 x 2 or 3 x 2	" " "	
Vermin Plates	4 x 2	" " "	
Floor Joists	6 x 2	" " "	18" centres.
Wall Ribbons (Ext.)	3 x 1	" " "	
Wall Ribbons (Int.)	3 x 1	" " "	
Ceiling Ribbons	3 x 1	" " "	
Studs, External	4 x 2	" " "	18" centres.
Partition Studs	4 x 2	" " "	18" centres.
Plates (Internal)	4 x 1	" " "	On top of flooring.
Plates (External)	4 x 2	" " "	
Ceiling Joists	4 x 2	" " "	20" centres.
Rafters	4 x 2	" " "	30" centres.
Purlins	3 x 2	" " "	24" centres.
Roof Struts	4 x 2	" " "	
Ridge and Hips	8 x 1	" " "	
Base Boards	4 x 1	" " "	
Fascia Board	6 x 1	D.A.H.R. Treated Tawa or Boric Treated Tawa or Treated O.B.R. or Treated O.B. Matai.	
Weatherboards	6 x 1	D.A.H.R. Treated Tawa or Boric Treated Tawa or Treated O.B.R. or Treated O.B. Matai.	
Flooring	3 x 1 or 4 x 1	Treated D.A. Rimu. Boric Treated or Treated Tawa. Finishing Grade Radiata.	
Internal Door Jambs	1"	O.B.R. or Finishing Grade Radiata	$\frac{1}{2}$ " Stops.
Architraves	3 x $\frac{5}{8}$	O.B.R. or " " "	Bullnosed.
Skirting	3 x $\frac{5}{8}$	O.B.R. or " " "	" "
Sill Boards	1"	O.B.R. or " " "	" "
Aprons	1"	O.B.R. or " " "	Scotia or $\frac{1}{4}$ Round.
All other internal finishing timbers not specifically mentioned to be O.B.R. or O.B.M. or Finishing Grade Radiata.			
Window Jambs	6 x 1 $\frac{1}{2}$	D.A.H. Rimu.	
Window Sills	6 x 2 $\frac{1}{2}$	D.A.H. Rimu.	
Mullions	4 x 3	D.A.H. Rimu.	

SINK TOP. To be Laminex with stainless steel bowl.

HOT WATER CUPBOARD. Provide hot water cupboard where shown. Cupboards to have slatted shelving above the cylinder. Element to be boxed in to Power Board's approval.

DOORS. Doors to be flush type hung in 1" jambs with ½" planted stops. Fit all doors with bakelite latch sets.

FINISHING Finish off inside door and window openings with 3" bullnosed architraves. Windows to have 1" sillboards. Skirting to be 3" bullnose fitted to all walls. Interior finishing timber to be machine dressed.

BATHROOM. Bath to be built in with 3 x 2 framing and covered with wallboard sheets. Build in shaving cabinet with mirror.

MANHOLE. Provide a 20 x 20 opening where directed in ceiling and provide cover of same material as ceiling.

LAUNDRY. Provide a set of two compartment tubs and fix on stand.

FIREPLACE. Provide and fix tiled slab to open fire place, value £12/10/-.

PLUMBER

FLASHING. Flash chimney and all openings through roof with appropriate materials and make the building water tight.

VALLEYS. To be 24g. Galvanised Iron with approved beaded edges.

SPOUTING AND DOWNPIPE. To be in 24g. Galvanised Iron. Spouting to be 5" quarter round supported on brackets at 36" centres and given evenly graded falls to downpipe outlets. Downpipe to be 2½" diameter.

ROOF. 24g. Corrugated Aluminium or 26g. Corrugated Galvanised Iron. All laps to be primed for State Advances Corporation jobs. Under roofing lay tightly stretched fowl-netting and on top of this lay building paper.

WATERPROOF. Leave the building absolutely waterproof in every respect. Any part or parts omitted from this specification and necessary to make the building water-tight, shall be taken as mentioned.

COLD WATER. Lay water from supply through ½" galvanised W.I. and/or copper piping, fitted with all necessary bends, tees, elbows, etc., and with all joints made in the best quality lead and hemp, to points over basin, sink, W.C., tubs, laundry washer, bath.

HOT WATER. Provide and fix an approved 30 gallon electric hot water cylinder with 1,000 watt element and thermostat control and all necessary connections to make same in working order. Lay water through ¾" copper piping to bath, then in ½" copper to basin, sink, laundry washer and one tub.

BATHROOM. Provide and fix in Bathroom one 5' 6" W.P.E.C.I. or 5' R.V. pressed steel enamelled bath. Provide one 22 x 16 W.P. earthenware wall basin fixed on C.I. brackets.

WATER CONNECTION. Fees for water connection to be paid by Owner to Local Authority.

WASTES. Bath, tubs and sink to have 1½", basin to have 1¼", lead or copper traps and **lead or wrought iron** wastes. All wastes to discharge over gully traps and joints to be neatly wiped. Provide and fix all necessary anti-syphons.

All sanitary plumbing to be installed by a registered plumber approved by the Health Department and the Sanitary Inspector.

TAPS. All taps and extensions, except to laundry and stop cocks to be chromium plated streamlined bib and pillar cocks marked "Hot" and "Cold" respectively. Laundry and stop cocks to be brass. Install 1 hose tap.

W.C. To be provided complete with white earthenware pan, seat buffers, etc. 3 gallon low set flush cistern, flush pipe, cast soil pipes, fittings and vent.

PAINTER AND PAPERHANGER

EXTERIOR WOODWORK. All exterior woodwork and interior of sashes to receive one coat of first quality priming. Putty all nail holes and finish with two more coats of best quality paint in selected colours. Weatherboards to be primed before fixing.

SPOUTING. Finish outside in 1 coat work.

ENAMEL. Walls of all service rooms to have a coat of pigmented sealer. Finishing timber to be given a coat of white primer, then all work to be given one coat of flat and one coat of selected enamel in shades to suit Owner. All woodwork to other than Service Rooms to be given one coat of white primer, one coat of flat paint and one coat of selected enamel in shades to suit Owner. Ceilings of all rooms to be given two coats of flat paint.

WALLPAPER. All walls not enamelled or painted, to be papered with paper to average 6/6 per roll. Papers to be hung plumb and joints butted where possible. Walls **first** to have a coat of sealer.

ELECTRICAL ENGINEER

ELECTRICIAN. The Electrician will make the necessary notifications to the Local Power Board. All work to be carried out to the satisfaction of the said Power Board and the Underwriter's Association. Provide and fix all necessary materials for the installation of the following points complete with 60 watt lamps.

METER PANEL. Provide and fix one meter panel complete where directed.

SWITCHES. Provide and fix **flush switches to all** light points.

LIGHTS. Provide and fix 1 light point to each room and 1 to hall where directed.

POWER. Provide and fix a total of 3 power plugs where directed and make connections to hot water cylinder and stove.

STOVE. Allow the P.C. sum of **£48 2 6** to supply a selected electric stove and fix where shown.

DRAINER

DRAINAGE. Excavate for and lay all necessary drains from gully traps and W.C. to septic tank. All pipes and connections to be 4" first quality glazed earthenware with sound socket joints to be laid to a true and even fall.

All joints to be carefully pointed up in cement and pipes to be wiped clean as work proceeds. Fill in trenches carefully after the work has been inspected and generally do a thorough job and leave the whole in perfect working order.

The whole of the drainage and sanitary arrangements to comply with the By-laws and to the satisfaction of the Sanitary Inspector. Allow for approximately 10 feet of glazed drainage from W.C. to septic tank.

SEPTIC TANK. Provide one 5-person concrete septic tank and make complete with sump to comply with the Health Regulations.

SEWERAGE. Where drainage is to town sewer, special arrangements as to cost will be made between Contractor and Owner.

JOINERY. All interior Door and Window Frames and Sills to be as mentioned in Schedule and to be grooved, throated and constructed in a proper manner and primed before fixing.

SASHES. Sashes generally to be 1 $\frac{3}{4}$ " C.H. Totara or Cedar casements to sizes shown on plan and glazed with 18oz clear glass. All glazing to be sprigged and bedded in best linseed oil putty. Casement sashes to be hung on 3" butts. Hung sashes to be fitted with A.C. telescopic stay and fastener. Bathroom and W.C. to have obscure glazing. All 2' 0" sashes to have one glazing bar approximately 10" down from the top.

METAL WINDOWS. Alternatively, use aluminium alloy double hung windows of equivalent glass sizes to those shown on plans. (Extra cost to be arranged.)

DOOR SCHEDULE

Interior (Main): 6' 6" x 2' 4" and 2' 6", Rimu, Matai or Radiata Flush, Paint Grade.

W.C. and Bathroom: 6' 6" x 2' 2". Rimu, Matai or Radiata Flush, Paint Grade.

Wardrobes, etc.: 6' 0" x 2' 0". Rimu, Matai or Radiata Flush, Paint Grade.

Kitchen Cupboards: $\frac{3}{8}$ " thick.

Back: 6' 6" x 2' 4" and 2' 6". Resin bonded.

Front: 6' 6" x 2' 8". 4 light glazed.

JACK STUDS. To be 4 x 3 fixed from top of piles to underside of stringers. Brace between jack studs at corners with 3 x 2 or 4 x 2 diagonal bracing. Place malthoid dampcourse between jack stud and concrete pile.

STRINGERS. To be 4 x 3 on edge and spaced at approximately 5' 6" centres. All joints to be scarfed over solid bearing.

FLOOR JOISTS. To be 6 x 2 gauged to an even surface and nailed with 3" and 4" nails to stringers and bearers. All joints to be lapped over a solid bearing. Provide double joists under all exterior walls.

PLATES. All to be straight and in long lengths, scarfed at all joints and halved at corners and intersections.

STUDS. To be double nailed to all plates with 3" and 4" nails. Stud height to be 8' 0".

TRIMMERS. All door and window openings over _____ to have 8 x 2 trimmers supported on 4 x 1 stretchers cut between top and bottom trimmers. 4 x 1 jack stud to be cut between bottom and trimmer and plate.

BRACES. Wherever possible, brace to all external corners with 2 $\frac{1}{2}$ x 2 braces cut between studs. Provide 4 x 2 ceiling runners to all spans up to 8' 0". For spans over 8' 0" provide an 8 x 1 on edge with a 4 x 2 nailed to the ceiling joist and spiked to the 8 x 1. No braces to internal partitions, ribbons acting as same.

ROOF. To be framed up properly in the manner as shown, with 20° pitch. Rafters to be 4 x 2 spaced at 30" centres, properly birds-mouthed and checked and securely nailed to all plates and ridges with 3" and 4" nails. Fix 3 x 2 purlins at approximately 24" centres. Rafters will have 2 birdsmouths. The inner one being for the purpose of fixing 3 x 1 $\frac{1}{2}$ Ceiling Joist.

BASE BOARD. 6 x 1, 4 x 1, or 3 x 1 rough sawn No. 1 Treated Radiata fixed horizontally with 1" spacing between boards. Bottom board to be kept 4" clear of ground.

BASE. Alternatively, the base may be $\frac{3}{8}$ " flat asbestos sheets nailed to fixing strips bedded in the piles. (Extra cost to be arranged.) Provide ventilators.

EAVES. Allow the rafters to overhang 24" as shown and cut off plumb. Frame down with 2 x 1 $\frac{1}{2}$ and fix 6 x 1 fascia board. Line under with asbestos sheets and finish as detailed.

EXTERIOR SHEATHING. Sheathing will consist of 6" bevel back weatherboards as detailed in timber schedule. Lay boards with 4 $\frac{1}{2}$ " to the weather. All corners to be mitred and covered with galvanised soakers. Gather all butts under windows and cover with galvanised soakers or 3 x 1 pilaster and scribes.

SHEATHING (Cont.). Alternatively, sheath the whole of the exterior from eaves to sleeper plate with "Durock" sidings. Under sidings and tacked to studs and ribbons place saturated building paper of a weight not less than 18 lbs. to 100 sq. ft. Base to be flat asbestos or 4 x 1 horizontal boards.

SHEATHING (Contd.). Alternatively, sheath the whole of the exterior with first grade bricks to State Advances requirements. (Extra cost to be arranged.)

FLOORING. All floors to be covered with 6 x 1, 4 x 1 or 3 x 1 T. & G. flooring well cramped and double nailed with all nails punched below floor surface.

On completion of all trades, clean off bye-wood to an even surface with a sanding machine.

NOGGING. Noggings to exterior studs will be 3 x 1 ribbon checked in flush on the inner side. The interior partition studs will have 3 x 1 ribbons checked in flush. Against the 3 x 1 ribbon cut in 3 x 2 dwangs. The purpose of the ribbons is to act as stiffener and regulators for height of dwangs. There will be 3 noggings in the length of the stud. Ceiling noggings will be 3 x 1 checked in flush with the bottom of the ceiling joists spaced as required to take joints of ceiling sheets.

CEILINGS. All ceilings to be lined with $\frac{3}{8}$ " Gibraltar board sheets. All sheets to be securely nailed to all joists and nogging with 1 $\frac{1}{4}$ " galv. flat head nails, and to have joints covered with small half round or square batten. Where approved, joints of Gibraltar board may be flush finished.

CORNICES. Provide 1 $\frac{1}{2}$ " wooden scotia moulding to all ceilings.

LININGS. All interior walls to be lined with $\frac{3}{8}$ " Gibraltar board sheets flush jointed. All sheets to be nailed with 1 $\frac{1}{4}$ " galv. flathead nails on joints every 6" and intermediate studs and nogging every 9". All stopping to be done with the best Plaster of Paris, filled to an even surface and all spots and risers removed.

INGOINGS TO PORCHES. Ingoings to back and front porches to be lined with 3/16" hardboard or asbestos sheets. Cover joints with D mould batten. Alternatively, the front porches may be lined with rustic weatherboards fixed vertically. (Extra cost to be arranged.)

WARDROBES AND COATS. To be lined and ceiled at 6' 0" from floor and to have 9" wide, full length hat shelving. Provide 5' 11" x 1' 11" doors to front. Provide hanger rod.

LINEN. To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced at approximately 18" centres.

KITCHEN CUPBOARDS, etc. Construct kitchen cupboards, safe, h.w. cupboard and sink unit where shown on plan. Cupboards to be similar type to Government Housing Units. Fit Chester type catches.

1292

H.C.C./D.1

Horowhenua County Council

PERMIT No. W4837

LOCALITY Waikanae Sewer

DATE RECEIVED : : .

DATE ISSUED 25-2-82

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME CASKIN

FOR OFFICE USE ONLY

REMARKS:

SCALE OF PERMIT FEES

Estimated Labour Value of Work:	Fee Payable:
Not exceeding \$50	\$6
In excess of \$50 but not exceeding \$75	\$9
In excess of \$75 but not exceeding \$100	\$12
In excess of \$100 but not exceeding \$200	\$18
In excess of \$200 but not exceeding \$300	\$24
In excess of \$300 but not exceeding \$400	\$30

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

APPROVED

R. Jackson

DATE 22-2-82

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

Valuation Book No. _____

Date _____, 19____

PLAN OF ALLOTMENT

Application For Plumbing and Drainage Permit

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

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

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

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

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

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

Description of Drainage and Plumbing Work Connect dwelling to sewer main

Frontage to _____ Road

Allotment. Lot: 5 D.P.: 19887 Section: _____ Area: 0.108 Hectares

Block: _____ S.D.: _____ Locality: _____

Previous Owner { If Section has been recently transferred } 65

Frontage (Length) _____ (Name of Street or Road) KOHEKOHE RD

Water Supply (Description) Mains

Estimated Material Value of Plumbing Work	\$	
Estimated Labour Value of Plumbing Work	\$	
Estimated Material Value of Drainage Work	\$	<u>320</u>
Estimated Labour Value of Drainage Work	\$	<u>100</u>
		Total \$ <u>420</u>

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

Permit Fee Based on Labour Value \$ 12 Receipt No.: PT 40254

Water Connection Fee \$ _____ Receipt No.: _____

Full Name and Address of Owner: DAVID CHARLES AND ANITA JOAN GASKIN

- NOTE.—The following MUST accompany this Application:—
- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.
 - (b) Specifications of work materials to be used.
- Plan showing drain should be drawn to scale of 1-100.
Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: [Signature]

Address 65 KOHEKOHE RD WAIKANAHE

Craftsman Plumber's Signature, Address, and Registered No. _____

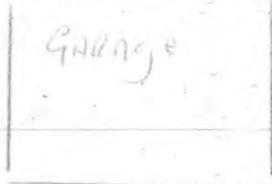
Registered Drainlayer's Signature, Address, and Registered No. [Signature]

WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

Showing existing buildings and drainage layout and proposed drainage layout to the sewer
scale 1-100.

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

Frontage to 65 Koko Koko Rd Road



21m x 5m

R. Jackson

22-2-82

Trees
& Shrubs

4.5m x 10.5m

Koko Koko Rd

Fees not to be paid until requested by Office.

H.C.C./B.I.

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK		FEES		
		£	s.	d.
Not exceeding £10	.....		5	0
Over £10 and not exceeding £100	.....	10	0	0
" £100	" £200	1	0	0
" £200	" £300	1	10	0
" £300	" £400	2	0	0
" £400	" £500	2	10	0
" £500	" £600	3	0	0
" £600	" £700	3	10	0
" £700	" £800	4	0	0
" £800	" £900	4	10	0
" £900	" £1000	5	0	0
" £1000	" £1250	6	0	0
" £1250	" £1500	7	0	0
" £1500	" £1750	8	0	0
" £1750	" £2000	9	0	0
" £2000	" £2500	10	10	0
" £2500	" £3000	12	0	0
" £3000	" £3500	13	10	0
" £3500	" £4000	15	0	0
" £4000	" £4500	16	10	0
" £4500	" £5000	18	0	0
" £5000	" £6000	20	0	0
" £6000	" £7000	22	0	0
" £7000	" £8000	24	0	0
" £8000	" £9000	26	0	0
" £9000	" £10000	28	0	0
" £10000	" £12500	32	0	0
" £12500	" £15000	36	0	0
" £15000	" £17500	40	0	0
" £17500	" £20000	44	0	0
" £20000	" £25000	49	0	0
" £25000	" £30000	54	0	0
" £30000	" £35000	59	0	0
" £35000	" £40000	64	0	0
" £40000	" £45000	69	0	0
" £45000	" £50000	74	0	0
" £50000	" £60000	79	0	0
" £60,000	" £70000	84	0	0
" £70000	" £80000	89	0	0
" £80000	" £90000	94	0	0
" £90000	" £100000	99	0	0
Exceeding £100,000	.....	100	0	0

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans are submitted for approval..... 0 10 0

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

For inspecting old timber before reusing the same in a new building..... 0 15 0

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid..... 0 2 6

To Mr. W J Roots.
Glen St
Wahanae.

Horowhenua County Council

PERMIT No. 2037

112549

LOCALITY Wahanae

DATE RECEIVED 15 : 5 : 61

DATE ISSUED 7 : 7 : 61

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME W J & J Roots

FOR OFFICE USE ONLY.

REMARKS:

APPROVED	
<u>J. Mann</u>	
COUNTY ENGINEER	
DATE	<u>17/5/61</u>

Plans and fees required.

Second 9/6 26/6

(All a minimum value of 10/- a foot)

NOTE.—

- Buildings must NOT be erected within FIVE feet of adjoining properties.
- All Plans and Specifications must be in ink.

610 600 10

Valuation Book No. 1494 571 Date 15-2-, 1969

PLAN OF ALLOTMENT

Showing position of proposed building on such allotment.
NOTE—Distances of each building from boundary lines must be clearly indicated.
(Scale: Two feet to a square.)

Application for Building Permit

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
P.O. Box 17,
Levin.

Boundary Lines to be shown thus: -----
BUILDINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to Kohu Kohu Rd. Road

NE
I, the undersigned, do hereby apply for a PERMIT to erect BUILDINGS in accordance with the undermentioned particulars in Waikanae RIDING.

1. Type of Building: Garage
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: concrete piles Walls: fibrolite Roof: Iron

Total floor area: 336 sq. ft.

2. Allotment: Lot: 5 D.P.: 19887 Section: Ngatara A78C

Area: 0-1-3-8 Block: S.D. Locality: Waikanae

3. Owner's Full Name WALTER JOHN & FREDA ROOTS

Address HONA STREET WAIKANAE

4. Previous Owner In own possession since
If Section has been recently transferred

5. Frontage (Length) 61 feet Name of Street or Road Kohu Kohu Rd. Waikanae

6. Estimated Value of Building, £ 160 : 0 : 0
Plumbing and Drainage £ : : Total £ 160-0-0 approx.

7. Fees £ 1 : 0 : 0 No. of Receipt 8983
See Scales of Fees on Back Page.

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

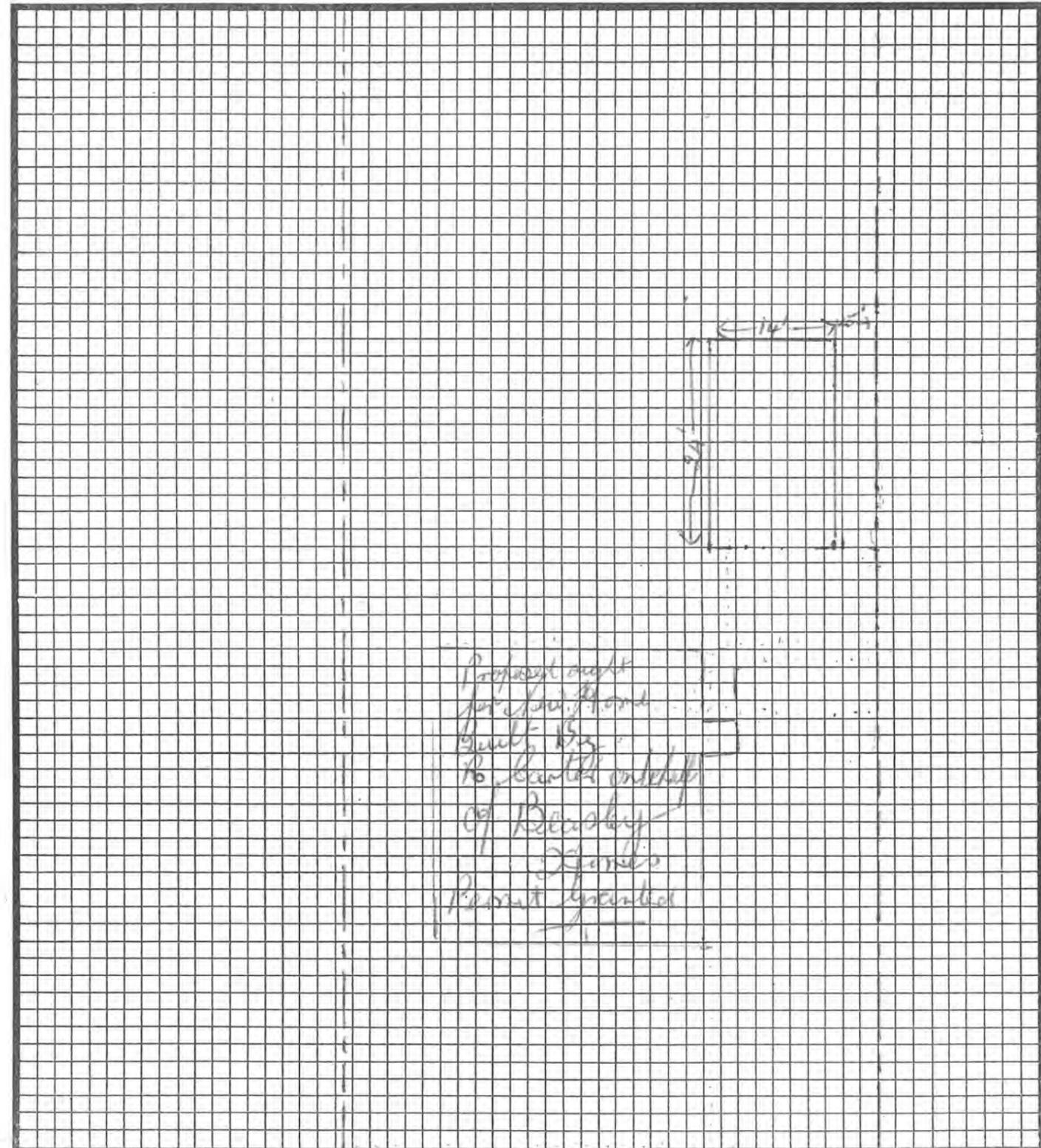
Plans and Specifications in Duplicate, including—

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front, Rear and Side Elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant W.J. Roots as BUILDER or OWNER.

Address Hona Street Waikanae

Builder's Name and Address { If not the applicant }



Proposed work for building built by the Council under the Building Act 1951 Permit granted

BUILDING APPLICATIONS.

HCC/B9.

W of Booths.

Kohle Kohle Rd

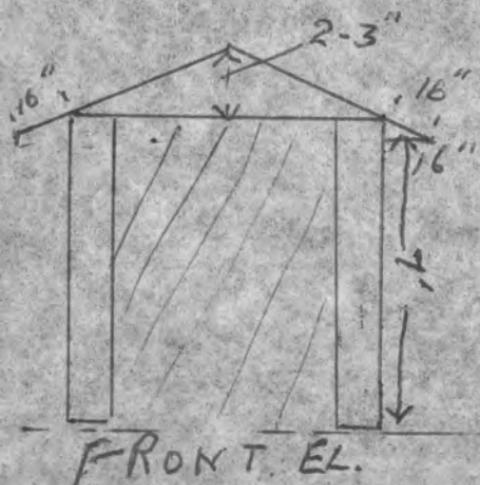
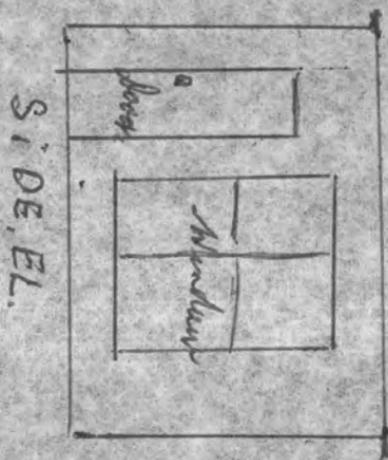
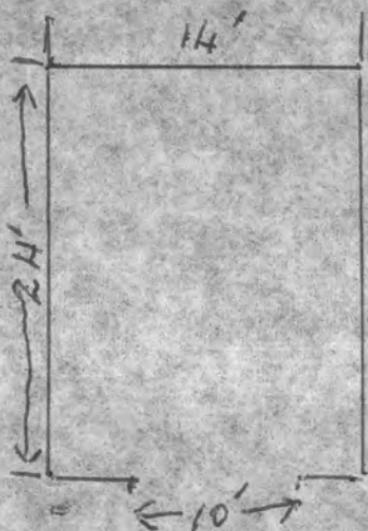
Garsted.

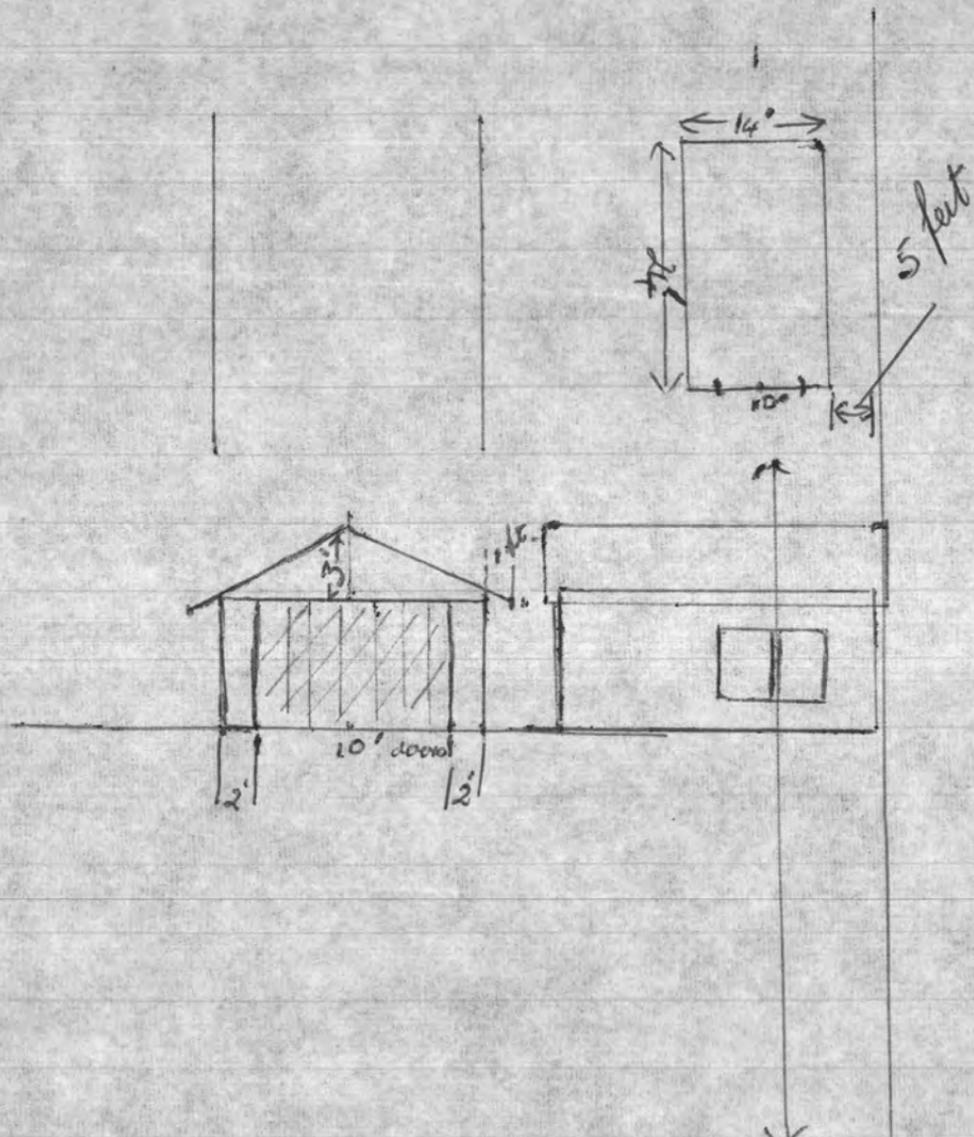
State of Progress.	Date.	Initials.	Remarks.
Building Application Received.	15/5/61	JMB	P+ Specs
Drainage Application Received.			
Site inspected & approved.	18/2/61.	JMB	
Building application under action.			
Drainage application under action.			
Miscellaneous.			
HCC/B8 (Fees) Posted.	17/5/61	JMB	
Building permit authorised.	"	JMB	
Drainage permit authorised.			

Plans & specifications garage
on our property Stoke Hole
Rd Waukandale for
W. J. & F. Roats.

This garage is 24' x 14'
and is situated 5' from
the boundary. It is on
concrete piles cast on a concrete
slab at the foot. Framing is
of 4 x 2 at 2' centres sheathed
in $\frac{3}{16}$ plate the roof is of
galvanized iron with netting
& building paper underneath.
It is eventually to have a
10' sliding door in the front
and a 2' x 10" one on one side
together with a window
at the back and one on the
side. At the present time there
is an earth floor but will
eventually have a concrete
Price \$118-0-0 approx
W. J. & F. Roats.

Plans & Specifications
garage on our property
Koke Lake Rd Waikanae
w/ 4 & 7 Roots.





Kake Koke Rd Waikanae

W. J. Roots
Hona Street
Waikanae

The Building Controller
Hawke Bay County Council
Levin.

Dear Sir

Would you kindly send me a building permit to build a garage 24' x 14' costing me £95-0-0 for materials.

It is on piles wooden frame white covering & iron roof.

I am placing it approximately 40' from the front boundary and 5' from the side boundary.

Enclosed is sketch of same.

Would you kindly inform me of the cost of the permit.

Yours Faithfully
W. J. Roots

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK		FEES	
		£	s. d.
Not exceeding £10	.....	5	0
Over £10 and not exceeding £100	.....	10	0
" £100	" £200	1	0 0
" £200	" £300	1	10 0
" £300	" £400	2	0 0
" £400	" £500	2	10 0
" £500	" £600	3	0 0
" £600	" £700	3	10 0
" £700	" £800	4	0 0
" £800	" £900	4	10 0
" £900	" £1000	5	0 0
" £1000	" £1250	6	0 0
" £1250	" £1500	7	0 0
" £1500	" £1750	8	0 0
" £1750	" £2000	9	0 0
" £2000	" £2500	10	10 0
" £2500	" £3000	12	0 0
" £3000	" £3500	13	10 0
" £3500	" £4000	15	0 0
" £4000	" £4500	16	10 0
" £4500	" £5000	18	0 0
" £5000	" £6000	20	0 0
" £6000	" £7000	22	0 0
" £7000	" £8000	24	0 0
" £8000	" £9000	26	0 0
" £9000	" £10000	28	0 0
" £10000	" £12500	32	0 0
" £12500	" £15000	36	0 0
" £15000	" £17500	40	0 0
" £17500	" £20000	44	0 0
" £20000	" £25000	49	0 0
" £25000	" £30000	54	0 0
" £30000	" £35000	59	0 0
" £35000	" £40000	64	0 0
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" £80000	" £90000	94	0 0
" £90000	" £100000	99	0 0
Exceeding £100,000	100	0 0

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans are submitted for approval..... 0 10 0

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

For inspecting old timber before reusing the same in a new building..... 0 15 0

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid..... 0 2 6

Horowhenua County Council

PERMIT No. 1867
049879

LOCALITY Waikanae

DATE RECEIVED 6 : 2 : 61 . DATE ISSUED 13 : 2 : 61 .

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME W. J. Roots

FOR OFFICE USE ONLY.

REMARKS:

VI 3575
UV 875
CV 4450

APPROVED
J. M. Omm
COUNTY ENGINEER.
DATE 6/2/61

This permit is issued subject to "the additions and amendments to Beagley's standard specifications for the Wellington Area" forming part of the specifications for this dwelling

NOTE.—

- Buildings must NOT be erected within FIVE feet of adjoining properties.
- All Plans and Specifications must be in ink.

455 A25 10

Valuation Book No. 1494/571 Date 27/11, 1961

Application for Building Permit

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
P.O. Box 17,
Levin.

I, the undersigned, do hereby apply for a PERMIT to erect BUILDINGS in accordance with the undermentioned particulars in Horowhenua RIDING.

- Type of Building:** Dwelling
Dwellings, etc.; additions or alterations.
Particulars of Building: Foundations: Blocks & Piles Walls: W/B Roof: iron
Total floor area: 1004 sq. ft.
- Allotment:** Lot: 576 D.P.: 19887 Section: Ngaraia West
Area: _____ Block: _____ S.D. _____ Locality: Waikanae 1778c
- Owner's Full Name:** W. J. Roberts
Address: Hona Street, Waikanae
- Previous Owner:** If Section has been recently transferred
- Frontage (Length):** 61' x 197' Name of Street or Road: KOHEKOHE RD.
- Estimated Value of Building:** £ ~~2500~~ : : 2780
Plumbing and Drainage £ 280 : : Total £ 2830
7. Fees £ 10 : 10 : 0 No. of Receipts 6634
See Scales of Fees on Back Page.

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including—

- Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- Where the building is on a sloping site the correct height of foundations must be shown.
- Front, Rear and Side Elevations.
- Cross section showing framing with bracing.
- Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant R. H. Carter as BUILDER or OWNER

Address 59 Glen Rd., Raumati Pt.

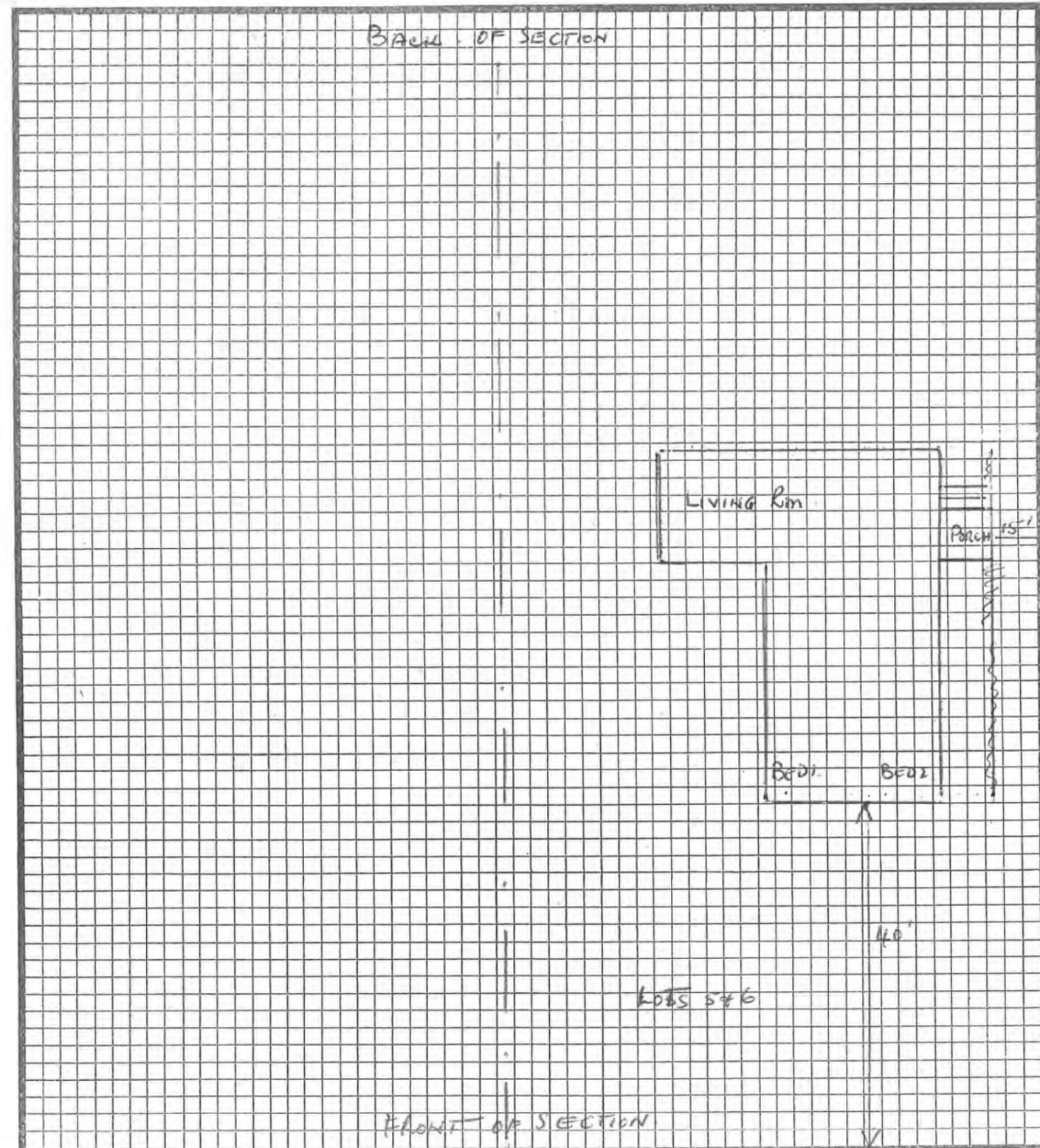
Builder's Name and Address { If not the }

PLAN OF ALLOTMENT

Showing position of proposed building on such allotment.
NOTE—Distances of each building from boundary lines must be clearly indicated.
(Scale: Two feet to a square.)

Boundary Lines to be shown thus: — — — — —
BUILDINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to KOHEKOHE RD. Road



LAND INFORMATION MEMORANDUM

DATA COLLECTION FORM

Property Address	(Number and street)	65 Koko Koko Road
Legal Description	(Lot and DP number)	LOTS DPT 19887
	(Section/Town/SD)	
Valuation Role Reference		
Zoning	(Zone Name)	
Planning Consent	(Yes, file number)	
Building Restrictions		
Coastal	A. Building Restriction Line	
	B. Relocatable Zone	
Height	A. Aerodrome	
	B. Other	
Flood Risk/Other		
Building Platform	(Yes/No/Uncertain)	
Easements	(Yes/None Known)	
Public Drain	(Yes/No)	
Common Private Drain	(Yes/-)	
Public Utility	(Yes/No)	
Sewer Available	(Yes/No)	Y
Sewer Connected	(Yes/No)	Y
Water Available	(Yes/No)	Y
Water Connected	(Yes/No)	7.
Natural Gas Available	(Yes/No)	
Natural Gas Connected	(Yes/No)	
Electricity Available	(Yes/No)	
Electricity Connected	(Yes/No)	

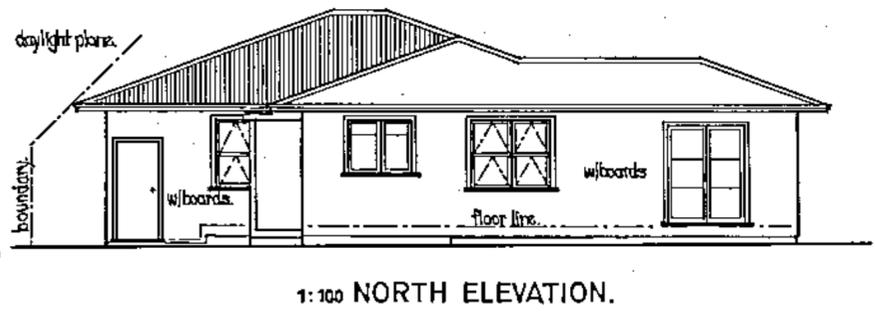
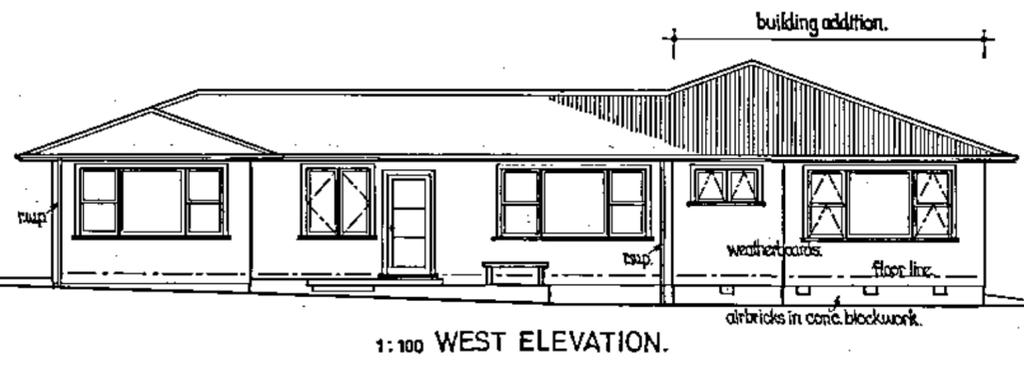
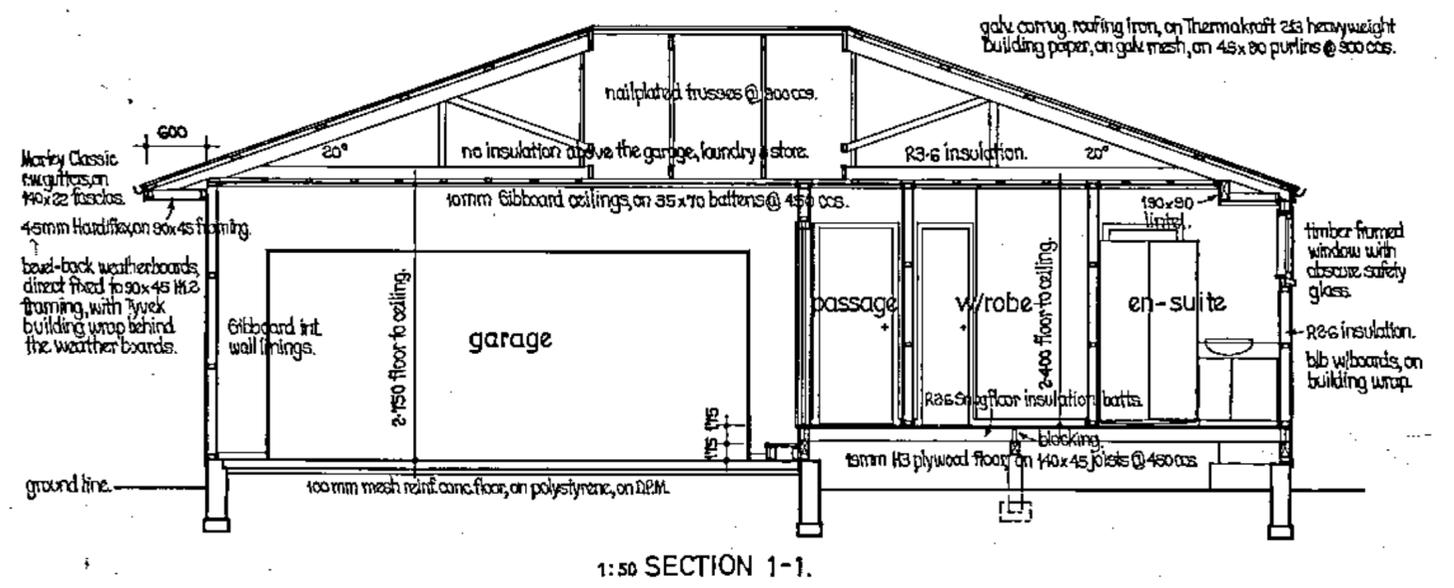
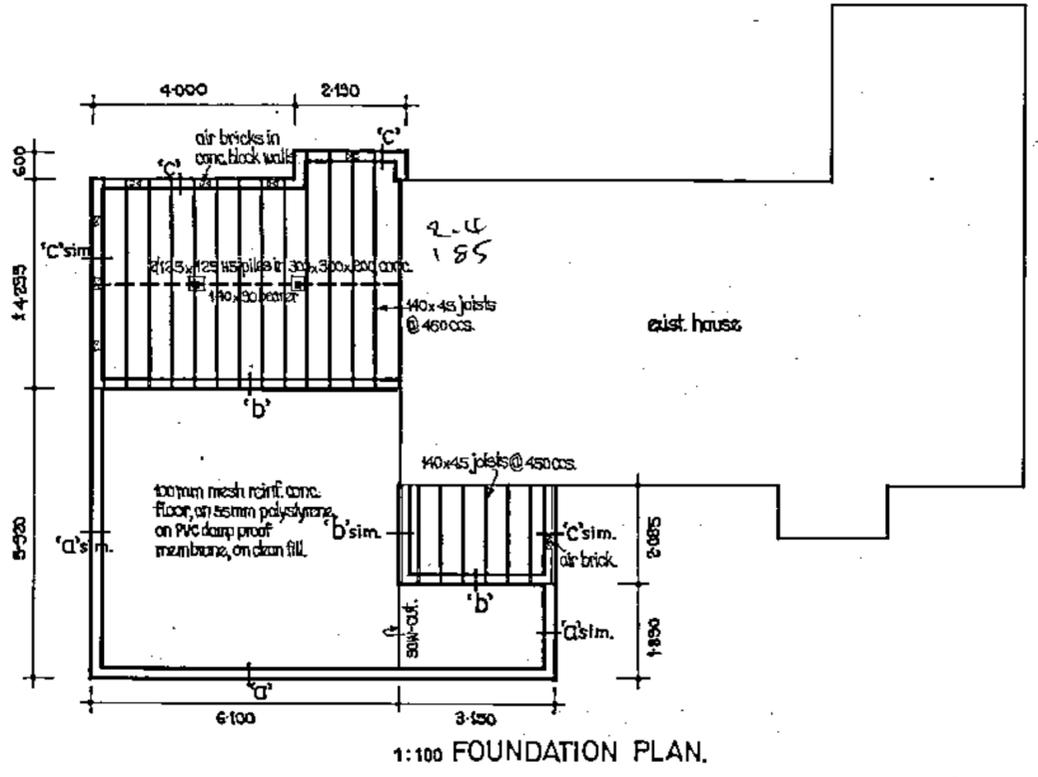
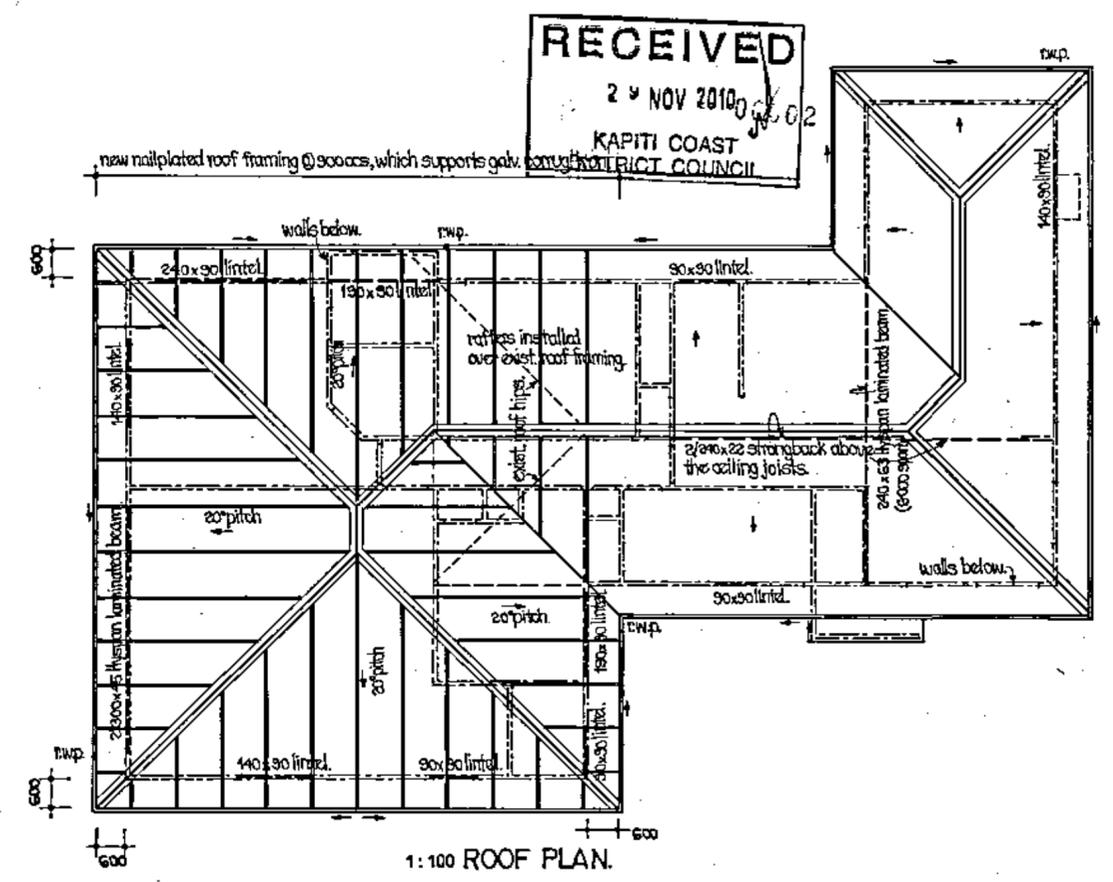
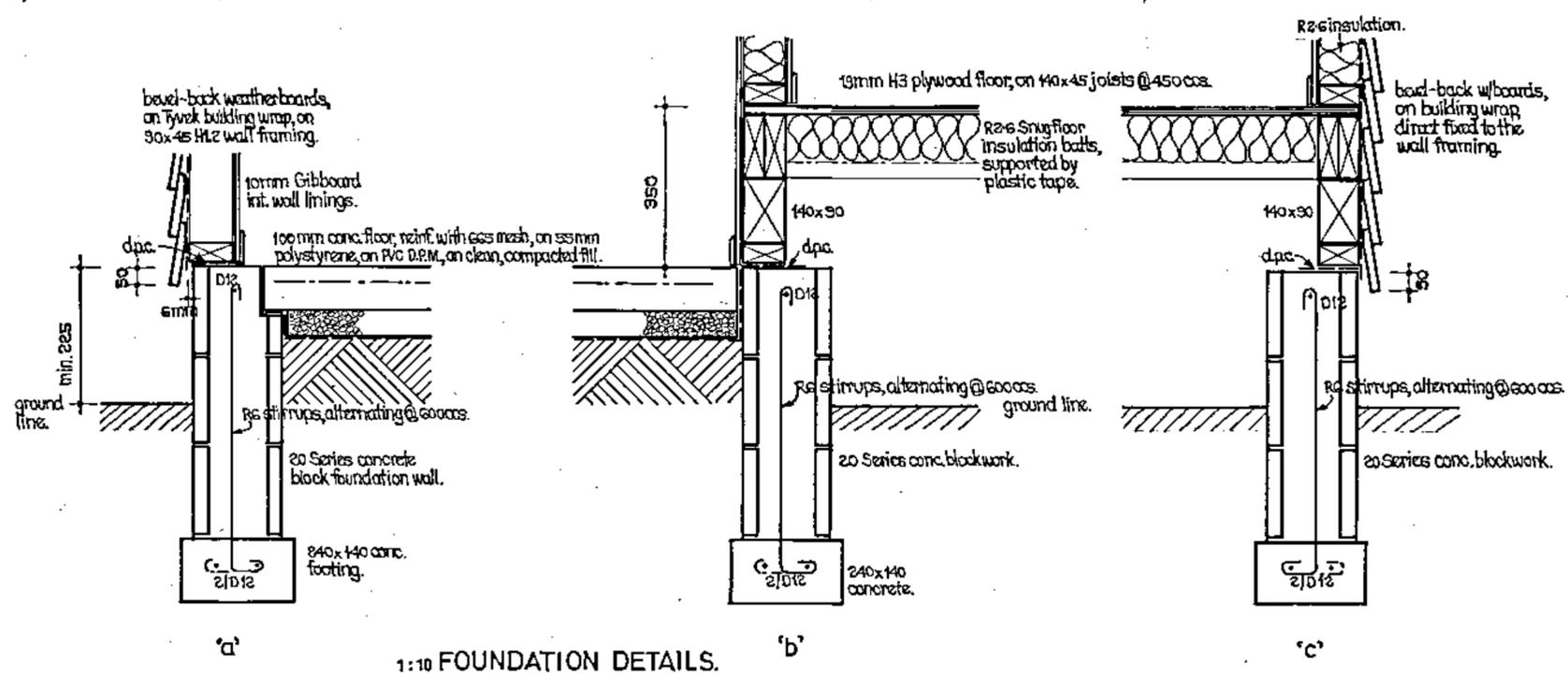
EXISTING

BUILDINGS	Date Permit Issued	Type	Area
1.	13-02-61 049879	Dwelling	1006 S.F.
2.	07-07-61 112549	Garage	336 S.F.
3.			
4.			
5.			
6.			

DISPENSATION GRANTED

SPECIAL FACTORS

RECEIVED
 2 NOV 2010
 KAPITI COAST DISTRICT COUNCIL



NOVEMBER 2010

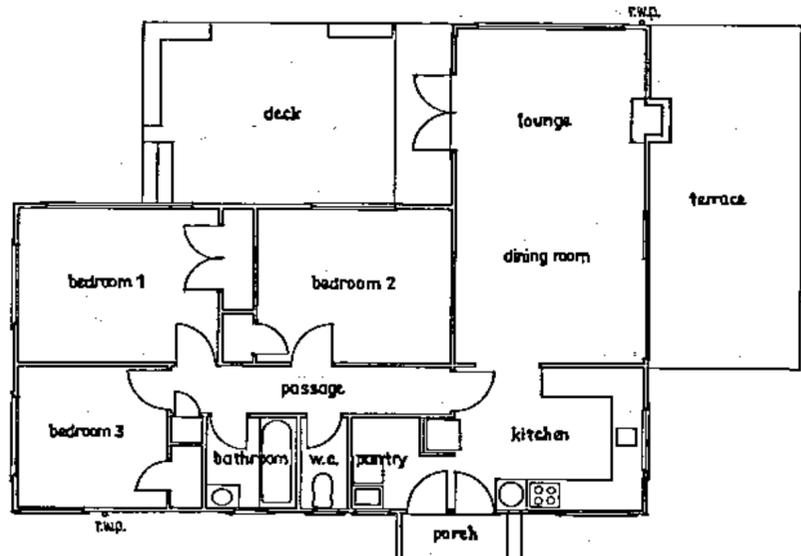
drawing no. 706/2

DENNIS WALTON
 ARCHITECT
 17 RAUMATI ROAD
 RAUMATI BEACH
 PHONE 04-2993083
 FAX 04-2990808

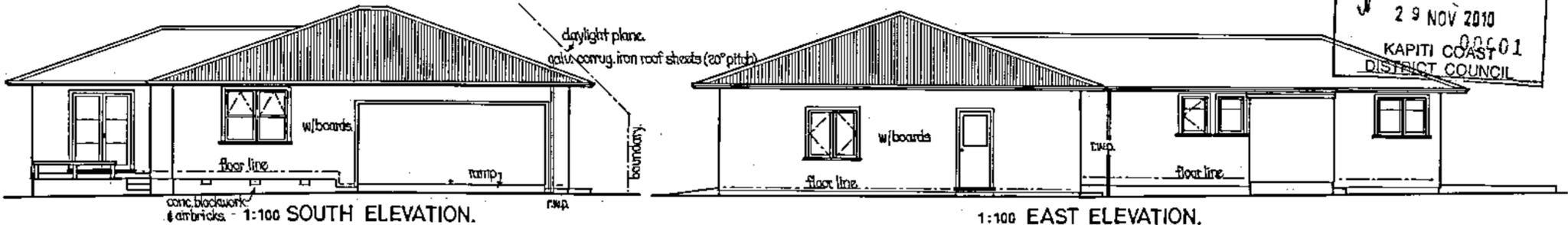


House Alterations At 65 Kohekohe Road, Waikanae, For C.&J. Lee.

RECEIVED
 29 NOV 2010
 02601
 KAPITI COAST DISTRICT COUNCIL



1:100 EXIST. FLOOR PLAN.
 floor area = 33.1 sq.m.



General Notes:

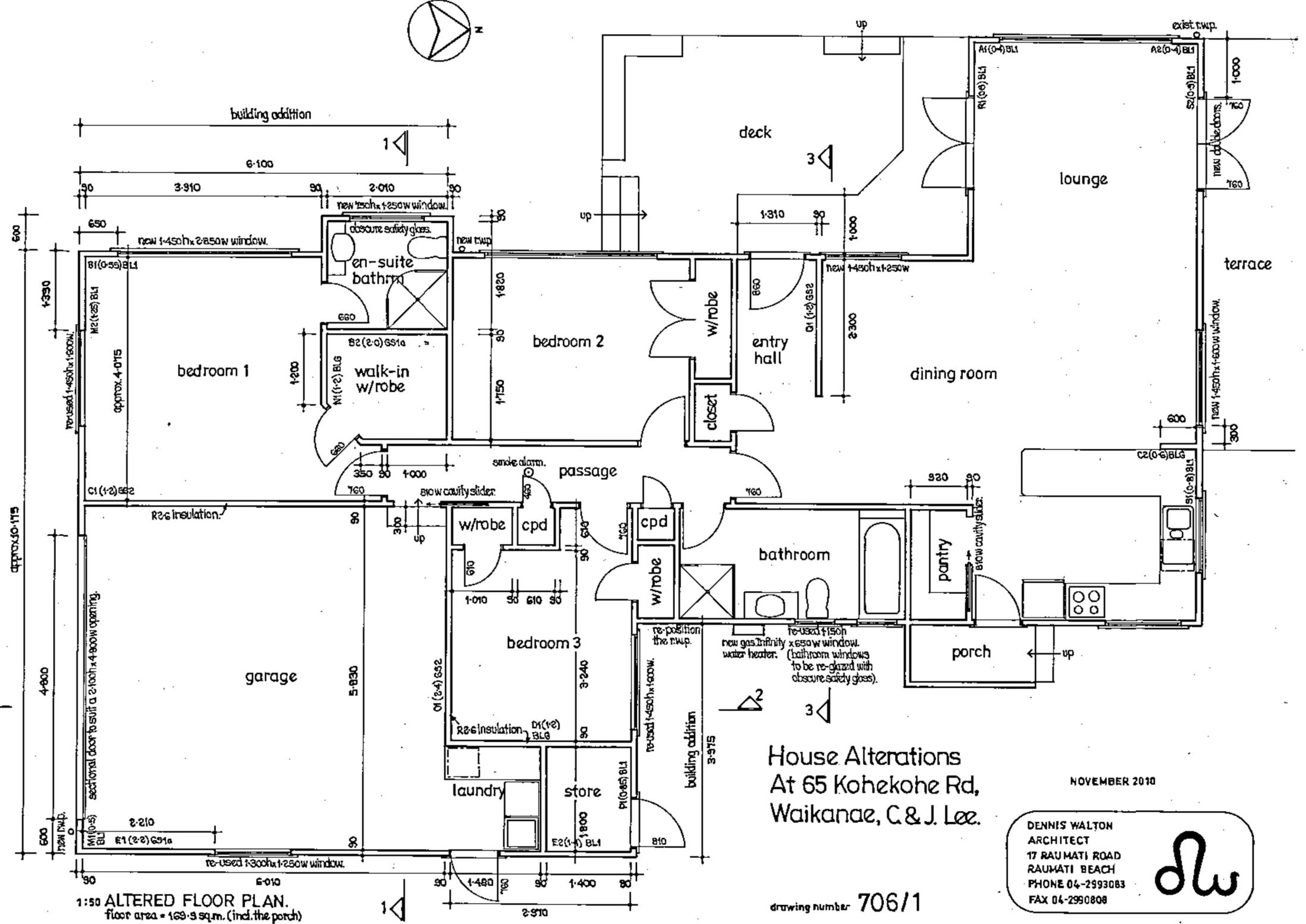
- this drawing is to be read in conjunction with drawings 706/2 and 706/3, and with the specifications & details.
- check the dimensions, roof pitch, construction details, etc. on site before commencing work.
- annotated dimensions must be used in preference to scaling off the drawings.
- building work must comply with NZ Building Standards, especially NZS3604 and Clause E2 of the NZ Building Code for External Moisture.
- include all items necessary for neat, strong and proper completion of the works.
- match up the new details and finishes with existing, unless otherwise shown, and re-use building components and materials where possible.
- support the exist. structure prior to demolishing loadbearing walls, etc.
- protect exist. and new finishes from damage during building operations, and repair damaged structure and finishes which occur during the contract period.
- suspend building work as appropriate during inclement weather and leave the premises in a tidy and clean condition on contract completion.

Specifications:

- all wall frames are to be from 90x45 MS68 framing, with studs @ max 600 ccs and dwangs @ approx. 800 ccs (studs @ 400 ccs in 2'00h garage/store walls).
- H1.2 treated framing, except for K3.1 bottom wall plates and timber floor bearers.
- painted H3.1 bevel-backed weatherboard ext. wall claddings, direct fixed over Tyvek breather type building wrap to the wall framing.
- R2.6 wall insulation and R3.6 ceiling insulation batts.
- 55mm polystyrene insulation under the conc. floor and R2.6 Slag Floor batts under the new timber floors.
- 10mm Standard Gibboard interior wall linings and ceilings, except for 10mm 616 Aqualine in the bathrooms and laundry, and 616 Braceline where specified.
- 18mm H3 plywood in new timber floors.
- 60mm x 10mm bullnosed skirtings and 40mm scotias.
- Cedar framed (painted) new windows and ext. doors, painted flush panel interior doors and sectional Colossed garage door.

Wall Bracing Types:

- 651a = 10mm Standard Gibboard (min. 1.800 long) on one wall face, with a diagonal galv. metal brace.
- 652 = 10mm Standard Gibboard (min. 1.200 long) on both wall faces.
- BL1 = 616 Braceline (min. 400 long) on one wall face, with 6KN bottom wall plate fixings.
- BL6 = 616 Braceline (min. 600 long), with Standard Gibboard on the other wall face and 2KN bottom wall plate fixings.



1:50 ALTERED FLOOR PLAN.
 floor area = 129.3 sq.m. (incl. the porch)

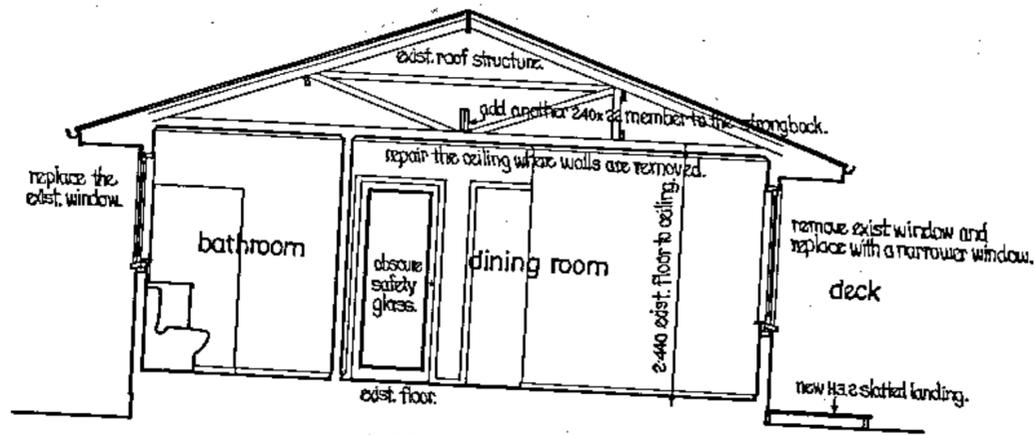
House Alterations
 At 65 Kohokohe Rd,
 Waikanae, C & J. Lee.

NOVEMBER 2010

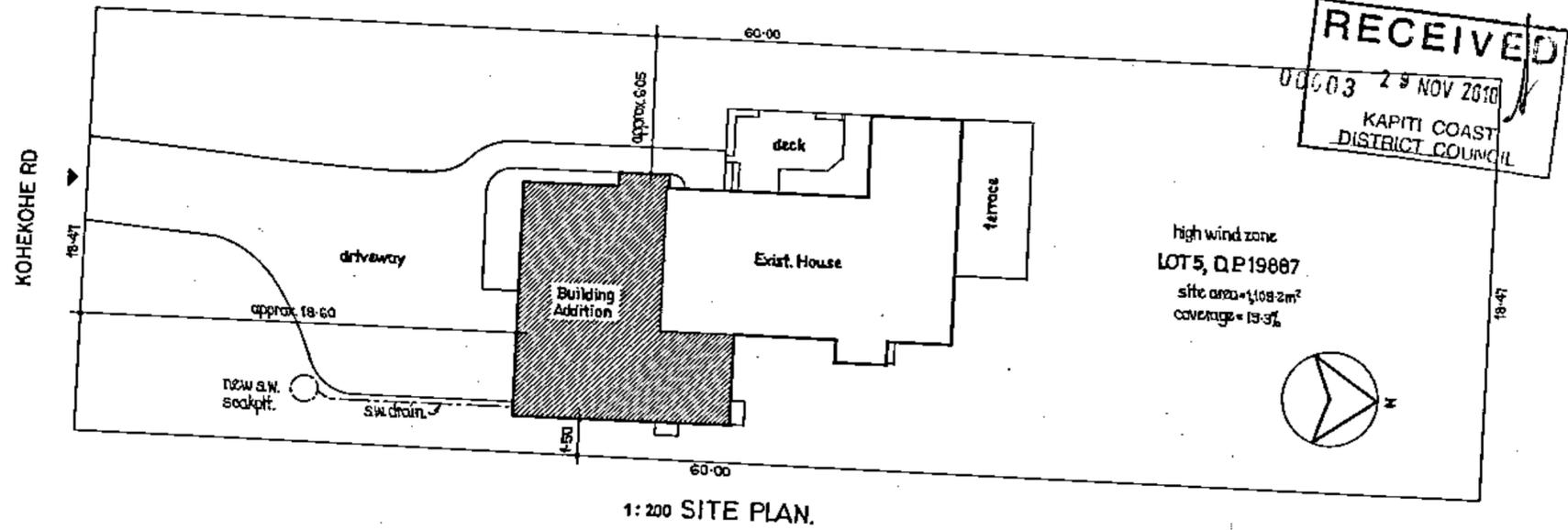
DENNIS WALTON
 ARCHITECT
 17 RAUMATI ROAD
 RAUMATI BEACH
 PHONE 04-2993083
 FAX 04-2990808



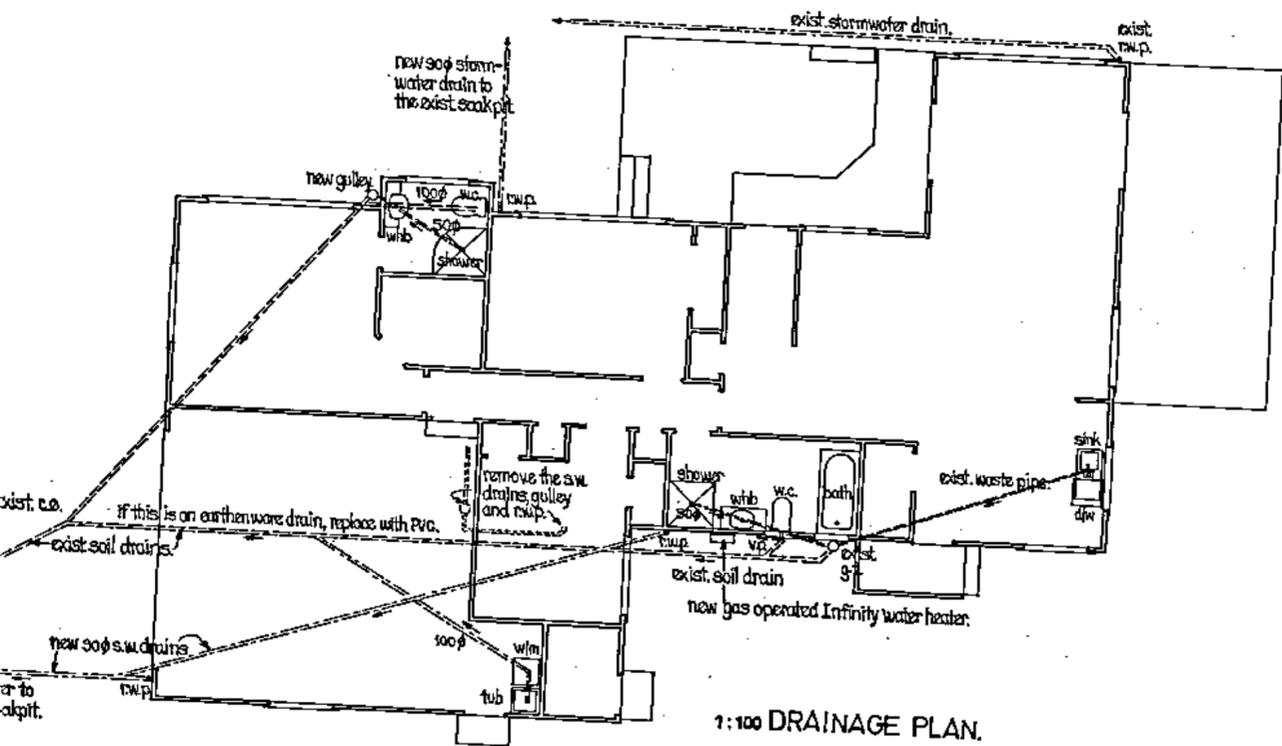
drawing number 706/1



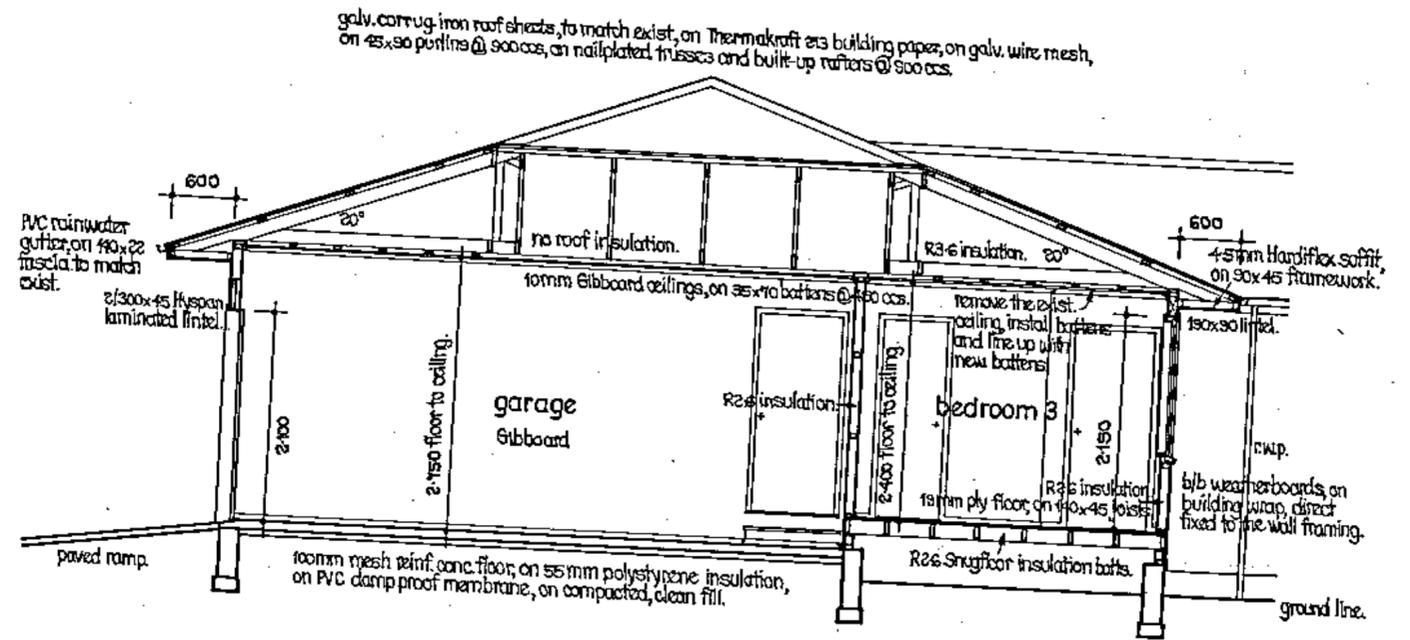
1:50 SECTION 3-3.



1:200 SITE PLAN.



1:100 DRAINAGE PLAN.



1:50 SECTION 2-2.

House Alterations At 65 Kohekohe Road, Waikanae, For C. & J. Lee.

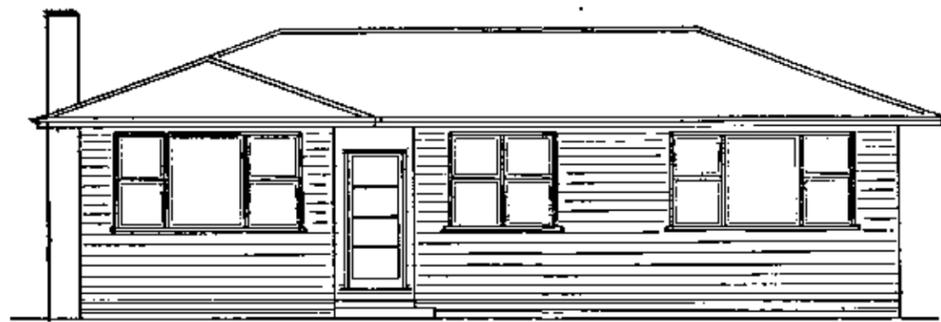
NOVEMBER 2010

drawing no 706/3

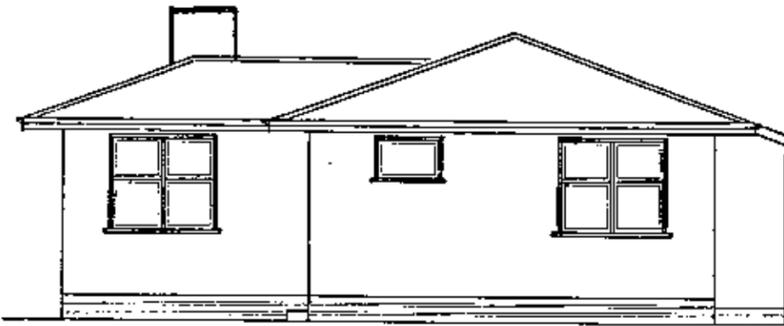
DENNIS WALTON
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FAX 04-2980808



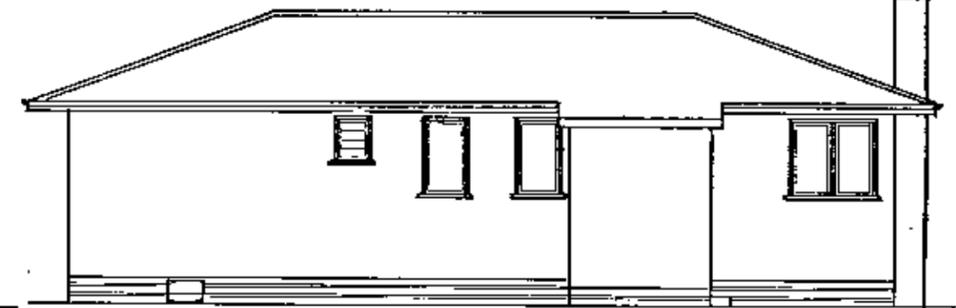
Precision Cut Homes By Beazleys of Tauranga & Mount Maunganui



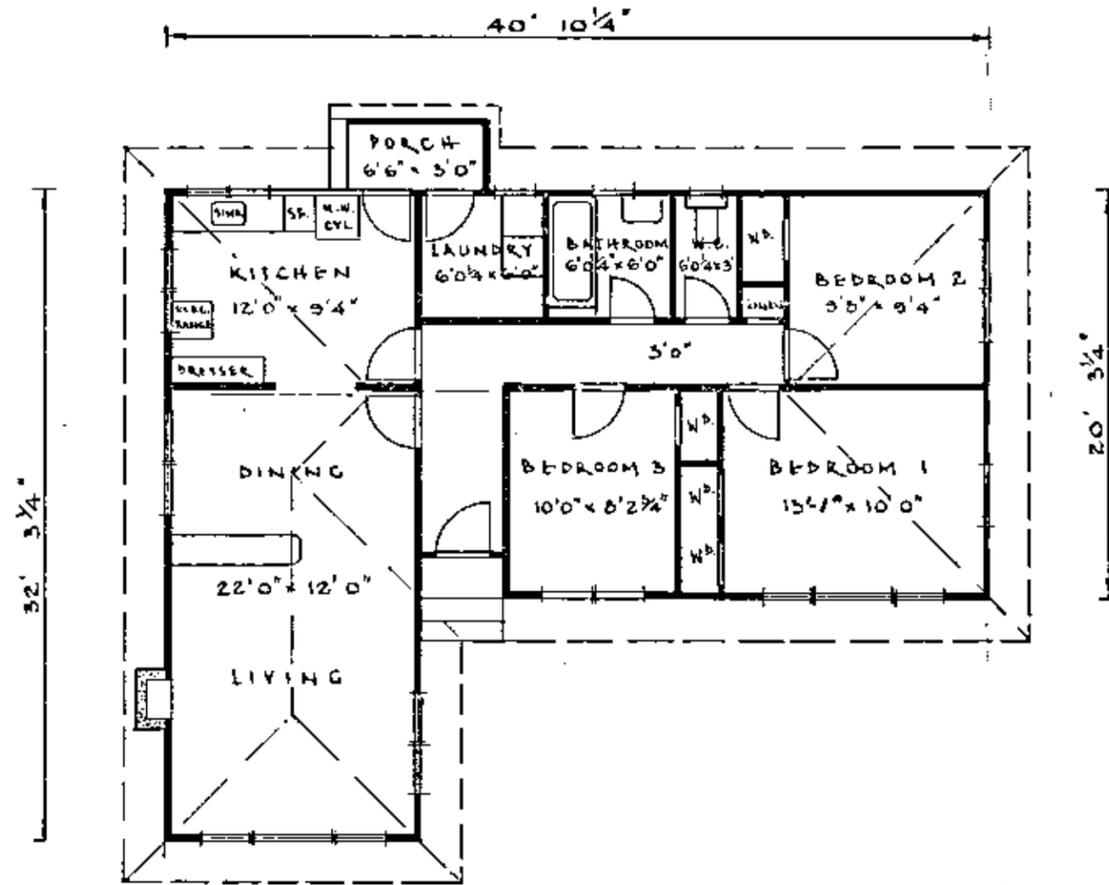
FRONT ELEVATION



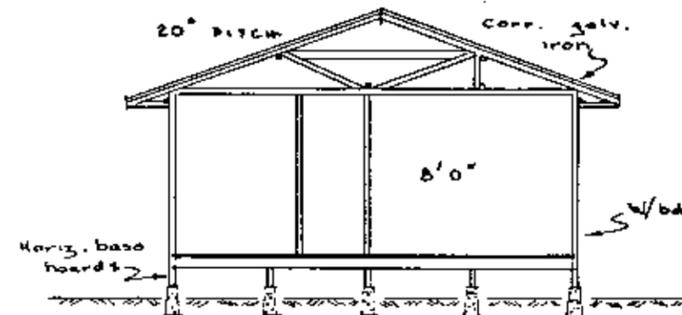
SIDE ELEVATION



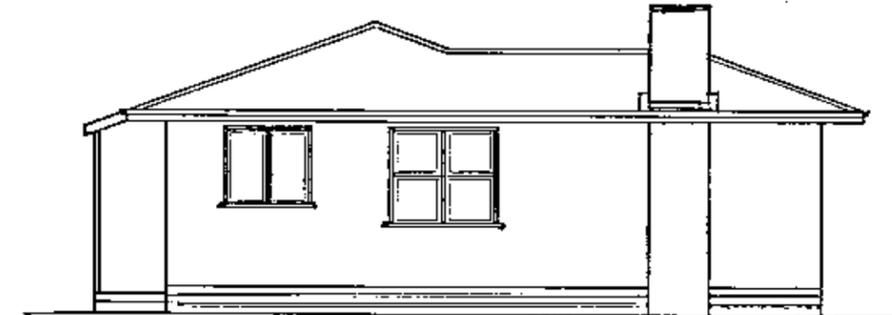
REAR ELEVATION



FLOOR PLAN



CROSS SECTION



SIDE ELEVATION

PHONES TAURANGA 1601, 922K
MOUNT MAUNGANUI 314, 695

SCALE - 1/8" INCH - 1 FOOT

DESIGN No. 27/59
AREA - 1004 sq. ft.

CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004 [Form 7 – Building (forms) Regulations 2004]



Consent No: 170844

The Building			
Street address of building:	65 Kohekohe Road, Waikanae	Building name:	N/A
Current, Lawfully established, use:	Residential Dwelling	Location of building within site/block number:	Garage to front of dwelling, additions to rear
Level/unit number:	Single	Intended life of the building if 50 years or less:	-
Legal description of land where building is located:	LOTS 5 DP 19887 CT 903/31		
Year first constructed:	1961		
The Owner			
Name of owner:	Hyndman Neil Lindsay & Hyndman Gillian Ann	Street address /registered office:	N/A
Contact person:	As above	Phone numbers:	
Mailing address:	C/- N&G Hyndman Family Trust 65 Kohekohe Road Waikanae 5036	Landline:	-
Email address:	neil@hyndman.co.nz	Mobile:	027 436 9441
Website:	-	Daytime:	-
		After hours:	-
		Facsimile number:	-
First point of contact for communications with the Kapiti Coast District Council:			
As above			
Building Work			
Building Consent No:	170844	Issued by:	Kapiti Coast District Council
Project Description:	Single level extension to house, clad in bevelback weatherboard with a corrugated Colorsteel roof.		

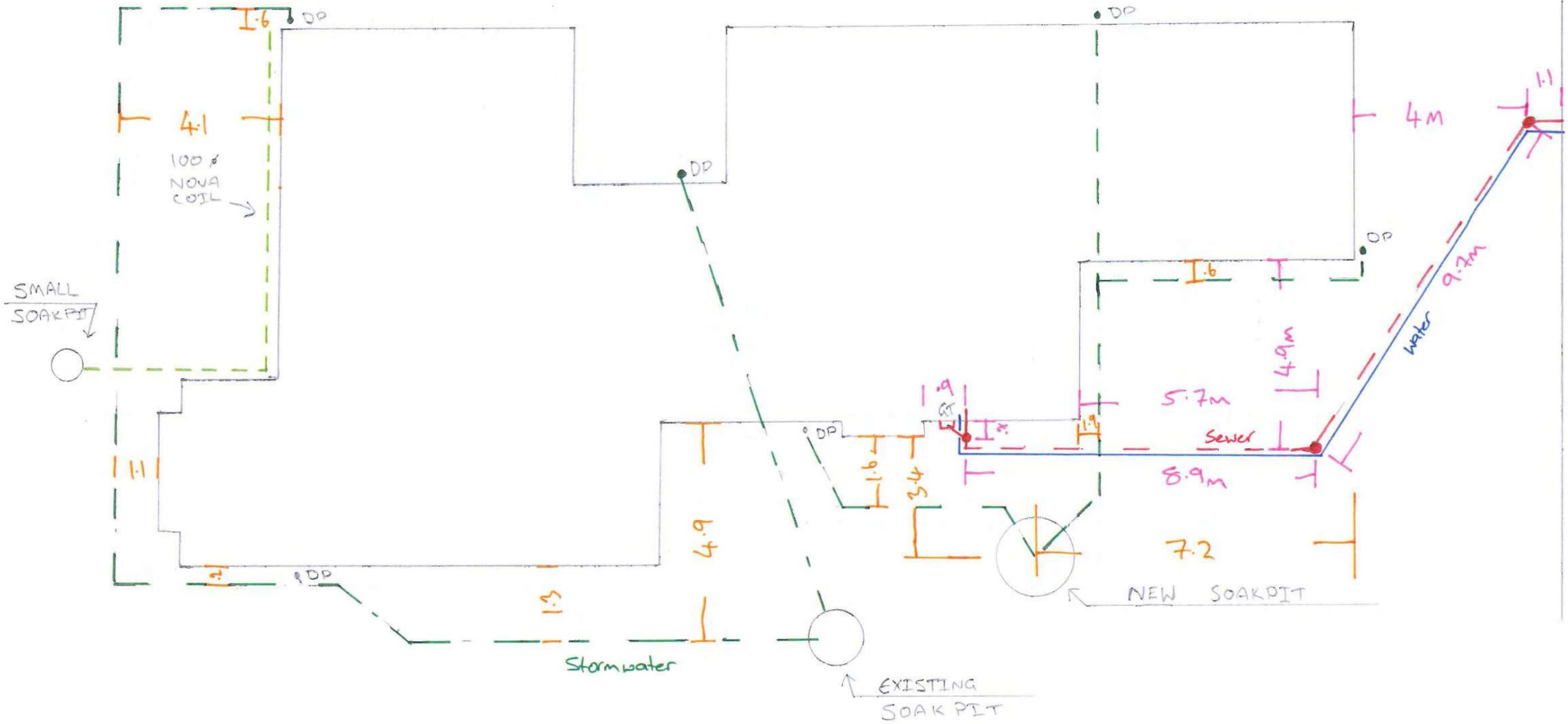
Code Compliance

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

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

Michelle Salmon –
Building Inspections Team Leader
On behalf of **Kapiti Coast District Council**

Date: 25 September 2018



ADDRESS: 65 KOHEKOHE ROAD WAIKANAE

As-Built



Statement of Compliance with the NZ Building Code

Consent No: 170844

ISSUED BY: Kapiti Coast District Council

PROJECT

Site Address: 65 Kohekohe Road, Waikanae
Legal Description: LOTS 5 DP 19887 CT 903/31
Work Description: Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.
Building Category: R1

OWNER

Name(s): Mr & Mrs Hyndman
Address: 65 Kohekohe Road, 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
- [P] 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: 13

Inspections Done: 10

LICENSED BUILDING PRACTITIONERS:

Designer 1 BP108739
Designer 2 CPENG173345
Carpentry 1 BP103937

Foundations 1
Roofing 1

BP103937
BP131831

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: Alan Tinney
Position: Building Officer



Date: 20 September 2018



MiTek New Zealand Limited

Correspondence from : AUCKLAND
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

MiTek 20/20 Engineering 4 7.164.0

www.mitek.nz.co.nz

Printed: 10:18:57 26 Oct 2017

PRODUCER STATEMENT for MiTek 20/20[®] TRUSS DESIGN - Version 4.7

ISSUED BY: MiTek New Zealand Limited

TO: Pre-Nail Systems LTD

IN RESPECT OF: MiTek[®] Truss Designs

This producer statement covers the MiTek 20/20[®] truss design and the structural performance of the GANG-NAIL[™] connector plate for the job reference **Q93082** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20[®] truss design program has been developed by MiTek New Zealand Limited for the design of MiTek[®] timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20[®] are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution, to satisfy the requirements of Clauses B1 and B2 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

- i) All proprietary products meeting their performance specification requirements
- ii) The provision of adequate roof bracing and overall building stability
- iii) Correct selection and placement of GANG-NAIL connector plates
- iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- v) The design being undertaken by the accredited fabricator under the terms of the software licence
- vi) Timber is graded to the requirements of NZS 3603:1993
- vii) Minimum timber treatment for these MiTek[®] trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20[®] truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

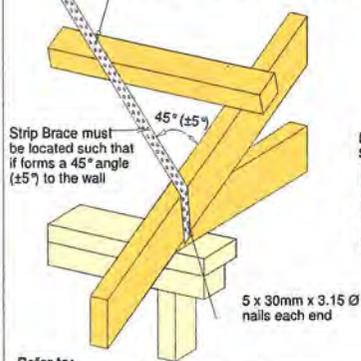
On behalf of MiTek New Zealand Limited,

Date: Thursday, 26 October 2017

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

LUMBERLOK ROOF BRACING

1 x 30mm x 3.15 Ø nail (after tensioning)
Bracing above Purlins = 1 nail @ each purlin crossing
Bracing below Purlins = 1 nail @ each truss crossing



Strip Brace must be located such that it forms a 45° angle (±5°) to the wall

Roof Bracing Specifications



Refer to:
LUMBERLOK Roof Bracing Specifications 10/2011
MiTek Structural Fixing Site Guide for Building Code Compliance
(As per NZS 3604:2011)

LUMBERLOK TRUSS FIXINGS

- D - Pair of Wire Dogs and 2 x 90mm 3.15mm skew nails
- X - LUMBERLOK JH47x90 Joist Hanger
- Z - LUMBERLOK JH47x120 Joist Hanger
- P - LUMBERLOK JH47x190 Joist Hanger
- E - LUMBERLOK JH95x165 Joist Hanger
- T - LUMBERLOK CT200 Ceiling Tie
- O - Pair of LUMBERLOK CT200 Ceiling Ties
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- M - Pair of LUMBERLOK Multi Grips
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- V - LUMBERLOK CPC40 Cleat
- W - Pair of LUMBERLOK CPC40 Cleats
- K - LUMBERLOK TTP 16kN Truss to Top Plate set
- G - LUMBERLOK TTP 9kN Truss to Top Plate set
- S - LUMBERLOK SPH140 Split Hangers
- S1 - LUMBERLOK SPH180 Split Hangers
- S2 - LUMBERLOK SPH220 Split Hangers

Joist Hanger Installation

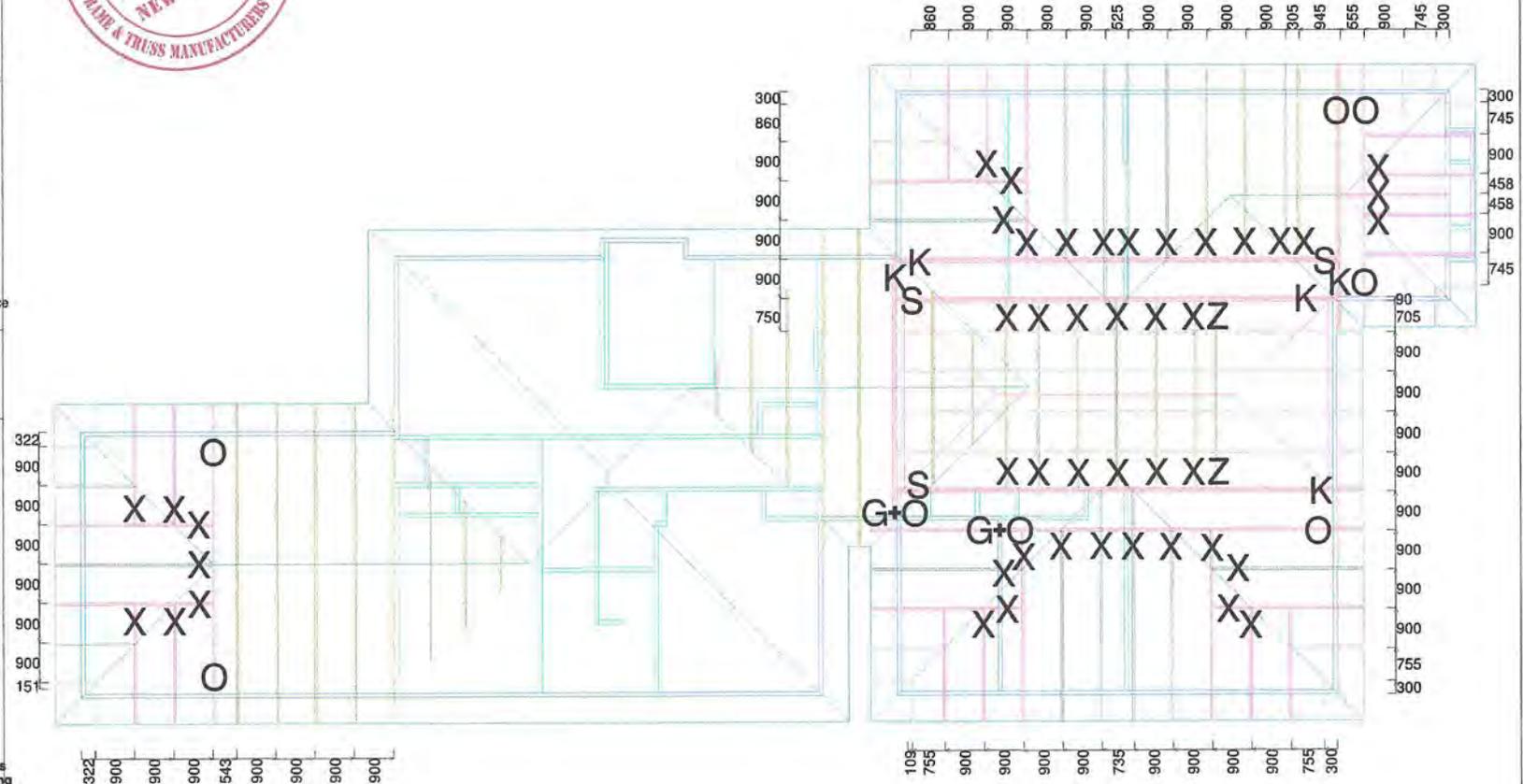


CT200 Truss to Top Plate Fixing Installation



Notes:
All other areas must have the minimum 2 x 90mm 3.15mm skew nails and 2 x wire dogs for truss to top plate connections

Refer to:
LUMBERLOK Timber Connectors Characteristic Loadings Data Brochure 08/2014



In accordance with NZS 3604 - 2011 All remaining unlabelled Truss to top plate connections to have a minimum of 2x100/3.15mm Skewed nails & a pair of Z - nails
And all remaining truss to truss connections to have a minimum of 2x100/3.15mm Skewed nails



Ph 06 3689470 Fax 06 3679292

Site Address :
Hyndman
65 Kohekohe Road
Waikanae

Sheet Title :
For Building Consent
Truss Fixings

Date : 26 Oct,2017 Drawn : Stuart Wragg
Scale : Fit System : MiTek 20/20

Job Details:
Roof Pitch : 20 Deg
Roof Material : Galv Iron .5mm
Ceiling Material : Standard
Wind Zone : High
Roof Snow Load : 0.000 kPa

Truss Centres : 900 mm
Roof Live Load : 0.250kPa
Floor Live Load : kPa
Wind Speed : 44.0 m/s



PrimeCad v4.7.184

Job Title :
Q93082
Sheet :
2
Revision Number :

Job: Q83082

Client: Mitre 10 MEGA Kapiti
Phone:

Site: Hyndman
65 Kohokohu Road
Waikanae

Description:
Building Consent No :
MiTek 20/20 Engineering 4.7.12.4.0

MiTek New Zealand Ltd

Phone:

Printed 10/19/17 10:03:20 AM

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator Pre-Nail Systems LTD, being licensed to use the MiTek 20/20 software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MITEK 20/20 TRUSS DESIGN DATA

The MiTek 20/20 computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek Trusses.

Job Details

Roof Truss

Timber Group: PNS MSG H1.2
Roof Material: Galv Iron .5mm
Dead Load: 0.210 kPa
Restraints: 900 mm centres
Live Load: Q_{cr} = 0.250 kPa
Q_c = 1.100 kN

Importance Level: 2
Pitch: 20.000 deg
Ceiling Material: Standard
Dead Load: 0.200 kPa
Restraints: 400 mm centres
Live Load: Q_c = 1.400 kN

Design Working Life: 50 years
Nominal Overhang: 600 mm
Wind Area: High (44.0 m/s)
Pressure Coeff: C_{pe} = varies; C_{pi} = -0.30, 0.20

The minimum timber treatment for these MiTek trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003. The timber for these MiTek trusses shall be graded to the requirements of NZS 3603:1993. Proprietary fixings and timber connectors shall be selected in accordance with NZS3604:2011 Section 4 - Durability.

MiTek Truss List

Legend: * = detail only, ? = input only, Txx = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
GB = gable brace required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
*HB01	2	5123	14.433	900	*T05	1	913	20.000	900	*R01B	1	935	20.000	900
*HB02	1	4149	14.433	900	T06	5	6090	20.000	900	*R01C	1	935	20.000	900
*HB03	3	7951	14.433	900	T07	2	6035	20.000	833	*R03A	4	913	20.000	900
*HB04	2	4246	14.433	900	V01	1	4325	20.000	900	*R04A	1	1658	20.000	900
J03	1	1222	20.000	900	V02	1	2525	20.000	900	*R05A	1	1668	20.000	900
J04	1	3860	20.000	900	V04	1	4415	20.000	900	TG02	1D	10090	20.000	900
J06	1	2960	20.000	900	V05	1	2795	20.000	900	TG05	1D	10090	20.000	900
J07	1	1945	20.000	900	V06	1	1175	20.000	900	J02A	1	2122	20.000	900
J08	1	3755	20.000	900	V07	1	4470	20.000	900	J02B	1	2122	20.000	900
J10	1	1955	20.000	900	V08	1	2850	20.000	900	J02C	1	2122	20.000	900
*R01	1	935	20.000	900	V09	1	1230	20.000	800	J05	1	2960	20.000	900
*R02	1	1773	20.000	900	J02	1	2122	20.000	900	J09	1	2855	20.000	900
*R03	5	913	20.000	800	J03A	1	1222	20.000	900	T08	1D	6035	20.000	833
*R04	1	1658	20.000	900	J04A	1	3860	20.000	900	TG03	1	4850	20.000	900
*R05	1	1668	20.000	900	J04B	1	3860	20.000	900	J01	1	3022	20.000	900
R06	4	3351	20.000	900	J04D	1	3860	20.000	900	J05A	1	2960	20.000	900
*R07	4	2700	20.000	900	J06A	1	2060	20.000	900	J09A	1	2855	20.000	900
*R08	4	2503	20.000	900	J07A	1	1945	20.000	900	J09B	1	2855	20.000	900
*R09	4	2520	20.000	900	J07B	1	1945	20.000	900	J09C	1	2855	20.000	900
S01	1	4215	20.001	900	J07C	1	1945	20.000	900	J01A	1	3022	20.000	900
S02	1	4215	20.000	900	J07D	1	1945	20.000	900	J01B	1	3022	20.000	900
S03	1	4215	20.000	900	J08A	1	3755	20.000	900	J04C	1	3860	20.000	900
S04	1	4215	20.000	900	J08B	1	3755	20.000	900	J08C	1	3755	20.000	900
S05	1	4215	20.000	900	J08E	1	3755	20.000	900	J08D	1	3755	20.000	900
S06	1	4215	20.000	900	J10A	1	1955	20.000	900	T01	1	6090	20.000	900
S07	1	4215	0.000	900	J10B	1	1955	20.000	900	TG01	1D	10090	20.000	900
T02	1	3860	20.000	900	J10C	1	1955	20.000	900	TG04	1	10090	20.000	900
T03	3	3860	20.000	900	*R01A	1	935	20.000	900	T04	1D	4850	20.000	900

Total quantity : 114

The computer design input has been carried out by:

Signed: *[Signature]*
Name of Detailer: *[Signature]*

On behalf of: Pre-Nail Systems LTD

Date: ...Thursday, 26 October 2017...

Qualifications and Title: Estimator/Detailer



**CONSTRUCTION
CHEMICALS**

Dribond

THIS AREA HAS BEEN WATERPROOFED WITH

- HYDRATHANE
- LIQUID FLASH 2-Pack
- LIQUID FLASH
- FLEXIBLE SEALER

RECOMMENDED ADHESIVES

- GRIPFLEX • MONOFLEX • ULTIMA • MOSAICBOND •
- KEMFLEX 2 to 1 • KEMGRIP with ELASTACRETE •

Refer to our website selection guide for preferred
adhesive/substrate specifications

www.constructionchemicals.com.au

Date 30/7/18

Applicator # HZ162

Approved Applicator

MS DOWN

Contact No.

0714 479162

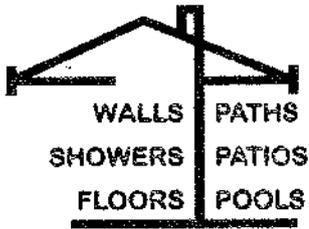
DAMAGE

PLEASE NOTIFY THE
APPLICATOR OF ANY
DAMAGE PRIOR TO
TILING

REPAIRS MUST BE
COMPLETED
BEFORE TILING
COMMENCES

- ✓ - Floors and Wall primed.
- ✓ - Bond Breaker Tape or Neutral Cure Silicone applied to all corner Junction.
- ✓ - 140mm Reinforcing Cloth applied to all corner junctions
- ✓ - 3 Coats of Liquid Flash to wall and floor

RC 170844



TILING & PAVING

INSIDE - OUTSIDE

For all your tiling requirements

Matthew Down
22 Ratanui Rd
Paraparaumu
Phone/Fax: (04) 298 6003
Mobile: 0274 479 162
GST 47831 202

APPLICATORS PRODUCER STATEMENT

WATERPROOFING APPLICATORS FORM

Suppliers: Construction. Chemicals

Product: Liquid Flash

System Used: Microfibre reinforced membrane

Project Description: Shower walls to bathrm & ensuite

NZBC Number: BC 170 844

Date Applied: 18th July 2018

I/we M J Down of M J Down Tiling and Paving being an Applicator of waterproof membranes confirm that I/We have applied 3 coats of Liquid Flash at . 65 Kohe Kohe Rd Waikanae

Completed: 30 July 2018

For: Mr & Mrs Hyndman

In accordance with the manufactures written application instructions, AS3740-2004 and clauses E2, E3 and B2 of the current NZ building code.

I/We are satisfied that the substrate over which this system has been applied has been suitably prepared, and the materials have been correctly installed, including 50mm wide Bond Breaking Tape or Neutral-Cure Silicone, Reinforcing Cloth 140mm minimum.

This work has been certified by M J Down DATED. 31st 2018

Guarantee

MANUFACTURER'S 10 YEAR GUARANTEE

CERAMIC TILE ADHESIVES

WATERPROOFING MEMBRANES

ACOUSTIC SOUNDPROOFING

Construction Chemicals manufacture products in Australia, Asia and New Zealand with 40 years of manufacturing experience.

Construction Chemicals guarantees its products for 10 years when applied strictly in accordance with its written application instructions, relevant standards or codes, good trade practice to properly prepared and structurally sound substrates.

The application of its products is beyond the manufacture's control and it is the sole responsibility of the purchaser to determine the suitability of the product for their particular purpose.

The guarantee is for 10 years from the time of application and covers only the cost of material and labour of the original installation when the product is proved and acknowledged to be faulty.

Dribond | **CONSTRUCTION
CHEMICALS**

Adelaide • Brisbane • Darwin • Melbourne • Perth • Sydney • Auckland • Kuala Lumpur

Dribond

NZ162

WATERPROOFING & REPAIR PRODUCTS
FOR CONCRETE AND MASONRY

Certificate of Proficiency
For the Installation of
Waterproofing

This certificate is to confirm that
On 28th February 2005

Matthew Down

*Has been instructed by Construction Chemicals (NZ) Ltd in the application of our
waterproofing membranes and is hereby classed as an approved applicator.*

*All waterproofing must be installed according to A.S.3740-2004
Construction Chemicals written instructions and good trade practices and any
relevant local requirements under Sections B2, E2 and E3 of the NZBC*

Authorized by

Steve Plester

Technical Manager

**CONSTRUCTION
CHEMICALS**

Adelaide
467-469 South Road, Regency Park.
Brisbane, Melbourne, Sydney, Perth, Auckland, Kuala Lumpur

Wet Area Waterproofing System

Flexible Sealer Hydrathane Liquid Flash 1



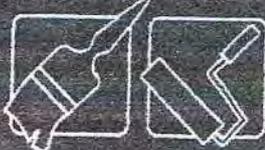
Application



Liquid Flash 2



Application



Substrates

Floors
Concrete,
Cement sheet

Walls
Brick, Block,
Gypsum building
boards,
Cement sheet

Waterproofing Membranes

Flexible Sealer

Water based acrylic membrane.

Hydrathane

Fast cure, water-based polyurethane.

Liquid Flash 1

Microfibre reinforced membrane.

Liquid Flash 2

Two-pack, fast cure acrylic membrane.

Substrates

Floors

Concrete, approved fibre reinforced cement sheets.

Walls

Cement render, masonry, concrete, fibre reinforced cement sheets, water resistant plasterboard sheets.

Application Temperature

10° - 30°C

Surface Preparation

Waterproofing must be in accordance with AS3740.

Surfaces to be waterproofed must be sound and free of dirt, dust, grease and other contaminants and allowed to dry before priming. The waste hole in compressed cement flooring must be cut no more than 5mm larger than the waste external diameter. Recess drainage flange. New concrete must have cured for 28 days.

Screed

Adjust falls with **Kemcrete** modified screed then apply waterproofing membrane.

Priming

Apply **Primebond** with a brush to the prepared dry surface. When the surface becomes dry (after approximately 15-20 minutes) apply the membrane - wash up with clean water.

Bond Breaker

Place 50mm bond breaker tape or 13mm bead of neutral cure silicone at the floor/hob and wall/wall junctions and joins in sheeting equally to both surfaces. This will allow for greater movement accommodation, should it occur.

Joints/cracks in building surfaces

At junctions in building surfaces and over cracks place a bond breaker, tape or neutral cure silicone bead (as per AS/NZS 4858:2004) and reinforce the first wet coat with 140mm **Reomat** (to accommodate extremes in movement). Place the bond breaker/silicon bead and **Reomat** centrally over the joint or crack.

Apply 1st coat

Apply a thick coat (1.5mm wet) of membrane 75mm either side of the wall junctions and around tap outlets. Coat the remainder of the floor and wall. Take care to seal around the tap and faucet outlets. **Recoat time:** Two hours (depending on weather conditions). Application **Temperature:** Apply coating in ambient temperatures between 10°-30°C.

Apply a 2nd coat

Apply a 2nd coat of membrane to the area to be tiled - recoat time is 2 hours. Apply the second coat of membrane at 90° to all of the previous coat applying a thick coat (1.5mm wet) to ensure final dry thickness of 1.5mm. Clean up the uncured coating with clean water.

Thickness

Check the wet film thickness at 0.5 metre intervals and also at 0.5 metres along the bond breaking tape, with a wet film thickness gauge.

Adhere Tiles

Allow the membrane to cure for 72 hours before fixing tiles with **Kemgrip Floor & Wall** mixed with **Elastacrete** or **Kemflex 2:1**. **Gripflex**, **Monoflex**. Tiles must be laid so that adequate fall is towards the floor waste. A cement screed can be used to achieve this.

Grouting

Allow adhesive to cure 24 hours before grouting with **Kemgrout**.

Flexible Sealant

Apply **Colour Seal** in place of the grout in:

Shower alcoves - at the junction of the wall/wall, wall/floor, hob/floor and hob/wall.

Trough, sink & baths - at the junction of the tiles and the trough, sink or bath for the length of the fixture and the bath surround and the wall.

Precautions

Do not use shower for 28 days after applying waterproofing membrane. It is advisable to flood test the shower after curing (approximately 72 hours @ 20°C @ 50% relative humidity). This should be done before tiling commences.

Safety Precautions

Flexible Sealer, Hydrathane, Liquid Flash 1, Liquid Flash 2 and Primebond are not harmful or toxic. Splashes on the skin and eyes must be washed away with clean water. Apply products in well ventilated areas.

**CONSTRUCTION
CHEMICALS**

Dribond

THIS AREA HAS BEEN WATERPROOFED WITH

- HYDRATHANE
- LIQUID FLASH 2-Pack
- LIQUID FLASH
- FLEXIBLE SEALER

RECOMMENDED ADHESIVES

- GRIPFLEX • MONOFLEX • ULTIMA • MOSAICBOND •
- KEMFLEX 2 to 1 • KEMGRIP with ELASTACRETE •

Refer to our website selection guide for preferred
adhesive/substrate specifications

www.constructionchemicals.com.au

Date 30/7/18

Applicator # NZ 162

Approved Applicator

MJ DOWN

Contact No.

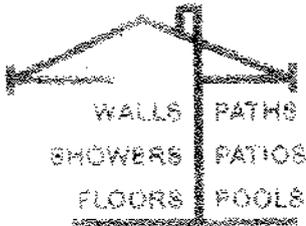
0274 479162

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- ✓ - 140mm Reinforcing Cloth applied to all corner junctions
- ✓ - 3 Coats of Liquid Flash to wall and floor



TILING & PAVING INSIDE - OUTSIDE

For all your tiling requirements

M J Down
22 Ratahi Rd
Pāpārahau
Phone/Fax: (03) 296 9003
Mobile: 0274 409 162
GST 01581 202

APPLICATORS PRODUCER STATEMENT

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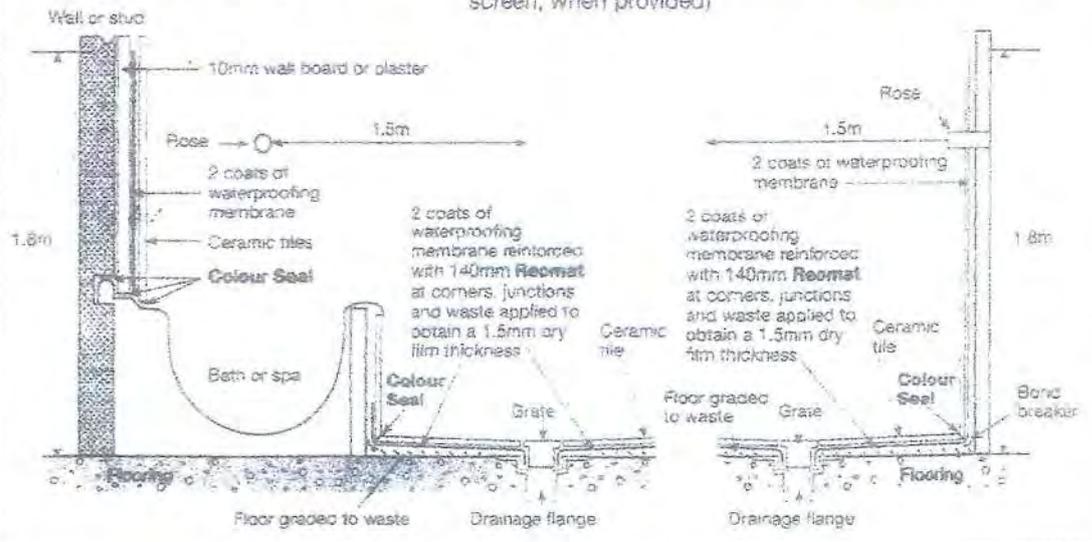
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This work has been certified by M J Down DATED. 31St 2018

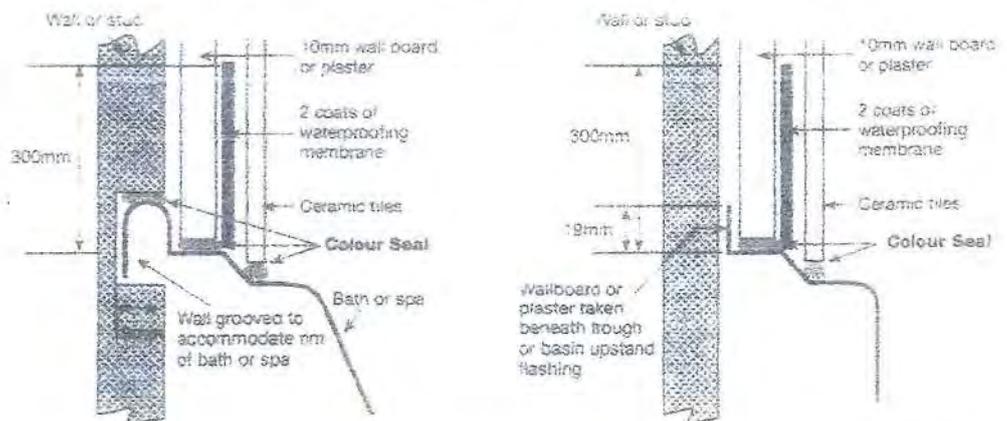
Waterproofing unenclosed showers and showers over baths

Waterproof 1.8m up the wall and 1.5m in a horizontal radius from the rose (waterproofing is ceased at shower screen, when provided)



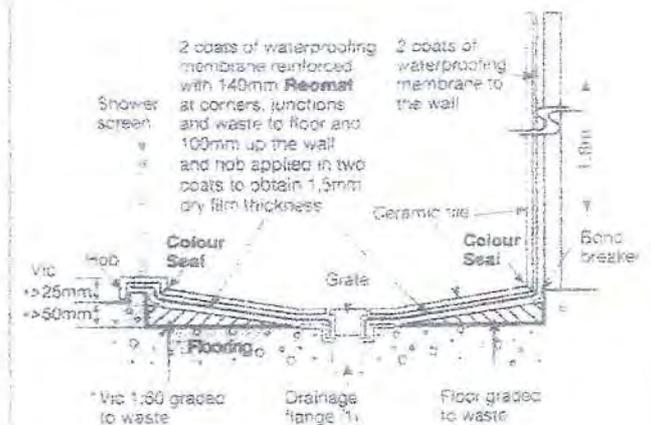
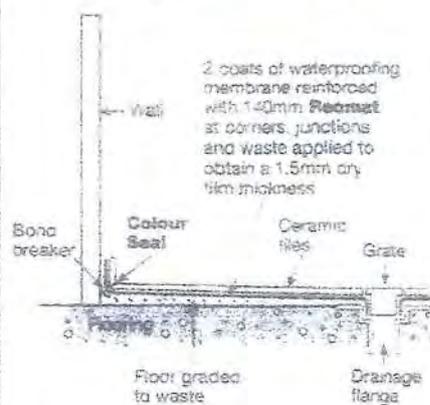
Waterproofing above baths, sinks, troughs etc.

Waterproof a minimum of 300mm above the fixture for its length when fixture is within 75mm of the wall



Waterproofing wet area floors - bathrooms and laundries etc.

Waterproofing an enclosed shower



CONSTRUCTION CHEMICALS

www.constructionchemicals.com.au

Adelaide Phone (08) 8243 7888

Darwin Phone (08) 8847 1911

Perth Phone (08) 9356 9999

Auckland Phone (09) 273 5444

Brisbane Phone (07) 3271 2944

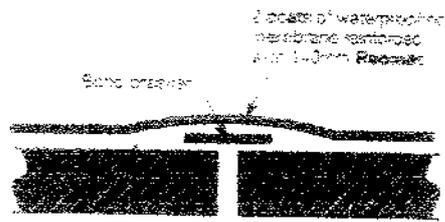
Melbourne Phone (03) 9761 1711

Sydney Phone (02) 9756 3533

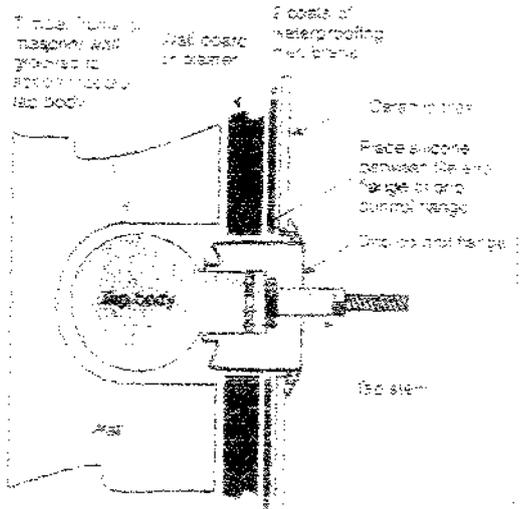
Kuala Lumpur Phone (603) 5122 2622

The information contained in this technical publication is based on our current knowledge and experience and is provided as a guide only. In view of the many factors that may affect application it is the user's sole responsibility to ensure suitability for a specific purpose.

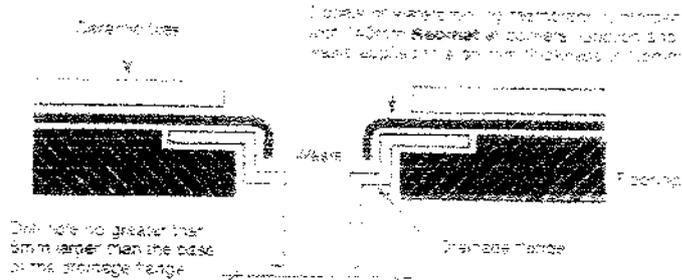
Floor sheeting - wall board junction



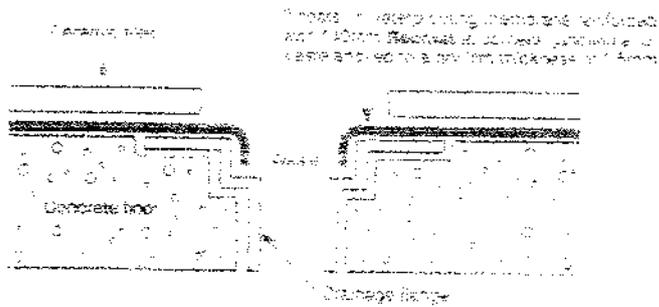
Tap or fitting connection



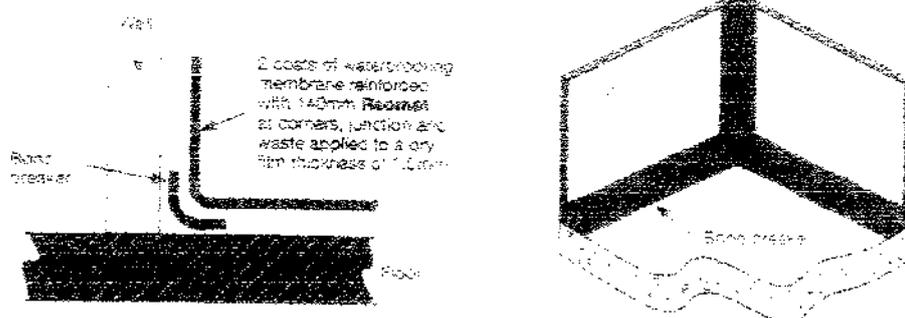
Floor waste connected to timber or cement sheet flooring



Floor waste in a concrete floor



Floor and wall junction



Wet Area Waterproofing System

Flexible Sealer Hydrathane Liquid Flash 1



Application



Liquid Flash 2



Application



Substrates

Floors
Concrete,
Cement sheet

Walls
Brick, Block,
Gypsum building
boards,
Cement sheet

Waterproofing Membranes

Flexible Sealer

Water based acrylic membrane.

Hydrathane

Fast cure, water-based polyurethane.

Liquid Flash 1

Microfibre reinforced membrane.

Liquid Flash 2

Two-pack, fast cure acrylic membrane

Substrates

Floors

Concrete, approved fibre reinforced cement sheets.

Walls

Cement render, masonry, concrete, fibre reinforced cement sheets, water resistant plasterboard sheets

Application Temperature

+5°C - 30°C

Surface Preparation

Waterproofing must be in accordance with AS3740.

Surfaces to be waterproofed must be sound and free of dirt, dust, grease and other contaminants and allowed to dry before priming. The waste hole in compressed cement flooring must be cut no more than 5mm larger than the waste external perimeter. Recess drainage flange. New concrete must have cured for 28 days.

Screed

Adjust falls with **Kemcrete** modified screed then apply waterproofing membranes.

Priming

Apply **Primebond** with a brush to the prepared dry surface. When the surface becomes dry (after approximately 15-20 minutes), apply the membrane - wash up with clean water.

Bond Breaker

Place 50mm bond breaker tape or 13mm bead of neutral cure silicone at the floor/step and wall/wall junctions and joins in sheeting equally to both surfaces. This will allow for greater movement accommodation, should it occur.

Joints/cracks in building surfaces

At junctions in building surfaces and over cracks place a bond breaker tape or neutral cure silicone bead (as per AS/NZS 4856:2004) and reinforce the first wet coat with 140mm **Reomat** (to accommodate extremes in movement). Place the bond breaker/silicon bead and **Reomat** centrally over the joint or crack.

Apply 1st coat

Apply a thick coat (1.5mm wet) of membrane 75mm either side of the wall junctions and around tap outlets. Coat the remainder of the floor and wall. Take care to seal around the tap and faucet outlets. **Recoat time:** Two hours (depending on weather conditions). **Application Temperature:** Apply coating in ambient temperatures between 10°C-30°C.

Apply a 2nd coat

Apply a 2nd coat of membrane to the area to be tiled - recoat time is 2 hours. Apply the second coat of membrane at 90° to all of the previous coat applying a thick coat (1.5mm wet) to ensure final dry thickness of 1.5mm. Clean up the uncured coating with clean water.

Thickness

Check the wet film thickness at 0.5 metre intervals and also at 0.5 metres along the bond breaking tape, with a wet film thickness gauge.

Adhere Tiles

Allow the membrane to cure for 72 hours before fixing tiles with **Kemgrip Floor & Wall** mixed with **Elastacrete** or **Kemflex 2:1, Gripflex, Monoflex**. Tiles must be laid so that adequate fall is towards the floor waste. A cement screed can be used to achieve this.

Grouting

Allow adhesive to cure 24 hours before grouting with **Kemgrout**.

Flexible Sealant

Apply **Colour Seal** in place of the grout in:

Shower alcoves - at the junction of the wall/wall, wall/floor, hob/floor and hob/wall.

Trough, sink & baths - at the junction of the tiles and the trough, sink or bath for the length of the fixture and the bath surround and the wall.

Precautions

Do not use shower for 28 days after applying waterproofing membrane. It is advisable to flood test the shower after curing (approximately 72 hours @ 20°C @ 50% relative humidity). This should be done before tiling commences.

Safety Precautions

Flexible Sealer, Hydrathane, Liquid Flash 1, Liquid Flash 2 and **Primebond** are not harmful or toxic. Splashes on the skin and eyes must be washed away with clean water. Apply products in well ventilated areas.

Dear Horowhenua Kapiti Roofing Ltd

WARRANTY 65 Kohe Kohe Road, Waikanae on Invoice 101820

Date of Supply: 20.03.2018

Warranty Terms:

Colorcote ZR8 pre-painted metal products used for Residential Buildings will perform as follows.

1. Resistance to flaking, peeling and excessive fade. ZR8 10 years.

2. Will not perforate as a result of corrosion ZR8 15 years.

Colourcote products will inevitably weather, chalk and fade over time as a result of normal wear and tear.

If the product fails to perform as warranted we will, at our sole option, repair or replace the affected material.

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

- This warranty will not apply to weathering, chalking or fading over time as a result of normal wear and tear.
- If inappropriate fastenings are used this warranty will not apply.
- Defects caused by faulty design, or method of manufacture of Residential Buildings are not covered by the warranty.
- We must be given the opportunity for inspection on site prior to any remedial action being offered or taken.
- Damage or corrosion resulting from the following are not covered by this warranty:
 - 1) Damage sustained during storage, handling, or installation.
 - 2) Damage sustained after installation.
 - 3) Causes after the product has left our control.
 - 4) Failure to remove debris leading to the accumulation of moisture retaining matter in gutters and downpipes.

Our liability under this warranty shall in all cases be limited to replacing or repairing the defective product as specified above excluding labour. Any repaired or replaced product will be covered by this warranty up to the unexpired portion of the warranty of the original product. Quin Roofing Ltd will not be liable for consequential loss or damage. All claims must be made promptly in writing and accompanied by the original warranty document. This warranty does not in any way affect the rights of a consumer under the Consumer Guarantees Act.

MINIMUM MAINTENANCE REQUIREMENTS - www.colorcote.co.nz

1. Washing of Naturally Unwashed Areas every 6 months -e.g - Wall Cladding.
2. Removal of Debris from gutters every 6 months.
3. Any noticeable buildup of salt deposits and/or other contaminants are removed when identified.
4. When considering overpainting, please consult with your local distributor to ensure correct procedures are undertaken.
5. Inspection of the roof, including fasteners, repair any damage every 6 months
6. Manual Wash down of all cladding (Roof & Walls) every 12 months maximum

Regular Washing of Colorcote@ZR8™ products increases the durability by reducing attack from airborne salts and pollutants. Colorcote@ZR8™ products should be washed manually with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20mpa.

This roof was installed by:

Signature of Installer:

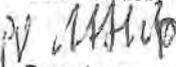
And carries a workmanship warranty for : 5 years

Signature of property owner or agent:

Date: 20/04/2018

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

Yours faithfully


Bruce Love
Roofing Manager
Quin Roofing Ltd