

Quality

- 17.1 The manufacture of Tekton® Building Wrap has not been examined by BRANZ, but details regarding the quality and composition of the materials used were obtained by BRANZ and found to be satisfactory. BRANZ has taken note of product certification by ICC-ES and CCMC covering quality aspects associated with the product.
- 17.2 The quality of supply to the market is the responsibility of Marshall Innovations Limited.
- 17.3 Building designers are responsible for the design of the building, and for the incorporation of the wall wrap into their design in accordance with the instructions of Marshall Innovations Limited.
- 17.4 Quality of installation is the responsibility of the installer in accordance with the instructions of Marshall Innovations Limited.

Sources of Information

- AS 1530.2 - 1993 Test for flammability of materials.
- AS/NZS 1301.421s: 1998 Determination of the pH value of aqueous extracts of paper, board and pulp - cold extraction method.
- AS/NZS 4200.1: 1994 Pliable building membranes and underlays - materials.
- AS/NZS 4201.1: 1994 Pliable building membranes and underlays - Methods of test - Resistance to dry delamination.
- AS/NZS 4201.2: 1994 Pliable building membranes and underlays - Methods of test - Resistance to wet delamination.
- AS/NZS 4201.3: 1994 Pliable building membranes and underlays - Methods of test - Shrinkage.
- AS/NZS 4201.4: 1994 Pliable building membranes and underlays - Methods of test - Resistance to water penetration.
- AS/NZS 4201.6: 1994 Pliable building membranes and underlays - Methods of test - Surface water absorbency.
- BS 6538.3: 1987 Method for determination of air permeance using the Garley apparatus.
- NZS 2295: 2006 Pliable, Permeable Building Underlays.
- NZS 3604: 2011 Timber-framed buildings.
- Compliance Document for New Zealand Building Code External Moisture Clause E2, Department of Building and Housing, Third Edition July 2005 [Amendment 5, 1 August 2011].
- Ministry of Business, Innovation and Employment Record of Amendments for Compliance Documents and Handbooks.
- The Building Regulations 1992.

Amendment

Amendment No. 1, dated 17 December 2013.

This Appraisal has been amended to fix an editorial error.



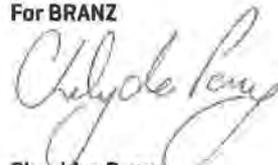
In the opinion of BRANZ, Tekton® Building Wrap is fit for purpose and will comply with the Building Code to the extent specified in this Appraisal provided it is used, designed, installed and maintained as set out in this Appraisal.

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

Conditions of Appraisal

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

For BRANZ



Cheydra Percy
Chief Executive

Date of Issue:
16 December 2013

THERMAKRAFT 215

**BITUMINOUS
SELF SUPPORTING
ROOFING UNDERLAY**

APPLICATION AND INSTALLATION

Product Description	<p>Thermakraft 215 BITUMINOUS SELF SUPPORTING ROOFING UNDERLAY is specifically designed for use in Domestic and Commercial type buildings.</p> <p>Thermakraft 215 is a breathable, absorbent bituminous wall and roofing underlay.</p> <p>Thermakraft 215 will provide the following functions:</p> <ul style="list-style-type: none"> • Reduce wind entry into the cavity, thereby assisting the performance of thermal insulation. • Highly water vapour permeable, thereby allowing excess water vapour which might otherwise condense in the structure, to escape. • Provides a temporary protection against wind, dust, rain and other weathering elements until the external cladding is applied. 		
Applications	<p>Thermakraft 215 is suitable as a wall and roofing underlay where Fire Retardancy is NOT required, and with all cladding types.</p> <p>Thermakraft 215 is self-supporting to 1200mm rafter/purlin spacing.</p> <p>Thermakraft 215 can be used as an Air Barrier.</p> <p>Thermakraft 215 must not be left exposed to the elements for more than 7 days. Cladding on the same day is recommended.</p> <p>If Fire Retardancy (FI <5) is required, use Thermakraft CoverTek roof underlay</p>		
Installation Roofing	<p>Thermakraft 215 may be run unsupported vertically over purlins with a 150mm lap if roof pitch ≥ 8 degrees. May be run vertically at pitches $\geq 3-8$ degrees if supported</p> <p>Fix securely to purlins with 8mm staples or 20mm clouts.</p> <p>The membrane should be firmly laid to avoid excessive dishing between purlins.</p>		
Control of Condensation	<p>Thermakraft 215 may be run horizontally across rafter/trusses with a 150mm lap, for roof pitches ≥ 3 degrees. Fix securely with 8mm staples or 20mm clouts.</p> <p>In climatic regions where condensation risks are high, such as cold or high humidity areas, care needs to be taken in specifying the correct design and installation to prevent moisture build-up in the roof cavities. Factors which adversely affect the condensation risk in roofing systems include;</p> <table border="0"> <tr> <td> <ul style="list-style-type: none"> • Humid, and/or cold climatic regions • Warm/Skillion roof construction • Low roof cavity air volume and restricted air movement • Omitting Vapour Control Layers • Ceiling penetrations and entry of warm air into roof cavities </td> <td> <ul style="list-style-type: none"> • Occupancy activities which have high moisture loading on conditioned spaces • Low pitched roof • Bulk insulation • Building structures ability to naturally dry </td> </tr> </table> <p>Skillion and Warm Roof Construction are particularly sensitive to moisture accumulation and the design and installation of roof construction needs to take into account the higher condensation risks. Refer MRM Code of Practice for details.</p>	<ul style="list-style-type: none"> • Humid, and/or cold climatic regions • Warm/Skillion roof construction • Low roof cavity air volume and restricted air movement • Omitting Vapour Control Layers • Ceiling penetrations and entry of warm air into roof cavities 	<ul style="list-style-type: none"> • Occupancy activities which have high moisture loading on conditioned spaces • Low pitched roof • Bulk insulation • Building structures ability to naturally dry
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Storage	<p>Thermakraft 215 should be stored on end in dry conditions.</p> <p>Protect from the weather and direct sunlight.</p>		
Roll Dimensions	<p>1250mm x 40.0m = 50m² 20kg</p> <p>1250mm x 20.0m = 25m² 10kg</p>		

THERMAKRAFT 215

BITUMINOUS SELF SUPPORTING ROOFING UNDERLAY

TECHNICAL SPECIFICATIONS

Technical Data

THERMAKRAFT 215 BITUMINOUS SELF SUPPORTING ROOFING UNDERLAY complies with the requirements of NZBC E2/AS1 Table 23.

Nominal Grammage 400g/m²

NZBC E2/AS1 TABLE 23 AS A WALL UNDERLAY REQUIREMENTS

NZBC E2/AS1 TABLE 23 WALL UNDERLAY PROPERTIES	PROPERTY PERFORMANCE REQUIREMENTS	PROPERTY PERFORMANCE
Absorbency	≥100gsm	Pass
Vapour Resistance	≤7 MN.s/g	Pass
pH of Extract	≥6 and ≤9	Pass
Shrinkage	≤0.5%	Pass
Water Resistance	≥100mm	Pass
Air Barrier	≥0.1 MN.s/m ³	Pass
Duty		Heavy

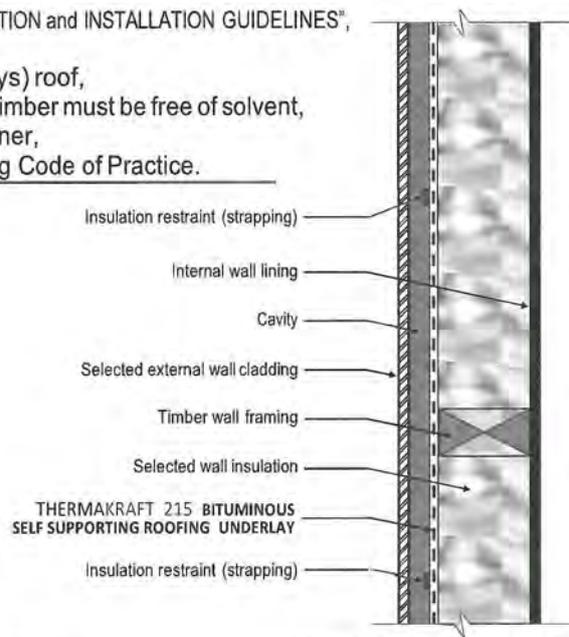
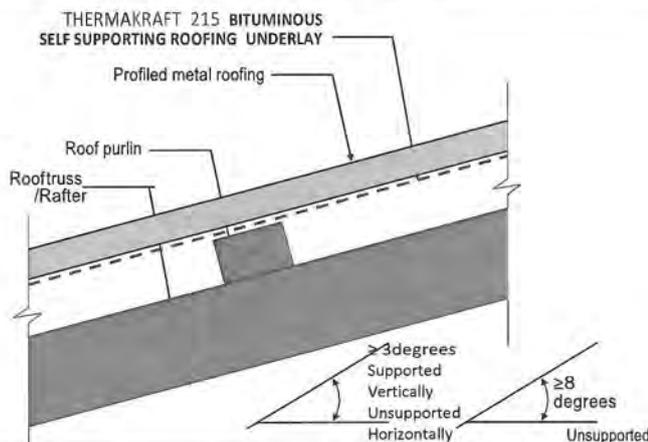
NZS2295:2206 Classification

Flammability Index		Non Fire Retardant
Wind Zone	R2	Up to Very High
NZS2295:2006 Classification	R2	Self Supporting

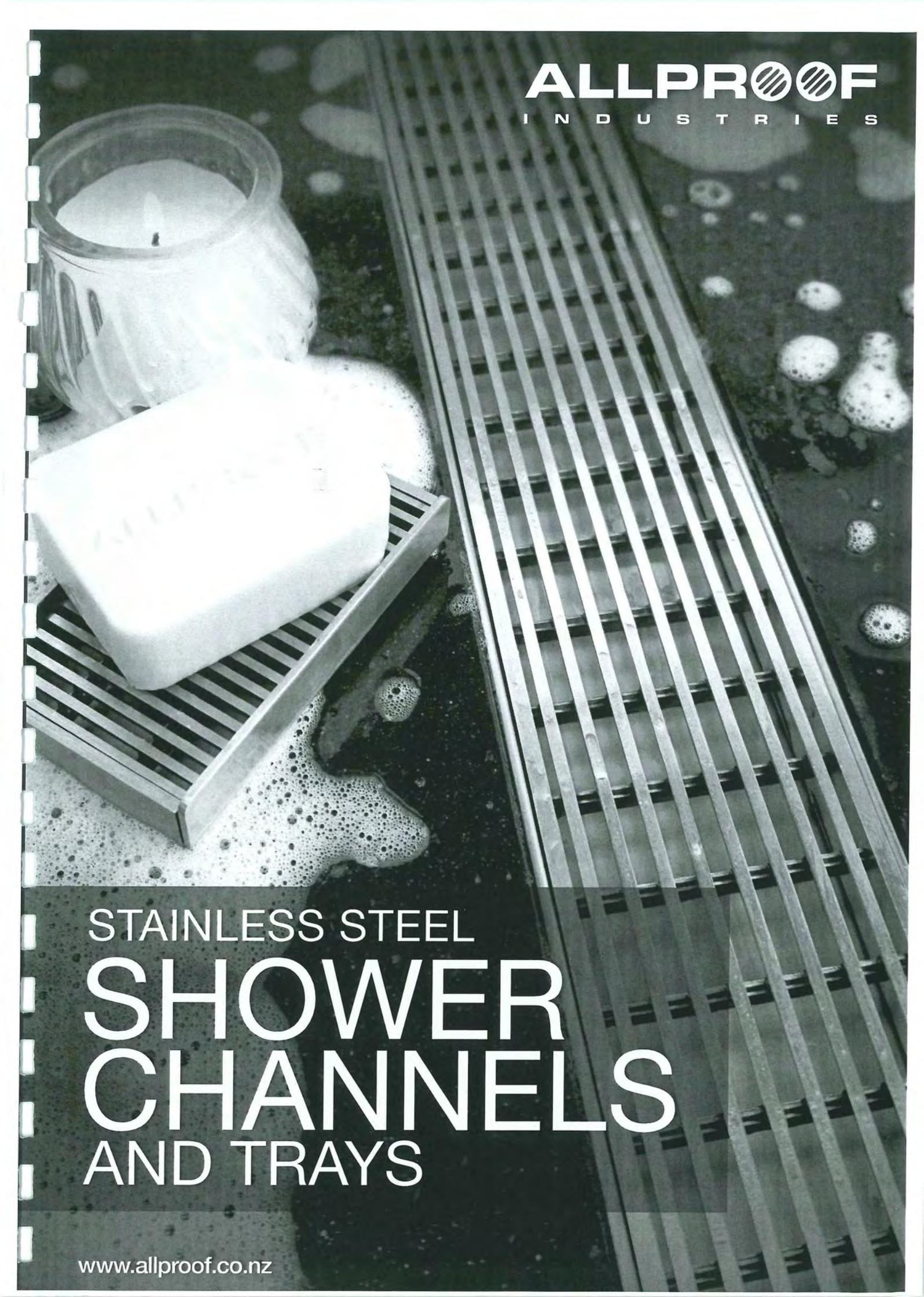
Durability/Limitations

For THERMAKRAFT 215 to meet the Performance Requirements of NZBC Clause B2, Durability B2.3.1(a) 50 years and B2.3.1(b) 15 years, E2 External Moisture, THERMAKRAFT 215:

- must be installed in accordance to the "APPLICATION and INSTALLATION GUIDELINES",
- run length no greater than 10 metres,
- is not left exposed for more than (7 days) roof,
- when used on LOSP treated timber, the timber must be free of solvent,
- installed by a licensed building practitioner,
- Installed in accordance with the Roofing Code of Practice.



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

A black and white photograph of a shower tray. The tray is made of stainless steel with a grid pattern. In the foreground, there is a soap dish with a bar of soap, a lit candle in a glass holder, and some bubbles. The background shows the rest of the tray with more bubbles.

ALLPROOF
INDUSTRIES

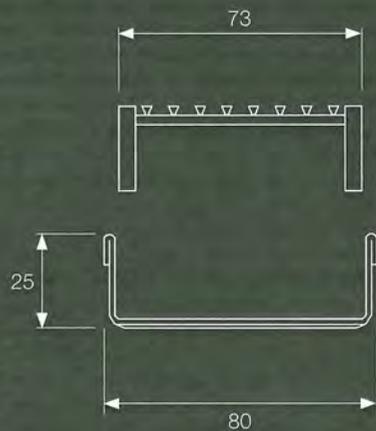
STAINLESS STEEL
**SHOWER
CHANNELS
AND TRAYS**

www.allproof.co.nz

shower channel and grate system with a centre outlet, available off the shelf from Allproof. Vision shower channel kits include your choice of stainless steel grate and channel, a VF80 leak control flange and floor waste gully.

The Vision series is available in four stock lengths: 800, 900, 1000 and 1200mm. However, custom sizes are also available, please see opposite page.

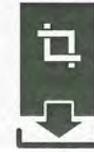
TKV800 (H,E,S,V,TI)	800mm Vision Channel
TKV900 (H,E,S,V,TI)	900mm Vision Channel
TKV1000 (H,E,S,V,TI)	1000mm Vision Channel
TKV1200 (H,E,S,V,TI)	1200mm Vision Channel



The other you will simply determine the length of your shower channel. Custom grate lengths are available up to a maximum of two metres per individual grate.

To fully create the ultimate linear drainage solution for your tiled shower, choose features such as the number and positioning of waste outlets and grate style.

Download custom channel forms at www.allproof.co.nz

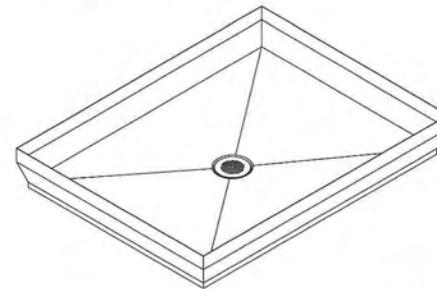


SHOWER TRAYS

Shower Trays are the premium solution for areas of the bathroom that can be considered as critical wet areas. The tray offers a large impenetrable surface protecting your floor from leakage in areas that receive a higher volume of water. The Shower Trays are made specifically to the dimensions you request with the options of grate fittings, outlet location and a finish of stainless steel or tiled over.



STAINLESS FINISH



VISION INSTALLATION STEPS

1

Builder to create recess 100mm wide and a minimum 15mm deep.

2

Plumber to rebate VF80 flange in bottom of trench. Ensure there is fall towards the channel to aid the drainage of water.

3

Waterproof to flange, completely 'tanking wet area.'

4

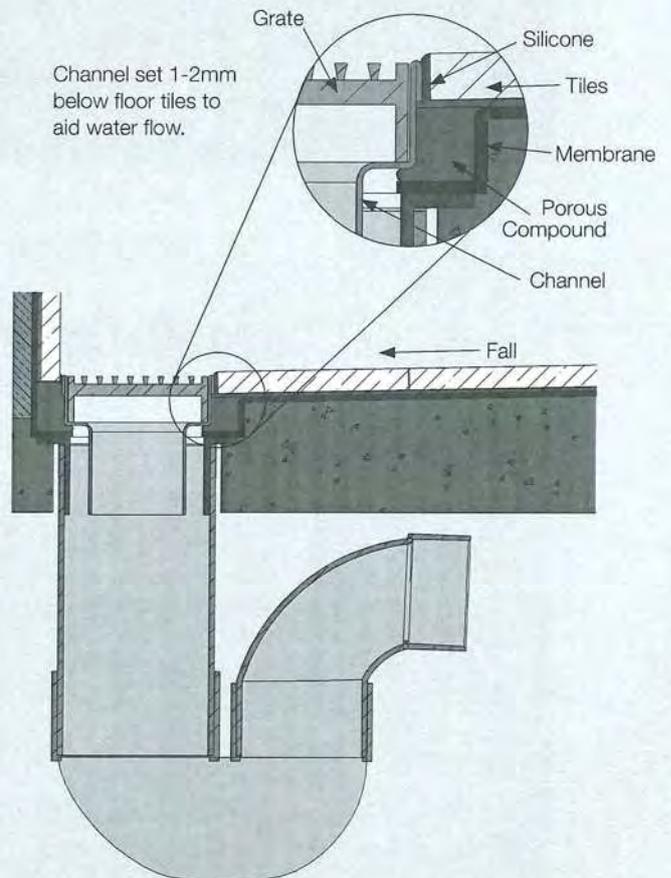
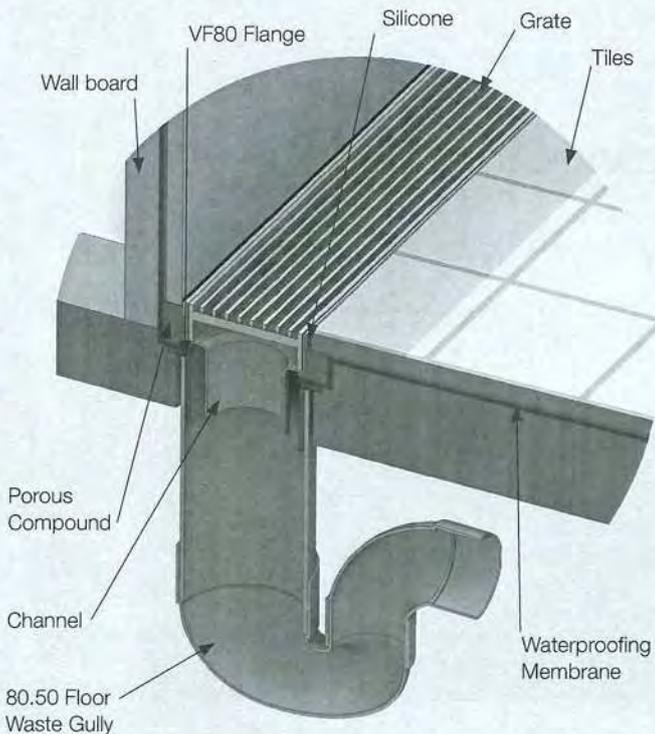
Tiler to install channel, leveling with a porous compound. Tile up to channel, install a bead of silicone between tiles and channel.

5

Install grate.

For more information please contact us:
www.allproof.co.nz

DETAILS



Installation instructions in regards to waterproofing and construction are indicative only. Please refer to your qualified waterproofer and builder to ensure you are adhering to current industry best practise and compliance regulations.

ALLPROOF
INDUSTRIES

17 Bay Park Place
 Beach Haven
 PO Box 340-265
 Birkenhead, Auckland
 New Zealand

The logo for escea. is displayed in a lowercase, sans-serif font. The background of the entire page features a pattern of overlapping, semi-transparent grey circles of varying shades, creating a modern, abstract design.

Installation / Service Instructions

DL850 / DL1100
Gas Fireplaces

For the latest documentation, visit www.escea.com

630241_8

Important:

- The appliance shall be installed in accordance with;
- This installation instruction booklet
 - Local gas fitting regulations
 - Municipal building codes
 - Electrical wiring regulations
 - Any other relevant statutory regulations.
 - AS/NZS 5601:2010 Gas Installations

**WARNING:**

This appliance must be installed by a qualified person.

Do not modify this appliance.

This appliance is not intended for use by young children or infirm persons unless they have been adequately supervised by a responsible person to ensure that they can use the appliance safely.

Young children should be supervised to ensure that they do not play with the appliance.

Failure to follow these instructions could cause a malfunction of the heater, which could result in death, serious bodily injury, and/or property damage. Failure to follow these instructions may also void your fire insurance and/or warranty.

Who can install this product:

Installation must be carried out by a registered installer who, on completion of the installation, must issue a:

AUS: Certificate of Compliance

NZ: Certificates that comply with the latest legislation

in accordance with national and/or local codes. If these are not issued then the Escea warranty may be void.

Warranty Repair and Annual Servicing:

Warranty repair work must be carried out by a recognised Escea Gas Fire Technician. It is recommended that recognised Escea Gas Fire Technicians are also used to carry out annual servicing requirements (particularly during the warranty period). For contact details of recognised Escea Gas Fire Technicians in your area, please contact the retailer from whom the appliance was purchased.

The heater must be installed according to these instructions and in compliance with all relevant building, gas fitting, electrical and other statutory regulations (eg. AS/NZS 5601). Any shortcomings in the appliance and flue installation will be the responsibility of the installer, and Escea will not be accountable for any such failings or their consequences.

Manufactured by: Escea Ltd, PO Box 5277 Dunedin NZ, Ph: +64 3 478 8220

For contact details of your local escea distributor or dealer please visit:

www.escea.com

info@escea.com

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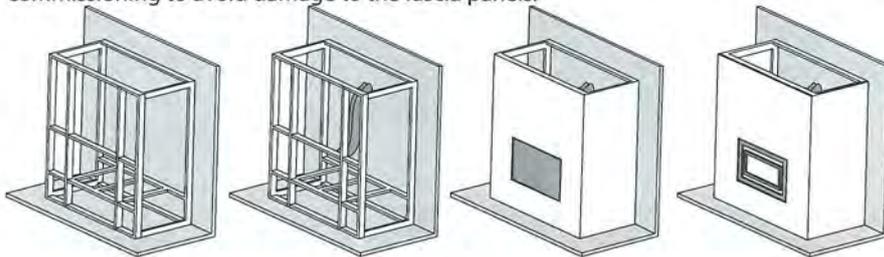
A
B
C
D
E
F
G
SERVICE

A Installation Process and Product Description

A1 Recommended Installation Process:

The following diagram illustrates the steps required to install your gas fire..

The sequence in which you choose to do these tasks will vary depending on your individual scenario. Please read these instructions fully before proceeding with the installation. Leave the installation of the fascia panels until the very end of the installation and commissioning to avoid damage to the fascia panels.



Create the Cavity	Install electrical / gas connections and flue system	Install appliance and finish cavity	Finish installation, fit fascia and test appliance
Section B	Section C, D	Section E	Section F

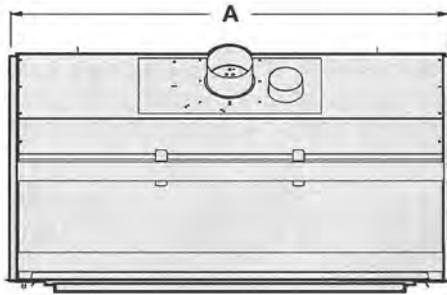
A2 Product Description:

The Escea DL series gas fire is a room sealed gas appliance designed to be built into a cavity. These appliances are flued using co-linear flexible aluminium flue (with PolyPro flue extensions in some installations) connected to a powerflue.

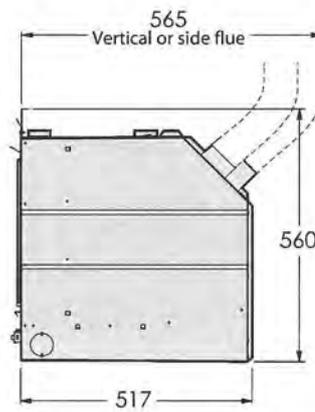
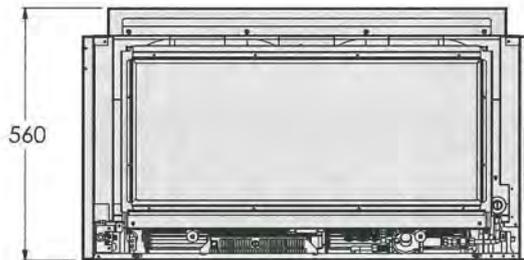
The user will control their fire with the Radio Frequency (RF) remote that will normally be left in its wall mount cradle. In addition to the RF remote the appliance has a single auxiliary On/Off button on the unit. When not in operation it is in a standby mode unless it is physically isolated from the mains supply.

A3 Product Dimensions:

All dimensions are in mm



	DL850	DL1100
A	959	1259



B Creating the Cavity

B1 Cavity Shape:

The DL850/DL1100 is suitable for both timber framed and masonry cavities. The cavity shape is dependant on two things:

- The flue configuration (section B2)
- The fascia (section B4)

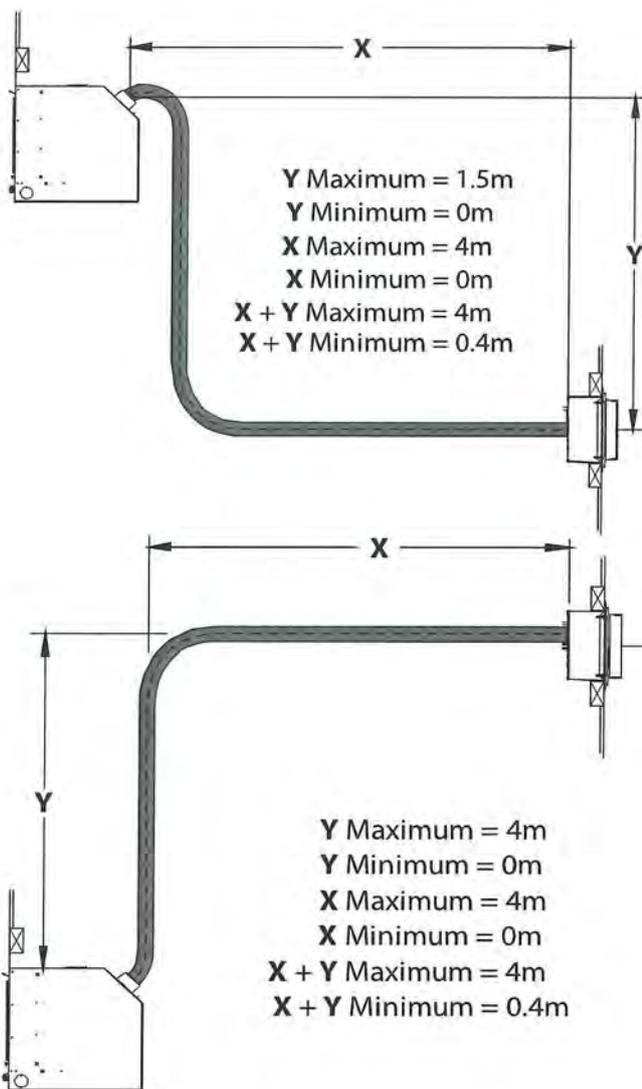


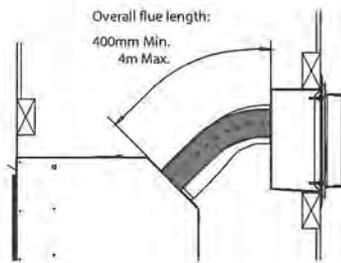
B2 Flue Configuration (If less than 4m flue length is required):

If your flue system is less than 4m long (as shown in diagrams below), then a simple aluminium flexible flue is required. If you wish to install a longer flue run, up to 12m, see section B3.

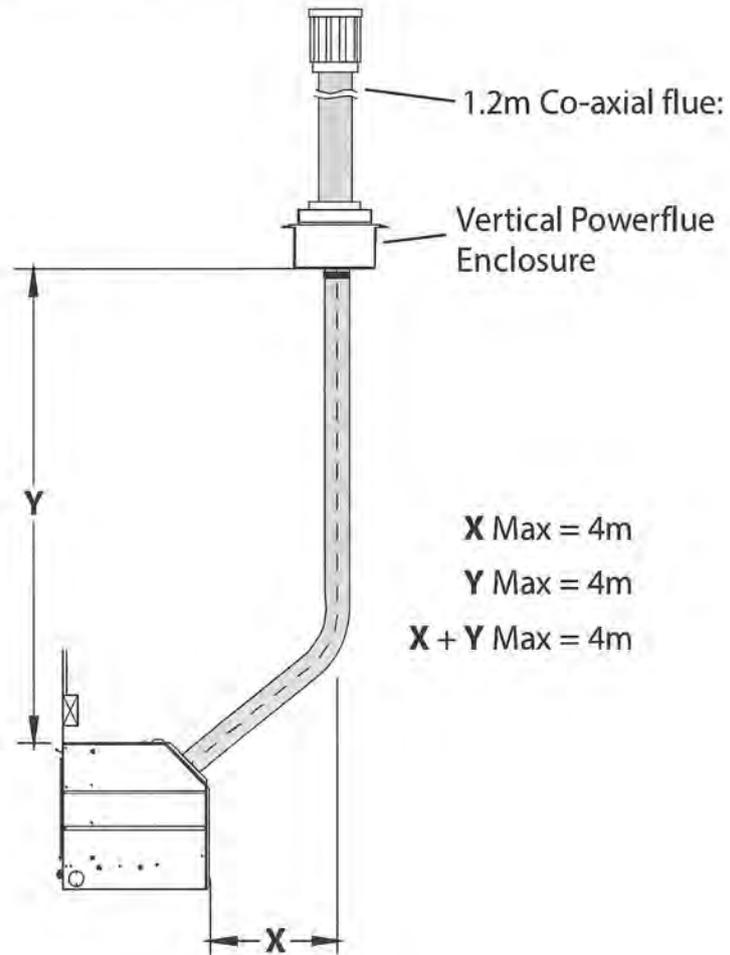
Horizontally Terminated: (utilises the escea horizontal power flue enclosure kit)

The horizontal offset of the terminal can be any amount up to the total flue length listed below. Please consult with Escea's technical staff if your intended flue configuration steps outside of the bounds of the flue configurations shown below.





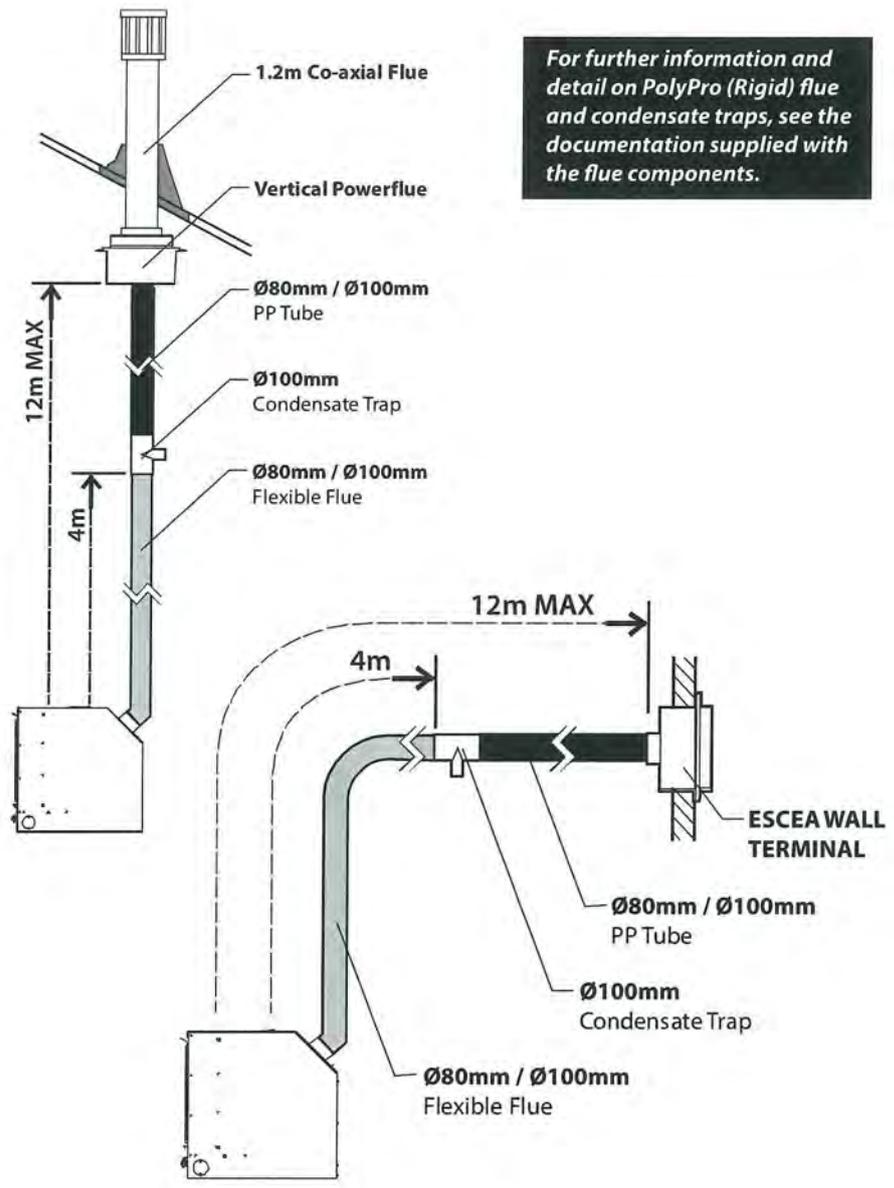
Vertically Terminated:
(utilises the escea vertical power flue enclosure kit)



A
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G
SERVICE

B3 Flue Configuration (If more than 4m flue length is required):

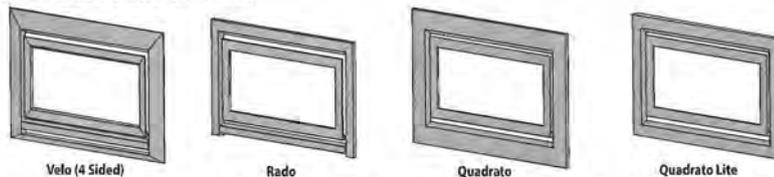
If your flue system is greater than 4m long (as shown in diagrams below), then a flexible flue with condensate trap and rigid PP tube flue lengths is required.



For further information and detail on PolyPro (Rigid) flue and condensate traps, see the documentation supplied with the flue components.

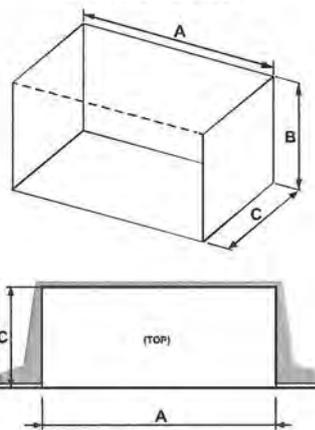
B4 Fascia:

The cavity shape is dependent on the fascia type. There are four fascia types available with the DL850 and DL1100:

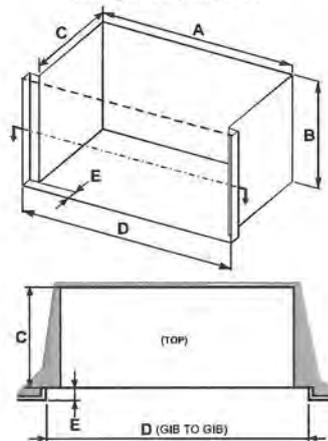


The **Velo**, **Quadrato** and **Quadrato Lite** fascias sit proud of the finished wall surface and have a simple cavity shape. The cavity may be constructed from combustible materials. The **Rado** fascia sits flush with, or inset from, the finished wall surface and has a more complex cavity shape. **The cavity framing and wall facing for a minimum of 300mm directly above the Rado fascia must be constructed from non-combustible materials.** Please check the style of fascia before commencing the building of the cavity to the dimensions shown below. The cavity for Velo, Quadrato and Quadrato Lite fascias may be constructed from combustible timber framing materials. Note: It is not necessary to line the sides, top or back of the cavity.

Cavity for Velo, Quadrato or Quadrato Lite Fascia



Cavity for Rado Fascia

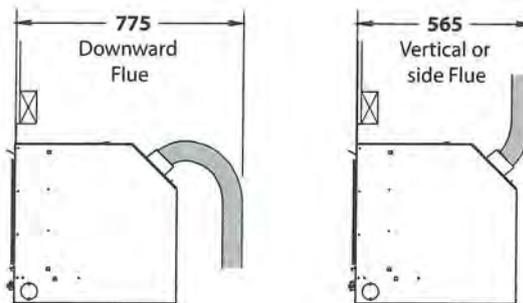


Ideal Cavity Dimensions (mm):

	A	B (min)	B (max)	C (min)	D	E (min)	E (max)
DL850:							
Velo / Quadrato / Quadrato Lite	965	560	575	565	-	-	-
Rado	965	585	590	565	995	30	130
DL1100:							
Velo / Quadrato / Quadrato Lite	1265	560	575	565	-	-	-
Rado	1265	585	590	565	1295	30	130

NOTE: The final cavity size and shape should account for the flue direction as shown on following page.





B5 Cavity Base:

This appliance **MUST** be fully supported on its base. The base must extend over the entire area of the underside of the appliance. The base must also be levelled to prevent vibration from possible fan imbalance. The base of the cavity must be strong enough to support the total product weight, which is approximately 65kg (DL850) and 80kg (DL1100), depending on fuel bed.

B6 Hearth:

The base of the appliance must be installed a minimum of 100mm off the floor, unless the appliance is being installed at floor level in which case a hearth is required, made from non-combustible material and must extend no less than 300mm from the front of the fire. This hearth should be at least as wide as the fire's outer fascia and no less than 10mm thick. Raised hearths can be any size but must also be constructed from non-combustible materials.

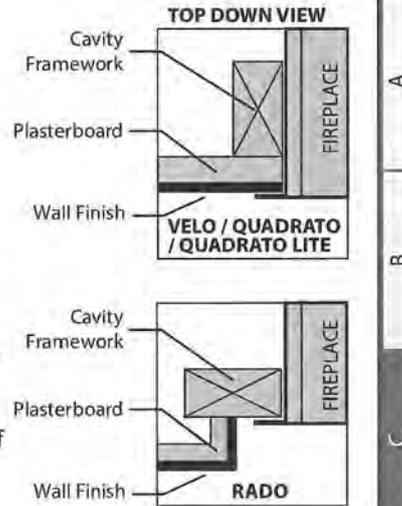
QUADRATO or QUADRATO LITE FASCIA ONLY: The fascia must not be installed flush against a hearth as the fireplace draws air from the lower surface of the fascia. As such the fascia must be raised a minimum of 25mm from a hearth.

The floor in front of this hearth will still get warm so if the floor covering is vinyl, nylon carpet or another heat sensitive material then we recommend extending the hearth to 450mm from the fire. A raised hearth can be of any size but must be constructed from non-combustible materials. **NOTE:** *If the hearth is to be covered with tiles or some other veneer then the fire must be installed so that the base of the appliance is level with the finished top surface of the hearth.*

B7 Wall Linings:

The front mounting flanges of the appliance must be on top of the finished wall surface in order for the fascia panels to mount properly. Take into account any plaster board, tiles or any other finishing surface that may be intended for the finished wall surface. Wall finishing materials must not encroach upon the minimum cavity clearances given in section 2.2. The wall board that lines the outside of this opening can be normal dry wall (plaster board) and does not need to be non-combustible.

Note: The temperature of the wall lining directly above the heater does get warm and hence may discolour paint finishes that are susceptible to temperature damage or distort vinyl wall coverings. For durability of finishes and surfaces you should contact the relevant manufacturer for their specification.



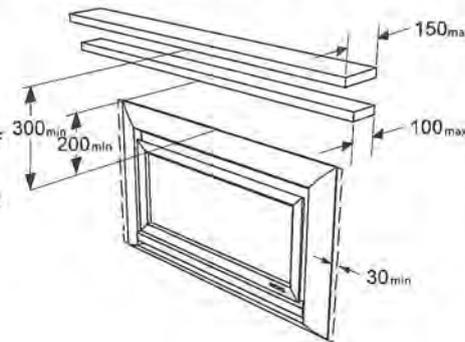
The cavity framing and wall facing for a minimum of 300mm directly above the Rado fascia must be constructed from non-combustible materials.

For more detail on cavity construction, view the "Drawings for Architects" in the technical section of the Escea website.

B8 Mantle Clearance:

Please refer to the diagram to the right. Mantles or protruding ledges mounted above the heater that are made from combustible materials, must not extend outside of the dimensions shown.

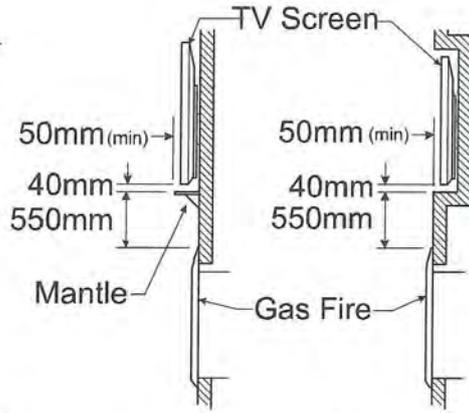
Except for Rado fascias, maintain a 30mm clearance around the fascia to ensure ease of fascia removal. NB: No clearance is needed underneath Velo Three Sided or Rado Fascias



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B9 Television Clearances:

The following are the recommended minimum clearances for the location of any electrical equipment (such as Plasma TV, LCD TV or home theatre) above an Escea DL Series gas fire. Use either a shelf or mantle below your TV screen or alternatively you can construct a recess to mount your TV screen into.



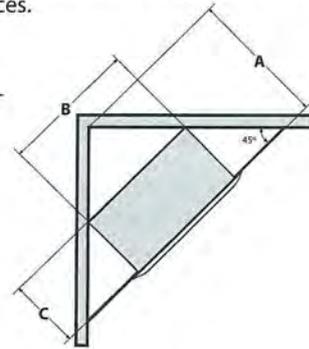
Note: The above television clearance recommendations are to be treated as a suggestion of a suitable installation only. It is the responsibility of the end user to check the installation instructions of their electrical appliances to ensure that the location in relation to the gas fire is suitable. Escea in no way guarantees or takes responsibility that the above installation suggestion will be suitable for all electrical or home entertainment appliances.

B10 Corner Installations:

If a cavity is to be created in a corner, the following drawing gives the minimum sized interior wall dimensions.

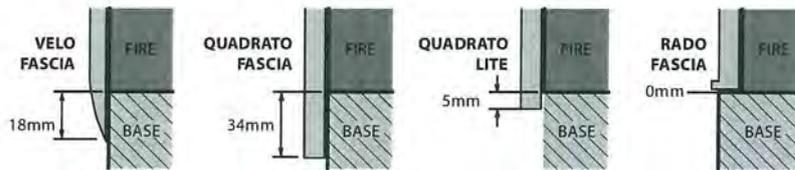
Minimum corner install dimensions (mm):

	DL850	DL1100
A	970	1145
B	960	1260
C	510	510



B11 Distance from Fireplace base to Fascia base:

The following side-on views show the measurement from the base of the fireplace to the base of the Fascia.



END OF SECTION B

By the end of this section, you should have:

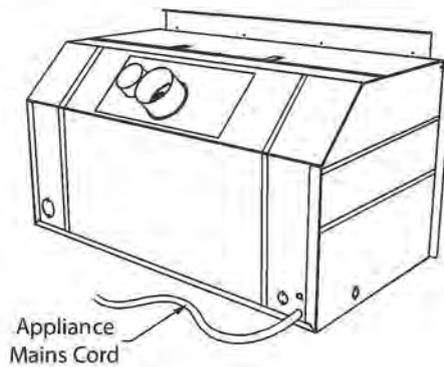
- A framed, but un-lined, cavity sized to suit your fascia and flue configuration
- Provision for sufficient access to the powerflue for future servicing

C Installing the Electricity and Gas to the Appliance

C1 Power Supply:

Whilst the cavity is being created consideration should be given to appropriate location of a standard 3 pin, EARTHED 230/240V power outlet. This must be within 1.0m of the rear bottom left hand corner of the appliance.

IMPORTANT: Locating the power outlet within the cavity makes the installation very neat but the provision **MUST** be made to be able to switch the power supply off and on (electrical isolation switch) and **MUST** be accessible after the heater has been installed. This is normally done by means of a separate switch which must be located adjacent to the appliance as per AS/NZS 5601.1.2010. This will allow service technicians to isolate the power supply before performing service work on the appliance.



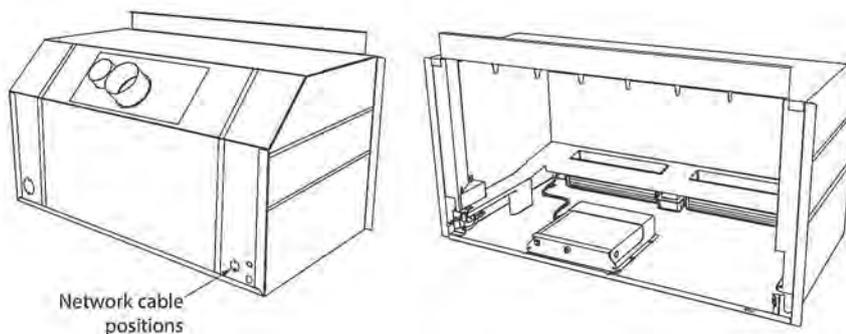
This appliance must not be located directly below a socket outlet.

This appliance will draw a maximum of 2 Amps from a 230/240V supply. No additional power supply is required for the power flue.

An electrical wiring diagram is located underneath the electronic tray, and also in the rear of this manual (Service section)

C2 Network Cable:

If the appliance is to be wired to a home automation system or internet router/network is being installed then provision must be made for the network cable to get to the control tray. A plastic plug is provided on the rear left of the appliance for a network cable to pass through the chassis and reach the control tray. Allow enough slack in the network cable to ensure the electronic tray can still be removed from the appliance. See Section E2 for final connection of the network cable.



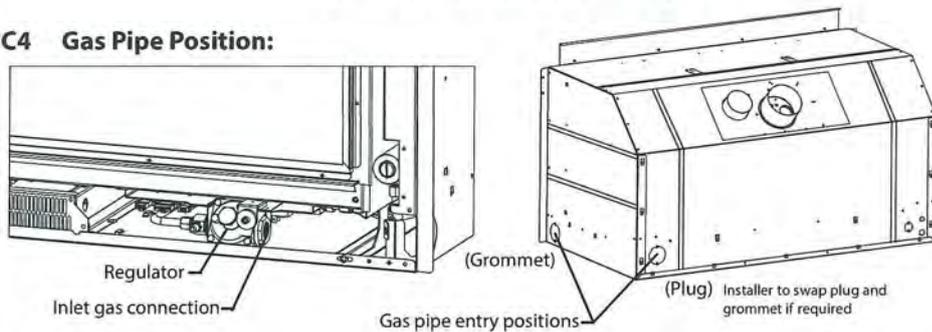
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C3 Gas Pipe Sizing:

Gas pipe should be sized as per the requirements of AS/NZS 5601. The pipe sizing must be sufficient to deliver the following volume of gas to the heater with all other gas appliances in the home running at the same time:

DL850 Gas Consumption = 38MJ/hr
DL1100 Gas Consumption = 42Mj/hr

C4 Gas Pipe Position:



The DL850 / DL1100 has 2 possible entry points for gas pipe, on the rear right corner and the front right. Each is sealed by either a plastic grommet or plastic plug. If you wish to use the rear exit location, you may swap the grommet and plug positions.

The gas connection on the appliance is a 1/2" female BSP at the very front right of the appliance. This section of the piping will need to be flexible to allow for pipe disconnection and firebox removal.

C5 Gas Isolating Valve:

It is recommended that a gas isolating valve be installed as close to the regulator on the gas inlet side as possible with easy access if the fascia is removed. This will allow for easier servicing in the future.

C6 Pressure Test Point:

As per AS/NZS 5601, a pressure test point shall be provided by the installer prior to the inlet of the appliance

END OF SECTION C

By the end of this section, you should have:

- An unlined cavity with a standard three pin 230/240V AC supply that the appliance can be plugged into
- An electrical isolating switch that is accessible once the appliance is installed
- A suitably sized gas supply to the right hand side of the appliance with a pressure test point, ready to be connected once installed
- Network cable installed, ready for plugging into appliance (if being connected to internet router/network)

D Installing the flue

For Horizontally terminated flue, see section D1. For Vertically terminated flue, see section D5.

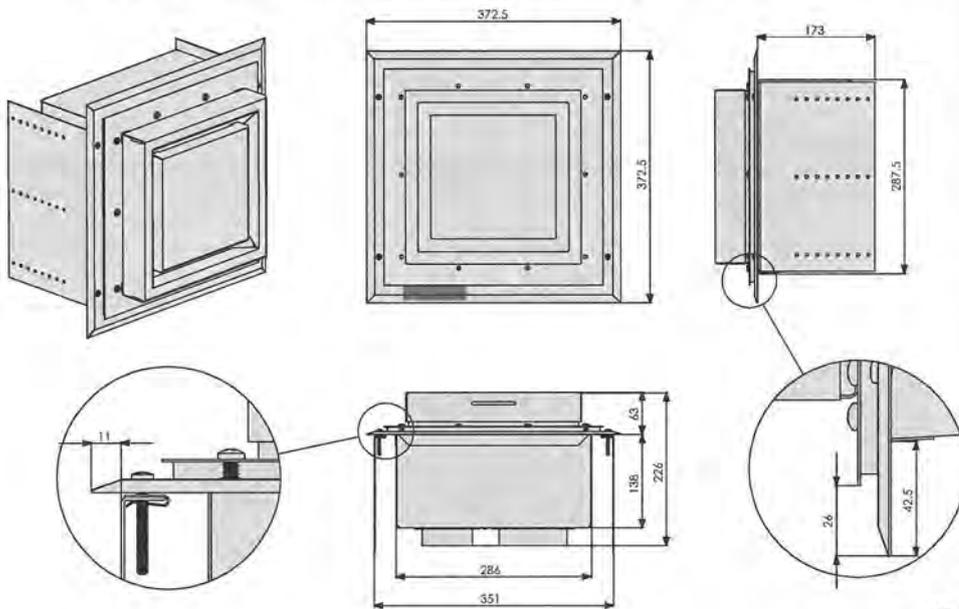
D1 Horizontal Powerflue Description

Note: The appliance is designed only to operate using the approved flexible or PolyPro flue supplied by Escea. Other brands of flue may not fit, and this will affect the appliance warranty.

The Horizontal Powerflue Wall Terminal must be installed in the correct orientation. This allows for the correct operation of the flue system and prevents the ingress of rain.

The Horizontal Powerflue Wall Terminal must be weather-tight when installation is complete to prevent damage to the dwelling. It must be installed by a suitably qualified person.

For flexible aluminium flue, access to the powerflue from the outside must be provided for servicing, and this should be taken into consideration when installing in tall buildings. For PolyPro flue installations, internal and external access is required.

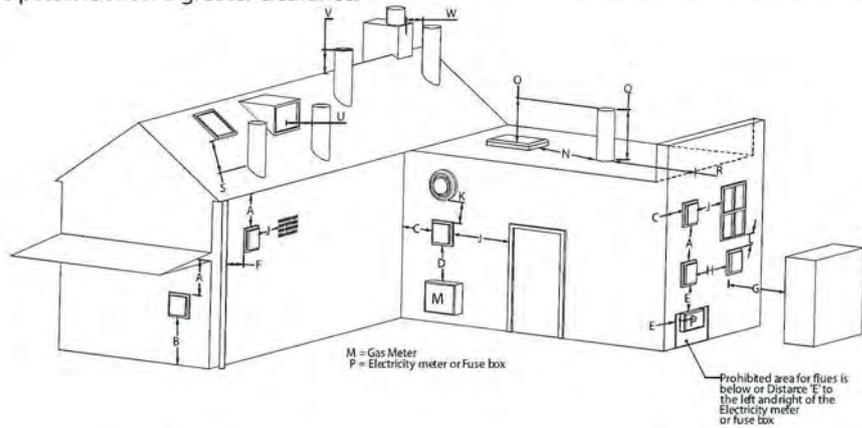


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D2 Installing in Accordance with Relevant Codes:

The location of the Horizontal Powerflue Wall Terminal must be installed in accordance with AS/NZS 5601 and any other relevant building codes. If possible, avoid installing the Horizontal Powerflue Wall Terminal in areas exposed to high winds and extreme weather.

Some of the minimum clearances for a fan assisted wall terminal are listed below; please refer to AS/NZS 5601 Gas installation standard for full guidance on the design of the flue system. Where possible allow a greater clearance.



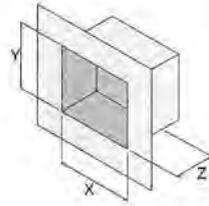
A	Below eaves, balconies and other projections	200mm
B	From the floor, above a balcony or other surface	300mm
C	From a return wall or external corner	300mm
D	From a gas meter or regulator vent	1000mm
E	From electricity meter or fuse box	500mm
F	From a drain pipe or soil stack	75mm
G	Horizontally from any building structure or obstruction	500mm
H	From any other flue terminal or combustion air intake	300mm
J	Horizontally from any openable window, door, non-mechanical air inlet, or any other opening into a building with the exception of sub floor ventilation	300mm
K	From a mechanical air inlet or spa blower	1000mm
L	Vertically below any openable window, door, non-mechanical air inlet, or any other opening into a building with the exception of sub floor ventilation	300mm
N	Horizontally from a roof light	600mm
O	Vertically from a roof light	500mm
Q	Vertically from a flat roof	500mm
R	Horizontally from a vertical structure	500mm
S	Below a roof window	2000mm
T	Above or either side of a roof window	600mm
U	From a dormer window	1500mm
V	Above the apex of the roof (see note 1 on following page)	300mm
W	From an open flue	1500mm

Notes:

- 1) Should the flue not extend past the apex, the top of the flue should extend at least 400mm from the roof (or 500mm in regions with heavy snow).
- 2) The installation of a flue into a carport is not recommended.
- 3) The flue terminal will get very hot when in use. Precautions should be taken to protect people and animals from injury.

D3 Creating the Hole in the Outside Wall

When cutting the hole in the outside wall, be mindful of how the installation Horizontal Powerflue Wall Terminal will be finished, the installation must be weatherproof.

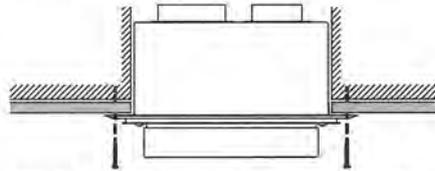


Ideal hole/cavity size for Horizontal Powerflue

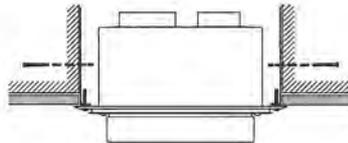
	Without Side Brackets	With Side Brackets
X	298mm	360mm
Y	298mm	298mm
Z	175mm Excluding allowance for flue which exits here	

The Horizontal Powerflue Wall Terminal can be attached to the wall in two ways,

A) From the front of the terminal:



B) By attaching the optional Wall Terminal Installation Brackets to the sides of the cavity and attaching the Horizontal Powerflue Wall Terminal to these, from the front:



D4 Installing the Horizontal Powerflue Wall Terminal

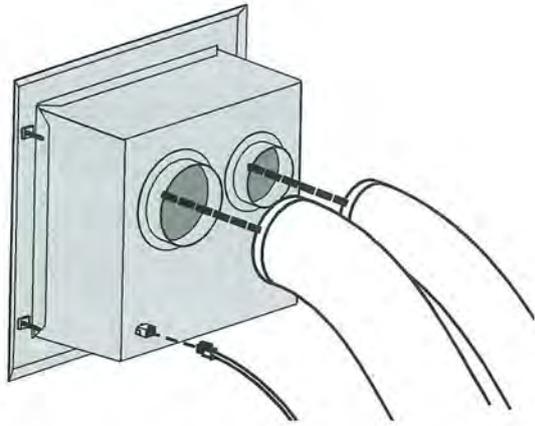
Attach the Ø100mm and Ø75mm flexible aluminium flues to the spigots on the rear of the Horizontal Powerflue Wall Terminal using the hose band clamps supplied. Plug the powerflue electrical cable into the back of the Horizontal Powerflue Wall Terminal.

For information on the PolyPro flue, see the installation manual which is supplied with the flue components.

Ensure that the electrical cable is firmly secured to the wall terminal or building to prevent damage or disconnection if pulled

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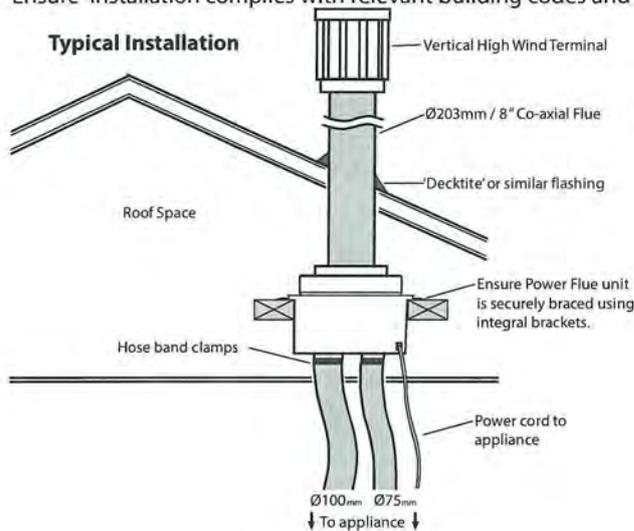
Fit the Horizontal Powerflue Wall Terminal into the hole and fix in place, making sure the installation is sealed appropriately to prevent the ingress of water from outside the wall cladding.

NOTE: It is the responsibility of the installer to ensure the Horizontal Powerflue Wall Terminal is installed to all relevant building codes to ensure weather tightness. This may necessitate the use of appropriate flashing material where appropriate.

IMPORTANT: Ensure that flashings do not restrict the air intake slot around the periphery of the cowl

D5 Vertical Power Flue

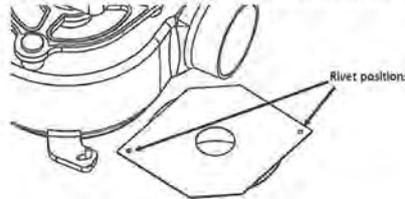
The Vertically terminated flue kit is intended for use within an accessible roof space or accessible 'chimney' construction. **Service access must be provided.** Ensure installation complies with relevant building codes and regulations.



D6 Installation the restrictor plate (Vertical Power Flue Only)

Every Vertical Power Flue must have the restrictor plate fitted when installing a DL850 or DL1100. To do this:

- Remove the powerflue lid, remove the screw that secures the elbow & then slide the elbow off.
- Attach the restrictor centrally over the air inlet as shown using the two rivets provided.
- Replace the elbow, replace the screw, and then replace and secure the lid.



D7 Running the Flue

Run the Ø100mm and Ø75mm flexible aluminium hoses from the cavity to the rear of where the Horizontal or Vertical Powerflue Terminal will be installed. **The flue system for the DL850 / DL1100 is zero rated, so no spaces are required between the flue and any timber framing.** Allow enough stretch in the flexible aluminium flue to allow it to be able to protrude through the wall/ceiling to enable it to be connected to the Powerflue Terminal. The flue should be expanded at each end in order for the flue to be attached to the fire / powerflue.

For information on running the PolyPro flue, see the installation manual which is supplied with the flue components.

It is advisable to secure the flexi flue at regular intervals to prevent vibration and movement. Steel wire or 'builders strapping' may be used for this purpose.

Note: The flexible flue is shipped in a 'compressed' form. Extend it to your desired length by stretching (up to 4m maximum per length).

D8 Running the Powerflue Electrical Cable

Note: The Horizontal Powerflue Wall Terminal is powered from the appliance, and must be connected to the appliance with the supplied electrical cable only.

Run the electrical cable from the cavity where the appliance will be installed to the hole in the outside wall. Ensure it is not draped over, or in contact with, the outer shell of the appliance or the flues and kept clear from any other possible heat sources, sharp edges, or moisture. Fix it appropriately and allow enough cable looped to be able to pull both the appliance and the Horizontal Powerflue Wall Terminal out from their installed positions.

END OF SECTION D

By the end of this section, you should have:

- A weather-tight installed Horizontal Powerflue Wall Terminal with clearance as specified by AS/NZ5601
- Reasonable access to the outside face for maintenance purposes
- Flue attached to the rear of the Horizontal Powerflue Wall Terminal leading back to the appliance
- The electrical cable from the Horizontal Powerflue Wall Terminal attached to the rear of the installation and run back to the appliance cavity in an electrically safe manner

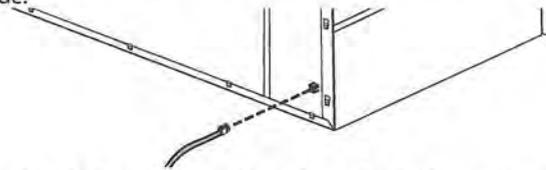
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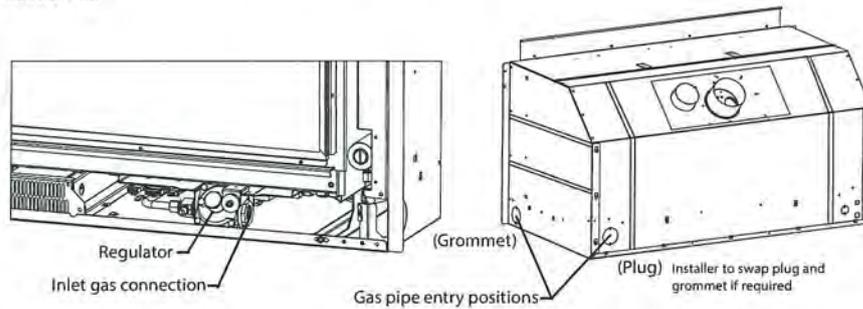
E Installing the Appliance

E1 Installation

Note: Ensure the wall has been lined and finished (plastered/painted/covered) before starting the appliance install. Plug the powerflue electrical cable into the appliance in the back right hand side.



With the appliance electrical cord plugged into the outlet in the cavity, carefully place the appliance on the cavity base and push it into the cavity. Bring the gas connection through the outer shell of the appliance and connect it to the regulator on the bottom right hand side of the appliance. The gas pipe should have already been tested as per section C.



Note: If using rear entry for gas pipe (shown above), re-use the plug from the side entry position.

Note: The regulator that is supplied with the fire **MUST NOT BE REMOVED**. Removal of the regulator, or replacing it with one not intended for use with an Escea fire, will void the limited appliance warranty.

E2 Connecting the Network Cable

If a network cable is being installed for a wired connection to an internet router/network (as per Section C2) then bring the cable through the chassis as described earlier and attach it to the correct socket inside the electronic tray.



Remove the electronic tray by unscrewing the two screws at the front and pulling the tray forward and over the lip in the front of the chassis. Unscrew the four screws in the top and remove the lid. Bring the network cable through the side of the tray and plug it into the network socket. Replace the lid and electronic tray by reversing the steps above. Ensure the network cable does not interfere with the pressure switch hoses beneath the firebox and does not rest against the firebox bottom surface.

E3 Connecting the Flue

Remove the lid of the appliance by removing the two screws on either side of the top front of the appliance.

If there is not enough room to reach into the cavity the appliance may need to be pulled forward slightly out of the cavity. Stretch out the last 300mm of the flues, and reach through into the cavity and connect both the inlet flue (Ø75mm) and the exhaust flue (Ø100mm) to their respective spigots on the rear of the appliance. Orientate and position the hose band clamps to provide easy access from the front of the appliance. Tighten the flue onto the spigots by the use of the hose clamps (provided). Ensure the flue connection is as sound as possible and that the flue connection is air tight.

E4 Fixing the Appliance to the Base and Wall:

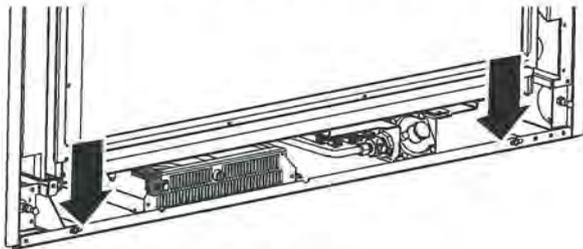
There are several ways that the appliance can be fixed against movement: It is a requirement that this appliance be securely fastened to the wall and base.

Note: It is important that the outer fascia is used during this process to ensure that the appliance is located in the appropriate position within the cavity.

E5 Fixing Appliance to Base:

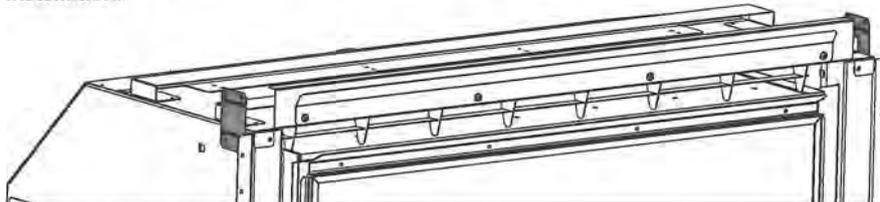
The Appliance has several holes along the front edge of the base panel that have been provided to allow installers to screw the appliance to the floor. Because of a lack of access for drilling it may be necessary to mark the appropriate location for these screws and then remove the appliance and drill holes into hard flooring.

Alternatively a socket set can be used to drive in hex headed screws.



E6 Fixing Appliance to Wall:

The installer must also fix the appliance to the sides of the cavity using the brackets on the side of the appliance shown below. These flanges can be bent to accommodate the installation.



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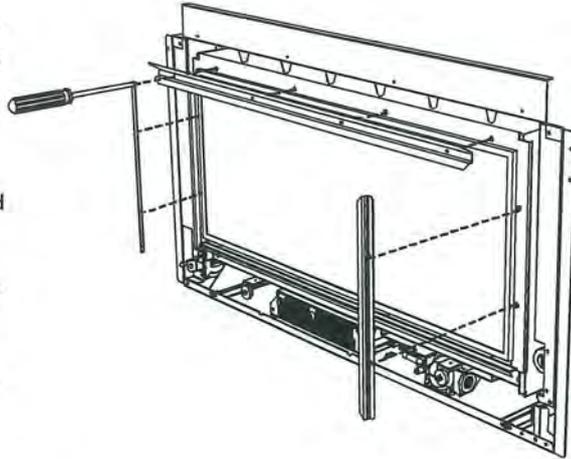
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E7 Removing the Glass

Unscrew the top glass retainer bracket and the two side glass retainer brackets. Take care that the glass does not fall forward at this stage.

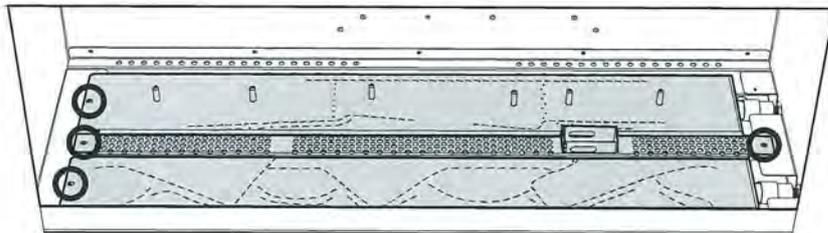
Pull the top of the glass toward you slightly and lift the glass out of the bottom glass retainer. You may need to tilt the glass to achieve this.

Place the glass carefully aside. Note that the fibreglass tape around the glass can mark carpet and furnishings.

**E8 Converting the Appliance Gas Type**

This appliance has been factory set to operate on Natural Gas only. To convert the appliance to operate on **propane or ULPG**, proceed as follows:

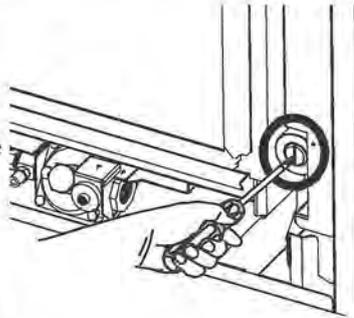
- Remove the small perforated shroud on the right hand side of the firebox.
- Remove the 2 screws securing the burners in place and lift out the burners as shown.
- Remove the 2 screws securing the pilot guard shown below and lift it out.



Jets	DL850 Front	DL850 Rear	DL1100 Front	DL1100 Rear
NG	Ø2.45mm	Ø2.3mm	Ø2.6mm	Ø2.6mm
Propane	Ø1.4mm	Ø1.3mm	Ø1.4mm	Ø1.3mm
ULPG	Ø1.2mm	Ø1.1mm	Ø1.3mm	Ø1.2mm

- Remove the front burner jet and replace with the correct jet as stated in the above table.
- Remove the 2 screws securing the Pilot Cover Plates and slide these out as shown on following page.
- Remove the 4 screws securing the pilot bracket and lift out the bracket and pilot hood assembly.
- Remove (un screw) the existing pilot jet and replace with the jet marked red supplied in the conversion kit.

- Refit the pilot bracket / Hood assembly and pilot cover plates. **NOTE: Ensure the orientation of the pilot gas ports is as shown in section E9.**
- Remove the aeration collars from both burners
- Refit the pilot guard and then burners.
- Turn the restrictor indicator to the vertical position as shown.
- Remove the regulator screw cap and screw out the nylon adjuster screw to remove the existing spring.
- Replace the spring with the blue spring supplied in the conversion kit and reassemble the regulator
- Adjust operating pressure to **2.3kPa for DL1100 (Propane / ULPG) and the DL850 (Propane) OR 2.6kPa for DL850 (ULPG)** by turning the nylon adjuster screw whilst the appliance is running on maximum.
- Adhere the Conversion label over the top of the Natural Gas data on the appliance data plate.
- Adhere the 'Propane' or 'ULPG' label over the top of the existing Natural Gas label on the side of the appliance (if accessible).



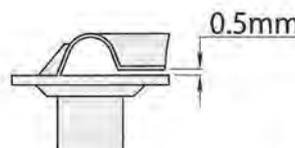
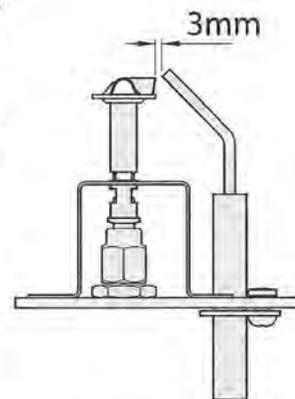
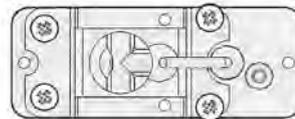
E9 Checking the Pilot Ignition

The placement of the electrode is **CRITICAL** to the operation of the fire. The gap is factory set but in the event that the electrode or pilot hood have moved during installation or the fire is having trouble lighting or staying lit then below is a guide to electrode placement. Ensure no logs, coals, stones or pieces of Crystalight have worked their way around the pilot guard and are touching the electrode or pilot hood.

If the appliance has difficulty igniting, ensure that the pilot hood has the correct gap for the gas to escape from using feeler gauges.

Ensure there is not an excessive carbon build up on either the electrode or the pilot hood. Clean them if necessary.

As shown below, check (and if necessary, set) the gap between the 3 pilot ports to 0.5mm

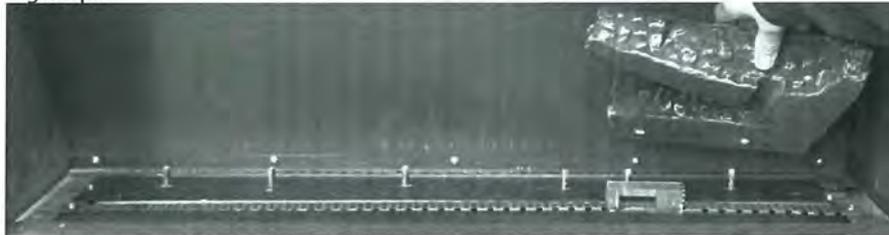


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E10 Log Fuel Bed Installation

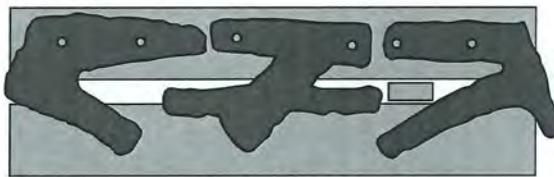
Note: There are several types of fuel bed for the DL850 and DL1100. Please check which fuel bed you have been supplied with and follow the installation instructions for that fuel bed carefully.

Starting at the right hand side, place the 'v' shaped log in place, using the pins on the rear burner to line up with the holes in the base of the log. Ensure the port pattern follows the log shape:

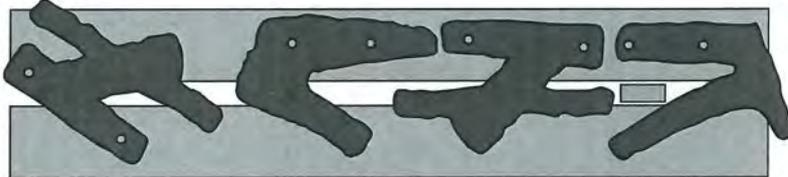


Place the other logs using the same method as above, using the diagrams below to ensure correct log placement

DL850



DL1100



Pour the supplied 'embers' into all the visible gaps around the front of the logs, being careful to avoid letting any fall down between the pilot head, spark electrode and pilot guard. If possible keep the area where the pilot hood flame is directed at the burner ports clear.



Replace the glass and the three glass retainers.

Note: Improper positioning of logs may create carbon build-up and will alter the unit's performance. Malfunctioning due to improper log placement is not covered under warranty.

E11 River Stone or Coal (Pebbles) Fuel Bed Installation

Note: There are several types of fuel bed for the DL850 and DL1100. Please check which fuel bed you have been supplied with and follow the installation instructions for that fuel bed carefully.

Place all the River Stones or Coals in a single layer atop the burners, covering the entire area. Be careful to avoid letting any fall down between the pilot head, spark electrode and pilot guard, and if possible keep the area where the pilot hood flame is directed at the burner ports clear to aid reliable ignition.



Replace the glass and the three glass retainers.

Note: Improper positioning of Stones/Coals/Pebbles may create carbon build-up and will alter the unit's performance. Malfunctioning due to improper Stone/Coal/Pebble placement is not covered under warranty.

E12 Crystalight Fuel Bed Installation

Note: There are several types of fuel bed for the DL850 and DL1100. Please check which fuel bed you have been supplied with and follow the installation instructions for that fuel bed carefully.

Place all the Crystalight pieces in a SINGLE LAYER atop the burners, covering the entire area. Be careful to avoid letting any fall down between the pilot head, spark electrode and pilot guard, and if possible keep the area where the pilot hood flame is directed at the burner ports clear. Replace the glass and the three glass retainers.

Note: Improper positioning of Crystalight may create carbon build-up and will alter the unit's performance. Malfunctioning due to improper Crystalight placement is not covered under warranty.

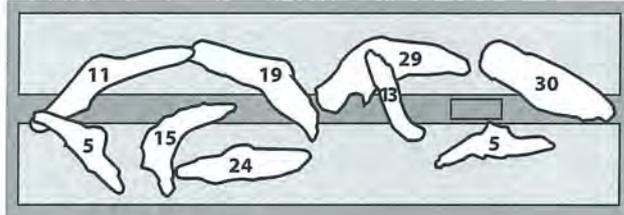


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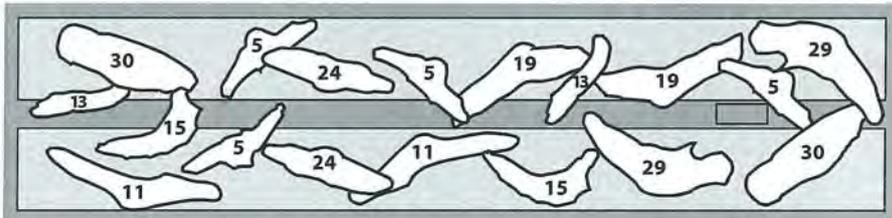
E13 Crystalight and Driftwood Fuel Bed Installation

As per E12, and then once Crystalight has been evenly spread across the base of the firebox place the supplied driftwood on top of the Crystalight as shown:

DL850



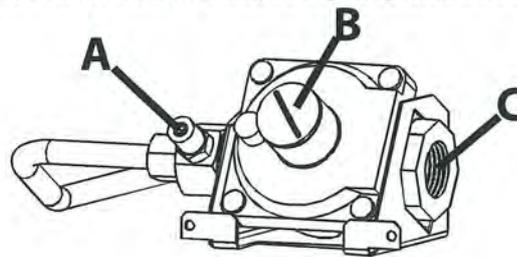
DL1100



E14 Checking the Operating Pressure

WARNING: The regulator that is supplied with the fire **MUST NOT BE REMOVED**. Removal of the regulator, or replacing it with one not intended for use with an Escea fire, will void the limited appliance warranty.

Check the operating pressure at the regulator located at the front RH corner of the appliance. This is best done before the fascia panels have been fitted to avoid fascia damage. A pressure test point is available for the operating test pressure (as shown below).



- A** = Operating Pressure test point
- B** = Pressure adjustment screw (To access first remove metal cap)
- C** = Inlet gas connection (1/2" Female BSPT)

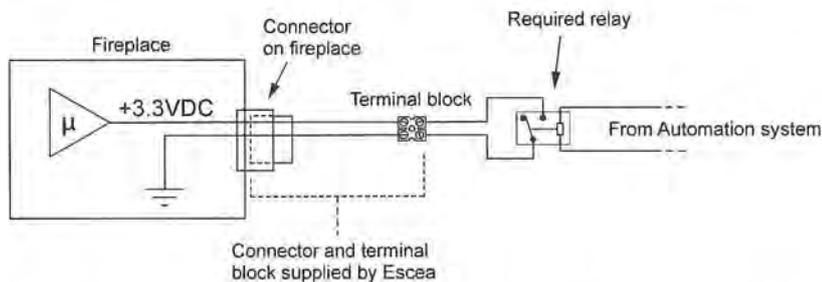
Check the inlet pressure to the appliance. Attach manometer tube to the first test point upstream of the appliance (typically at the gas utility meter or auto change device for a propane bottle station)

- Run the heater on full (both burners running) and measure inlet pressure with all the other gas appliances in the building running. If pressure does not fall within the maximum or minimum pressures listed on the table below then reassess installation pipe size or upstream regulator settings.
- Remove the operating pressure test point screw. Connect manometer tube and measure pressure with heater running on full (both burners running) and with all the other gas appliances in the building running.
- If the appliance has not had a gas type conversion on installation, then the appliance regulator pressure has been factory set to 1.0kPa. Please check that the operating pressure is exactly as listed and if not, adjust the screw in the centre of the regulator until the pressure is correct.
- Replace operating test point screw and leak test both test points.

	Operating Pressures	Propane	Natural Gas	ULPG
DL850	Minimum inlet pressure	2.75kPa	1.13kPa	2.75kPa
	Maximum inlet pressure	5.0kPa	5.0kPa	5.0kPa
	Operating pressure	2.30kPa	1.0kPa	2.60kPa
DL1100	Minimum inlet pressure	2.75kPa	1.13kPa	2.75kPa
	Maximum inlet pressure	5.0kPa	5.0kPa	5.0kPa
	Operating pressure	2.30kPa	1.0kPa	2.30kPa

E15 Home Automation Setup

Escea D-Series fireplaces have a simple interface for connection to a home automation system. Simply put this allows the fireplace to be woken up and started and then shut down. The "Close to wake" connection shown is essentially taking one of the 3.3 volt DC pins on the fireplace micro controller and pulling it down to ground. In order to isolate the fireplace from the automaton system a relay needs to be used as shown. This allows you to use any nominal voltage to drive the relay while keeping the fireplaces 3.3V supply isolated.



Note: you will need to match the relay coil voltage with the voltage from your automaton system.

The Home Automation connection can be found inside the DL850 and DL1100 electronics

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tray (for access instructions see section E2). The socket is shown to the right and can be identified by green wires.



Home Automation Operation:

Relay closed

The fireplace will start in a medium setting until it receives a signal from the remote control unit (up to 4 minutes). Once the remote has communicated with the fireplace it will turn on and begin operating the fireplace thermostatically. The remote will use whatever temperature the user has previously set and cannot be altered by the home automation system. The fireplace will continue to operate while the relay is closed.

Note: If the fireplace cannot communicate with the remote controller within 10 minutes of the relay contact closure then the fireplace will shut down and return to standby. The remote controller is required to be operating within range of the fireplace for its safe operation.

Relay open

If the fireplace was operating with a closed relay then upon opening the relay contacts the fireplace will shut down and return the remote controller to its standby mode when it next updates (up to 4 minutes). While the relay is open the fireplace will be in standby mode and available for manual operation by the user.

END OF SECTION E

By the end of this section, you should have:

- The appliance installed in the cavity
- The appliance fixed to the cavity base and wall lining
- The appliance plugged into a mains electricity supply
- The selected fuel bed installed and glass in place
- The appliance gas supply attached and pressure tested with all other gas appliances running
- Checked that the appliance ignites reliably and safely at least three times

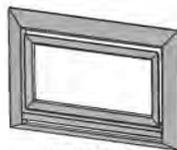
F Fitting the Fascia and Finishing Installation

F1 Fitting the Fascia Panels:

To avoid scratches or knocks to the fascia panels of this heater they must be fitted at the complete conclusion of the installation process. It may be necessary to use the outer fascia to initially locate the heater but then remove it again so that there is no chance of damage. Use the soft gloves provided whenever handling the fascia.

Never, ever rub the fascia panels. Refer to cleaning instructions supplied with fascia.

There are four fascia types available with the DL850 / DL1100:



The fascia installation will depend on the fascia and cavity type. For:

Velo Four Sided, see section **F2**

Quadrato / Quadrato Lite, see section **F3**

Rado, see section **F4**

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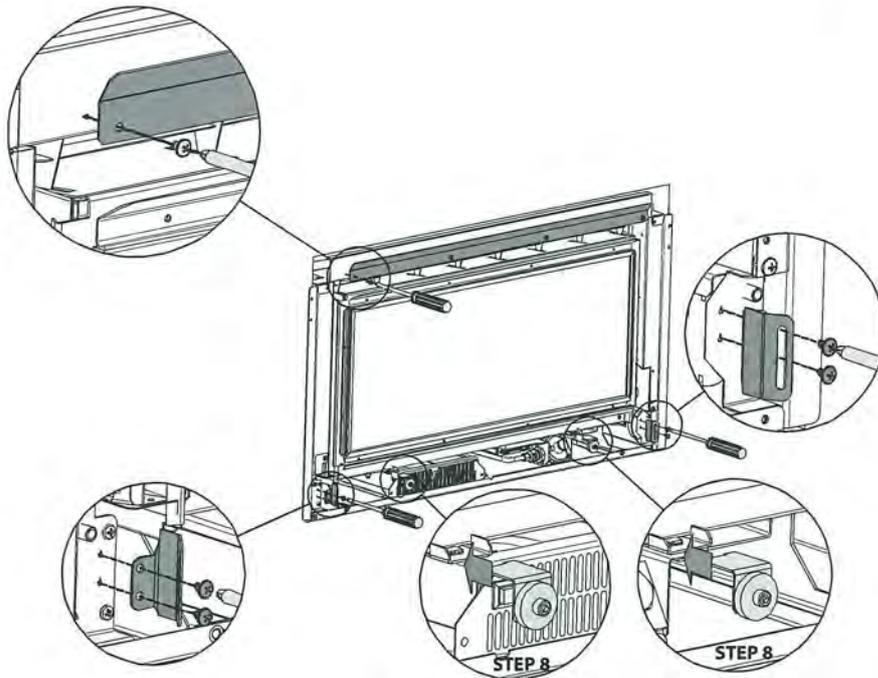
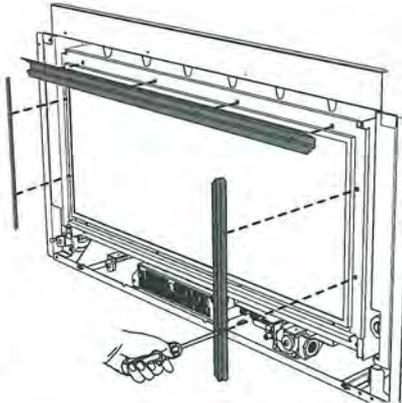
SERVICE

F2 Fitting the Velo Four Sided Fascia Panels

Step 1: Ensure the glass and all glass retainers are securely fitted. Note: If the glass gasket requires a replacement, call your nearest Escea agent who will ensure the part is replaced with the correct type. In the event that the glass is broken by impact, purchase the replacement from an authorised Escea agent only.

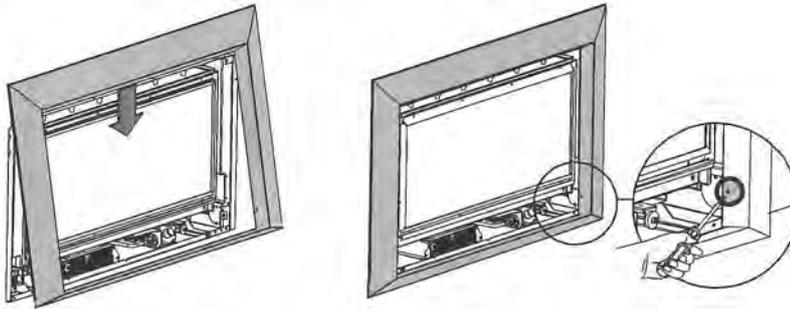
Step 2: Attach the Velo Outer Fascia Bracket to the top lid as shown below:

Step 3: Fit the Velo Outer Fascia brackets to the bottom left and right sides of the appliance as shown.

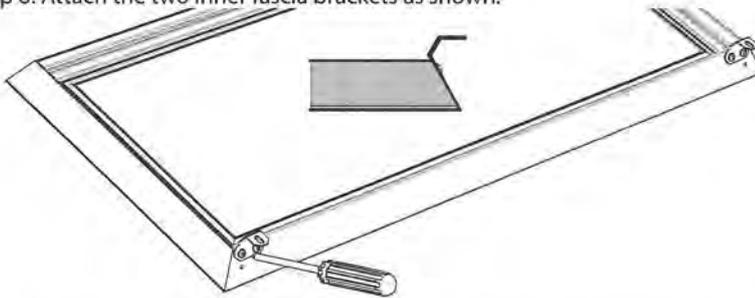


Step 4: Wearing the fabric gloves supplied with your fascia kit, hang the Outer Fascia from the Velo Outer Fascia Bracket attached to the top lid as shown

Step 5: Check that the Outer Fascia is centred on the chassis. Screw the Outer Fascia to the chassis at the bottom left and right of the Outer Fascia as shown

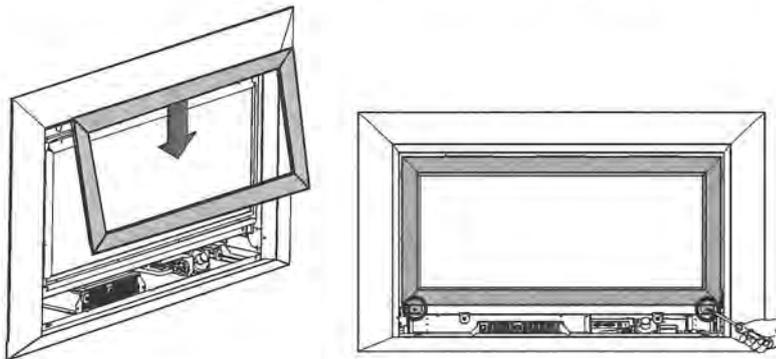


Step 6: Attach the two inner fascia brackets as shown:



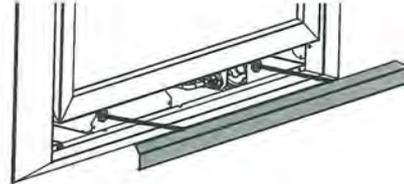
Step 7: Hang the Inner Fascia from the metal bracket on the front of the firebox. Centre the Inner Fascia relative to the Outer Fascia.

Step 8: Screw the Inner Fascia to the bottom left and right of the firebox as shown



A

Step 9: Push the supplied magnet brackets into position. Place the bottom fascia trim onto the magnets. If this panel does not fit, adjust the outer fascia side to side or the appliance in/out until the trim fits well.



B

F3 Fitting the Quadrato or Quadrato Lite Fascia Panels

Step 1: Ensure the glass and all glass retainers are securely fitted

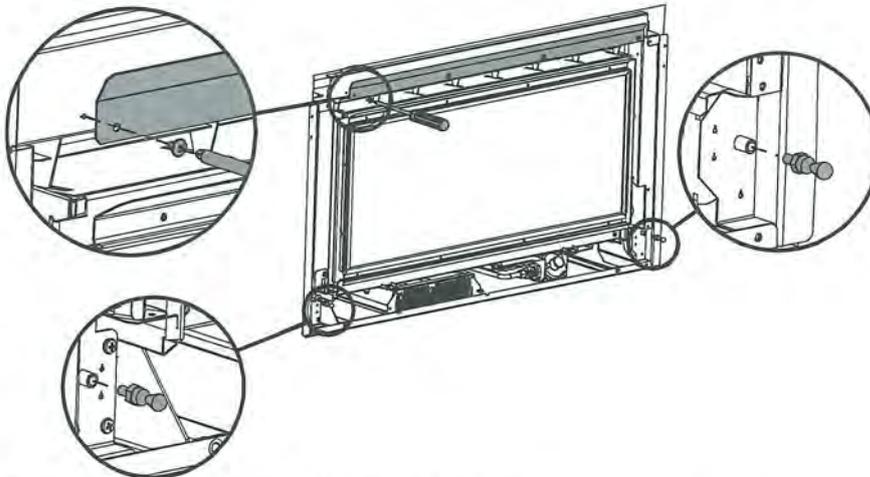
Note: If the glass gasket requires a replacement, call your nearest Escea agent who will ensure the part is replaced with the correct type. In the event that the glass is broken by impact, purchase the replacement from an authorised Escea agent only.

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Step 2: Attach the Outer Fascia Bracket to the top lid as shown below

Step 3: Screw the two Outer Fascia studs into the two brackets at the bottom left and right of the appliance as shown below.

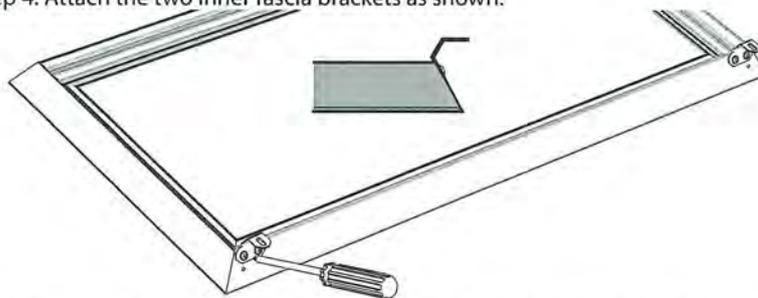
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Step 4: Attach the two inner fascia brackets as shown:

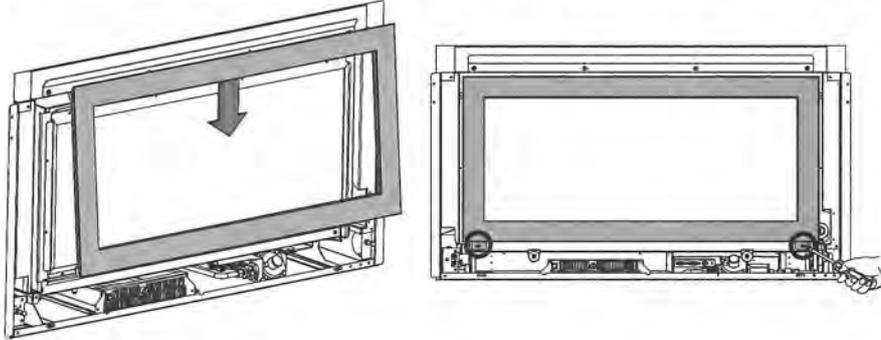
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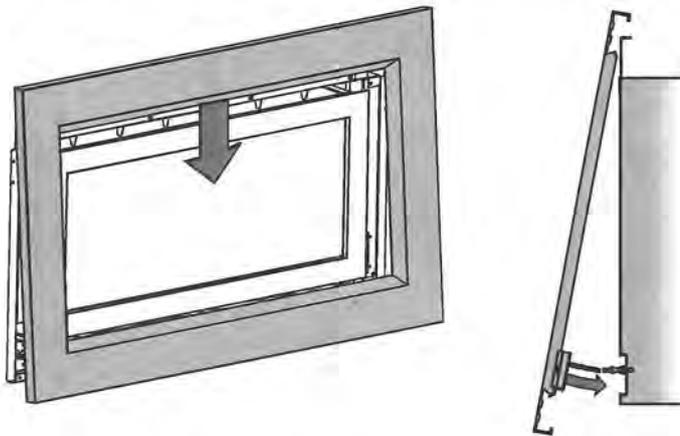
SERVICE

Step 5: Hang the Inner Fascia from the metal bracket on the front of the firebox.

Step 6: Screw the Inner Fascia to the bottom left and right of the firebox as shown below.



Step 7: The Outer Fascia is now fitted over the top of the Inner Fascia. Hang the Outer Fascia (larger one) from the 30 degree flange at the top of the fireplace, being very careful not to damage either the Inner or Outer Fascias as there is not a lot of room to fit the Outer over the Inner. Once the Fascia is hung on this flange and clear of the Inner Fascia it will swing down and press firmly into place.



TAKE CARE: When securing the outer fascia, ensure it does not hit the inner fascia.

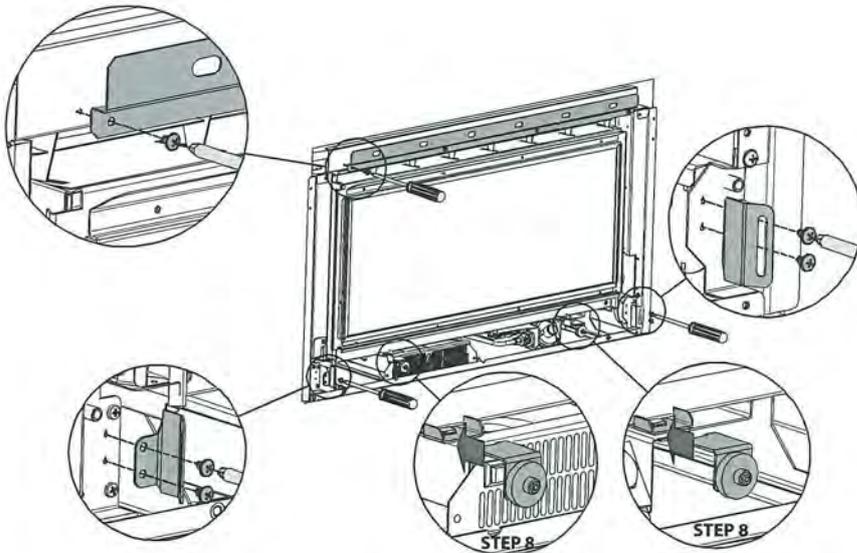
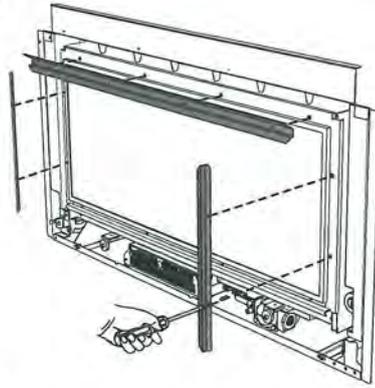
Step 8: Once it has clipped onto the fireplace check that the Fascia is parallel with the wall. The fascia installation is now complete.

F4 Fitting the Rado Fascia Panels

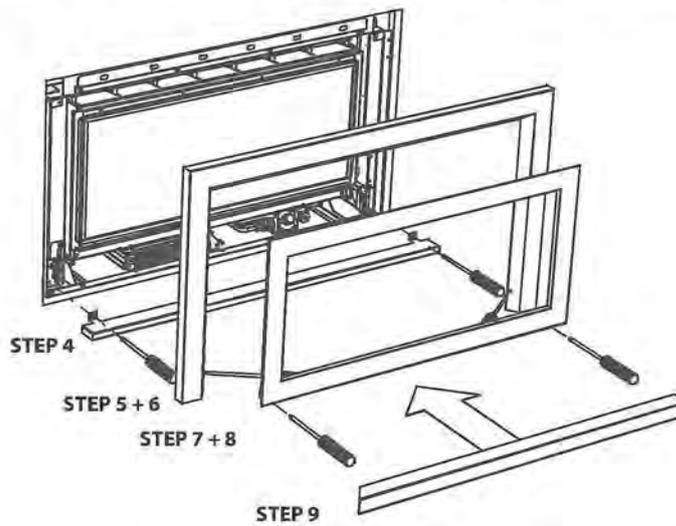
Step 1: Ensure the glass and all glass retainers are securely fitted. Note: If the glass gasket requires a replacement, call your nearest Escea agent who will ensure the part is replaced with the correct type. In the event that the glass is broken by impact, purchase the replacement from an authorised Escea agent only.

Step 2: Attach the Rado Outer Fascia Bracket to the top lid as shown below. Note: Ensure the correct orientation of the bracket. If the bracket is installed upside down, the fascia will not fit.

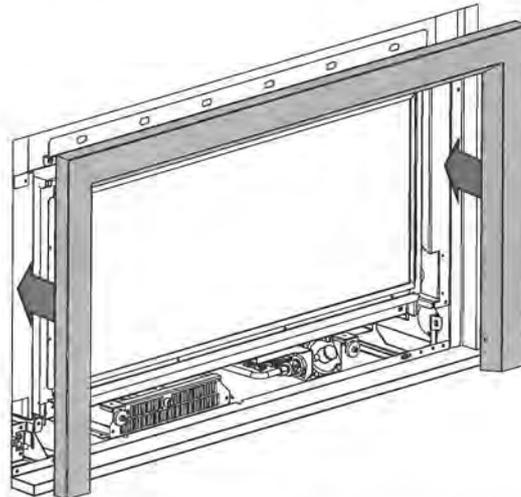
Step 3: Fit the Rado Outer Fascia brackets to the bottom left and right sides of the appliance as shown below.



Step 4: Attach the lower foot to the fascia by screwing it in the positions shown below.



Step 5: Hang the Outer Fascia from the magnet bracket attached to the top of the fire-box. Insert the fascia so that it is parallel with the front of the gas fireplace. The Hex-nuts attaching the magnets to the fascia will locate in the holes on the magnet bracket, securing the Outer Fascia in the correct position. If this fascia does not fit, check to make sure the magnet bracket installed above is in the correct orientation.



Step 6: Fit the two screws at the base of each side of this fascia. The heater may have to be adjusted in or out of the cavity to ensure fascia fits correctly.

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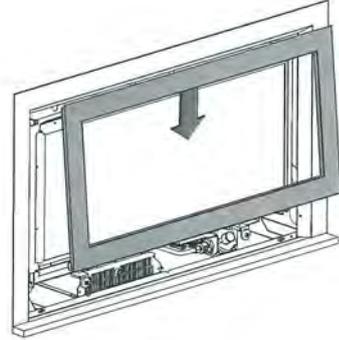
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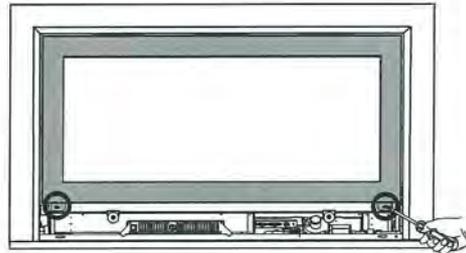
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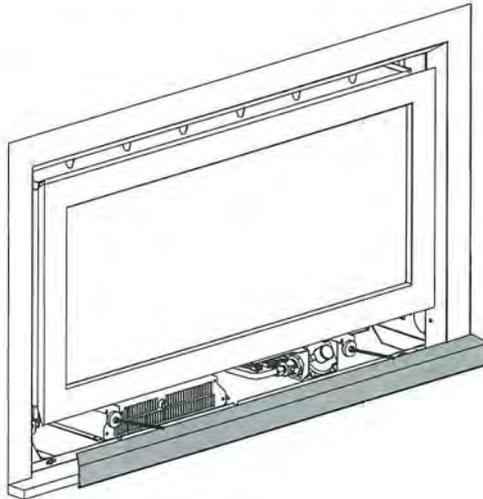
Step 7: Attach the inner fascia brackets to the Inner Fascia as per the instruction page supplied with the fascia. Hang the top edge of the Inner Fascia from the lip that extends at 45 degrees from the top of the firebox. This fascia is attached to the fire at its base by two screws. Leave the screws loose enough to be able to adjust the Inner Fascia.



Step 8: Check that the Inner Fascia is centred. If this panel is not centred, adjust the Inner Fascia side to side until the spaces on either side are even. Tighten the screws to fix the Inner Fascia in place.



Step 9: Push the supplied magnet brackets into position. Place the bottom fascia trim onto the magnets. If this panel does not fit, adjust the outer fascia side to side or the appliance in/out until the trim fits well.



F5 Locating Wall Mount Cradle for Wireless Control:

The appliance's remote contains the thermostat that will sense the room temperature and communicate this back to the heater via radio frequency.
A wall mount cradle has been provided for the wireless control and where possible the control should be housed in this cradle.

The location of this cradle should be decided by taking into account the following factors;

- Simple, convenient access for the user
- Away from air flow and drafts through the room
- The parts of the room that people are likely to spend time
- Away from direct sun light
- A suitable distance away from the heater.
- Ideally 1.2m to 1.5m from the floor

The radio frequency signal will go through some walls but for best results Escea suggest that the cradle position is between 1 and 5 metres away from the heater.

Please ensure that cradle is screwed firmly onto the wall using the screws provided.

F6 Operating the Appliance for the First Time:

Remove the battery cover on the rear of the remote. Insert the new "AA" size batteries, paying attention to the polarity.
You should now see on the display of the remote the time showing "0:00".

To turn the fire on, press the "POWER" button once, and within a few seconds the appliance will begin its startup sequence.

NOTE: The appliance begins its startup with a thirty second pre-start purge, where the combustion fan runs on its own to clear the firebox before it tries to ignite. During the pre-purge the remote will alternately show the remote's "Set" temperature and a rotating segment indicator to show that the fire is in start up mode and will try to ignite.

When the appliance has lit, set the room temperature by pressing the 'plus' or 'minus' button repeatedly until the display is showing the desired temperature. The remote will then revert back to the 'current' room temperature 30 seconds after making the change.

Run the appliance on full for an hour with the windows and doors open in the dwelling. This will ensure any running-in smells have the chance to dissipate.

The appliance is turned off by pressing the "POWER" button once more. The remote will display the time only.

Run the appliance again and check the operation of the thermostat by increasing and reducing the set temperature. Check the Flame Effect function and the Fan Boost functions work correctly.

For further operation instructions please refer to the User Guide.



F7 Normal Operating Sounds and Smells:

Note: Each time the fire is lit from cold the glass may fog up with condensation. This is normal and the condensation will disappear within a few minutes once the glass heats up.

Sounds

It is possible that you will hear some sounds from your gas appliance. This is perfectly normal due to the fact that there are various types of materials used within your appliance. Listed below are some examples. These are all normal operating sounds and should not be considered as defects in your appliance.

- **Fan:**
Escea gas appliances use electric fans to push heated air further into the room. It is not unusual for the fan to make a “whirring” sound when ON. This sound will increase or decrease in volume depending on the speed setting of your fan.
- **Gas Control Valve:**
As the gas control valves turn ON and OFF, a dull clicking sound may be audible, this is the normal operation of a valve. When the fire is switched off after being run for a while, there may be popping and fluttering noises as the residual gas in the burners burns away. These are normal and should be no cause for concern.
- **Unit Body/Firebox:**
Different types and thicknesses of steel will expand and contract at different rates resulting in some “cracking” and “ticking” sounds being heard throughout the heating and cool down processes.

Smells:

The first few times the unit is operated, the unit may release an odour and the flames will appear orange caused by the curing of the paint, the burning off of the starch in the gas logs and the oils in the metal. This is a temporary curing process which will disappear with use.

F8 Cleaning the glass

A deposit on the inside of the glass, caused by the starch in the logs, may appear as a build up after several uses. If this film is not removed, it will bake on and may become difficult to remove. When the glass is cold, remove it and clean the inside with a non-abrasive cleaner.

DO NOT ATTEMPT TO CLEAN THE GLASS WHILE IT IS HOT. NEVER OPERATE THE UNIT WITH THE GLASS REMOVED.

END OF SECTION F

By the end of this section, you should have:

- A completely fitted fascia
- The remote control mounted on its cradle on a wall
- Operated the fire and verified that it lights reliably and safely
- Run the appliance on full for an hour with the doors & windows open
- Checked the operation of the thermostat, Flame Effect & Fan Boost functions

G Installation Checklist

Go through the following checklist to ensure you have installed the appliance correctly

- Correctly sized cavity to suit your fascia and flue configuration
- Correct clearances to combustibles and mantles around the fascia
- An electrical isolating switch to the appliance, accessible after finished installation
- Correctly sized gas supply with a pressure test point, ensuring adequate supply with all other gas appliances in the dwelling running
- A weather-tight installed Horizontal or Vertical Powerflue Terminal with clearance as specified by AS/NZ5601
- Reasonable access to the outside face of the Horizontal Powerflue Wall Terminal for maintenance purposes OR
- Access to the Vertical Power Flue Enclosure for maintenance purpose
- Flue attached to the rear/bottom of the Powerflue Terminal leading back to the appliance
- The electrical cable from the Powerflue Terminal attached to the rear of the installation and run back to the appliance cavity in an electrically safe manner
- The appliance fixed to the cavity base and wall lining
- The appliance plugged into a mains electricity supply
- All gas joints and pressure points leak tested, and soapy water and drop tests completed on gas pipework
- Gas type conversion process carried out if required
- Log, coal, river stone or crystalight fuel bed correctly installed
- Glass correctly fitted
- A completely fitted fascia
- The remote control mounted on its cradle on a wall
- Operated the fire and verified that it lights reliably and safely
- Run the appliance on full for an hour with the doors & windows open
- Appliance functions checked, including thermostat operation, Flame Effect and Fan Boost
- Dwelling owner shown how to operate the appliance correctly
- Warranty card filled in with installer details and appliance serial number
- User Guide made available for end user
- Plumbing Industry Commission Compliance Certificate given to end user



S Service Manual

IMPORTANT:

- This appliance must be serviced every 12 months.
- Any service operation should be carried out only by a suitably qualified and trained person.
- Gas and electricity supply **MUST** be isolated before any service operation is carried out on this appliance.
- This manual should be left with the appliance.
- **DO NOT MODIFY THIS APPLIANCE.**

S1 Error Codes:

This gas fire has been designed to show error codes to help explain and identify any fault situation that occurs. These codes will appear on the wireless remote control in the form of a large letter "E" with a number beside it. Codes can normally be reset by turning the heater off then on again at the mains power wall switch.

The following table shows what each code means and possible ways to rectify the situation. In the case of persistent or repeated shutdown errors, action must be taken immediately to find and repair the fault.

Error Code	Suggestion action
 Electronics Over Temp	<ul style="list-style-type: none"> • Excess lint and dust build-up on the front of the controller tray. • Possibly fascia panels installed incorrectly resulting in restricted air flow. • Room air fans may be slowed or stalled. Remove firebox, check that fans are plugged in, cleaned, and free turning <p>Note: This error has a permanent lock out and will require the unit to be reset after the initial error (turning the power to the fire off "at the wall" then on again after a few seconds).</p>
 Flame Failure or Power Flue trip	<p>The fire has tried to light three times and failed.</p> <ul style="list-style-type: none"> • Check gas supply and check other gas appliances to see if they are affected. If you have two separate propane cylinders, switch over to the full bottle or contact your gas supplier. You may need to retry igniting the fire a few times after re-establishing gas supply. • Check the electrode placement in relation to the pilot flame. Ensure it is well enveloped in flame as per the diagram in the installation instructions. Ensure no small coals have dropped onto the ignition electrodes between the burners. • Check that the fan inside the powerflue wall terminal is running during startup. This fan may need servicing if it is slowed or stalled.



Appliance Over Temperature Sensor Trip

The bimetallic snap disk mounted on the spigot seal plate at the rear of the fire has tripped. The possible causes for this could include:

- Possibly fascia panels installed incorrectly resulting in restricted air flow at the top of the fire.
- Room air fans may be slowed or stalled. Remove firebox, check that fans are plugged in, cleaned, and free turning
- The gas regulator being set too high resulting in excess heat build-up.
- The inlet flue not being connected and the appliance drawing warm air from the cavity. Check flues are securely connected at both ends.



Valve Solenoid Check Failure

The valve solenoids have failed the pre-ignition test. This is to detect a faulty valve solenoid. However, it is possible a wire has dislodged.

- Check that the connections to each solenoid are secure and in place. It may be that the connections on the ends of the wires need to be tightened a little (e.g. with a pair of pliers) to ensure a robust connection to the valve terminal.
- Disconnect and reconnect the firebox connectors ensuring they are firmly pushed into place.
- It could also be that one of the solenoids on the valve inside the fire has failed. If this is the case the valve will need to be replaced.



Remote Cannot communicate with fire

The remote cannot communicate with the fire. Reasons for this could include:

- The fire being turned off "at the wall" i.e. a loss of power to the fire or the remote is outside of its effective radio frequency range (too far away from the fire). Typical remote range is 1m to 5m.
- Ensure there is power to the fire by pressing the auxiliary on/off (red) button on the fire, then press the on/off button on the remote to clear the error.



Combustion Air Flow Error

- Check whether the pressure switch is activating at startup (there is an orange indicator LED in the control tray which should be lit). If not check the pressure switch electrical connection is correct.
- Check that the hoses are connected at both ends. Ensure the hoses are not kinked.
- Ensure the pressure switch is mounted vertically and the diaphragm is operational. The grey hose should be connected to the low pressure port and the translucent to the high pressure port
- Check that both flues are securely connected at both ends to the appliance and the powerflue wall terminal and that the flue is not damaged

S2 Serial Number:

The serial number for the fire can be found in two places. The first is in the battery compartment of the wireless remote under the batteries. The second is on the data sticker on the chassis under the firebox on the left hand side.



A

S3 Checking Operating Pressure:

See section E14 of this manual.

B

S4 Cleaning the Log Set and Glass:

NEVER RUB THE FASCIA. The outside of the fascia's must only be cleaned with a clean damp cloth, dry off after cleaning. The high temp silver powder coating that is used on Escea fascia parts contains certain amounts of aluminium that when rubbed too hard will oxidise leaving a black smudge that cannot be removed. Always clean when cold.

This is a service procedure that will need to be carried out whenever soot builds up on logs and/or inside of glass. If soot build up becomes excessive or regular then one of the following actions may be required;

- Reset gas pressure, pressure may be too high;
- Reposition log set so that front edge of each log is just behind each row of holes in burner top;
- Clear any blockage from primary air port of burner;
- Check flue tube is not damaged or disconnected.

C

For diagrams and further info on removing your fascia, reverse the steps found in section F.

D

- Remove fascia bottom panel by pulling it off the magnets that retain it to the fire. Remove the 2 screws holding the inner fascia, lift off the inner fascia by pulling the base of the inner fascia out and lifting it up and off.
- Unscrew the side and top glass retainers and remove them. Take care that the glass does not fall forwards at this stage.
- Lift out glass and place it carefully aside.
- Take out fuel bed and gently brush any soot from log with a soft hearth brush. The burner tops can be vacuumed to remove any excess material.
- Clean the inside and outside of glass with normal glass cleaning products. Use a CLEAN DRY cloth only. Stubborn marks may be cleaned with a ceramic glass cleaner.
- Replace in opposite order and test run heater.

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S5 Servicing the Horizontal Powerflue Wall Terminal

If the Horizontal Powerflue Wall Terminal needs servicing, the fan can be accessed from the outside of the installation.

Ensure the power to the Horizontal Powerflue Wall Terminal is off by disconnecting the power to the appliance inside. If the appliance has been running, allow the terminal to cool before attempting to service it.

Undo the ten screws holding the outer cowl in place and pull the whole plate and cowl

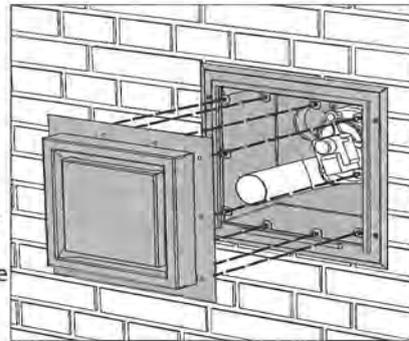
SERVICE

directly outwards. Note: Be careful of any flashing that may have been installed above the terminal.

Removing this plate gives complete access to the fan for servicing or replacement.

Check that all the seals are still intact. Check the fan electrical terminals, motor and impellor are not corroded. Ensure there is no signs of leakage in or around the terminal.

When reassembling the terminal, line up the round silicon grommets with the outlet tube of the fan and push the cowl back into place. Ensure all seals are still in place and replace all of the screws to hold the cowl in the correct position.

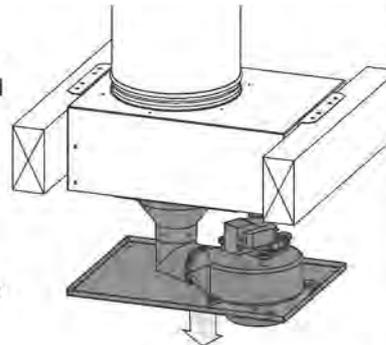


Servicing a vertical Powerflue:

If the vertical Powerflue needs servicing the fan can be accessed without disturbing the final twin walled flue length or roof terminal.

To gain access to the fan and electrical terminals remove the eight screws that hold the base of the Powerflue to the lid, making sure to support the base while removing the screws.

Note: When inspecting or working on the Powerflue take care not to damage the two flexible flue pipes that connect to the Powerflue base.



Once the base has been removed clean away any dust or debris found and check that the fan electrical terminals, motor and impellor are not corroded. Also check for signs of leakage in or around the Powerflue.

When reassembling the Powerflue support the base under the lid and replace the 8 securing screws. After assembly check that the two flexible flue pipes are sealed and not damaged and that the twin walled final flue length and roof terminal are still sealed.

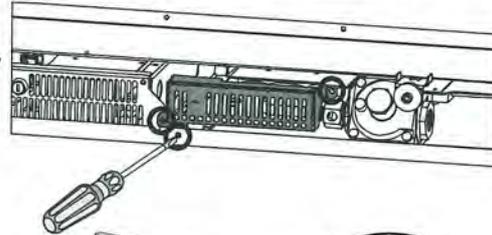
Note : Take care not to trap any wires between the base and lid of the Powerflue when reassembling.

S6 Removing or Cleaning Fan

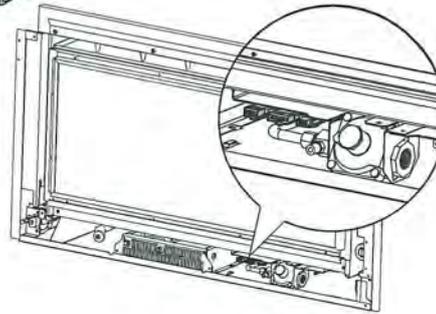
As part of regular service procedure, it is recommended that the fan is removed for cleaning. Dust will build up on the fan rotor and in the cavity where the fan is located. This can be removed by the service person using a hearth brush and a vacuum cleaner. ISOLATE THE POWER AND GAS SUPPLY TO THE FIRE BEFORE COMMENCING THIS PROCEDURE

Step 1: Remove the inner/outer fascia, front glass, and log set as described in section S4.

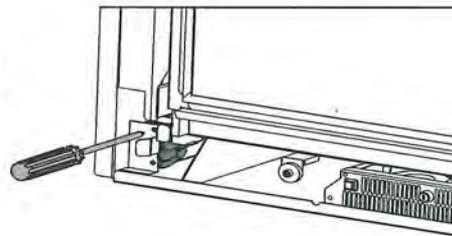
Step 2: Remove the guard covering the electrical connections and earth lead by removing the 3 screws.



Step 2: Disconnect the gas supply from the fire and unplug the three wiring looms connecting the valve and spark electrode on the bottom right of the fire box. Unscrew the earth strap



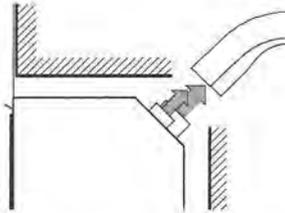
Step 3: Remove the 2 screws holding the pressure switch bracket. Carefully pull the switch out and remove the hoses from the rear of it.



Step 5: Remove outer shell top by removing the screws in each corner and sliding out.

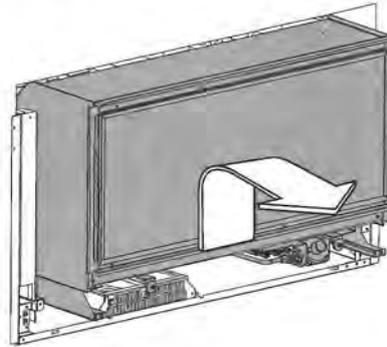
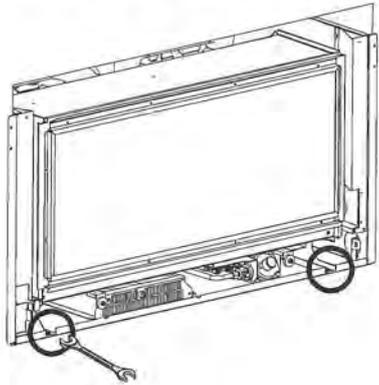


Step 6: Reach in and loosen the clamps holding the flexible inlet and outlet tubes and detach them from the fire.



Step 7: Remove firebox from heater by taking out the screws from the bottom corners, lifting the firebox over the chassis lip and pulling firebox directly outwards (as shown).

Note: Proceed with caution as the firebox assembly is heavy. Be aware of the components on the underside of the firebox that could easily be damaged.



Step 8: Take out the 4 screws on top of fan plate assembly.

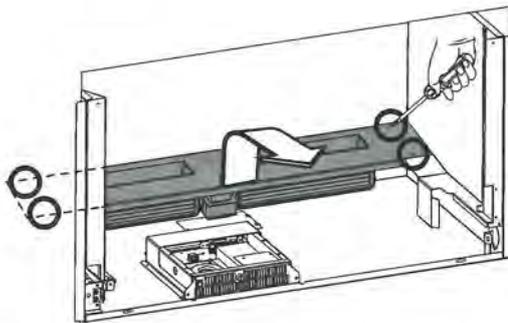
Step 9: Unplug wires lift the fan unit up and out to fully remove fan assembly.

Step 10: Clean fans, removing all dust build up.

Step 11: Replace fan assembly and firebox by repeating these steps in reverse order.

NOTE:

- Ensure the earth strap is reconnected (Screwed) into the electrical guard (step 2)
- Ensure the Pressure Switch hoses are connected to the correct nozzles without any kinks or restrictions. These can be identified by an "H" (high) and "L" (low) labelled on the hoses and the pressure switch. (step 3)



A

B

C

D

E

F

G

SERVICE

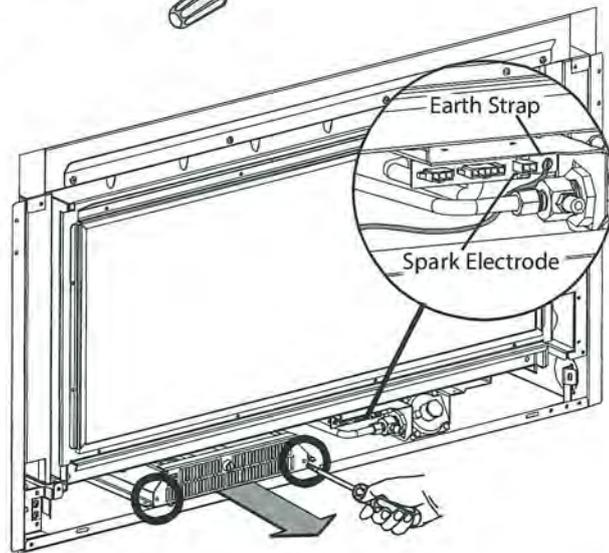
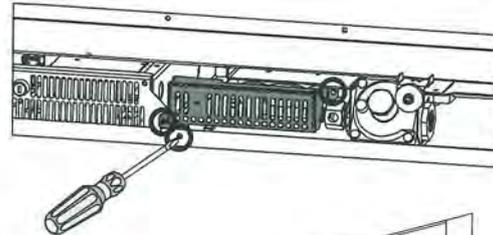
S7 Replacing Electronic Drawer

ISOLATE THE POWER TO THE FIRE BEFORE THIS PROCEDURE.

All of the electronic components of the heater have been located on a removable drawer. This drawer is located under the firebox, near the front left of the appliance. On the back of the drawer are two large connectors that unplug as the drawer is removed.

Remove the protective grill from in front of the electrical connections (shown in first diagram) and unplug electrode wire from firebox and remove screw holding earth strap to firebox. Take out the two screws at each end of the electronic drawer and pull drawer outwards and up slightly to clear the chassis lip. If an ethernet / network cable is connected the lid of the drawer will have to be removed and the cable unplugged before the drawer is completely extracted from the fire.

Reverse this procedure to refit. Ensure drawer is fully seated into the draw housing.



S8 Replacing a Wireless Control:

If the wireless control becomes lost or damaged, a new one can be ordered from any Escea retail agent. When you have the new remote, the following procedure needs to be followed to "teach" the remote to only communicate with that fire.

1. Ensure the fire and remote are set to "Off" (only the time is displayed on the remote).

2. While the remote is in its "OFF" mode with only the time showing on the display, press the MINUS (4), PLUS (8) and FAN BOOST (7) buttons simultaneously (as shown right) until the characters "03" light up on the display. Release the buttons and the remote will count down and display "GO". The screen will then display all characters. This will put the remote into test mode and the two big temperature digits should begin counting from 0 to 99 repeatedly.



3. Press and hold the – (minus) button until the two large temperature digits reading 00 start to flash slowly. Release the – (minus) button. The remote control is now ready to be addressed to the fire.

4. Press and hold the red auxiliary on/off button (found on the front face of the fireplaces electronic drawer, shown on the left with an arrow) for a minimum of eight seconds, or until the two large temperature digits start counting upwards from 00 to 99 repeatedly on the remote control.

Note: Pressing the red auxiliary button on/off button will start the fire. Once the remote control is counting the fire can be turned off by pressing the red auxiliary button again.

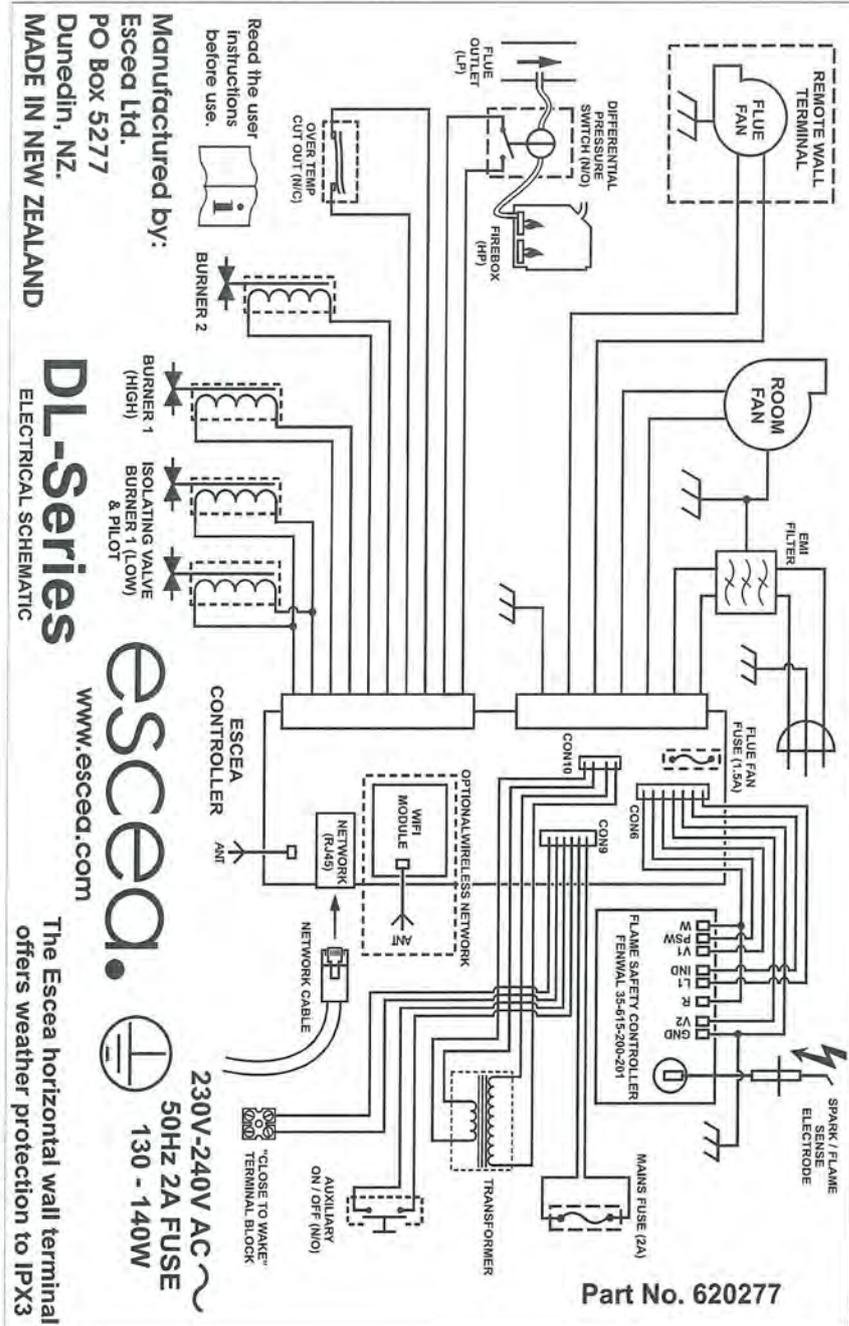
5. Press the large power button in the middle of the remote control to exit the test mode and return to normal operation. The remote should only be displaying the time. Check the fire will start using the remote control by pressing the large power button. Turn it off again using the remote control.

6. The fire is now re-addressed to the remote control.

S9 Annual service procedure:

- Isolate power and gas supply to fire.
- Remove front glass and clean inside of glass.
- Remove fuel bed and brush off any soot.
- Clean electrode and pilot hood of any carbon build up and ensure correct gaps between electrode and pilot hood
- Remove burners and blow compressed air through the burner ports.
- Remove jets and clean injector hole with solvent.
- Remove firebox to give access to fan, brush and vacuum any dust build up from fan blades.
- Vacuum any dust from the cavity that houses the fan and from the underside of the fire box around the valve and solenoids.
- If the gas piping includes a flexible hose connected to the regulator, check the hose for signs of wear (discolouration, loss of flexibility, cuts, worn covers, cracks, crushing, kinking, flattening or loose end fittings) and replace if worn, or more than five years old.
- Test all joints for gas tightness.
- Reassemble heater and check that operating pressure is correct. 2.3kPa Propane, 1.0kPa Natural Gas with all burners running.
- Check glass sealing tape and replace if necessary.
- Check to make sure that flue system is intact and not in any way blocked.
- Trial heater with several start/stop cycles and trial fan-boost, flame effect only and thermostat modes to ensure that all modes function correctly.
- Check and set the gap between the 3 pilot parts to 0.5mm as per diagram in section E9

S10 Wiring Diagram:



Read the user instructions before use.

Manufactured by:
Escea Ltd.
PO Box 5277
Dunedin, NZ.
MADE IN NEW ZEALAND

DL-Series
ELECTRICAL SCHEMATIC

escea
www.escea.com



The Escea horizontal wall terminal offers weather protection to IPX3

230V-240V AC
50Hz 2A FUSE
130 - 140W

"CLOSE TO WAKE" TERMINAL BLOCK

A B C D E F G SERVICE

SERVICE	G	F	E	D	C	B	A
---------	---	---	---	---	---	---	---

A	B	C	D	E	F	G	SERVICE
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WOOD FIRE INSTALLATION GUIDE

WARNING: Improper installation, adjustment, alteration, service or maintenance can cause injury or property damage. For assistance or additional information consult an authorized technician, or your Masport or Logaire Wood Fire Dealer.

FOR YOUR SAFETY: Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this appliance. Installation and service must be performed by authorized personnel.

PLEASE KEEP THESE INSTRUCTIONS FOR FURTHER REFERENCE.

Manufactured in New Zealand by:
GLEN DIMPLEX NEW ZEALAND LTD
P.O.Box 58473, Botany, Manukau, 2163
Ph: 0800 666 2824
Fax: 09 274 8472
Email: sales@glendimplex.co.nz
Web: www.glendimplex.co.nz

Distributed in Australia by:
GLEN DIMPLEX AUSTRALIA PTY LTD
Unit 1/21, Lionel Road, Mount Waverley, Victoria 3149
Ph: 1 300 566 816
Fax: 1 800 058 900
Email: sales@glendimplex.com.au
Web: www.glendimplex.com.au

THE INSTALLATION INSTRUCTIONS IN THIS MANUAL APPLY TO WOODFIRES MADE BY GDA LTD:-

(Softwood and Hardwood refer to the fuel used for emission testing.
See the compliance plate attached to the heater)

Fireplace Insert models may be installed in a timber framed structure instead of a masonry fireplace by using a 'zero clearance' installation kit. Full instructions are included with the kit.

NOTE: WHILE ALL MODELS HAVE BEEN TESTED TO SHOW COMPLIANCE WITH THE EMISSION LIMITS OF AS/NZS.4013:1999, ONLY SOME MODELS MAY BE INSTALLED IN DISTRICTS HAVING LOWER ALLOWABLE EMISSION LIMITS. PLEASE CHECK WITH YOUR BOROUGH OR SHIRE COUNCIL BEFORE PURCHASING A HEATER OR INSTALLING A WATER BOOSTER.

IN NEW ZEALAND, FAN & WATER HEATING DEVICE CAN BE INSTALLED ONLY FOR RURAL APPLICATION EXCEPT, INSERT MODEL MASPORT LE4000 PROVINCIAL, WHICH IS TESTED WITH FAN & INSERT MODEL I3000 WET, WHICH IS TESTED WITH WATER HEATING DEVICE. BOTH THESE MODELS ARE AUTHORIZED BY ECAN.

**THIS MANUAL CONTAINS IMPORTANT INFORMATION.
PLEASE KEEP IT IN A SAFE PLACE FOR FUTURE REFERENCE.**

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INTRODUCTION

In the interests of your safety, most building regulatory Authorities in Australia and New Zealand require any wood fire installation to comply with Installation Standard AS/NZS 2918:2001. They may also have local requirements in addition to those in the Standard. Check with your local Building Authority before commencing installation to find if you will require a Permit and whether there are extra requirements. All our Wood fires have been tested to ensure that they will meet the appropriate safety Standard requirements if the instructions in this book are followed. As the safety and emissions performance can be affected by altering the appliance, no modifications are allowed without written permission from the manufacturer.

Wood fire models covered by this manual have been tested to demonstrate compliance with current general emission requirements in Australia and New Zealand, but some areas have stricter limits. Only some of the models meet those limits, so check before purchasing or installing a particular model.

In areas covered by stricter emission regulations:-

- If a water-heating device is permitted, it must be factory fitted or be a MASPORT accessory retrofitted strictly in accordance with the instructions supplied with it.
- Coal must not be used as a fuel.
- Wood fuel must have a moisture content of less than 25%.

WE RECOMMEND THAT THE INSTALLATION OF YOUR WOODFIRE BE CARRIED OUT BY A QUALIFIED SPECIALIST INSTALLER. IF ANY ELECTRICAL WORK IS REQUIRED, IT MUST BE CARRIED OUT BY A LICENSED ELECTRICIAN.

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

WARNING: APPLIANCES INSTALLED IN ACCORDANCE WITH THIS STANDARD SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 4013 WHERE REQUIRED BY THE REGULATORY AUTHORITY, I.E. THE APPLIANCE SHALL BE IDENTIFIABLE BY A COMPLIANCE PLATE WITH THE MARKING 'TESTED TO AS/NZS 4013'. ANY MODIFICATION OF THE APPLIANCE THAT HAS NOT BEEN APPROVED IN WRITNG BY THE TESTING AUTHORITY IS CONSIDERED TO BE IN BREACH OF THE APPROVAL GRANTED FOR COMPLIANCE WITH AS/NZS 4013.

WARNING FOR APPLIANCES WITH WATER HEATING DEVICES: DO NOT CONNECT TO AN UNVENTED HOT WATER SYSTEM. INSTALL IN ACCORDANCE WITH AS 3500.4.1 OR NZS 4603 AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODE OR CODES.

WARNING: IN SOME REGIONS POWER POINTS ARE NOT PERMISSIBLE WITHIN THE FLOOR PROTECTOR AREA; PLEASE CHECK WITH YOUR LOCAL AUTHORITY.

PLEASE ENSURE THAT ONLY COMPONENTS APPROVED BY GLEN DIMPLEX AUSTRALASIA LTD ARE USED FOR THE INSTALLATION, as substitutes may adversely affect performance and might nullify compliance with the requirements of AS/NZS 2918.

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

CAUTION: CRACKED AND BROKEN COMPONENTS, e.g. GLASS PANELS, MAY RENDER THE INSTALLATION UNSAFE.

CAUTION: TO AVOID THE RISK OF ELECTRIC SHOCK OR CONTACT WITH MOVING PARTS, ONLY THE MANUFACTURER, THE MANUFACTURER'S SERVICE AGENTS OR SIMILARLY QUALIFIED PERSONS SHOULD REMOVE PANELS WHICH ALLOW ACCESS TO FANS.

FREESTANDING MODELS

UNPACKING

After removal of the shipping carton or wooden crate, open the door and lift it from its hinges and keep it in safe place to avoid scratching. Remove the packers and other loose pieces from the firebox. Remove and discard the screws holding the wood fire to the shipping pallet.

Remove the wood fire from the pallet, lifting only from the lower edge of each side.

DO NOT LIFT BY THE LOWER FRONT PANEL OR THE REAR PANEL. Correct lifting procedures should be observed to avoid injury while handling Masport wood heaters.

ASSEMBLY OF FREESTANDING MODELS

PEDESTAL

Most of the models are shipped with the pedestal assembled. For others models, the first step is to assemble the pedestal. Refer specification sheet or instruction sheet provided with the fire.

FAN

On some models a fan is available as an accessory and, **when permitted by the local authority**, can be retrofitted to the fire. In case of LE4000 Provincial model, fan is must and needs to be installed as per instruction in the specification/installation guide. On other models, the fan is **not** permitted in the Christchurch Clean Air Zones and Canterbury.

The fan MUST only be operated when the air control is set on 'HIGH'.

Fit the fan to the fire as per instructions supplied with the fan. In case of Masport LE4000 Provincial model the model, fan switches on and off automatically.

POSITIONING YOUR FREE-STANDING WOODFIRE

Freestanding wood fires must **not be installed** in a fireplace or alcove, or under a ceiling of less than 2.3m height.

No wall or other fixed object may be closer to the front of the wood fire than one meter.

When fitting a hot water booster, the wood fire should be close to the water cylinder.

Determine the installation position for your wood fire only after considering the necessary clearances (See Installation Specification Sheet specific for your wood fire model) and checking the practicability of installing the flue system.

Regard heat resistant walls with heat sensitive surface treatments (e.g. wallpaper or heat sensitive paints) as heat sensitive walls.

Refer flue installation guides supplied by flue manufacturer for flue casing clearances.

Flue installations other than strictly vertical ones are possible. See AS/NZS 2918:2001 for information on non-vertical flues and flues passing through walls and eaves.

FLOOR PROTECTOR (Hearth) REQUIREMENTS — Freestanding models

Unless your wood fire will be standing on an un-covered fireproof floor (containing no combustible material) extending at least 500mm from the appliance, it will be necessary to provide a floor protector (hearth). See below for construction details. Where the minimum size requirements bring the side of the floor protector nearly to a wall, it is advisable to extend the protector to meet the wall.

CORNER FLOOR PROTECTORS (Hearths)

The Installation Specification Sheets of your heater, details the MINIMUM size of floor protector necessary to comply with the Safety Standards, it may often be desirable to use a larger size for aesthetic reasons. A particular example is when the wood fire is installed diagonally in a corner. It will be more practical to carry the protector right into the corner and shape it as shown. The chart facilitates calculation of the MINIMUM dimensions required for floor protectors of this shape. Minimum allowable values for dimension 'E' are given in the Installation Specification Sheets for your particular model.

FLOOR PROTECTOR (Hearth) CONSTRUCTION

In **AUSTRALIA**, the minimum floor protection requirement is a sheet of 6mm fibre cement board. It is usually fastened directly to the floor.

In **NEW ZEALAND**, some wood fires must have an insulating floor protector. (See Installation Specification Sheets). All other current models may be installed on an ash type floor protector. Of course, all models may be installed on insulating floor protectors if desired. The necessary minimum construction details for ash and insulating floor protectors are shown below, and such constructions are suitable for use on solid timber or particleboard floors. Bricks or concrete in contact with the flooring material **DO NOT provide the required insulation**. If the floor within 500mm of the appliance is concrete and has no combustible material in contact with it, a floor protector is not required. In this case, if tiles or pieces of slate etc. are required for decorative purposes, they may be fixed directly to the concrete floor.

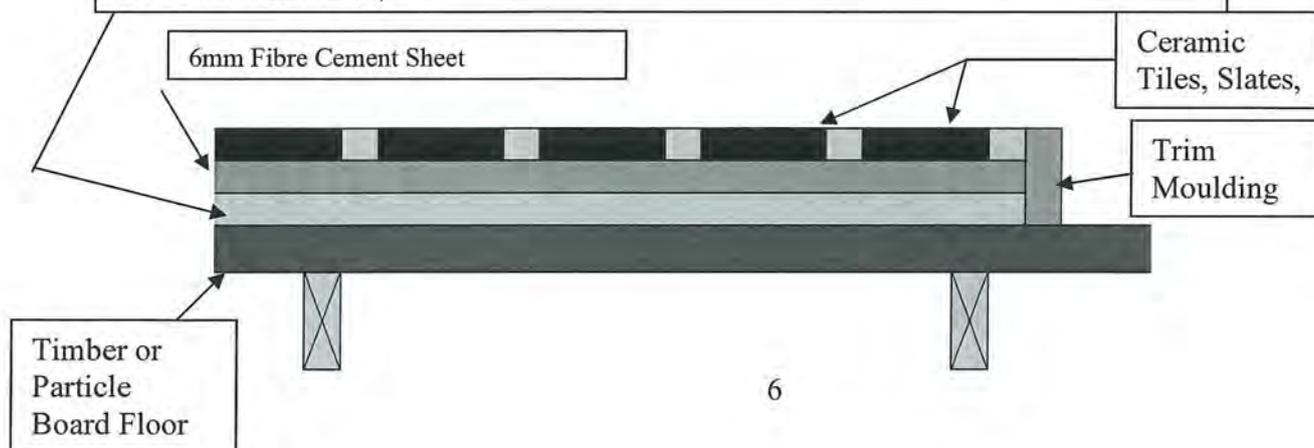
In **BOTH COUNTRIES**, the protector must extend right under the wood fire and a durable top surface will be needed to resist damage from heat or dropped embers. Obvious surface materials are slate, bricks and ceramic tiles. Any gaps in the top surfacing material must be grouted to prevent the penetration of embers. A trim moulding will provide a neat edge finish.

Minimum Floor Protector (Hearth) Construction Requirements

AUSTRALIA - One Sheet 6mm Fibre Cement Board

NEW ZEALAND – Insulating Floor Protectors:- Two Sheets of 16mm thick MICORE 160 or One Sheet of WOODEX (35 Thick).

Ash Floor Protectors:- One Sheet 6mm Fibre Cement Board (e.g. Hardies TILE & SLATE UNDERLAY)



INSTALLING THE FLUE

You **MUST** use a flue system, which is tested and complies with the current installation Standard AS/NZS 2918:2001 Appendix F.

Full instructions are supplied with the Masport flue kit, and these **MUST** be followed closely, including the minimum flue exit height from the top of the floor protector and the minimum exit height above the roofline or roof ridge as detailed in the instructions.

Always seal the flue to the flue socket of the firebox using firebox cement or fiberglass rope.

Only flue systems tested with your particular model are approved for use at the tabled clearances, see Installation Specification Sheets.

OTHER FLUE SYSTEMS

Flues system manufactured by different manufacturers can be used as long as they are tested and comply to Appendix F of AS/NZS 2918:2001. But the flue shield specified by Glen Dimplex must be used in order achieve clearances mentioned in the specification sheet of any Masport appliance.

Flue heat shields other than those listed on the Installation Specification Sheets are used and they have not been tested with these heaters, their installation clearances will be in accordance with the guidelines specified in AS/NZS 2918:2001 for untested flue installations.

REDUCING CLEARANCES TO COMBUSTIBLE

The clearances to combustible specified in the specification sheet packed with the appliance can be safely reduced by following guidelines specified in AS/NZS 2918:2001 table 3.1 & 3.2. Heat shield is made of non-combustible material like metal or masonry with an air gap behind it and vented top and bottom, between the fire and the combustible wall.

Clearance factors for heat shield which is within 45 degrees of the vertical

Heat Shield Construction	Minimum Air Gap Dimension	Clearance Factor
Single layer of continuous material	12mm	0.4
Single layer of continuous material	15mm	0.3
Two spaced layers of continuous material	12mm+12mm	0.2

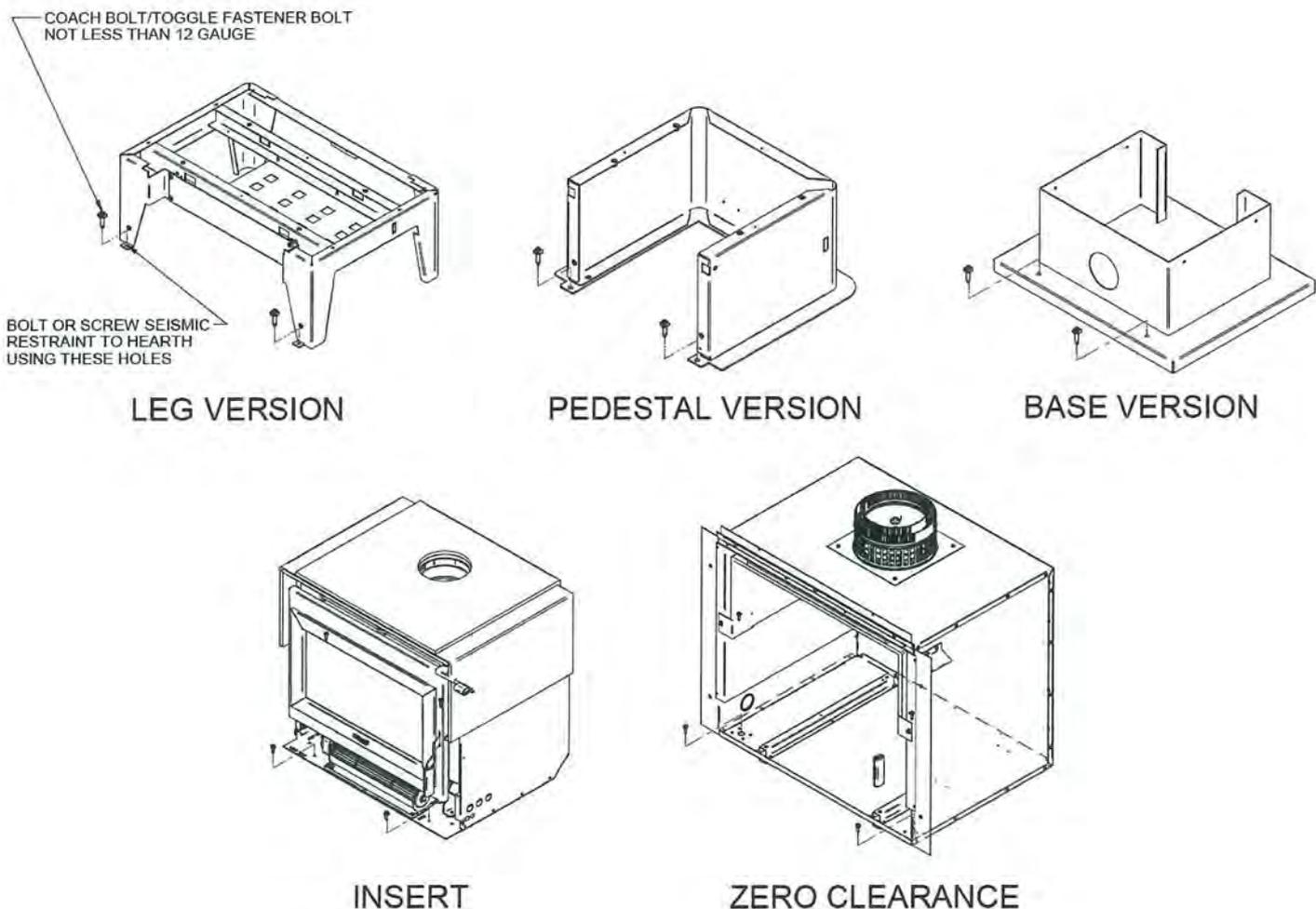
Clearance factors for heat shield which is more than 45 degrees off the vertical

Heat Shield Construction	Minimum Air Gap Dimension	Clearance Factor
Single layer of continuous material	12mm	0.8
Single layer of continuous material	15mm	0.6

FIXING THE WOODFIRE IN POSITION

Once the flue shielding system has been installed through the ceiling and roof, the wood fire can be placed in its approximate position on the floor protector, and the flue pipes installed. First, reach down through the flue spigot and carefully remove the polystyrene packing above the firebox top baffle, remembering that the baffle can be broken by rough handling. Finally adjust the stove position making sure the flue is vertical and that the necessary minimum wood fire-to-wall distances are being achieved. **In New Zealand and some parts of Australia, Standards require that the wood fire and floor protector be secured to prevent shifting in the event of an earthquake.** This is best done by fastening the wood fire right through the protector to the floor, using two screws not less than 12 gauge, or the equivalent size of coach bolts or toggle fasteners. We recommend a minimum of 8mm dynabolts on concrete floors and 8mm coach screws for wooden floors of appropriate length. Anchor the appliance through the holes of the seismic restraint at the rear of the pedestal or leg as shown below.

Insert or Built-in models also need to have seismic restraint. Refer individual model specification sheets for details of exact location for seismic restrain hole locations.



FINAL ASSEMBLY

Before using the wood fire, confirm that the internal firebox components are in their correct positions. (See 'FIREBOX LINERS' in the Maintenance section of the Owners Manual).

Make sure that the baffle is correctly placed on top of the supporting shelves at each side of the firebox, and that it is back far enough for the two front corners to drop behind the retaining ribs on top of the shelves. On some models, a metal reinforcing channel is provided for the baffle. Fit this along the edge of the baffle nearest the door.

If you need to remove the top baffle, first withdraw the secondary air tube following the instructions in the Maintenance section of the Owners Manual.

In cases where a pedestal foot is to be fitted, simply fit the trim into the foot and slide the assembly onto the pedestal, keeping the foot in contact with the Floor protector all the time to avoid marking the finish on the sides of the pedestal.

INSTALLING A WATER HEATING BOOSTER

Water heating booster tubes can be fitted to MASPORT wood fires but the local emission regulations in some areas may preclude their use on some models. Only the booster tubes proven by test may be fitted, and in some cases, the air metering plate must be changed at the same time to ensure that emission requirements are still met. The air metering plate is fitted directly under the sliding plate that controls the stove heat output, and it can be reached by removing the air control knob (remove the screw underneath), and lifting off the air grille.

Water booster tube holes are provided and plugged in the back wall of the fireboxes and in the side walls of some in-built models. All plumbing work must meet the requirements of local plumbing standards. Pipe connections are 1" BSP and the pipe positions are illustrated on the specific Installation Specification Sheets. Special piping methods must be followed to ensure effective circulation, and the hot water storage cylinder will need to have an internal riser pipe to two thirds of the cylinder height to discourage unwanted water circulation when the wood fire is not burning. This internal riser pipe must be connected to the flow pipe from the wood fire.

THE HOT WATER SYSTEM MUST BE VENTED TO AVOID DANGEROUS EXPLOSIONS.

For effective circulation, the pipes from the wood fire should rise at the rate of one in five toward the storage cylinder, and ideally, the cylinder should be within three meters of the wood fire. Detailed piping instructions are included in the conversion kit, but two safety requirements deserve special emphasis.

THERE MUST BE NO NON-RETURN OR SHUT-OFF VALVES IN THE PIPES BETWEEN THE WOODFIRE AND THE STORAGE CYLINDER.

A WOODFIRE FITTED WITH A WATER HEATING BOOSTER MUST NOT BE FIRED UNLESS IT IS CONNECTED TO A VENTED STORAGE CYLINDER FILLED WITH WATER FREE TO CIRCULATE.

FIREPLACE INSERT MODELS

NOTE. The following instructions cover the installation of any insert heater into a sound masonry fireplace, which has an integral masonry chimney. Where such a chimney is not available, the heater can be installed into a timber framed structure provided that it is mounted in a special 'built in' (or 'zero clearance') metal shielding box. Built-in (zero clearance) installation kits and the special flue components necessary are available from your Dealer. Full assembly instructions are included in the kit.

All MASPORT insert models (Australian and New Zealand), are fitted with air circulating fans. These are mounted inside the ash shelf or lower fascia panel (below the firebox door).

UNPACKING

After removal of the shipping carton, remove any shipping restraints, remove the retaining screw under the air control knob and pull the knob off. Lift the top grille clear. To avoid the risk of electric shock or contact with moving parts, only the manufacturer, the manufacturer's service agents or similarly qualified persons should remove the bottom grille or ash shelf of any Provincial fitted with a fan. To release the bottom grille or ash shelf, it will be necessary on some models to turn the retaining screw(s) underneath it anti-clockwise one quarter of a turn. Swing the bottom away from the heater and lift clear.

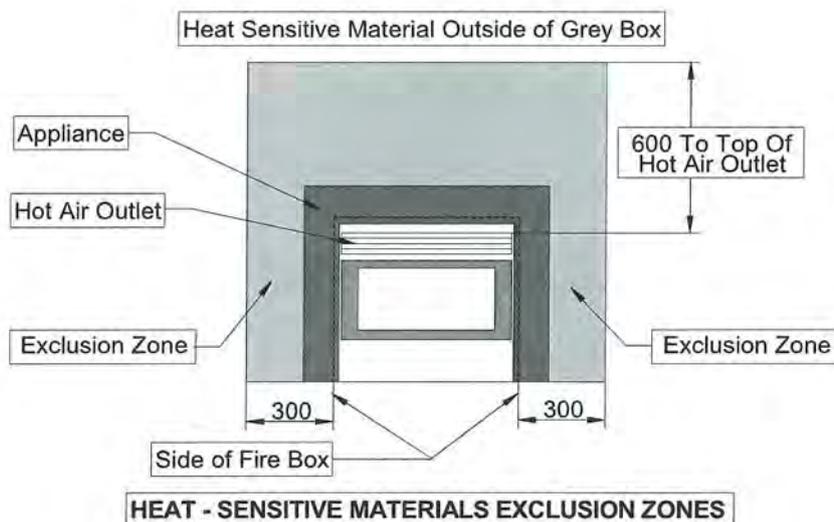
Keeping the fire upright, release it from the shipping pallet by unscrewing the shipping bolts.

INSTALLATION REQUIREMENTS

Please read the INTRODUCTION on page 4, as this applies also to in-built models.

FIREPLACE PREPARATION

- For a safe installation, the following matters must be attended to.
- The masonry fireplace and chimney must be thoroughly cleaned and checked for soundness.
- The chimney must not connect to a second fireplace.
- The joint between the chimney face and the fireplace surround must be checked and sealed to prevent leakage if necessary.
- As per AS/NZ 2918:2001 no heat Sensitive Wall Cladding shall be closer to the fire box than shown in the figure below.



- **In NEW ZEALAND:-**

The LE 4000 Provincials can be installed in a masonry fireplace even though the fireplace has not been constructed to meet the 50 mm timber-to-masonry separation requirements specified in the Building Code and even though timber is in contact with the outside of the masonry. The LE 4000 Provincial has a curved sheet metal heat shield on the top surface of the heater cabinet to shield the flue spigot area from the front breast of the surround. A 25mm thick layer of compressed insulation blanket covers the top surface of the heater cabinet of the LE 4000 Provincial. As noted above, all models can be installed in a timber framed enclosure using a 'zero clearance' installation kit.

- **In AUSTRALIA:-**

All models may be installed in any sound masonry fireplace equipped with a sound masonry chimney. Further, they may be installed in a masonry enclosure by following the requirements detailed in AS/NZS 2918. Again, they may also be installed in a timber framed enclosure using a 'zero clearance' installation kit.

- **In BOTH COUNTRIES:-**

The flue pipe must be fitted right up the masonry chimney to exit above the chimney top, and the space between the flue pipe and chimney must be ventilated at the top. The area of this vent must be not less than 10,000mm². The vent must be fitted with means to prevent significant ingress of water and debris. The flue must be free to move up and down at the top as it expands and contracts with temperature changes. This movement can be 25mm or more.

MANTEL-SHELF SHIELDING

Mantel-shelves wider or lower than those shown on the Installation Specification Sheets can be used provided that they have heat shields below them. We recommend a sheet metal shield fixed 20mm below the shelf on non-combustible spacers. The shield must abut the wall and protect the entire depth of the shelf. It must extend at least 200mm from each side of the appliance or to the ends of the shelf if this is less. The 20mm air space under the shelf must be open at the ends and front to allow free air circulation.

FLOOR PROTECTOR CONSTRUCTION

If the original masonry floor protector is not large enough, any extension must be securely fixed to the floor, and the extension joint must be sealed to prevent entry of ash or embers. The extension should be a 6mm layer of fibre cement (e.g. Hardies Tile and Slate Underlay, topped with tiles or slate. Additionally, in New Zealand there should be one layer of 16mm thick Micore 160 beneath the fibre cement sheet. A decorative trim can be fitted around the edges to tidy up the construction.

INSTALLING THE FIREBOX AND FLUE (INSERT MODELS)

The flue recommended for use in Australia is a stainless steel chimney kit such as the Flomet Universal Flue system. In New Zealand, we recommend the use of the MASPORT Insert flue kit.

Measure the fireplace recess and remove bricks as necessary to accept the firebox outer case. The dimensions are shown in the Table on the Installation Specification Sheets. Clear away any rubble and clean, inspect and seal the chimney and fireplace as detailed under INSTALLATION REQUIREMENTS.

Remove the polystyrene packing from above the baffle taking care not to damage the baffle (some models only).

Check the distance back from the face of the surround to the centre of chimney to determine whether the flue will require an offset fitting. If needed, fix it to the lower end of the assembled flue sections in the chimney and lift the flue assembly up while the firebox case is pushed back into the recess. Verify that the case will be fully supported in a level position when installed. Slide the case in and adjust its position so that its flange is in line with the face of the surround.

To provide seismic restraint, screw the case to the base of the fireplace recess with at least two 12 gauge screws through the holes in the bottom of the firebox outer case.

Slide out the top front section of the case for access for fitting and fixing the flue. Alternatively, the top firebox baffle may be removed for this purpose. Baffle removal is described in the MAINTENANCE section of the OWNERS MANUAL, under FIREBOX TOP BAFFLE. Lower the flue into position.

Seal the flue at the firebox spigot using fire cement or fiberglass rope. Secure the flue to the spigot. Re-fit the sliding panel with the insulating blanket (if provided) on top of the firebox outer cabinet. Do not forget to replace the baffle and secondary air tube if they have been removed.

Instructions for fixing and weather-proofing the top end of the flue are supplied with the flue kit.

INTERNAL PARTS

Check for correct positioning. See 'FIREBOX LINERS' in the Maintenance section of the OWNERS MANUAL.

FASCIA.

Assemble the fascia to the firebox case as per the instructions accompanying it, fitting the wiring (if any) exactly as shown on the Installation Specification Sheets.

DOOR

Hook the bottom pivot over the lower end of the hinge pin and lift the door up until the top pivot drops over the top end of the hinge pin.

ASH SHELF OR LOWER GRILLE

TO AVOID THE RISK OF ELECTRIC SHOCK OR CONTACT WITH MOVING PARTS, ONLY THE MANUFACTURER, THE MANUFACTURER'S SERVICE AGENTS OR SIMILARLY QUALIFIED PERSONS SHOULD REMOVE PANELS WHICH ALLOW ACCESS TO FANS.

To fit the grille or shelf, hang it on the posts at the bottom of the fascia, taking care to feed the mains flex for the fan through the fascia side panel as the shelf is lowered into position. Hook the top on first, and then swing the bottom into position. If a retaining screw (or screws) is fitted underneath, align the screw with the socket and press inward gently on the screw head until it 'clicks' into engagement.

UPPER GRILLE

The primary air control knob must be removed before the upper grille can be fitted or removed. It is retained by a Phillips-head screw from underneath. To avoid damaging the knob, check that the screw hole and the hole in the plate are in line before replacing the screw.

INSTALLING A WATER HEATING BOOSTER

The necessary piping arrangements must be made for this before the case is fitted into the recess. If it is a side entry model, the tube may be fitted on either side of the firebox. The plumbing requirements are the same as those for the free-standing models.



Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30C, Building Act 2004

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

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

THE BUILDING	
Street address: 65 Kohekohe Road	
Suburb:	
Town/City: Waikanae	Postcode: 5036
THE OWNER(S)	
Name(s): Mr & Mrs Hyndman	
Mailing address: 65 Kohekohe Road	
Suburb:	PO Box/Private Bag:
Town/City: Waikanae	Postcode:
Phone number: 0274 2369441	Email address: gillian@hyndman.co.nz

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies

- sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project
- lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and **no other** person will be providing any additional memoranda for the project
- lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the **other** designers will provide their own memorandum relating to their specific RBW design
- specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

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

I Rochelle Dennis carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included.	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1 <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Foundations and subfloor framing <input checked="" type="checkbox"/>	Floor framing to comply with NZS 3604:2011	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	Refer to plans numbered 473, specifically page 8

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included.	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls <input checked="" type="checkbox"/>	Wall framing to comply with NZS 3604:2011	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	refer to plans numbered 473, specifically page 7
Roof <input checked="" type="checkbox"/>	Roof framing to comply with NZS 3604:2011	<input checked="" type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	refer to plans numbered 473, specifically page 9 and truss PS1
Columns and beams <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Bracing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included.	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2			
All RBW design work relating to E2 <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	refer to plans numbered 473
Damp proofing <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	refer to plans numbered 473
Roof cladding or roof cladding system <input checked="" type="checkbox"/>	Corrugated colorsteel endura over Thermakraft 215 underlay	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	refer to plans numbered 473
Ventilation system (for example, subfloor or cavity) <input checked="" type="checkbox"/>	Subfloor ventilation to comply with NZS 3604:2011	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	refer to plans numbered 473
Wall cladding or wall cladding system <input checked="" type="checkbox"/>	H3.1 pine bevel backed weatherboards over Texton wall wrap	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	refer to plans numbered 473
Waterproofing <input checked="" type="checkbox"/>	Flexiseal to bathroom	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	refer to plans numbered 473
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included.	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
FIRE SAFETY SYSTEMS: C1 - C6			
Emergency warning systems Evacuation and fire service operation systems <input type="checkbox"/> Suppression or control systems Other		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

WAIVERS AND MODIFICATIONS	
Waivers or modifications of the Building Code are required. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, provide details of the waivers or modifications below:	
Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: **Rochelle Dennis**

LBP or Registration number: **108739**

The practitioner is a: Design LBP Registered architect Chartered professional engineer

Design Entity or Company (optional): **Kapiti Architectural Design Ltd**

Mailing address (if different from below):

Street address/Registered office: **59 Ngaio Road**

Suburb: **Waikanae**

Town/City: **Kapiti Coast**

PO Box/Private Bag: **296**

Postcode: **5036**

Phone number: **905 7380**

Mobile: **0275 114 744**

After hours:

Fax:

Email address: **rochelle@kapitidesign.co.nz**

Website:

DECLARATION

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

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

Signature: _____

Date: _____

07 NOV 2017
UH

00031



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



**Guaranteed Search Copy issued under Section 172A
of the Land Transfer Act 1952**

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
Neil Lindsay Hyndman, Gillian Ann Hyndman, Anderson Lloyd Trustee Company Limited and MCC Nominees
2015 Limited

Interests
10652928.3 Mortgage to ANZ Bank New Zealand Limited - 16.12.2016 at 3:20 pm

CHECKSHEET: SINGLE RESIDENTIAL DWELLING AND ACCESSORY BUILDING

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

07 NOV 2017
UT

BC 170844

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

Address of Project: 65 Kohekohe Road, Waikanāe

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

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

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

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

Customer Use	1	GENERAL	For Office Use Only
		Complete this section for all applications	
<input checked="" type="checkbox"/>	a	Building Consent Application Form (1 copy) Completed and signed by the owner or by an agent on behalf of the owner	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	b	Proof of Ownership (1 copy) One recent copy of current certificates/s of title (not older than 3 months) AND where applicable one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease.	<input checked="" type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	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.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d	Restricted Building Work Does the application involved restricted building work? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide certificate(s) of design work and advise Council of your Licensed Building Practitioner(s) as per the Advise of Licensed Building Practitioners Guidance sheet.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e	Inspections and Monitoring Details of proposed inspection regime including monitoring by council officers and other professionals e.g. architects, engineers, surveyors and certification to be supplied on completion.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f	Site Plan (1:100) showing: Dimensions of all boundaries, north point, finished floor levels, site area, street name and number, lot and DP number, outline of building, distance to boundaries and the position of swimming or spa pools, ground contours (extended to boundaries) and/or levels and designated wind zone of the site (e.g. specific design, very high, high, medium or low). In addition, if a site is identified as being subject to flooding, ponding, on an overflow path, river or stream corridor, or other natural hazards, indicate on plans proposed design will mitigate natural or created hazards. Additional information is available on these sites by request from Kapiti Coast District Council. GIS is checked	<input checked="" type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	g	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.	<input type="checkbox"/>
For Office Use Only: Building Consent Officer: Application Accepted? <input type="checkbox"/> Yes <input type="checkbox"/> No Give reason: <input type="checkbox"/> Sufficient information is supplied with application or <input type="checkbox"/> Other			
Name:	<i>Ang Harrison</i>	Date:	2/11/17
		Signature:	<i>[Signature]</i>

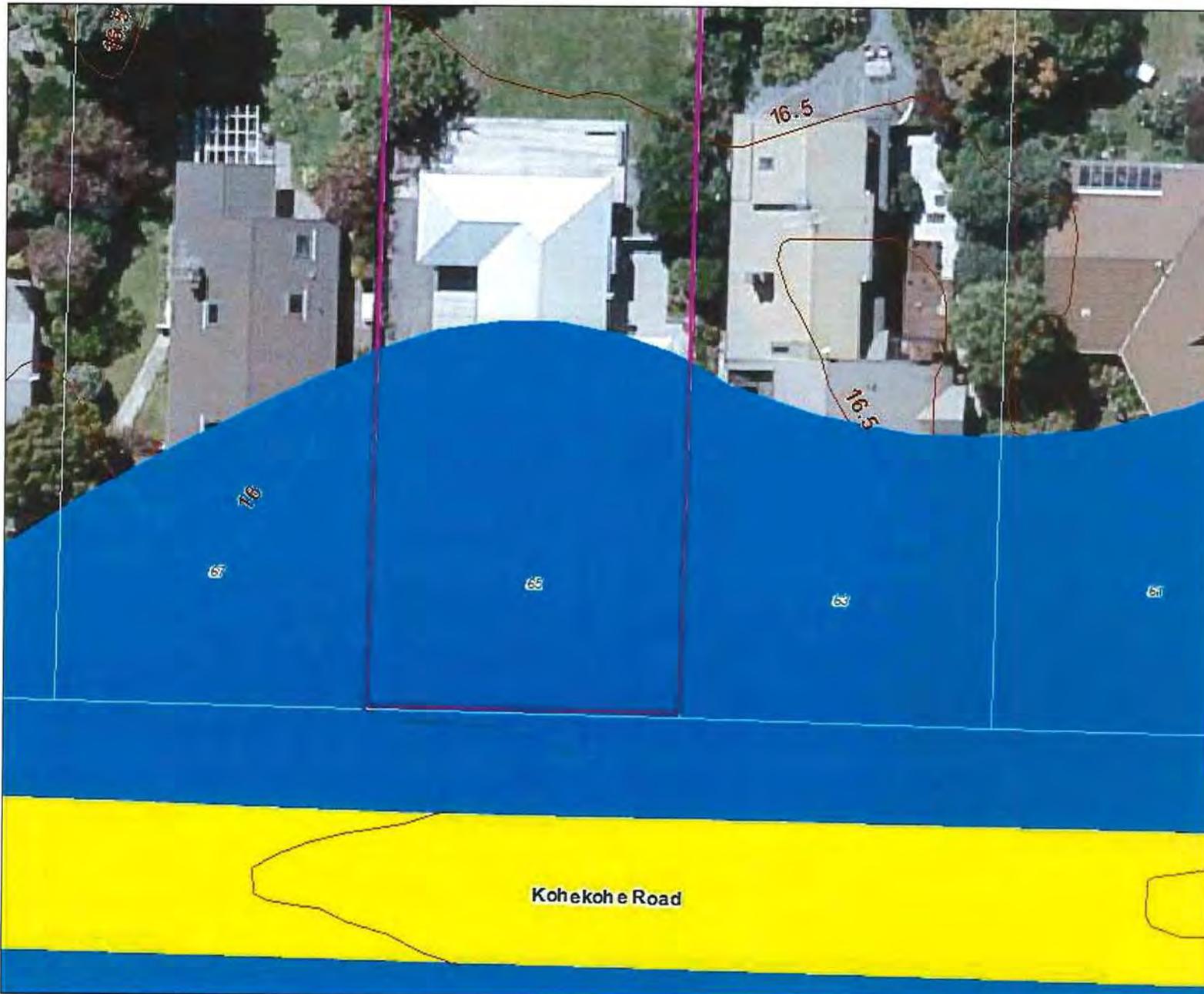
2		CHANGE OF USE	
Complete for all existing buildings where the proposal involves forming a household unit where one did not exist before Example: the conversion of a garage or shed into a residential unit			
<input type="checkbox"/>	a	Assessment of the Building for Compliance with the Building Code 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.	<input type="checkbox"/>
<input type="checkbox"/>	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.	<input type="checkbox"/>
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			
<input checked="" type="checkbox"/>	a	Foundation Plan (1:100 / 1:50) showing: <ul style="list-style-type: none"> • 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 	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>
4		CONSTRUCTION	
Complete for all new structures or alterations to existing structures			
<input checked="" type="checkbox"/>	a	Existing Floor Plan (1:100 / 1:50) showing: (For additions and alterations only) <ul style="list-style-type: none"> • Complete layout of all levels of building • All designated spaces • All removals • Sanitary fixtures • Smoke detectors 	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	b	Proposed Floor Plans (1:100 / 1:50) showing: <ul style="list-style-type: none"> • Complete layout of all levels of building • 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 	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	c	Pre-nail Truss and Frames <ul style="list-style-type: none"> • 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 	<input checked="" type="checkbox"/>

<input checked="" type="checkbox"/>	d	Wall Bracing Plan (1:100 / 1:50) showing: <ul style="list-style-type: none"> 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 3604:2011 (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) 	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	e	Sections and Details (1:50 / 1:20 / 1:10) showing: <ul style="list-style-type: none"> 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 	<input checked="" type="checkbox"/>
<input type="checkbox"/>	f	Fire Report For domestic dwellings of 4 storeys or more, or buildings providing more than one household unit	<input checked="" type="checkbox"/>
5 EXTERNAL Complete for new buildings or existing buildings with alternations to the external shell			
<input checked="" type="checkbox"/>	a	Elevations (1:100 / 1:50) showing: Accurate lines from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, sill heights, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	b	Risk Assessment (<i>Risk matrix in E2/AS1 may be used for buildings within scope</i>) Consider exposure, design and detailing to support appropriate selection of cladding	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	c	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	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	d	Production Certification Supply copies of product certificates relied on as compliance documents	<input checked="" type="checkbox"/>
<input type="checkbox"/>	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	<input checked="" type="checkbox"/>
6 SERVICES Complete for all projects with new installations or alteration of plumbing or drainage services			
<input checked="" type="checkbox"/>	a	Plumbing and Drainage Plan 1:100 / 1:50) showing: <i>Note: if you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required.</i> <ul style="list-style-type: none"> 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 stormwater 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 	<input checked="" type="checkbox"/>

7		STRUCTURAL		
		Complete for all projects incorporating specific structural design		
<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	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.)	<input checked="" type="checkbox"/>	
8		SPECIFICATIONS		
		Complete for all applications		
		<i>Note: the specification must be specific to the project and cover all aspects of the proposed work</i>		
<input checked="" type="checkbox"/>	a	Specification: General <ul style="list-style-type: none"> • 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) 	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	b	External Claddings For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered <ul style="list-style-type: none"> • Building wraps • Wall claddings • Roof claddings • Membranes (roof and decks) • Tanking • Joinery 	<input checked="" type="checkbox"/>	
9		DEMOLITION / REMOVAL		
		Complete for all projects involving demolition of significant parts of buildings or the demolition or removal of whole buildings		
<input type="checkbox"/>	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	<input type="checkbox"/>	
<input type="checkbox"/>	b	Proposed Tipping Location for Demolition Materials (address/landfill)	<input type="checkbox"/>	
<input type="checkbox"/>	c	Hazardous Building Material Provide safety plan detailing the safe handling and disposal of hazardous materials	<input type="checkbox"/>	
<input type="checkbox"/>	d	Site Management Plan Covering Management to control silt runoff, noise and dust	<input type="checkbox"/>	
<input type="checkbox"/>	e	Proposed Destination for Relocate Building	<input type="checkbox"/>	
<input type="checkbox"/>	f	Access To and From the Site (including use of kerb crossings)	<input type="checkbox"/>	
<input type="checkbox"/>	g	Specify Termination of Existing Services <ul style="list-style-type: none"> • Water • Sewer • Stormwater 	<input type="checkbox"/>	
<input type="checkbox"/>	h	Details About the Building such as: Number of storeys, type of materials the building is constructed (Photographs of the building would be useful)	<input type="checkbox"/>	

	<p>Note: You will need to contact the relevant service authorities specified below to advise them of the extent of your work:</p> <ul style="list-style-type: none"> • electricity, • gas, • drainage, • water, • transport, • telecommunications, • cable television, or • any other services that may be affected. <p>Transportation of Relocated Building You will be required to contact and provide details to Councils Transportation and Traffic Department.</p>	
10	<p>OTHER APPROVALS</p> <p>Please check Territorial Authority regarding the requirement for other approvals required and fees payable</p>	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>These may include:</p> <ul style="list-style-type: none"> • 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 subpart 7A of the Building Act 2004 will be achieved. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

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



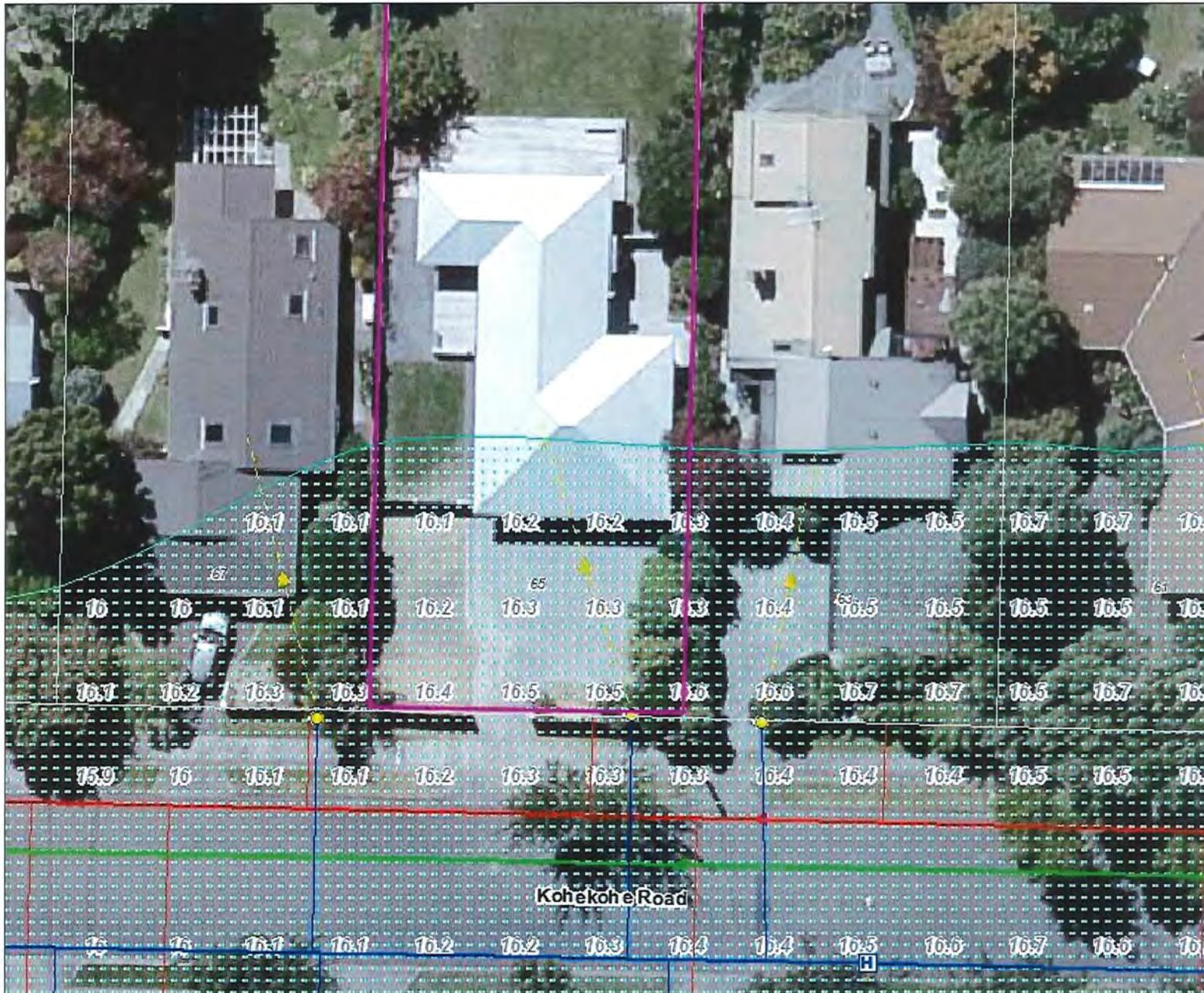
Legend

- Contours 5m
- All Contours
- Parcel
- ▨ Uncertain Poorly Constrained
- ▨ LatestFaultDistributedZones
- ▨ Well Defined
- ▨ Well Defined Extension
- ▨ Uncertain Constrained
- ▨ IRBA Northern Ohariu Distributed/Well D Zones Revisions 2009
- ▨ SubdivFillFromMar2014
- River Corridor
- Stream Corridor
- Overflow Path
- Residual Overflow
- Fill Control
- Storage
- Ponding
- Residual Ponding
- Shallow Surface Flow

SCALE 1: 329 @A4
 Date Printed: 27-November-2017

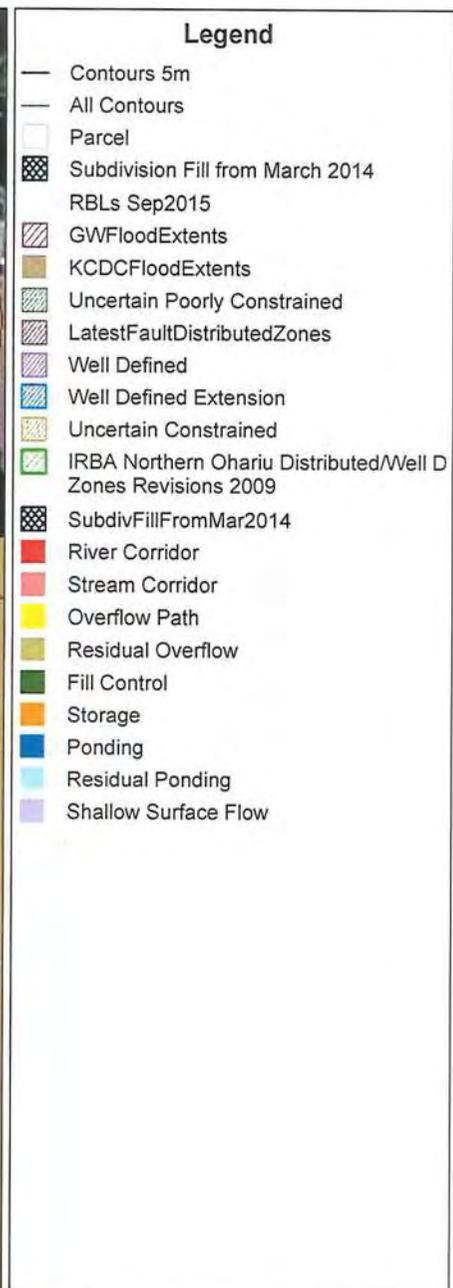
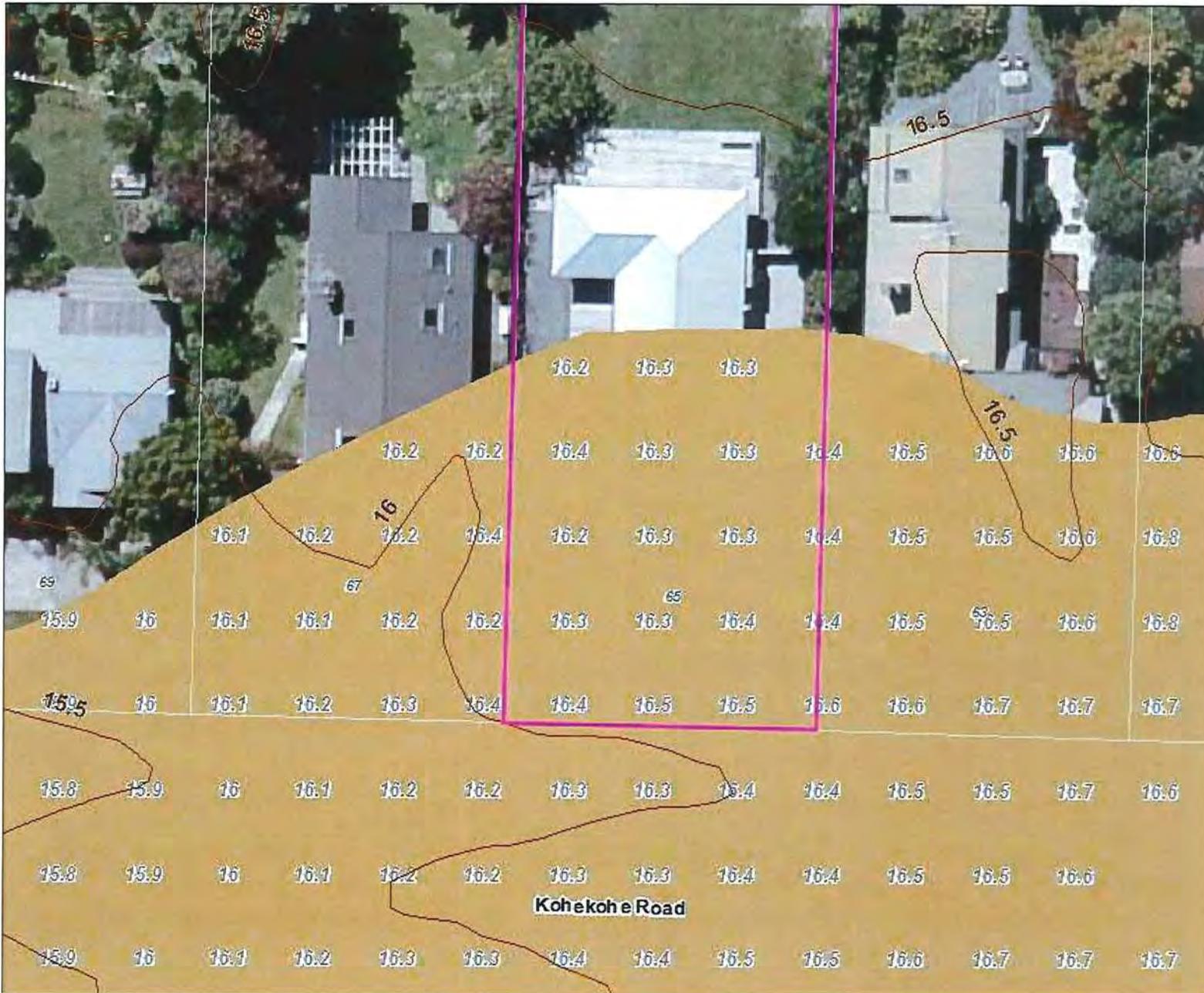


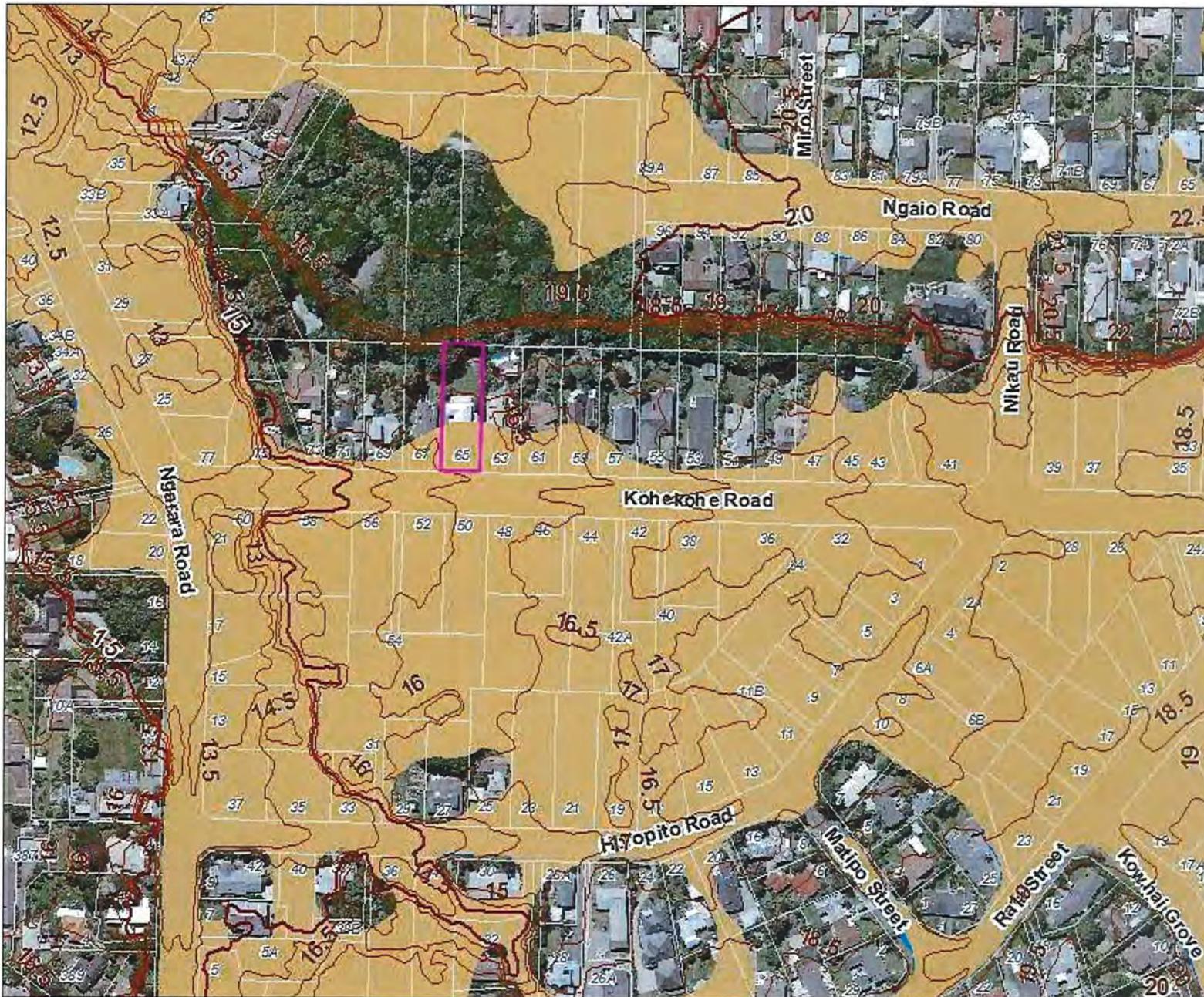
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Legend

- Parcel
- WS Meter
 - <all other values>
 - Primary Standalone
 - ▲ Primary Multi Prop
 - △ Check
 - ⬆ Primary Placeholder
 - ⬆ Check Placeholder
 - ◆ Redundant
 - Not connected
 - Unallocated
 - ⊕ No Meter
 - Bulk
 - Zone
- WS Meter Link
 - Primary Standalone
 - Primary Multi Prop
 - Primary Placeholder
 - Check
 - Check Placeholder
- WS Node
 - ⊗ Valve
 - ⊕ Manifold
 - Hydrant
 - ⊗ Bulk Meter
 - Fitting
 - ⊗ Pump
 - Borehole
 - ⊗ Tank
- WS Pipe
 - Service
 - Fire Service
 - Rider Main
 - Reticulation Main
 - Trunk Main
 - Other
 - Abandoned
- Ws Plant - Polygon





Legend

- Contours 5m
- All Contours
- ▭ Parcel
- ▨ Subdivision Fill from March 2014
- ▨ GWFloodExtents
- ▨ KCDCFloodExtents
- ▨ Uncertain Poorly Constrained
- ▨ LatestFaultDistributedZones
- ▨ Well Defined
- ▨ Well Defined Extension
- ▨ Uncertain Constrained
- ▨ IRBA Northern Ohariu Distributed/Well D Zones Revisions 2009
- ▨ SubdivFillFromMar2014
- ▨ River Corridor
- ▨ Stream Corridor
- ▨ Overflow Path
- ▨ Residual Overflow
- ▨ Fill Control
- ▨ Storage
- ▨ Ponding
- ▨ Residual Ponding
- ▨ Shallow Surface Flow

SCALE 1: 2,634 @A4



Date Printed: 27-November-2017



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Mr & Mrs Hyndman
65 Kohekohe Road
Waikanae 5036

Building Consent: 170844

27 November 2017

Dear Mr & Mrs Hyndman

**Advice of Intention to Issue a Consent under
Section 72 of the Building Act 2004**

Description: Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.
Location: 65 Kohekohe Road, Waikanae
Legal Description: LOTS 5 DP 19887 CT 903/31

In regards to the Building Consent application, presently being processed by Kāpiti Coast District Council, has been identified as subject to a natural hazard. If we were to grant the consent it would be done under section 72 of the Building Act 2004. The relevant sections are set out at the end of this letter.

After reviewing Landlink's report and based on a report by Jacobs which was commissioned by Kāpiti Coast District Council the land on which the building work is to be carried out is subject or is likely to be subject to 1 or more natural hazards.

The natural hazard identified on the property is inundation (ponding/flooding)

This hazard information has been identified in accordance with the Council's Building Consent-Natural Hazard Guidance Information (<http://www.kapiticoast.govt.nz/Your-Council/Planning/Building/building-consent-guidelines>)

You now have the opportunity to consider the issues. If you still wish to proceed with this application in light of this information please indicate either by email or letter.

What this means for this consent

It is important that we make you aware that if a consent is issued under section 72, an entry will be made on the Certificate of Title for the property. This can have serious ramifications for:

- insurance cover,
- mortgage lending,
- property value; and
- on selling.

Options

The options available for your consideration are:

1. to submit technical evidence that your property is not likely to be subject to the hazard that has been identified in association with the land where the building work is proposed.
2. to cancel the consent application with a refund of some of the fees; or
3. to proceed with the consent and have the entry under section 72 of the Building Act 2004 entered onto the Certificate of Title; or
4. to proceed with the consent with the section 72 entry indicating you will challenge the decision by the means of a Determination with the Ministry of Business, Innovation and Employment.
5. to re-design the work so that the cause of the hazard is mitigated.

Costs under Section 72 approval

We advise that the following additional cost will have to be paid prior to Council issuing the consent under section 72:

- \$260.00 approximately for Notification to the Registrar General of Land, and
- \$140.00 for Council processing time to action this, being a total of \$400.00 (incl GST).

Advice

We strongly recommend that you seek advice before making any decisions and consider your options carefully.

Next Steps

We would appreciate your advice in writing on how you would like to proceed by 5 December 2017. If no advice is received by that date, the Council may process the consent and grant it under section 72.

Please do not hesitate to contact me should you wish to discuss this matter further or voluntarily suspend your application to provide additional time to formulate your decision. I am available on 04 296 4700 or 0800 486 486.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Craig Harrison', with a long horizontal flourish extending to the right.

Craig Harrison
Building Officer

Section 71 and 72 of the Building Act 2004

Section 71 Building on land subject to natural hazards

- (1) A building consent authority must refuse to grant a building consent for construction of a building, or major alterations to a building, if—
 - (a) the land on which the building work is to be carried out is subject or is likely to be subject to 1 or more natural hazards; or
 - (b) the building work is likely to accelerate, worsen, or result in a natural hazard on that land or any other property.
- (2) Subsection (1) does not apply if the building consent authority is satisfied that adequate provision has been or will be made to—
 - (a) protect the land, building work, or other property referred to in that subsection from the natural hazard or hazards; or
 - (b) restore any damage to that land or other property as a result of the building work.
- (3) In this section and [sections 72 to 74](#), **natural hazard** means any of the following:
 - (a) erosion (including coastal erosion, bank erosion, and sheet erosion):
 - (b) falling debris (including soil, rock, snow, and ice):
 - (c) subsidence:
 - (d) inundation (including flooding, overland flow, storm surge, tidal effects, and ponding):
 - (e) slippage.

Section 72 Building consent for building on land subject to natural hazards must be granted in certain cases

Despite [section 71](#), a building consent authority that is a territorial authority must grant a building consent if the building consent authority considers that—

- (a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property; and
- (b) the land is subject or is likely to be subject to 1 or more natural hazards; and
- (c) it is reasonable to grant a waiver or modification of the [building code](#) in respect of the natural hazard concerned.

Mr & Mrs Hyndman
65 Kohekohe Road
Waikanae 5036

Building Consent: 170844

27 November 2017

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Yours sincerely



Craig Harrison
Building Officer

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- (c) it is reasonable to grant a waiver or modification of the [building code](#) in respect of the natural hazard concerned.

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Drainage**

Inspection Outcome: **Pass**

Inspected By: **Gareth McCullagh**

Inspection Date: **4 May 2018 1:25 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Pipe diameter 100 mm	Pass
Bedding material pea metal chip	Pass
Gully trap in place and charged	Pass
Connections/angles swept junctions in and inspections point in	Pass
Branch length	Pass
Direction/fall good fall to lateral	Pass
Holding water	Pass
Terminal vent 50mm completed	Pass
Registration number 10945	Pass
Other elevated drain in subfloor also tested	Pass

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Final Inspection**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **10 September 2018 2:37 p.m.**

Duration: **45 minutes**

Inspection Element	Status
Exterior	Pass
All previous inspections/notes passed	Pass
All passed items on this inspection have been assessed against the consented documentation.	
Drawings	Pass
Additional information/plan	Pass
Sub-floor ventilation	Pass
Roof fixings	Pass
Spouting and down-pipes	Pass
Deck structure	Pass
Flashings - roof	Pass
Penetrations - flashings	Pass
Barriers	N/A
Gully dishes	Pass
Stormwater and site drainage	Pass
Handrails	N/A
Wastes to gully	Pass
Fixings - durability	Pass
Steps/stairs	Pass
Terminal vents/AAVs	Pass
Cladding painted/sealed	Pass
Flashings - windows/doors	Pass
Cladding ground clearance	Pass
Road crossing complete	Pass
Final check complete	Pass
Other	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	
Interior	Pass
All previous inspections/notes passed	Pass
Drawings	Pass
Additional information/plan	Pass
Service areas-floors/walls	Pass
Stair design	Pass
Handrails	N/A
Balustrades	N/A
Lightings	Pass

Laundering	Pass
Cooking facilities	Pass
Smoke detectors	Pass
Food storage/preparation	Pass
Ventilation	Pass
Insulation and clearance	Pass
HWC flues infinity	N/A
HWC restraint	N/A
Tempering valve	N/A
Glazing - human impact	Pass
Hot water temp 55	Pass
Solid fuel heater	Pass
Water supply tank	N/A
Trap seals and AAVS	Pass
Cistern flushing	Pass
WC pan connection	Pass
Septic tank	N/A
Window labels	Pass
Final check complete	Pass
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	
Other	N/A
Intertenancy/commercial	N/A
Other	N/A



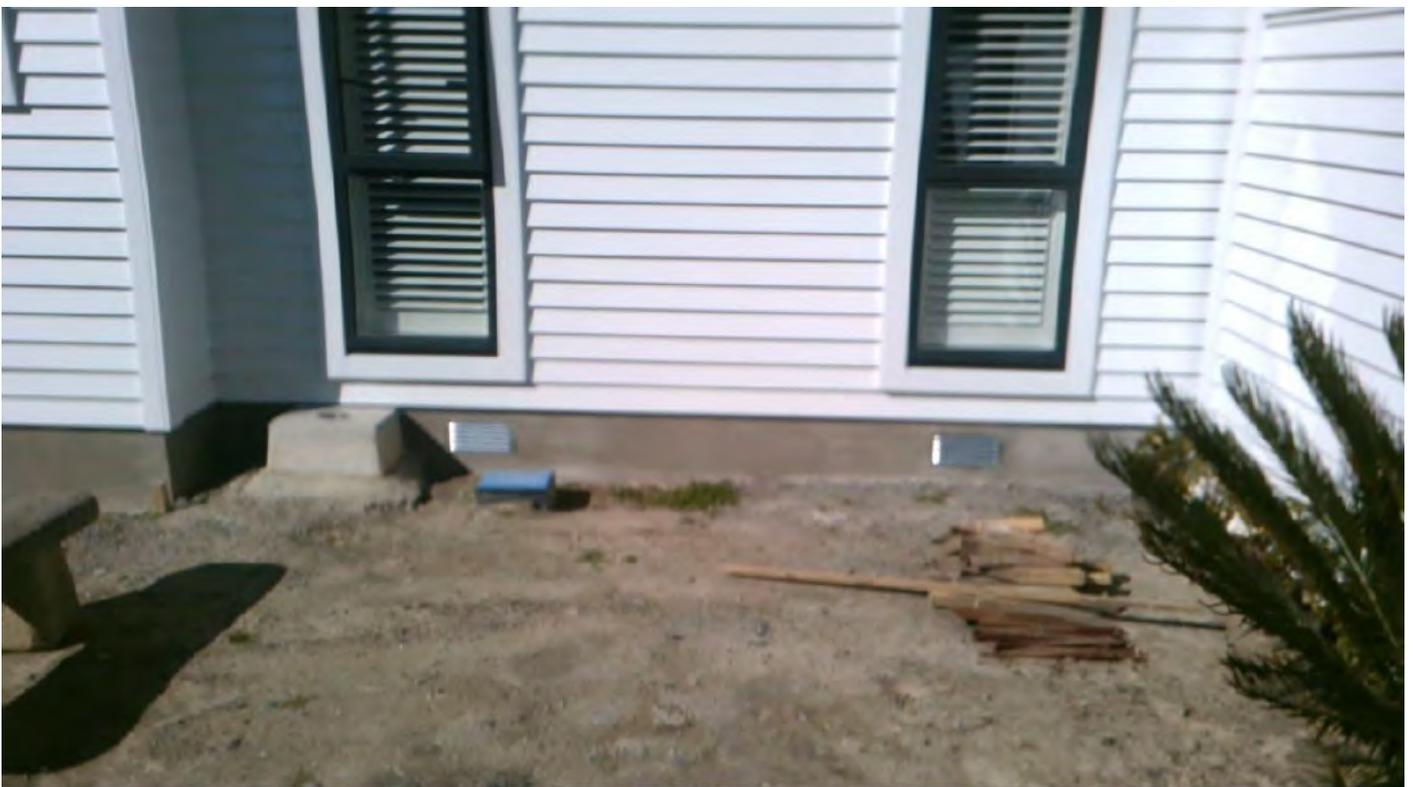
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Taken at 2:27 PM on Monday 10/09/2018



Taken at 2:27 PM on Monday 10/09/2018



Taken at 2:28 PM on Monday 10/09/2018



Taken at 2:28 PM on Monday 10/09/2018



Taken at 2:28 PM on Monday 10/09/2018



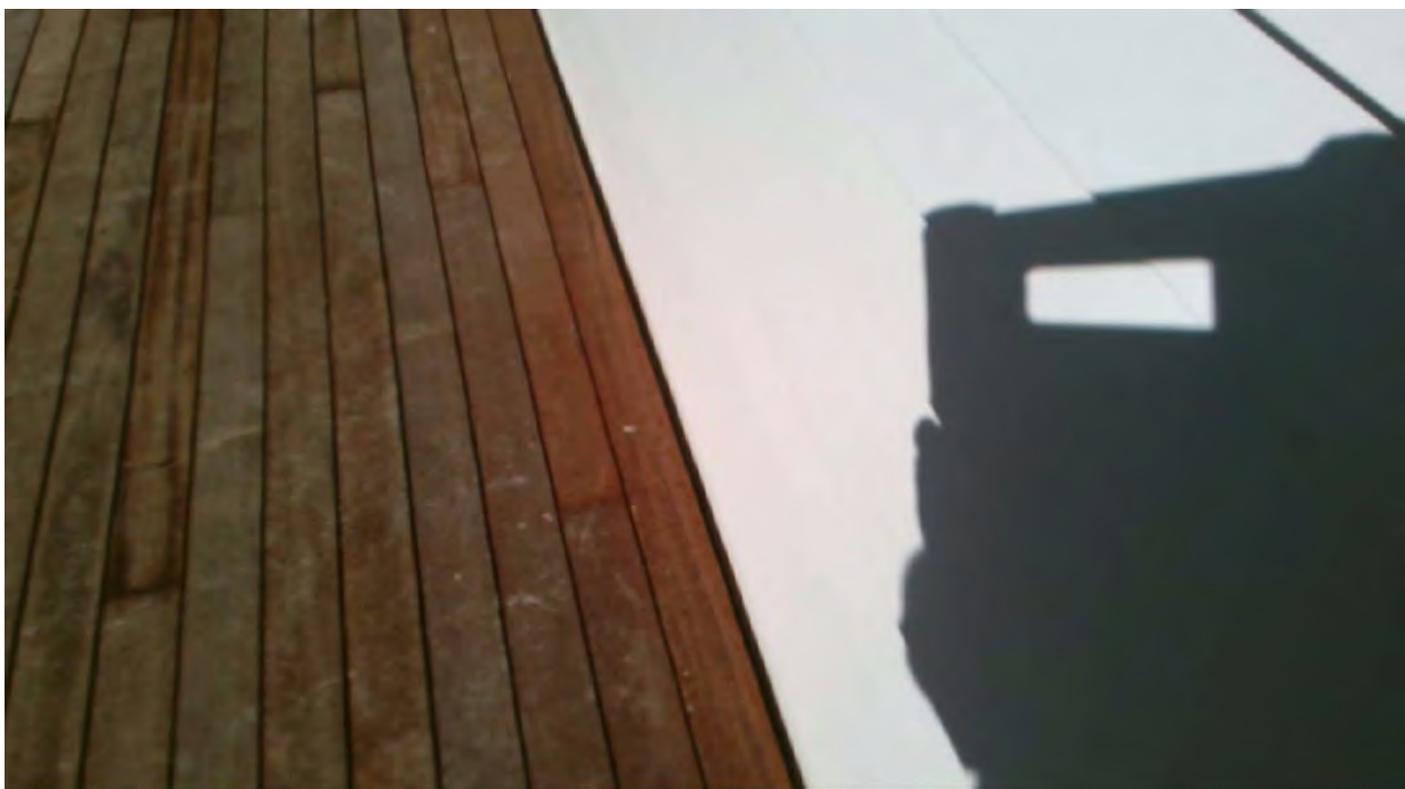
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Taken at 2:29 PM on Monday 10/09/2018



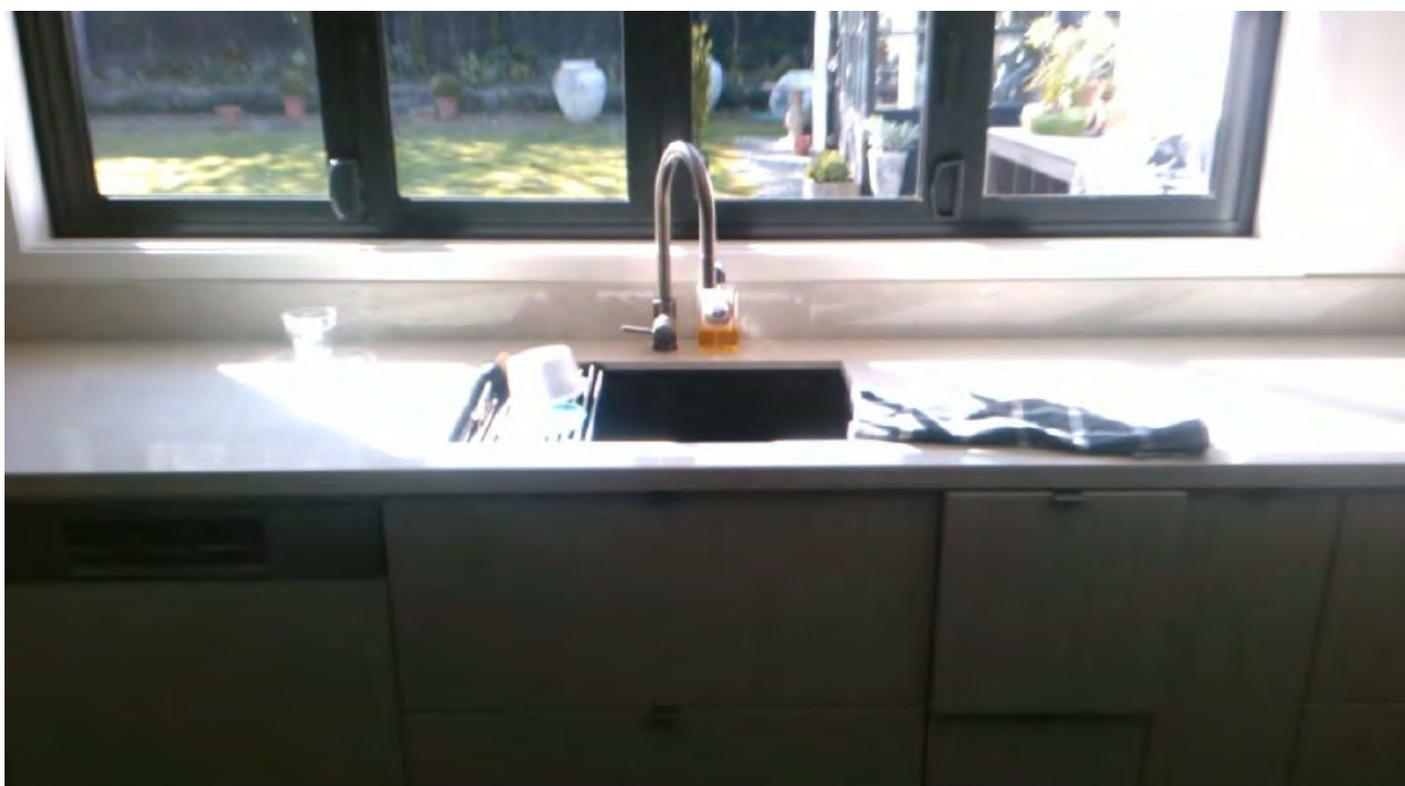
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Taken at 2:30 PM on Monday 10/09/2018



Taken at 2:33 PM on Monday 10/09/2018



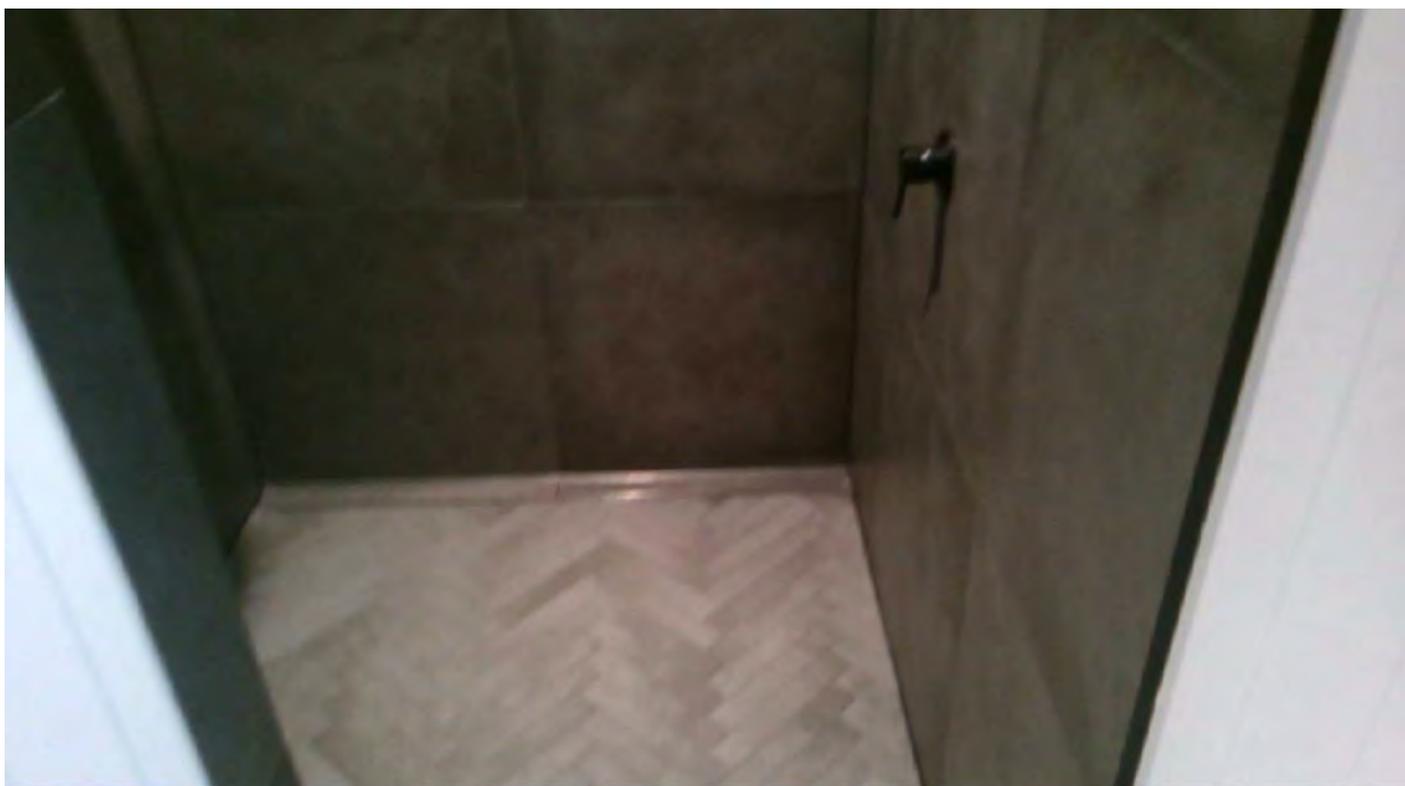
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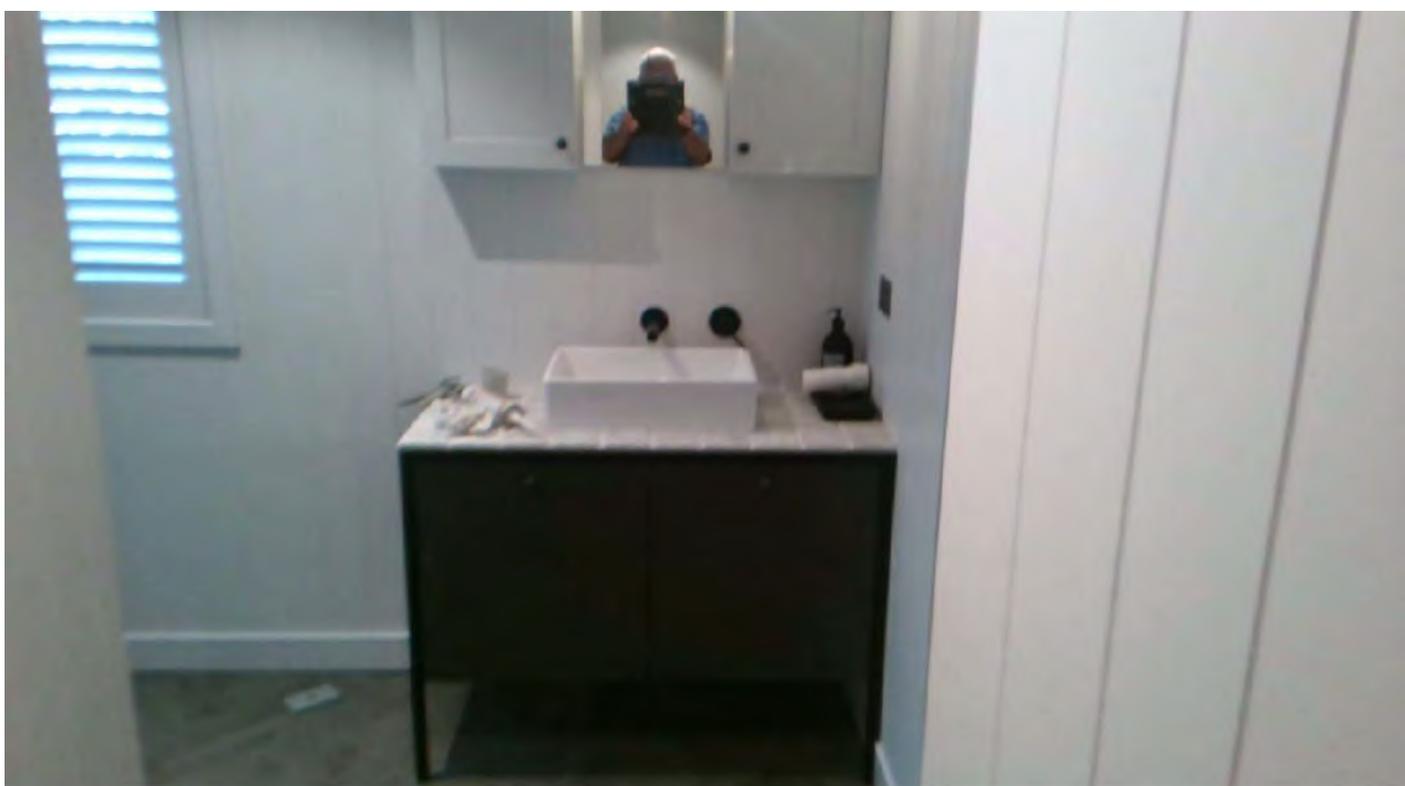
Taken at 2:33 PM on Monday 10/09/2018



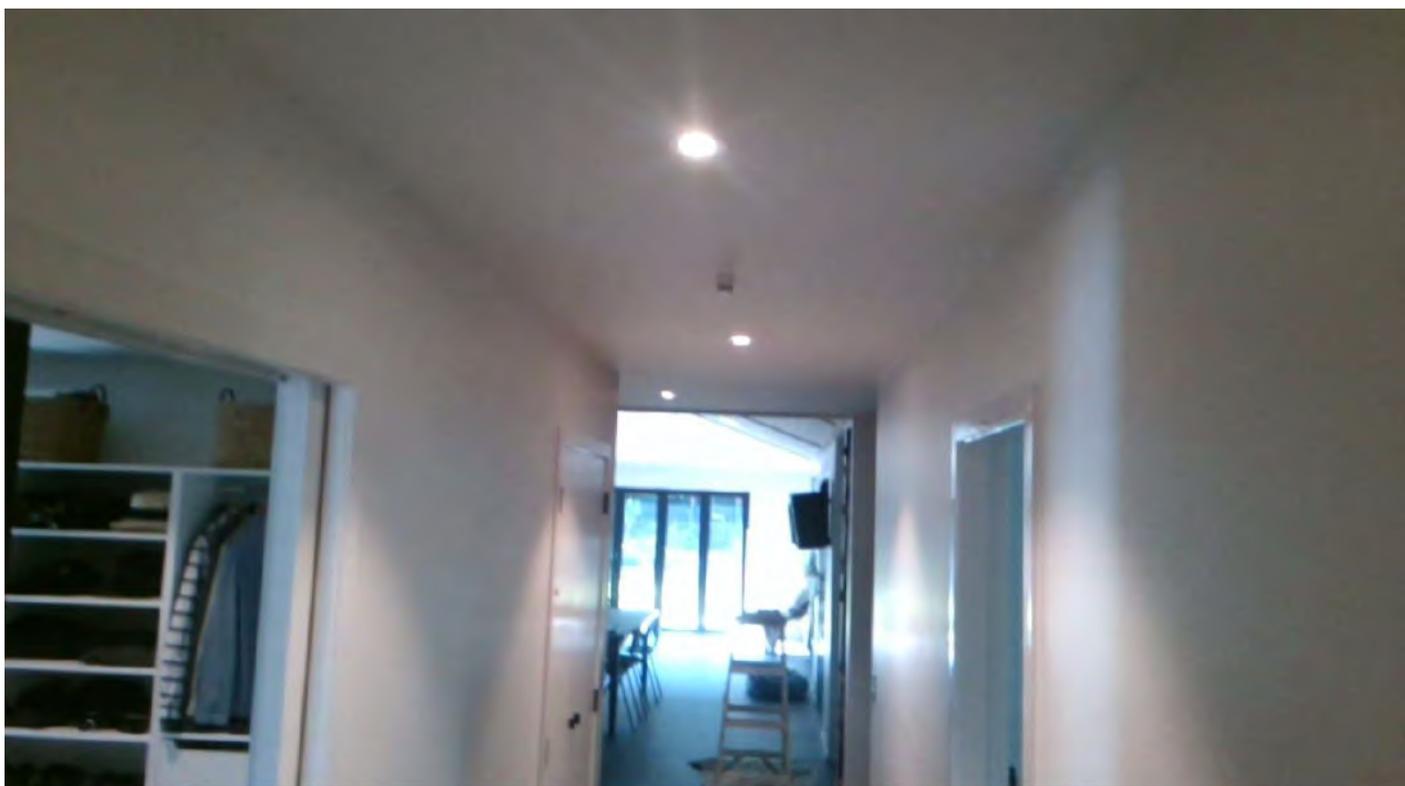
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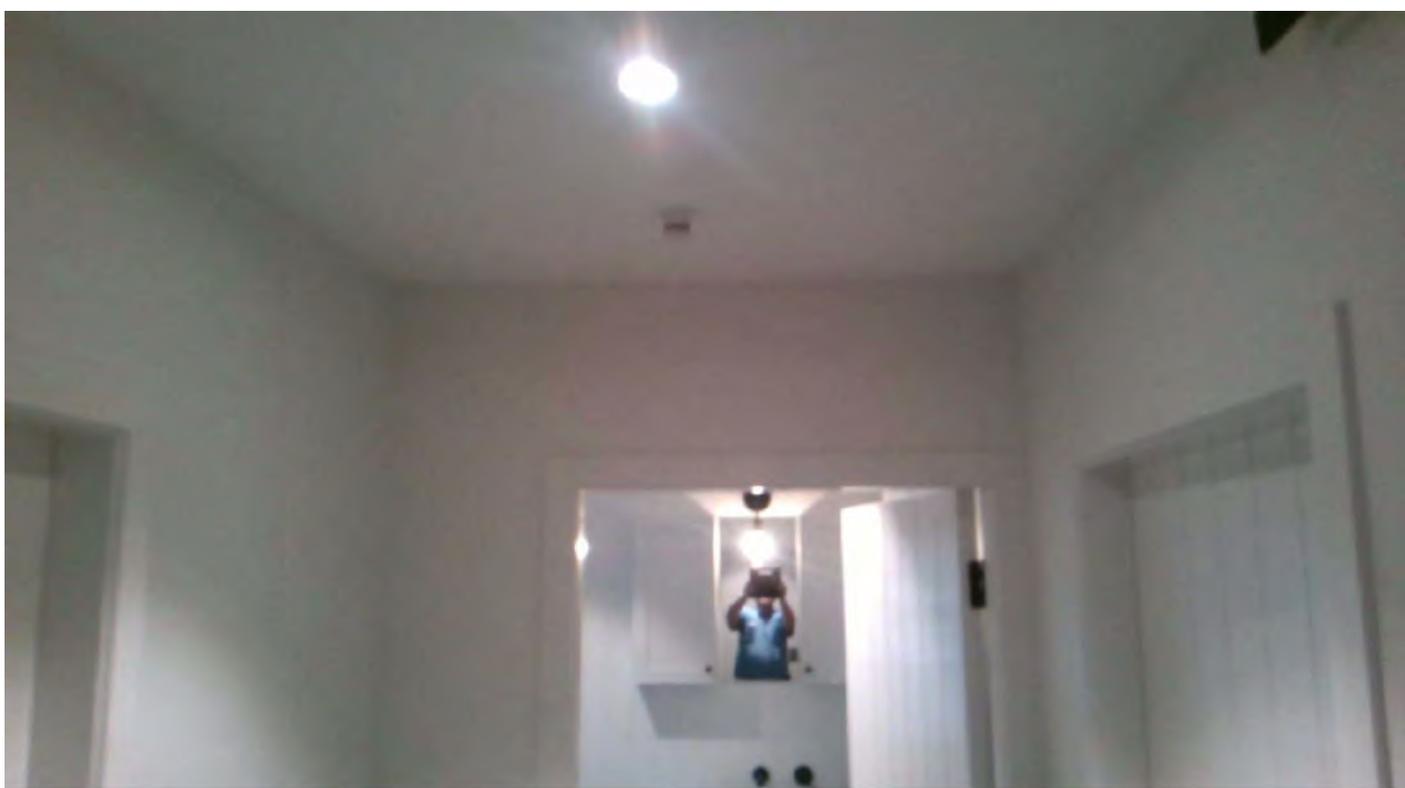
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Taken at 2:35 PM on Monday 10/09/2018



Taken at 2:35 PM on Monday 10/09/2018



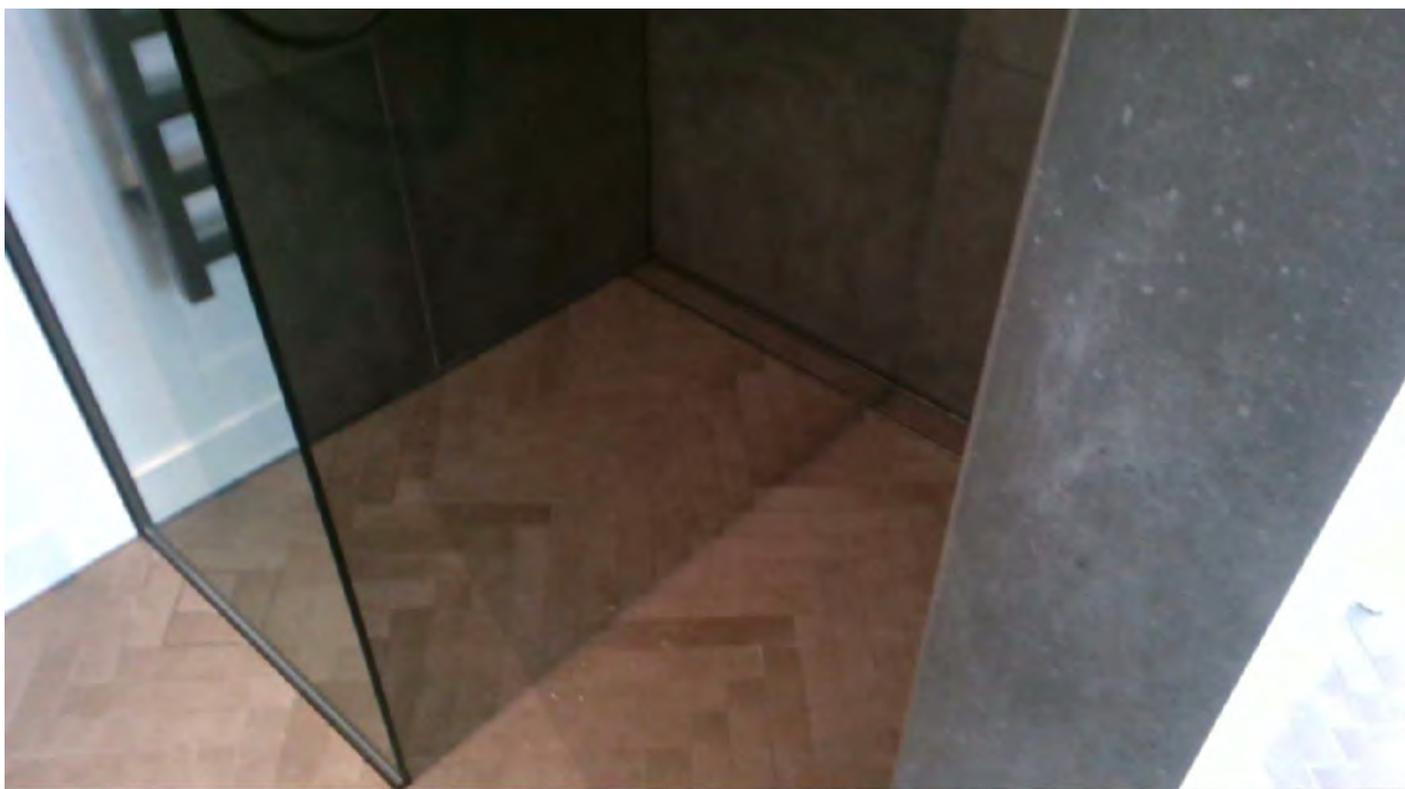
Taken at 2:35 PM on Monday 10/09/2018



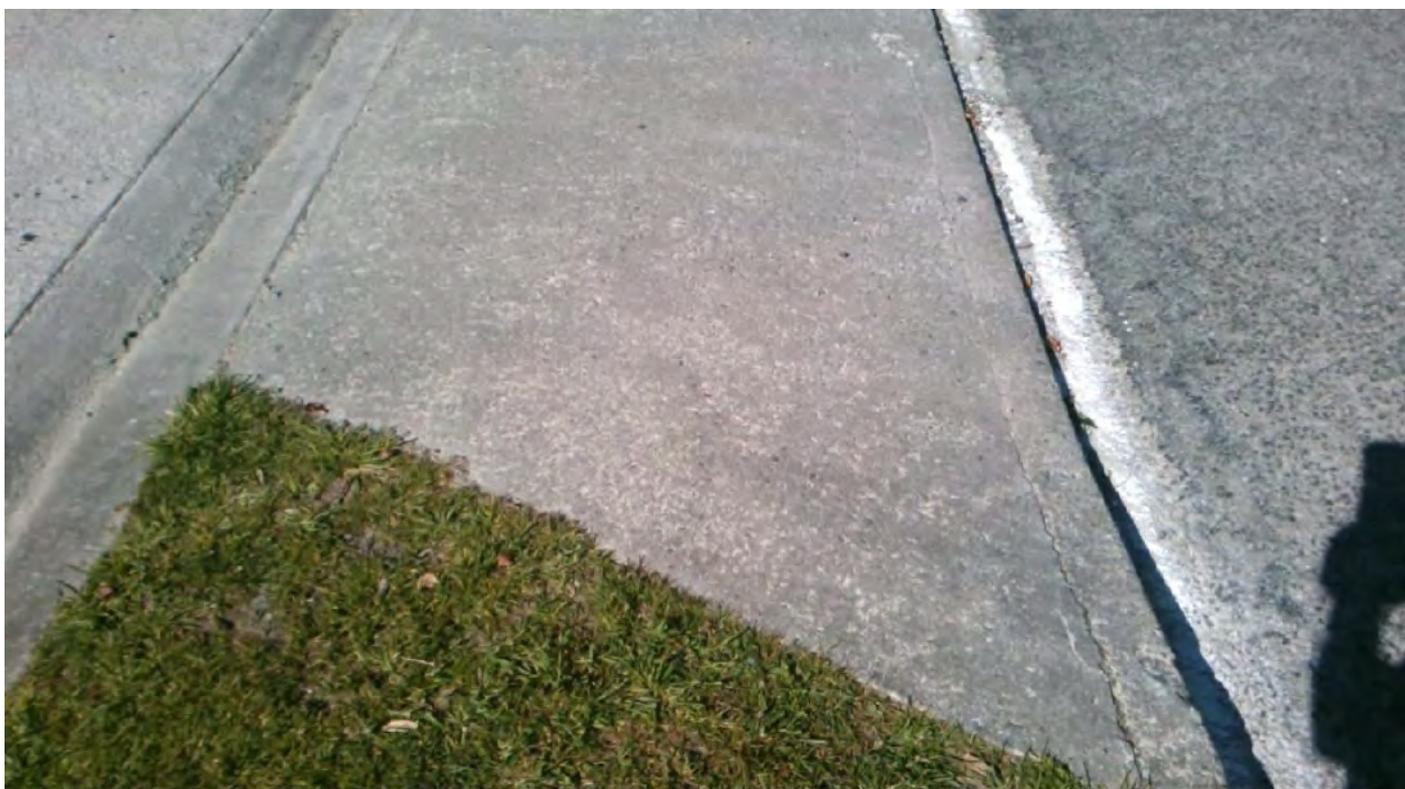
Taken at 2:35 PM on Monday 10/09/2018



Taken at 2:36 PM on Monday 10/09/2018



Taken at 2:36 PM on Monday 10/09/2018



Taken at 2:50 PM on Monday 10/09/2018



Taken at 2:50 PM on Monday 10/09/2018

SITE NOTICE

Consent No: **170844**
Applicant: **Mr & Mrs Hyndman**
Site Address: **65 Kohekohe Road, Waikanae**
Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Building Category: **R1**

Inspection Type: **Final Inspection**
Inspection Outcome: **Pass**
Inspected By: **Alan Tinney**
Inspection Date: **10 September 2018**

Passed Items

Exterior

All previous inspections/notes passed

All passed items on this inspection have been assessed against the consented documentation.

Drawings

Additional information/plan

Sub-floor ventilation

Roof fixings

Spouting and down-pipes

Deck structure

Flashings - roof

Penetrations - flashings

Gully dishes

Stormwater and site drainage

Wastes to gully

Fixings - durability

Steps/stairs

Terminal vents/AAVs

Cladding painted/sealed

Flashings - windows/doors

Cladding ground clearance

Road crossing complete

Final check complete

Other

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Interior

All previous inspections/notes passed

Drawings

Additional information/plan

Service areas-floors/walls

Stair design
 Lightings
 Laundering
 Cooking facilities
 Smoke detectors
 Food storage/preparation
 Ventilation
 Insulation and clearance
 Glazing - human impact
 Hot water temp
 Solid fuel heater
 Trap seals and AAVS
 Cistern flushing
 WC pan connection
 Window labels
 Final check complete

55

All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required
Roof installers warranty	Required
Solid Fuel Heater Installer's Checksheet	Required
Window manufacturers producer statement	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Roofing 1	Required

Jeffrey Clement

From: Leanna Hutchinson
Sent: Friday, 12 January 2018 1:44 PM
To: Jon Moser; MikeD@nationalprocessing.co.nz
Subject: RFI BC170884 email 1
Attachments: leannah_12-01-2018_13-35-13.pdf

From: Leanna.Hutchinson@kapiticoast.govt.nz [mailto:Leanna.Hutchinson@kapiticoast.govt.nz]
Sent: Friday, 12 January 2018 1:37 p.m.
To: Leanna Hutchinson
Subject: Scan-to-Me

Jeffrey Clement

From: Leanna Hutchinson
Sent: Friday, 12 January 2018 1:45 PM
To: MikeD@nationalprocessing.co.nz; Jon Moser
Subject: RFI BC170884 email 2
Attachments: leannah_12-01-2018_13-35-13.pdf

From: Leanna.Hutchinson@kapiticoast.govt.nz [mailto:Leanna.Hutchinson@kapiticoast.govt.nz]
Sent: Friday, 12 January 2018 1:38 p.m.
To: Leanna Hutchinson
Subject: Scan-to-Me

Jeffrey Clement

From: Robert Flynn <rob6flynn@gmail.com>
Sent: Friday, 8 December 2017 7:01 AM
To: Leanna Hutchinson
Cc: Christa Gardener
Subject: BC130123
Attachments: IMG_0340.jpg; ATT00001.txt

In reply to your letter of 1/11/2017 BC130123 had its final inspection on the 30/ 6 / 2015 not is your latter states, “ we have just completed.....” therefore you are required to issue the code compliance certificate (CCC).

Local government act states that you are not permitted to double dip. Please stop sending your double dipping Bill and issue the CCC.

Development fees and community facilities are collected by the rates department. (and have always been paid on time) The code compliance certificate is issued if the building work complies, please see attached photo.

Christa Gardener and Robert Flynn

NB : christagardener@fastmail.com

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Postline / Wet area Pre Application**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **31 May 2018 12:43 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Sheet bracing as per bacing plans	Pass
Sheet fixings as required	Pass
Fire/acoustic separation	N/A
Other	N/A
Wet area substrate system villa fixed @150mm	Pass
LBP number	N/A

SITE NOTICE

Consent No: **170844**
 Applicant: **Mr & Mrs Hyndman**
 Site Address: **65 Kohekohe Road, Waikanae**
 Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Building Category: **R1**

Inspection Type: **Postline / Wet area Pre Application**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **31 May 2018**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Confirm additional information/amended plan	
Sheet bracing	as per bacing plans
Sheet fixings	as required
Wet area substrate system	villa fixed @ 150mm

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required
Roof installers warranty	Required
Solid Fuel Heater Installer's Checksheet	Required
Window manufacturers producer statement	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **21 March 2018 12:07 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Building wrap type watergate	Pass
Flexible seling tape 40 below	Pass
Deck membrane fixed in accordance with specification	N/A
Head flashings Head flashing's not yet installed. Reinspection required	Fail
Sill flashings Sill flashing's not installed reinspection required	Fail
Back flashings	N/A
Saddle flashings	N/A
Internal/external corner flashings	N/A
Jamb flashings	N/A
Capillary clearances	N/A
Flashing penetrations	Pass
Ground/Deck Cladding Clearance	Pass
Additional strapping to wrap	Pass
Batten timber treatment	N/A
Cavity closers	N/A
Battens in place	N/A
Battens structural fixing	N/A
Cavity spacers	N/A
Cavity spacers size and slope	N/A
LBP number	N/A
Other	N/A



Taken at 12:07 PM on Wednesday 21/03/2018



Taken at 12:07 PM on Wednesday 21/03/2018



Taken at 12:07 PM on Wednesday 21/03/2018

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Building Category: **R1**

Inspection Type: **Pre Clad**
 Inspection Outcome: **Fail**
 Inspected By: **Alan Tinney**
 Inspection Date: **21 March 2018**

Passed Items

General

Inspection notes	
Drawings	
Additional information/plan	
Building wrap type	watergate
Flexible seling tape	40 below
Flashing penetrations	
Ground/Deck Cladding Clearance	
Additional strapping to wrap	

Failed Items

General

Head flashings	Head flashing's not yet installed. Reinspection required
Sill flashings	Sill flashing's not installed reinspection required

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required
Roof installers warranty	Required
Solid Fuel Heater Installer's Checksheet	Required
Window manufacturers producer statement	Required

Licensed Building Practitioners

Designer 1

Designer 2

Carpentry 1

Foundations 1

Roofing 1

Status

Accepted

Accepted

Required

Required

Required

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Pre Clad**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **20 September 2018 8:16 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Head flashings	Pass
Head flashing's not yet installed. Reinspection required/completed	
Sill flashings	Pass
Sill flashing's not installed reinspection required/now installed	

SITE NOTICE

Consent No: **170844**
 Applicant: **Mr & Mrs Hyndman**
 Site Address: **65 Kohekohe Road, Waikanae**
 Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Building Category: **R1**

Inspection Type: **Pre Clad**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **20 September 2018**

Passed Items

General

Head flashings	Head flashing's not yet installed. Reinspection required/completed
Sill flashings	Sill flashing's not installed reinspection required/now installed

Inspection Type: **Preline Plumbing**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **20 September 2018**

Passed Items

General

Other	where waste pipes run through studs as discussed to install stud stiffners ok to continue but check on building inspection/ Rechecked all completed
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Support Documentation

Status

Application for CCC	Accepted
Electrical safety certificate	Accepted
Gas safety certificate	Accepted
As-built drainage plan	Accepted
Drainage (Form 126) for stormwater installation	Accepted
Drainage (Form 127) for private sewer installation	Accepted
Plumbing (Form 125) for pressure test and installation piped services	Accepted
Construction review PS4 statement for structural engineering	Accepted
Membrane applicator certificates - internal wet area	Accepted
Timber framing and truss certification	Accepted
Roof product manufacturers warranty	Accepted
Record of Work	Accepted

Solid Fuel Heater Installer's Checksheet	Accepted
Window manufacturers producer statement	Accepted

Licensed Building Practitioners**Status**

Roofing 1	Accepted
Designer 1	Accepted
Carpentry 1	Accepted
Foundations 1	Accepted
Designer 2	Accepted

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **8 March 2018 1:57 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Cladding type identified	Pass
Framing moisture meets cladding requirements	Pass
Stud spacing appropriate for cladding	Pass
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections blue screw bolts All bottom plate connections fixed in compliance with the building consent documentation	Pass
Building wrap type watergate	Pass
Bracing requirements GS1	Pass
Purlin fixing recheck	Fail
Decking substrate	N/A
Top Plate Connection straps	Pass
Lintel Connections	Pass
Truss connections C/Ts and z nails	Pass
Column posts	N/A
LBP number	N/A
Other	N/A



Taken at 1:48 PM on Thursday 8/03/2018



Taken at 1:48 PM on Thursday 8/03/2018



Taken at 1:48 PM on Thursday 8/03/2018

SITE NOTICE

Consent No: **170844**
 Applicant: **Mr & Mrs Hyndman**
 Site Address: **65 Kohekohe Road, Waikanae**
 Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Building Category: **R1**

Inspection Type: **Pre Wrap**
 Inspection Outcome: **Fail**
 Inspected By: **Alan Tinney**
 Inspection Date: **8 March 2018**

Passed Items

General

Inspection notes	
Drawings	
Additional information/plan	
Cladding type identified	
Framing moisture meets cladding requirements	
Stud spacing appropriate for cladding	
Bottom plate connections	blue screw bolts All bottom plate connections fixed in compliance with the building consent documentation
Building wrap type	watertgate
Bracing requirements	GS1
Top Plate Connection	straps
Lintel Connections	
Truss connections	C/Ts and z nails

Failed Items

General

Purlin fixing	recheck
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Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required

Roof installers warranty	Required
Solid Fuel Heater Installer's Checksheet	Required
Window manufacturers producer statement	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Pre Wrap**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **16 March 2018 1:49 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Inspection notes	Pass
Drawings	Pass
Additional information/plan	Pass
Cladding type identified	Pass
Framing moisture meets cladding requirements	Pass
Stud spacing appropriate for cladding	Pass
Exterior sheet bracing and angle brace fixing	N/A
Bottom plate connections	N/A
Building wrap type	N/A
Bracing requirements	N/A
Purlin fixing	Pass
1x blue screw/1x100 flat	
Purlins fixed and screw in accordance with the building consent documentation	
Decking substrate	N/A
Top Plate Connection	N/A
Lintel Connections	N/A
Truss connections	N/A
Column posts	N/A
LBP number	N/A
Other	N/A

SITE NOTICE

Consent No: **170844**
 Applicant: **Mr & Mrs Hyndman**
 Site Address: **65 Kohekohe Road, Waikanae**
 Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Building Category: **R1**

Inspection Type: **Pre Wrap**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **16 March 2018**

Passed Items

General

- Inspection notes
- Drawings
- Additional information/plan
- Cladding type identified
- Framing moisture meets cladding requirements
- Stud spacing appropriate for cladding
- Purlin fixing

**1x blue screw/1x100 flat
 Purlins fixed and screw in accordance with the
 building consent documentation**

Support Documentation

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required
Roof installers warranty	Required
Solid Fuel Heater Installer's Checksheet	Required
Window manufacturers producer statement	Required

Licensed Building Practitioners

Licensed Building Practitioners	Status
Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Preline Building**

Inspection Outcome: **Fail**

Inspected By: **Alan Tinney**

Inspection Date: **15 May 2018 11:48 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Max moisture content 23%	Fail
Ventilation to rooms	Pass
Window sizes and openings as per consented documentation	
Timber treatment H1.2	Pass
Lintel/beam size and fixing	Pass
Insulation walls2.6/ceilings3.6	Pass
Top plate connection	Pass
Ceiling batten spacing 400mm	Pass
Stud spacing 600mm	Pass
Bracing connections	Pass
Air seals	Pass
Bottom plate fixings	Pass
Is the building weathertight	Pass
Grade of timber framing sg8	Pass
Framing cut outs	Pass
wet area substrate Metal corners	Pass
insert or inbuilt fireplace	N/A
LBP number	N/A
Other	N/A
Other	N/A



Taken at 11:44 AM on Tuesday 15/05/2018

SITE NOTICE

Consent No: **170844**
 Applicant: **Mr & Mrs Hyndman**
 Site Address: **65 Kohekohe Road, Waikanae**
 Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Building Category: **R1**

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

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Confirm additional information/amended plan	
Ventilation to rooms	Window sizes and openings as per consented documentation
Timber treatment	H1.2
Lintel/beam size and fixing	
Insulation	walls2.6/ceilings3.6
Top plate connection	
Ceiling batten spacing	400mm
Stud spacing	600mm
Bracing connections	
Air seals	
Bottom plate fixings	
Is the building weathertight	
Grade of timber framing	sg8
Framing cut outs	
wet area substrate	Metal corners

Failed Items

General

Max moisture content	23%
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Support Documentation

	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required

Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required
Roof installers warranty	Required
Solid Fuel Heater Installer's Checksheet	Required
Window manufacturers producer statement	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Preline Building**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **23 May 2018 3:40 p.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Max moisture content 13% to 16%	Pass

SITE NOTICE

Consent No: **170844**
 Applicant: **Mr & Mrs Hyndman**
 Site Address: **65 Kohekohe Road, Waikanae**
 Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Building Category: **R1**

Inspection Type: **Preline Building**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **23 May 2018**

Passed Items

General

Max moisture content	13% to 16%
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Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required
Roof installers warranty	Required
Solid Fuel Heater Installer's Checksheet	Required
Window manufacturers producer statement	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Preline Plumbing**

Inspection Outcome: **Fail**

Inspected By: **Gareth McCullagh**

Inspection Date: **4 May 2018 1:36 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Fail
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	N/A
Plumber 10945	Pass
Soil pipe size and test	N/A
Pipes fixed/supported all clipped and secure	Pass
System used AS3500	Pass
TPR line	N/A
Inbuilt S/W pipes tested	N/A
Vents terminated	Pass
Pressure test all dux secura 20 mm and 15 mm and 10 mm for kitchen hot	Pass
Waste pipe size and test	Pass
Floor wastes	N/A
Shut off valves	Pass
Fire wraps and collars	N/A
LBP number	N/A
Other where waste pipes run through studs as discussed to install stud stiffeners ok to continue but check on building inspection	Fail

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Preline Plumbing**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **20 September 2018 8:15 a.m.**

Duration: **15 minutes**

Inspection Element	Status
General	Pass
Other	Pass
where waste pipes run through studs as discussed to install stud stiffners ok to continue but check on building inspection/ Rechecked all completed	

SITE NOTICE

Consent No: **170844**
 Applicant: **Mr & Mrs Hyndman**
 Site Address: **65 Kohekohe Road, Waikanae**
 Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Building Category: **R1**

Inspection Type: **Drainage**
 Inspection Outcome: **Pass**
 Inspected By: **Gareth McCullagh**
 Inspection Date: **4 May 2018**

Passed Items

General

Pipe diameter	100 mm
Bedding material	pea metal chip
Gully trap	in place and charged
Connections/angles	swept junctions in and inspections point in
Branch length	
Direction/fall	good fall to lateral
Holding water	
Terminal vent	50mm completed
Registration number	10945
Other	elevated drain in subfloor also tested

Inspection Type: **Preline Plumbing**
 Inspection Outcome: **Fail**
 Inspected By: **Gareth McCullagh**
 Inspection Date: **4 May 2018**

Passed Items

General

Sighted previous inspection notes	
Conforms with approved drawings	
Plumber	10945
Pipes fixed/supported	all clipped and secure
System used	AS3500
Vents terminated	
Pressure test	all dux segura 20 mm and 15 mm and 10 mm for kitchen hot
Waste pipe size and test	
Shut off valves	

Failed Items

General
Other

where waste pipes run through studs as discussed to
install stud stiffeners ok to continue but check on
building inspection

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required
Roof installers warranty	Required
Solid Fuel Heater Installer's Checksheet	Required
Window manufacturers producer statement	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Roofing 1	Required

GoGet Inspection Audit Report

Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Pre-Slab Building**

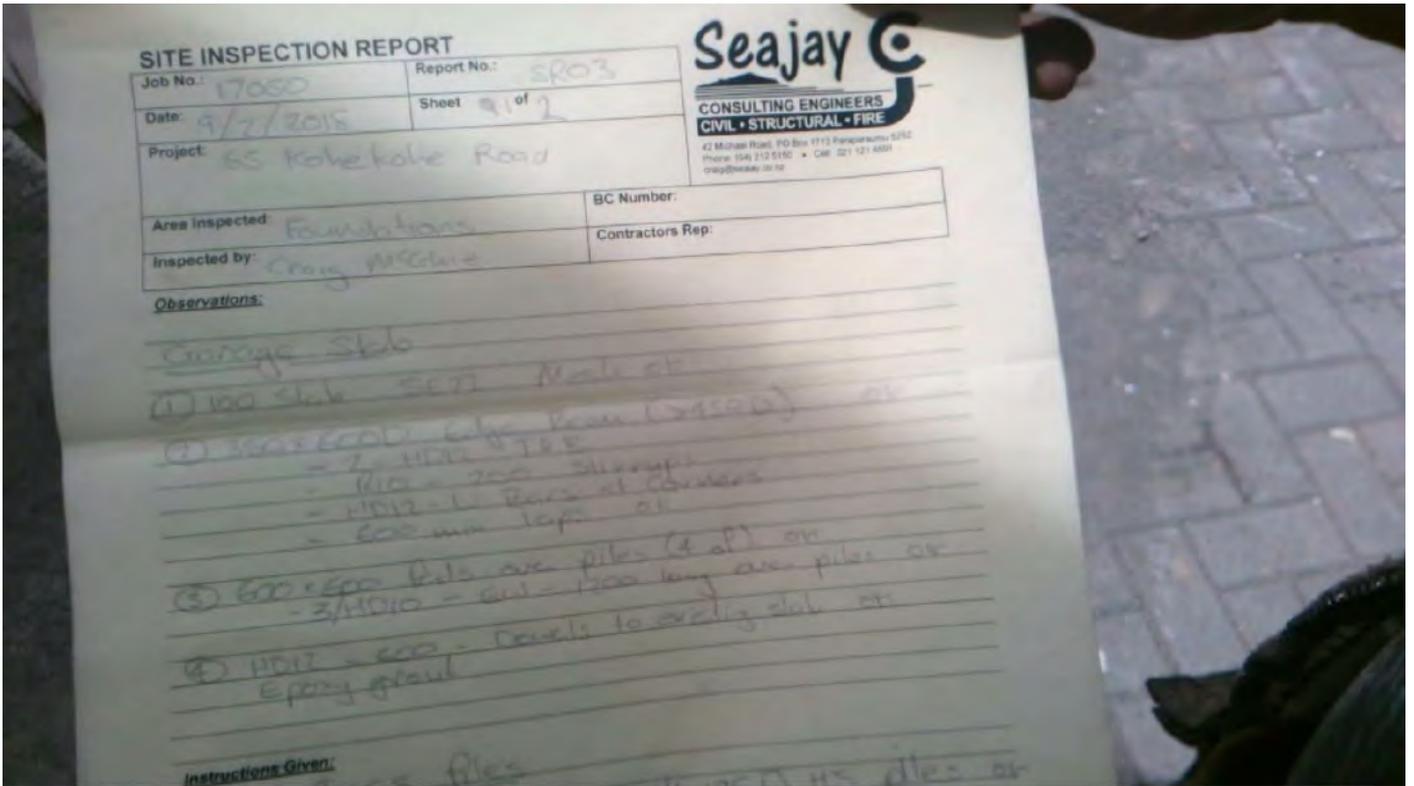
Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **9 February 2018 11:56 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Engineers details required Sejay	Pass
Rebate for brick veneer	N/A
Ground clearance	Pass
Concrete cover	Pass
Driveway S/W control	N/A
Sand blinding	Pass
Slab thickenings 120mm	Pass
Vapour barrier	Pass
Bottom plate fixings	N/A
Steel reinforcing as per engineer All steel work placed and tied as per consented documentation	Pass
Bar chairs Bar chairs placed as required	Pass
DPC penetrations taped All penetrations taped as required	Pass
Minimum floor level	Pass
Registration numbers	N/A
Siting	Pass
Sub slab insulation	N/A
In-slab heating	N/A
Other passed by engineer All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	Pass



Taken at 11:56 AM on Friday 9/02/2018



Taken at 11:56 AM on Friday 9/02/2018



Taken at 11:56 AM on Friday 9/02/2018



Taken at 11:56 AM on Friday 9/02/2018

SITE NOTICE

Consent No: **170844**
 Applicant: **Mr & Mrs Hyndman**
 Site Address: **65 Kohekohe Road, Waikanae**
 Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Building Category: **R1**

Inspection Type: **Pre-Slab Building**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **9 February 2018**

Passed Items

General

Engineers details required	Sejay
Ground clearance	
Concrete cover	
Sand blinding	
Slab thickenings	120mm
Vapour barrier	
Steel reinforcing	as per engineer All steel work placed and tied as per consented documentation
Bar chairs	Bar chairs placed as required
DPC penetrations taped	All penetrations taped as required
Minimum floor level	
Siting	
Other	passed by engineer All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Support Documentation

Status

Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required
Roof installers warranty	Required

Solid Fuel Heater Installer's Checksheet	Required
Window manufacturers producer statement	Required

Licensed Building Practitioners

Status

Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Roofing 1	Required

KAPITI COAST DISTRICT COUNCIL LIVE ENVIRONMENT

Consent No: 170844

Building Category: R1

Site Address: 65 Kohekohe Road, Waikanae

Owner/Agent: Mr & Mrs Hyndman

Inspections

The following inspections are required:

- 1 Foundations
- 1 Piles
- 1 Subfloor
- 1 Pre-Slab Building
- 1 Drainage
- 1 Postline / Wet area Pre Application
- 1 Pre Wrap
- 1 Pre Clad
- 1 Free Standing Solid Fuel Heater
- 1 Wet Area Post-application
- 1 Preline Plumbing
- 1 Final Inspection
- 12 Total Inspections

Support Documentation

- Application for CCC
- Electrical safety certificate
- Gas safety certificate
- As-built drainage plan
- Drainage (Form 126) for stormwater installation
- Construction review PS4 statement for structural engineering
- Membrane applicator certificates - internal wet area
- Timber framing and truss certification
- Record of Work
- Roof installers warranty
- Solid Fuel Heater Installer's Checksheet
- Window manufacturers producer statement

Licensed Building Practitioners

- Designer 1
- Designer 2
- Carpentry 1
- Foundations 1
- Roofing 1

GoGet Processing Summary Report

Consent No: 170844

Site Address: 65 Kohekohe Road, Waikanae

Description: Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.

Checklist/Elements	Status	Notes	Processed By
Vetting			Craig Harrison
Application documentation	Pass		CRH
Application type	Pass	The application is for a building consent.	CRH
Application form signed	Pass	The owners match those listed on the CT. The application form is signed by the owner or by an agent nominated by the owner.	CRH
Proof of ownership	Pass	A certificate of title dated within the last three months.	CRH
Drawings and plans	Pass	Detailed plans are provided that clearly show existing building and the proposed modification or new build. Two copies are provided.	CRH
Site specific specifications	Pass	Specifications provided that are relevant to the proposed works. Specifications do not contradict the plans. Specifications clearly identify chosen products, and do not show a range of possible options.	CRH
Compliance documentation	Pass	Relevant documentation is shown for: - B1: the truss manufacturer, including a PS1; - B1: bracing calculations; - B2: appraisals for specific products, including all membranes and specific cladding systems; - E2: risk matrix; - E2: cladding specifications and maintenance requirements where relevant; - H1: energy efficiency compliance report or calculation;	CRH
Specific engineered design	Pass	The design involves specific engineering design and: - a PS1 has been provided.	CRH
Building act	Pass		CRH
S71 Natural Hazard	Pass	The site is subject to the following hazard(s): Inundation. Dave from Landlink is changing the existence ponding on site. It has been pass on to Rita.	CRH
S71-72 assessment	Pass	S71(2)(a) applies because adequate provision has been made protect the building work or other property from the natural hazard of lifting the floor clear of the Q50 by 300 mm in the garage and the new proposed bedroom 2 is to match the existing which is shown 700 mm above Q50 ponding hazard. The consent can be granted with a s73 certificate. Assessed in accordance with BC7.	CRH
S71-72 decision	Pass	The building consent can be granted with a s73 certificate	CRH
S 84 - Restricted building work	Pass	A certificate of design work has been provided by each of the designers contributing to the restricted building work.	CRH
S 112 or 133AT - Alterations to existing buildings	Pass	112 (1) B (ii) The building will if it did not comply with the other provisions of the building code immediately before the building work began, continue to comply at least to the same extent as it did then comply.	CRH
Payment	Pass		CRH
Payment requested	Pass		CRH

Checklist/Elements	Status	Notes	Processed By
Payment received	Pass	Building consent fee's are paid however Section 72 fees are outstanding.	CRH
Planning	Pass		Nancy Gomez
District Plan	Pass		NGO
District Plan Items Checked	Yes		NGO
B1 - Structure	Pass		Mel Brownlee
Verification method	Pass		MEB
Structural risk assessment	Pass	The building work contains SED. The engineering has been assessed against structural policy, and given the scope of the engineering and the evidence provided, the risk is not considered to be high enough to require structural review.	MEB
Engineer	Pass	The engineer is working within their scope. The PS1 identifies the engineer, their CPEng number is: 173345 - Craig McGhie Sejay consulting PS1 completed with correct property address/legal description, code clause and means of compliance, company ensured. PS1 supplied with design memo, calculations and design details/plans	MEB
Scope	Pass	The scope of the engineering is: driven piles and pad footings roof beams to porch posts to support roof beam bracing	MEB
Monitoring requirements	Pass	Construction monitoring to: CM3	MEB
Structural proprietary systems	Pass	Trusses - correct parameters have been used for the design, and a PS1 has been provided. RFI - truss layout/fixing plans/lintel sizes?? --- Response - MEB 30 Nov 2017 9:29am --- truss layout and fixing plan supplied	MEB
<u>Request for Further Information:</u>			
Request:		Please supply full truss design documentation, (PS1 and designer statement have been supplied howe layout/fixings plans does not appear to be supplied?).	MEB
Response:		<i>truss layout and fixing plan supplied</i>	MEB
NZS 3604	Pass		MEB
Scope	Pass	The building is within the scope and limitation of NZS 3604.	MEB
Good ground	N/A	engineer penetrometer tests supplied confirming ground bearing, possible soakpit below proposed foundations, engineer foundation design required	MEB
Site requirements	Pass	The requirements for site have been considered, including provisions for: bearing capacity; site preparation;	MEB
Deck structure	Pass		MEB
Deck piles	Pass	The: ordinary piles anchor piles comply with the relevant section of NZS 3604. This includes requirements for heights, materials, footings, and fixings.	MEB
Deck bearers	Pass	Bearers are sized appropriately for their given span, spacing, and loaded dimensions. Correct fixings are shown to other structural members. RFI - one deck area bearer may be overspanned if pile spacing not noted due to loaded dimension --- Response - MEB 30 Nov 2017 8:37am ---	MEB

Checklist/Elements	Status	Notes	Processed By
		Additional dimensions supplied, spans/load within 3604	
<u>Request for Further Information:</u>			
Request:		Please supply additional dimensions in regards to pile spacing to ensure midline bearers to deck are not over spanned for the loaded dimension.	MEB
<i>Response: Additional dimensions supplied, spans/load within 3604</i>			MEB
Deck stringers	N/A	Stringers supporting deck structure are sized appropriately given the span of the joists they are supporting and the spacing of their fixings.	MEB
Deck bracing	Pass	Correct parameters have been used for calculating deck bracing demand. This includes considerations around earthquakes and building characteristics. engineer design in accordance with 3604 - engineer plan supplied - fixing reqs specified in relation to bracing	MEB
Deck joists	Pass	Deck joists are adequately sized given their spans and spacing. Adequate lateral support is provided to deck joists where required. H3.2	MEB
Decking	Pass	Decking has adequate strength given the deck joist spacing. 100x20 kwila	MEB
Foundations and sub-floor framing	Pass		MEB
Piles	Pass	The: ordinary piles anchor piles comply with the relevant section of NZS 3604. This includes requirements for heights, materials, footings, and fixings.	MEB
Foundation walls	N/A	existing n/a	MEB
Bearers	Pass	rfi - dwelling over slab bearer spacing? --- Response - MEB 30 Nov 2017 8:36am --- bearers dimensioned, joists within allowable span	MEB
<u>Request for Further Information:</u>			
Request:		Please dimension the bearer layout to the infill framing over the existing slab.	MEB
<i>Response: bearers dimensioned, joists within allowable span</i>			MEB
Stringers	Pass	Stringers are sized appropriately given the span of the joists they are supporting and the spacing of their fixings.	MEB
Sub-floor bracing	Pass	Correct parameters have been used for calculating sub-floor bracing demand. This includes considerations around wind, earthquakes, cladding types, and building characteristics. notes to plan specifies fixings and to refer to engineer layout for bracing elements	MEB
Moisture control and access	Pass	There are adequate provisions to the sub-floor space preventing dampness. There is adequate ground clearance beneath the floor joists allowing for inspection of the subfloor framing.	MEB
Floors	Pass		MEB
Suspended timber floors (ground)	Pass	Floor joists are adequately sized given their spans and spacing. Adequate lateral support is provided to floor joists where required. Double joists are provided under loadbearing walls, and where other load paths pass through the floor	MEB

Checklist/Elements	Status	Notes	Processed By
Flooring	Pass	structure. Flooring meets the requirements in regards to materials, thickness, and layout. 20mm kopine, H3.2 ply to wet area	MEB
Concrete slab	Pass	There is adequate clearance, both vertically and horizontally, to the surrounding ground around the concrete slab. The foundation edge of the slab is detailed appropriately given the type of construction, with sufficient dimensions and reinforcing. The slab is constructed over granular fill with an appropriate damp proof membrane. The thickness of the slab meets requirements, with adequate reinforcing and shrinkage control where required. Where the slab supports load bearing walls the slab shows sufficient thickening, reinforcing, and fixings to the bottom plate. rfi - slab thickness and foundation edge detail in plans not as per eng design --- Response - MEB 30 Nov 2017 8:34am --- foundation plan and detail revised to be in accordance with engineer plans	MEB
<u>Request for Further Information:</u>			
Request:		Please review the plan set and ensure the garage slab thickness and details in plan set are in accordance with engineers design.	MEB
		<i>Response: foundation plan and detail revised to be in accordance with engineer plans</i>	MEB
Walls	Pass		MEB
Studs	Pass	Engineer pland/details in regards to beam end support. rfi stud height to loadbearing walls outside table 8.2 for spacing/size unable to assess girder truss locations as truss layout not supplied. --- Response - MEB 30 Nov 2017 8:38am --- Revised maximum height to 2.7m now within NZS3604:2011	MEB
<u>Request for Further Information:</u>			
Request:		Please revise maximum stud height for loadbearing walls to be within scope of NZS3604:2011 or supply alternative verification of compliance.	MEB
		<i>Response: Revised maximum height to 2.7m now within NZS3604:2011</i>	MEB
Lintels	Pass	layout and fixings not detailed truss layout supplied pre nail design and PS4	MEB
Plates	Pass	Top and bottom plates are sized appropriately, and have adequate strengthening where required. double top plate as required for low density ceiling and 6.0m bracing line spacings op plate fixings specified to meet 3604	MEB
Bracing	Pass	Correct parameters have been used for calculating wall bracing demand. This includes considerations around wind, earthquakes, cladding types, and building characteristics. calculations in blocks for garaeg and dwelling, supplied by engineer in accordance with 3604. full calculations supplied covering existing building and proposed additions w2 and e2 plan not as per calcs --- Response - MEB 5 Dec 2017 8:39am --- revised bracing plan/calcs supplied now in accordance	MEB

Checklist/Elements	Status	Notes	Processed By
<u>Request for Further Information:</u>			
Request:		Please ensure bracing plan is as per bracing calculations, element lengths vary to line e and w.	MEB
		<i>Response: revised bracing plan/calcs supplied now in accordance</i>	MEB
Posts	Pass		MEB
Posts	Pass	The size and length of the post meets the general requirements and limitations. engineer design fixing details supplied	MEB
Footings	Pass	engineer designed	MEB
Fixings	Pass	engineer design details covering fixing reqs	MEB
Roof structure	Pass		MEB
Truss roof	Pass	rfi - full design details required, PS1 and statement supplied only The roof truss has been specifically designed according to B1/VM1. Refer to the Verification Method checklist item. Documentation of the trusses meets the requirements of 10.2.2.3. Additional plan pages supplied.	MEB
Eaves and gable verges	Pass		MEB
Purlins / tile battens	Pass	The purlins or tile battens are adequately sized given the wind zone, their span and spacing. Correct fixings are specified given the uplift loads expected.	MEB
Bracing	Pass	Adequate bracing is provided for the roof given the roof pitch and area. Bracing is provided by: hip and/or valley rafters	MEB
Ceilings	Pass	Ceilings are supported by allowed members, with ceiling battens sized appropriately given their span and spacing.	MEB
Verandah beams	Pass	Verandah beams are adequately sized with the correct fixings given the type of roof, their loaded dimension, and span. eng design supplied	MEB
Snow loading	N/A	less than 400m altitude to N1 region, additional provision for snow loading not applicable	MEB
External stairs	N/A	exempt works as less than 1.5m above ground - detail required for D1 compliance only	MEB
B2 - Durability	Pass		Mel Brownlee
B2 prompts	Pass		MEB
Material compatibility	Pass	conc separation and s/s fixings to treated timber	MEB
Concrete and concrete masonry	Pass	Concrete strength and cover is appropriate for the exposure zone. 20mPa, cover to engineer specs and general project specifications	MEB
Timber treatment	Pass	The wood-based building components required to achieve 50 year durability comply with table 1 NZS 3602 as modified by B2/AS1. The wood-based building components required to achieve 15 year durability comply with table 2 NZS 3602 as modified by B2/AS1. exposed timber H3.2, H5 in ground, H3.1 weatherboards painted	MEB
Steel fixings and fastenings	Pass	Steel fixings are specified where required to meet durability requirements. covered in specifications document regaing timber contact/corrosion zone/exposure	MEB
Engineered elements	Pass	The durability aspects of all of the elements	MEB

Checklist/Elements	Status	Notes	Processed By
Plumbing materials	Pass	designed by the client's structural engineer have been satisfactorily checked for compliance to B2 in respect to B1 structure. Given the water supply and drainage principles used in the plumbing design appropriate materials are used for water supply and drainage pipes. Drainage running underneath the building will continue to meet the durability requirements once building work is complete. covered in specifications/plans in regards to selected means of compliance AS3500/E1/AS1	MEB
C1-6 - Protection From Fire	Pass		Mel Brownlee
C/AS1 - Residential and outbuildings	Pass		MEB
Fire cells, systems, and resistance ratings	Pass	Type 1 smoke alarms are shown on the plans in accordance with the requirements of F7/AS1.	MEB
Means of escape	Pass	An escape route leading to a place of safety is provided, with the length of the route not exceeding the length allowed given the type of fire safety system provided. new paths within 25m more than one means of escape	MEB
Control of internal fire and smoke spread	N/A	n/a stand alone SH dwelling	MEB
Control of external fire spread	Pass	min 1.0m boundary clearance achieved to existing walls and proposed. eaves clearance as per plans existing and proposed achieve min 650 boundary clearance nil upgrade required to existing, nil fire rating required to proposed works as per C/AS1 boundary clearances achieved.	MEB
Firefighting	Pass	SH detached dwelling, single existing dwelling to residential site proposed additions, within close proximity to existing road front	MEB
Prevention of fire occurring	Pass	Compliance with C2.2 and C2.3 has been shown with the appliance meeting the testing requirements of AS/NZS 2918, AS/NZS 5601.1, and AS 1691, for wood, gas, and oil burners respectively. Full manufacturer documentation supplied in regards to installation of the selected gas and SFH fire places, both installations are clear of windows therefore no issue with drapes hanging within clearances CA or ICF rated downlight only specified. RFI - masport specs don't cover clearance requirements for selected SFH model --- Response - MEB 30 Nov 2017 8:45am --- manufacturer min clearance to combustibles and hearth specs supplied. space between wall just over 900 clearances will be achieved	MEB
<u>Request for Further Information:</u>			
Request:		Please supply the manufacturer table of clearance requirements/hearth size for the selected Masport solid fuel heater.	MEB
Response:		<i>manufacturer min clearance to combustibles and hearth specs supplied. space between wall just over 900 clearances will be achieved</i>	MEB
D1 - Access Routes	Pass		Mel Brownlee
Access routes	Pass		MEB
Safety	Pass	Access routes have adequate activity space, visibility, are free from dangerous obstructions, and have safe cross fall and slope in the direction of travel.	MEB

Checklist/Elements	Status	Notes	Processed By
Slip resistance	Pass	Access routes have adequate slip resistant walking surfaces.	MEB
Building access	Pass	There is one access route that allows people to safely approach the building from the street edge.	MEB
Stairs	Pass		MEB
Space dimensions	Pass	The stairs are wide enough to allow adequate activity space.	MEB
Riser and tread	Pass	Access routes including stairways have stair treads that provide adequate footing, can be easily seen, and prevent children becoming trapped. They have uniform rise and tread as required for a(n) common, main private stairway.	MEB
Landings	Pass	There are landings as required at the beginning and ending of the stairway, and as needed during the rise of the stairway.	MEB
Location	N/A	n/a SH dwelling rise less than 600mm not more than 3 risers	MEB
E1 - Surface Water	Pass		Mel Brownlee
Connections	N/A	existing soakpit - new onsite disposal design supplied -	MEB
Soak pits	Pass		MEB
Field testing	Pass	Field testing of the surrounding ground to assess the soakage rate has been satisfactorily carried out by a suitably qualified geotechnical engineer. Existing soakpit,	MEB
Soak pit design	Pass	The soak pit has an adequate volume, with appropriate filling and lining to the pit. Full design calculations supplied for the proposed addition soak pit by cPeng to E1/VM1 --- Response - MEB 5 Dec 2017 8:40am --- dimensions added to eng foundation plan to ensure clearance from soakpit to building foundations - proposed location foundations outside line of influence	MEB
<u>Request for Further Information:</u>			
Request:		Specify the proposed soakpit size to plans and siting dimensions from building foundations.	MEB
Response:		<i>dimensions added to eng foundation plan to ensure clearance from soakpit to building foundations - proposed location foundations outside line of influence</i>	MEB
Scope	N/A	ponding applies	MEB
Floor level	Pass		MEB
Minimum finished floor level	Pass	site plan notes prone to ponding? confirm depth and extent and that proposed works have adequate clearance above ponding level waiver may apply? --- Response - MEB 30 Nov 2017 1:40pm --- Q100 event depth specified, proposed floor level to dwelling addition 500mm above the level shown. garage level 300 above level unlikely to be durability issue as event levels specified exceeds building code requirements. - sec 72 decision to T/A	MEB
<u>Request for Further Information:</u>			
Request:		Please confirm the extent and depth of the ponding that applies to the site (as per note to site plan). Does the proposed floor level have sufficient clearance above ponding level?	MEB
Response:		<i>Q100 event depth specified, proposed floor level to dwelling addition 500mm above the level shown. garage level 300 above level unlikely to be durability issue as event levels specified exceeds building code requirements. - sec 72 decision to T/A</i>	MEB
Stormwater drainage	Pass		MEB

Checklist/Elements	Status	Notes	Processed By
Size and gradient	Pass	The stormwater drains are adequately sized given their gradient and catchment area. The gradient meets or exceeds the minimum requirements.	MEB
Roof catchment	Pass		MEB
Downpipes	Pass	The downpipe size is adequate given the roof pitch and plan area of the roof catchment area.	MEB
Gutters	Pass	RFI - roof area supported to cross-section area --- Response - MEB 30 Nov 2017 1:37pm --- additional downpipe added reducing roof area supported to value within fig 15 E1/AS1	MEB
<u>Request for Further Information:</u>			
		Request: Please review the roof area supported to cross-section area of the selected spouting.	MEB
		Response: additional downpipe added reducing roof area supported to value within fig 15 E1/AS1	MEB
E2 - External moisture	Pass		Mel Brownlee
Acceptable solution	Pass		MEB
Scope	Pass	The building work is within the scope of E2/AS1.	MEB
Risk matrix	Pass		MEB
Score	Pass	A risk matrix score of 1 has been calculated for the worst case elevation.	MEB
Wall cladding	Pass	Given the risk matrix score it is appropriate to use direct fixed bevelbacked weather boards - note that risk matrix it has ticks to over drained cavity however this does not affect compliance of proposal.	MEB
Roof cladding	Pass		MEB
General	Pass	An appropriate roofing underlay is used given the type roofing. thermkraft 215 - compatible with pitch and roofing material The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	MEB
Profiled metal	Pass	The pitch of the profiled metal roof is appropriate given the type of the metal profile. 20 degree - within manufacturer and E2/AS1 for corrugate profile Details, including flashing sizes and material compatibility are appropriate for the ridge, barge, eave, apron, and roof/wall junctions given the type of the metal profile. Valley, parallel, and hidden internal gutters have an adequate width and show appropriate clearances and cover. Penetrations through the profiled metal roof are adequately detailed given the size of the penetration, with appropriate soaker flashings having appropriate cover around the penetration.	MEB
Wall cladding	Pass		MEB
General	Pass	An appropriate wall underlay is shown. tekton wall wrap The maintenance requirements of the cladding to meet the durability requirements of B2 have been considered for the specific details, constraints, and	MEB

Checklist/Elements	Status	Notes	Processed By
		construction of this building work. Construction moisture will be able to be adequately dissipated without damaging building elements. This will include inspections testing moisture content levels to ensure they do not exceed allowable levels.	
Threshold junctions	Pass	The junction for the level threshold shows adequate separation between the deck structure and the door joinery to allow for drainage.	MEB
Timber weatherboards	Pass	The bottom of the timber weatherboard cladding has adequate clearance to paved and unpaved surfaces. Pipe penetrations through the timber weatherboard cladding show adequate flashing tape and/or a flange plate. Window head, jamb, and sill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and raking windows where relevant. Doorsill details are shown, with adequate consideration of the relevant building elements, including requirements for dimensioning, clearance, flashing, and junctions to the floor / deck structure. External and internal corners are detailed, with the correct flashings shown given the junction type and wind zone. Soffit junctions are shown, with the correct flashing where the soffit is exposed. details supplied for garage door sill and both foundation types RFI - flashing to step in floor level? --- Response - MEB 30 Nov 2017 9:24am --- confirmed the existing cladding level will align allowing for typical corner flashing, eng detail showing continuous member and blacking between framing to step in subfloor.	MEB
<u>Request for Further Information:</u>			
Request:		How is the internal corner junction to the step in floor level flashed? and subfloor between dwelling and garage closed off?	MEB
Response:		<i>confirmed the existing cladding level will align allowing for typical corner flashing, eng detail showing continuous member and blacking between framing to step in subfloor.</i>	MEB
Fibre cement sheet	N/A	to soffit linings only	MEB
Parapets	Pass		MEB
Cappings	Pass	rfi - additional detail showing dimensions for flashing and separation from timber etc --- Response - MEB 30 Nov 2017 1:40pm --- additional detail supplied showing wrap, cap flashing, separation from timber and dimensions, require dimensions to be to cladding cover revised detail supplied specifying cover required to cladding	MEB
<u>Request for Further Information:</u>			
Request:		Please supply additional project specific parapet flashing detail to show cladding system, dimensions to flashing, building wrap lap, separation of timber from cap flashing, etc.	MEB
Response:		<i>additional detail supplied showing wrap, cap flashing, separation from timber and dimensions, require dimensions to be to cladding cover revised detail supplied specifying cover required to cladding</i>	MEB
Parapet to wall junctions	Pass	Parapet to wall junctions show appropriate saddle flashings, with adequate cover and detailing of other building elements, including corner flashings, cavity battens, and fixings.	MEB

Checklist/Elements	Status	Notes	Processed By
Decks	Pass		MEB
Threshold levels	Pass	The threshold for the deck has an adequate level separation for a(n) attached slatted deck.	MEB
Skylights	Pass		MEB
Skylight junctions	Pass	Velux skylights are proposed. Roof penetration details shown in the consent match those provided by the manufacturer and covered by the appraisal.	MEB
E3 - Internal Moisture	Pass		Mel Brownlee
E3 prompts	Pass		MEB
Moisture control	Pass	There is an adequate combination of thermal resistance, ventilation, and space temperature control.	MEB
Impervious surfaces	Pass	aqualine with painted finish, splashbacks/sealant specified rfi - specifying floor finish for conc however plans indicate timber subfloor to areas of works? --- Response - MEB 30 Nov 2017 9:27am --- wet area details revised to be project specific	MEB
<u>Request for Further Information:</u>			
Request:		Wet area notes are for concrete floor construction however the proposed plans indicated timber floor to the new foundation plan?	MEB
Response:		wet area details revised to be project specific	MEB
Tiled shower	Pass	A tiled shower / wet area is proposed, and sufficient details of substrate, membrane, and details are provided. There is adequate membrane coverage to the wet area. glass enclosure - fall to floor as per E3/AS1, appraised membrane and H3 ply floor	MEB
Level access shower	Pass	A level access shower has been proposed with sufficient details of gradients to the floor, surface finishes, and membrane coverage.	MEB
Wet area membrane	Pass	The wet area membrane proposed has been sighted against a BRANZ appraisal or similar. It is used within the scope outlined. Flexiseal - 474 (2010)	MEB
F2 - Hazardous Building Materials	Pass		Mel Brownlee
Glazing	Pass		MEB
Manifestation	N/A	not required for SH dwelling	MEB
Glazing requirements	Pass	Correct types and thicknesses of glazing are specified to show compliance with the provisions of NZS 4223.3 based on the area of the glazing, its height, and width. locations shown to window schedule for wet areas/full height/door panels	MEB
Bathrooms	Pass	Glazing in bathrooms, including glazing in the shower enclosure, is specified to be compliant with NZS 4223.3.	MEB
Balustrades	Pass	nil to proposed	MEB
F4 prompts	N/A	n/a proposed floor level within 1.0m above ground protection not required	MEB
F5 - Construction and Demolition Hazards	Pass		Mel Brownlee
F5 prompts	Pass		MEB
Consent addendum	Pass	Compliance with F5 Site Safety is to be noted in the consent addendum. compliance specified to plans also	MEB
F7 - Warning Systems	Pass		Mel Brownlee

Checklist/Elements	Status	Notes	Processed By
F7 prompts	Pass		MEB
System type (excluding simple residential situations)	N/A	The system type(s) used in the building are: Type 1 - Domestic smoke alarm system.	MEB
Domestic alarms	Pass	Domestic alarms are proposed, and are able to be tested and have a hush facility. Alarms are located: and are audible to sleeping occupants. within 3.0m of each sleeping space;	MEB
G1 - Personal hygiene	Pass		Mel Brownlee
Provision of sanitary fixtures	Pass		MEB
General sanitary fixture requirements	Pass	An adequate number of sanitary fixtures with appropriate space dimensions have been provided given the building use, user group, occupancy, and type of fixtures provided.	MEB
Privacy	Pass		MEB
Location	Pass	As sanitary fixtures in a household unit, there is at least one door provided between the toilets and the food preparation / storage areas.	MEB
Line of sight	Pass	There is no direct line of sight between an access route and a WC, urinal , bath, shower, or bidet. This is achieved by: visual separation of a single fixture with a door.	MEB
G2 - Laundering	Pass		Mel Brownlee
G2 prompts	Pass		MEB
Provision of laundry spaces	Pass	An adequate number of laundering facilities, with a tub or washing machine and sufficient activity space, have been provided given the building use and the building occupancy.	MEB
G3 - Food Preparation And Prevention Of Contamination	Pass		Mel Brownlee
Domestic kitchen facilities	Pass		MEB
Activity space and functionality	Pass	The domestic kitchen provides space for a cooker, perishable food storage, a sink, sufficient food preparation area, and adequate plan area to allow for activity space.	MEB
Interior linings	Pass	Surface linings adjacent to kitchen appliances and facilities are impervious and can be easily cleaned and maintained in a hygienic condition.	MEB
G4 - Ventilation	Pass		Mel Brownlee
G4 prompts	Pass		MEB
Natural ventilation	Pass	Sufficient natural ventilation is provided to occupied spaces by openable windows and/or doors of an adequate area. Contaminated air is disposed of in a way which avoids nuisance to people and other property.	MEB
Mechanical ventilation	Pass	Sufficient mechanical ventilation is provided to occupied spaces by an extract with an adequate air flow rate. Range hoods/extracts with an appropriate air flow rate are provided to kitchen spaces. extraction to laundry specified to plan extraction to WC space where no natural ventilation supplied	MEB
Gas fuelled appliances	Pass	Additional ventilation is provided, where required, to gas fuelled appliances. - section 2.0 G4/AS1 as per manufacturer reqs	MEB
G5 prompts	N/A	n/a SH detached dwelling	MEB
G6 prompts	N/A	n/a SH detached dwelling	MEB

Checklist/Elements	Status	Notes	Processed By
G7 - Natural Light	Pass		Mel Brownlee
G7 prompts	Pass		MEB
Means of providing natural light	Pass	There are windows to habitable spaces that have an area no less than 10% of the floor area.	MEB
Visual awareness	Pass	At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone.	MEB
G8 - Artificial Light	Pass		Mel Brownlee
G8 prompts	Pass		MEB
Artificial lighting	Pass	There is adequate lighting to the: access route. exitways. common areas.	MEB
G9 - Electricity	Pass		Mel Brownlee
G9 prompts	Pass		MEB
Energy works certificate	Pass	An energy works certificate will be required upon completion. general specs covers means of compliance	MEB
G11 - Gas As An Energy Source	Pass		Mel Brownlee
G11 prompts	Pass	existing califont and cylinders relocated	MEB
Energy works certificate	Pass	The gas appliance is being installed and documentation nominates compliance with G10/AS1, G11/AS1 and NZS 5261. The LPG cylinder location complies with Appendix J, NZS 5601.1. Existing califont and cylinders relocated means of compliance covered in specifications	MEB
G12 - Water Supplies	Pass		Mel Brownlee
Water supply	Pass		MEB
Potable water	Pass	existing	MEB
Freezing zones	Pass	existing supply, proposed new pipework covered in specifications to G12/AS1, location frost prone not freezing zone	MEB
Hot water	Pass		MEB
Water heater type	Pass	existing supply - new pipework insulated to G12/AS1 pipe size to G12/AS1 Hot water is supplied via a(n): electric instantaneous water heater.	MEB
Installation	Pass	The hot water supply system shows an appropriate layout with correct elements given the type of the water heater, venting system, and the water pressure level.	MEB
Water temperature	Pass	The hot water temperature supplied at the sanitary fixtures meets required levels given the classified use of the building.	MEB
G13 - Foul Water	Pass		Mel Brownlee
Drainage design	Pass		MEB
Compliance path	Pass	A means of compliance has been clearly stated in the consent documents.	MEB
Connections	Pass	existing supply, connecting into existing system	MEB
AS/NZS 3500.2	Pass		MEB
Drainage principles	Pass	The discharge pipe layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Fixture and branch vent pipes are shown where required to ensure the functionality of water traps	MEB

Checklist/Elements	Status	Notes	Processed By
		and the drainage system. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture.	
Fully vented	Pass	Trap vents sizes and layouts are appropriate, with a relief vent shown where required. The discharge pipe and stack layout, sizes, and falls are appropriate given types of sanitary fixtures, the fixture loading, and the developed lengths of pipe runs. Fixture and branch vent pipes are shown where required to ensure the functionality of water traps and the drainage system. Gully traps are shown where required, with at least one gully serving as an overflow relief gully with adequate height difference to the lowest sanitary fixture.	MEB
AS/NZS 3500.5	Pass		MEB
Residential	Pass	Refer to 3500.2 compliance assessment.	MEB
H1 - Energy Efficiency	Pass		Mel Brownlee
H1 prompts	Pass		MEB
Small building envelope thermal performance	Pass	The building has been assessed as compliant with H1 using the: schedule method, as modified by H1/AS1. calculation method, as modified by H1/AS1. using design navigator including construction r-value verification Ca/ICF rated downlights only, compatible with selected insulation pink batts skylights included in calcs.	MEB
Hot water system efficiency	Pass	There is adequate thermal insulation to the hot water supply to the sink, with the pipe run not exceeding allowable limits.	MEB
Proposal	N/A	nil applied for	MEB
S112 and S133 AT - Alterations To Existing Buildings	Pass		Mel Brownlee
Scope	Pass		MEB
S112 (1)	Pass	The scope of the building work involves alterations to an existing building, and under S112 (1) an assessment has been carried out as to what degree it is reasonable to require upgrades to the building in respect to means of escape from fire and access and facilities for persons with disabilities. means of escape applies only as SH detached dwelling. new building work to current requirements. where existing affected by alterations/additions assessment to current reqs undertake, reasonable practicable for new insulation to be installed where relining existing, new bracing installed improving existing structures current level of compliance. Means of escape within C/AS1 for type on smoke alarms	MEB
Escape from fire	Pass		MEB
Compliance paths	Pass	Compliance documents used in this assessment are: C/AS1 - Residential sleeping buildings	MEB
Existing conditions	Pass	nil existing known fire rating - existing building appears to comply with C/AS1 boundary clearances - SH detached dwelling - single dwelling to lot	MEB

Checklist/Elements	Status	Notes	Processed By
Non-compliance	N/A	no known non-compliance	MEB
Proposed upgrades	Pass	Means of escape: additional exists to building, new escape paths less than 25m, more than 1 exit and smoke alarms installed to allow for adequate warning	MEB
Cost versus benefit decision	Pass	appropriate to install smoke alarms	MEB
Restricted Building Work	Pass		Mel Brownlee
Primary structure	Pass		MEB
Foundations and sub-floor framing	Pass		MEB
Walls	Pass		MEB
Roof	Pass		MEB
Columns and beams	Pass		MEB
Bracing	Pass		MEB
External moisture	Pass		MEB
Damp proofing	Pass	designer memo supplied and completed by registered LPB	MEB
Roof cladding	Pass		MEB
Ventilation system	Pass		MEB
Wall cladding	Pass		MEB
Waterproofing	Pass		MEB
Fire safety	Pass		MEB
Emergency warning systems	Pass	Sh dwelling type one smoke alarms only	MEB

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

Signed: _____ Date: 12 December 2017 10:48 am
John Peterson

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Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Subfloor**

Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

Inspection Date: **14 February 2018 12:15 p.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Pile/bearer/joist fixings 6 kn to each pile	Pass
Notching/holes	Pass
Solid blocking	Pass
Joists 140x45 Joists fixed as required H1.2 SG8	Pass
Beams/bearers 140x45x2 H3	N/A
Other	N/A



Taken at 12:11 PM on Wednesday 14/02/2018



Taken at 12:11 PM on Wednesday 14/02/2018



Taken at 12:11 PM on Wednesday 14/02/2018



Taken at 12:11 PM on Wednesday 14/02/2018



Taken at 12:12 PM on Wednesday 14/02/2018



Taken at 12:12 PM on Wednesday 14/02/2018



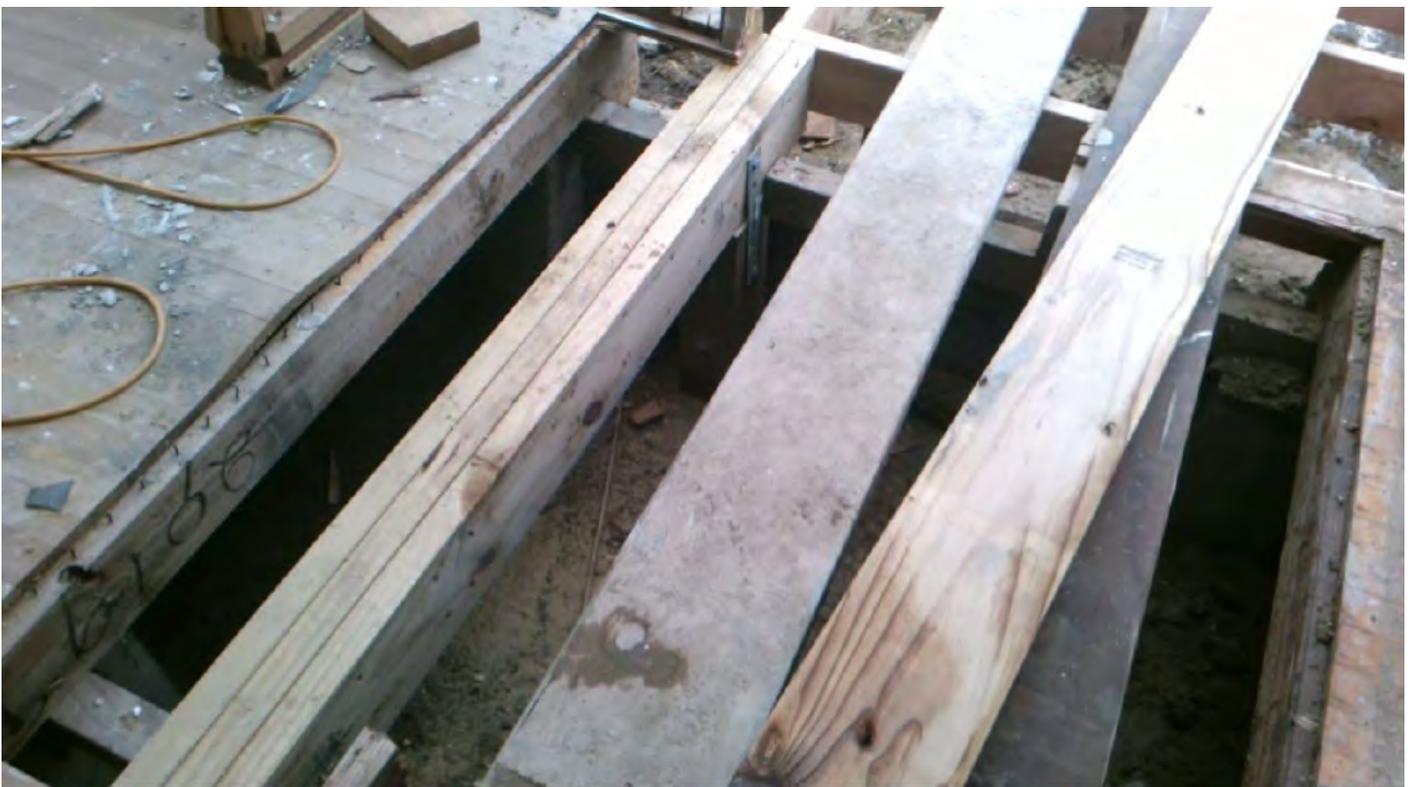
Taken at 12:12 PM on Wednesday 14/02/2018



Taken at 12:12 PM on Wednesday 14/02/2018



Taken at 12:13 PM on Wednesday 14/02/2018



Taken at 12:14 PM on Wednesday 14/02/2018



Taken at 12:15 PM on Wednesday 14/02/2018

SITE NOTICE

Consent No: **170844**
 Applicant: **Mr & Mrs Hyndman**
 Site Address: **65 Kohekohe Road, Waikanae**
 Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Building Category: **R1**

Inspection Type: **Subfloor**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **14 February 2018**

Passed Items

General

Pile/bearer/joist fixings	6 kn to each pile
Notching/holes	
Solid blocking	
Joists	140x45 Joists fixed as required H1.2 SG8

Support Documentation

	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required
Roof installers warranty	Required
Solid Fuel Heater Installer's Checksheet	Required
Window manufacturers producer statement	Required

Licensed Building Practitioners

	Status
Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required
Roofing 1	Required

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Consent No: **170844**

Applicant: **Mr & Mrs Hyndman**

Site Address: **65 Kohekohe Road, Waikanae**

Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Inspection Type: **Wet Area Post-application**

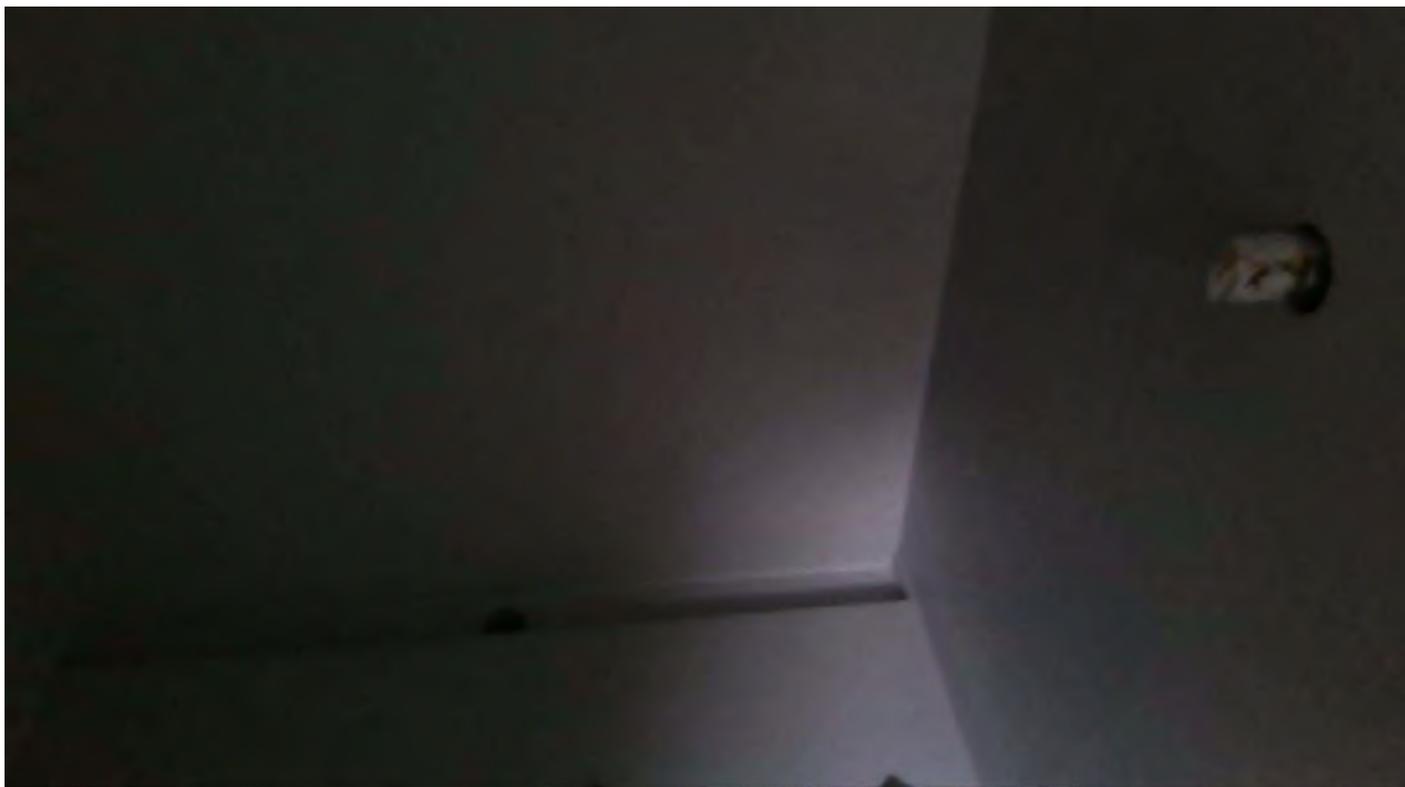
Inspection Outcome: **Pass**

Inspected By: **Alan Tinney**

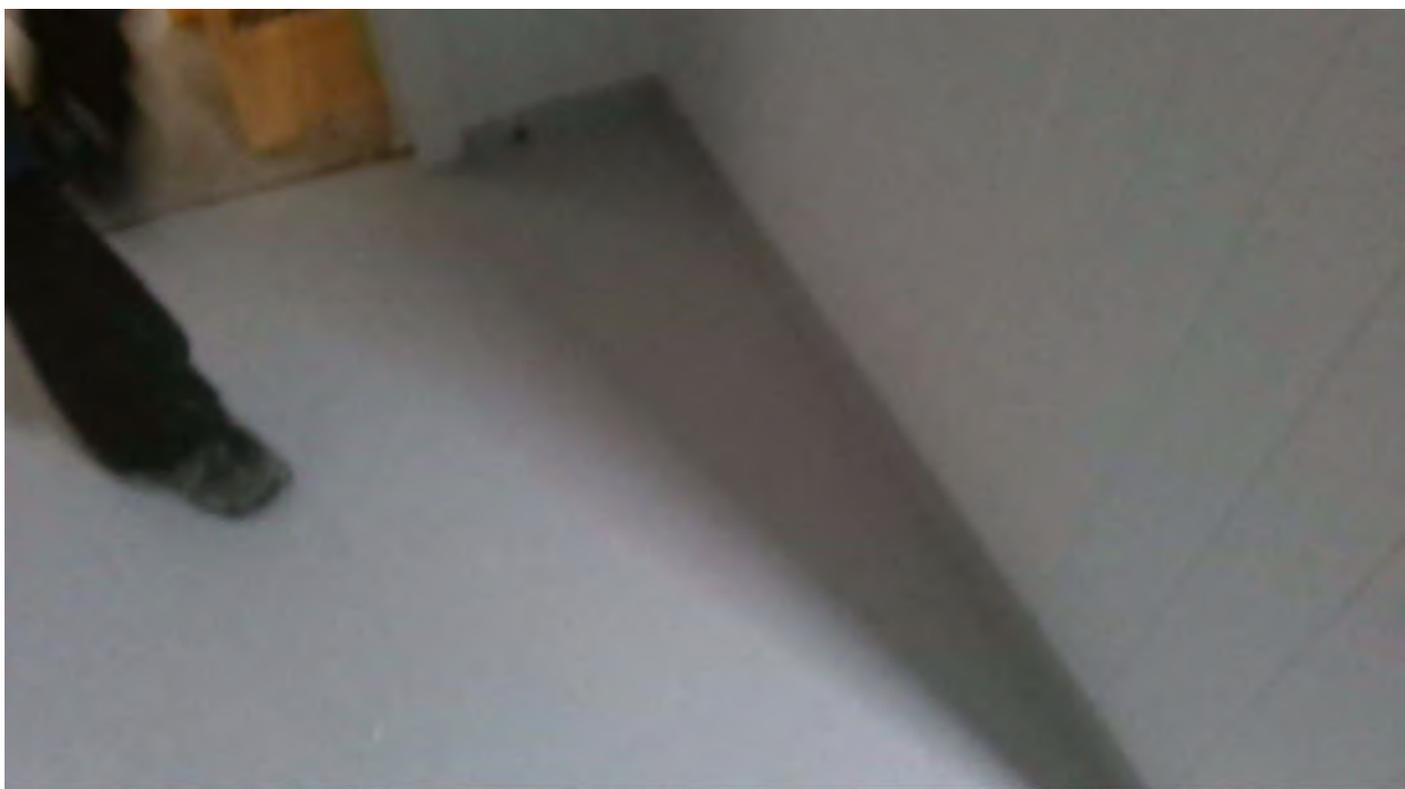
Inspection Date: **31 July 2018 9:35 a.m.**

Duration: **30 minutes**

Inspection Element	Status
General	Pass
Sighted previous inspection notes	Pass
Conforms with approved drawings	Pass
Confirm additional information/amended plan	Pass
Penetrations sleeved	Pass
LBP number	Pass
Other	Pass
Liquid flash x3 tapes/cloth	
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.	



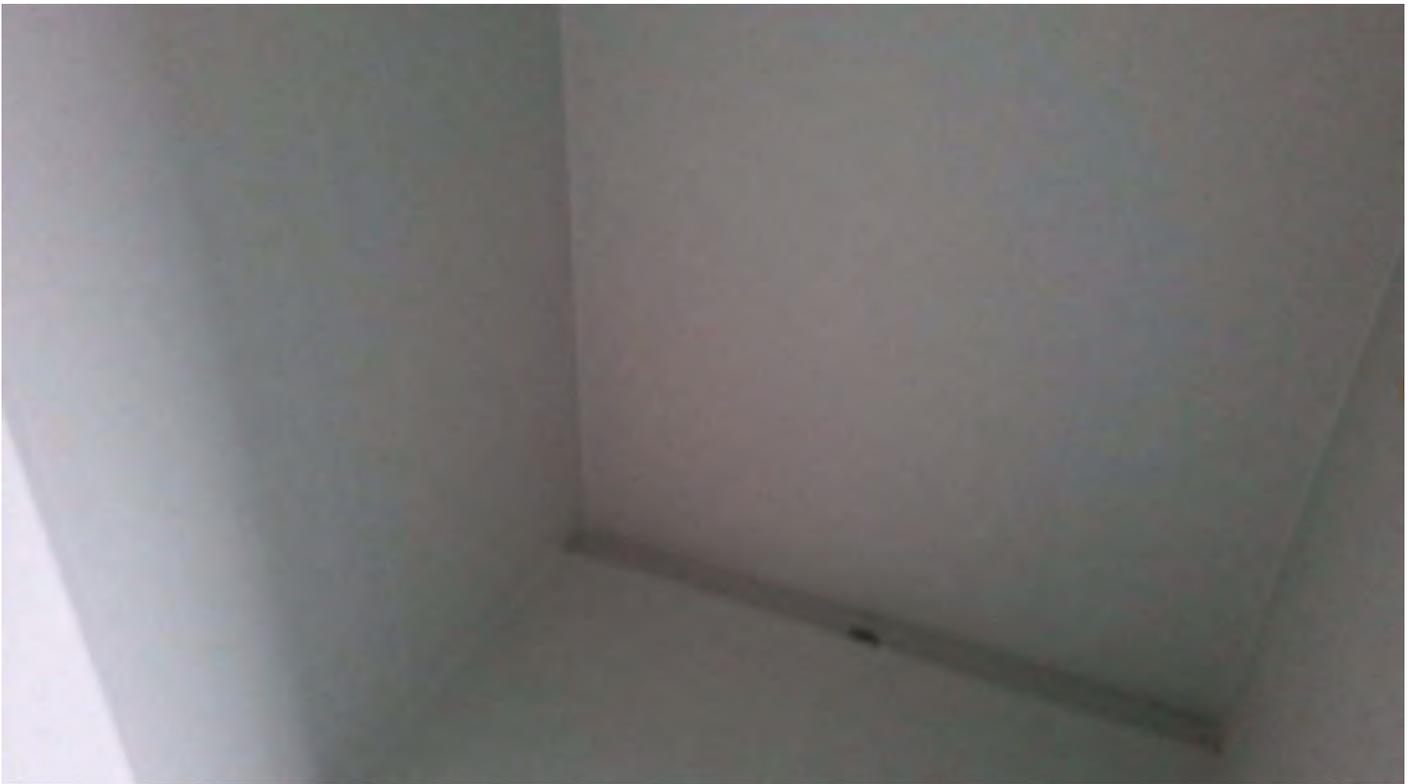
Taken at 9:34 AM on Tuesday 31/07/2018



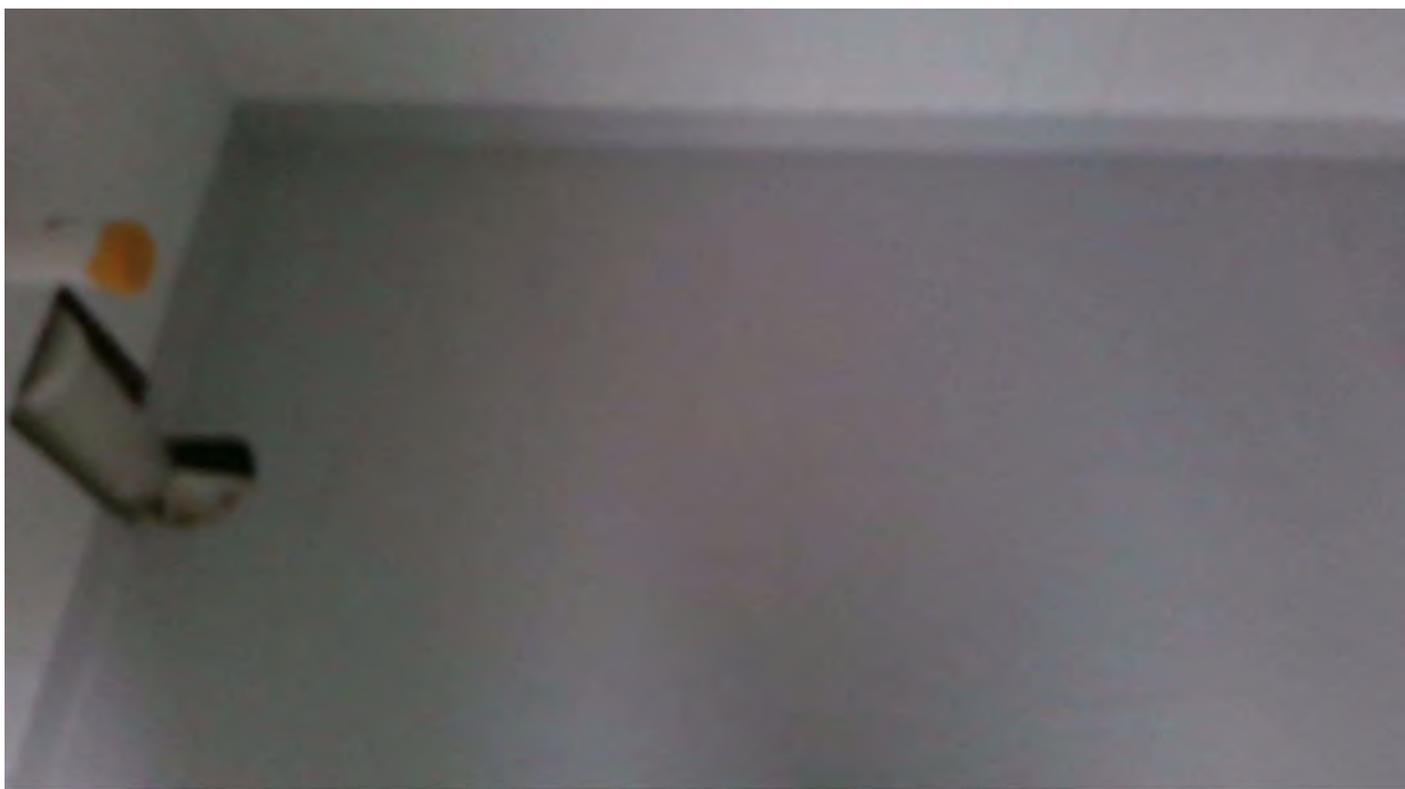
Taken at 9:34 AM on Tuesday 31/07/2018



Taken at 9:34 AM on Tuesday 31/07/2018



Taken at 9:34 AM on Tuesday 31/07/2018



Taken at 9:35 AM on Tuesday 31/07/2018

SITE NOTICE

Consent No: **170844**
 Applicant: **Mr & Mrs Hyndman**
 Site Address: **65 Kohekohe Road, Waikanae**
 Work Type: **Single level extension to house, clad in bevelback backed weatherboard with a corrugated colorsteel roof.**

Building Category: **R1**

Inspection Type: **Wet Area Post-application**
 Inspection Outcome: **Pass**
 Inspected By: **Alan Tinney**
 Inspection Date: **31 July 2018**

Passed Items

General

- Sighted previous inspection notes
- Conforms with approved drawings
- Confirm additional information/amended plan
- Penetrations sleeved
- LBP number
- Other

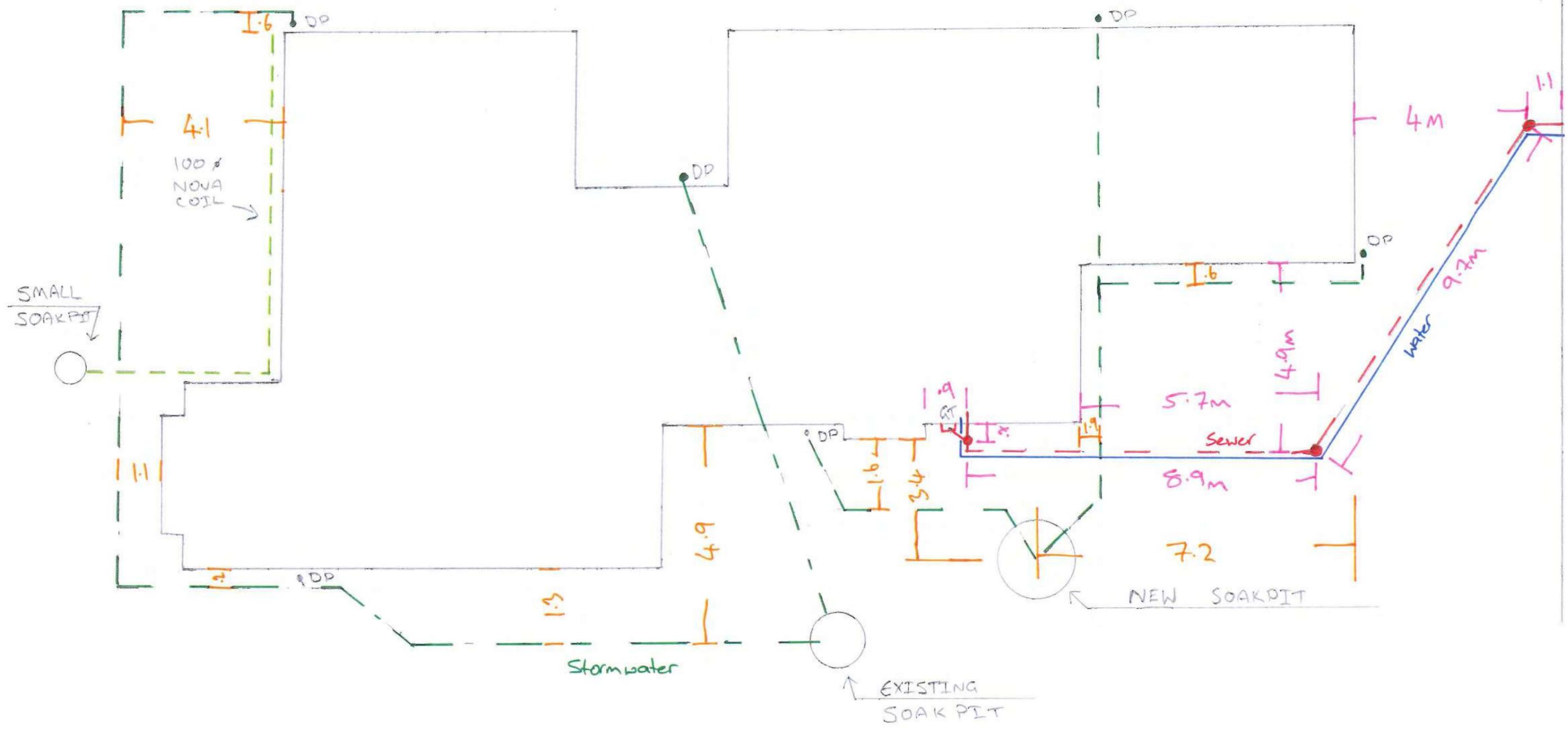
Liquid flash x3 tapes/cloth
All aspects relating to this inspection have been assessed and checked against the consented documentation and deemed to comply.

Support Documentation

Support Documentation	Status
Application for CCC	Required
Electrical safety certificate	Required
Gas safety certificate	Required
As-built drainage plan	Required
Drainage (Form 126) for stormwater installation	Required
Construction review PS4 statement for structural engineering	Required
Membrane applicator certificates - internal wet area	Required
Timber framing and truss certification	Required
Record of Work	Required
Roof installers warranty	Required
Solid Fuel Heater Installer's Checksheet	Required
Window manufacturers producer statement	Required

Licensed Building Practitioners

Licensed Building Practitioners	Status
Designer 1	Accepted
Designer 2	Accepted
Carpentry 1	Required
Foundations 1	Required



ADDRESS: 65 KOHEKOHE ROAD WAIKANAE

As-Built

DRAINAGE PLAN NOTES:

- All Plumbing and Drainage to be in accordance with AS/NZS 3500:5 for ground floor systems
- Plumber/drainlayer to fill out producer statement and return to council with an as built drainage plan
- Check PIM information for service connections
- pipes to be inspected before covering with sand
- A tempering valve is required to be installed on the hot water service
- Builder to ensure that proposed floor level will allow satisfactory fall of drains to sewer connections

PIPE GRADIENTS

- Minimum grades for drains and discharge pipes
 - 65Ø & less = 1 in 40
 - 80Ø & 100Ø = 1 in 60

DEPTH OF DRAINS

- Under driveways & right of ways - 500mm
- Under grassed area - 300mm
- Under buildings - 25mm between drain and reinforced concrete slab

INSPECTION POINTS - drainage

- Inspection Points shall comply with NZBC G13/AS2 5.7.4.
- Inspection Points shall be located
 - Immediately prior to drain outfalls
 - Immediately inside the boundary of the property served
 - At the junction of every drain with another drain except that no access point is required where the branch drain is less than 2.0m long and only serves a gully trap
 - Every change in horizontal direction of greater than 45°
 - Every change in gradient greater than 45°
 - At intervals (on straight lines) of no less than:
 - 50m where rodding points are used
 - 100mm where access chambers are used
 - Within 2.0m outside the building where a drain enters or exits from under a building
 - At the base of the discharge stack where it meets the discharge pipe

INSPECTION POINTS - stormwater

- Inspection points for the inspection & maintenance of stormwater pipes shall comply with NZS/AS3500:5
- Allow for a 90Ø inspection point at the end of each stormwater line
- Inspection points shall be located
 - At no more than 50m intervals
 - Changes in direction greater than 45°
 - Changes in gradient greater than 45°
 - Junctions with other drains - unless the drain is serving a single downpipe and is less than 2m long

STORMWATER DRAINAGE

- 100Ø Pipe - minimum 1 in 120 fall

VENTS

- Vents shall be 50Ø open vents and shall terminate in the open air in accordance with NZS3500:5 clause 4.33.7 and figure 4.10.
- Vents shall be located where practical in internal non-load bearing framing that does not contain bracing units. Where this cannot be avoided use the BRANZ appraised (number 570) Thru-brackets (Thru Top Plate) for timber framing - note limited to one bracket per stud bay.

HOT & COLD WATER

- All pipe work in house to be cross linked polyethylene (PE-X) Kembla Flex or similar
 - 20mm for Main, to bath and to HWC
 - 15mm to all other branches
 - 15mm to exterior taps

STORMWATER DRAINAGE

- 100Ø Pipe, minimum 1 in 120 fall

RAINWATER CALCULATION

- 10mm/10yrs Average Rainfall = 80mm/hr
- Roof Catchment Area = 423m²
- Quarter round gutter - Catchment capacity = 6300mm², 60m² roof = 425/60 = 7 sections of gutter
- Downpipe Size = colorsteel rectangular (100x50 white with stand off brackets) Catchment 0-25° = 100m²
- Roof Catchment/Downpipe Catchment = 425/100 = 5 DP's

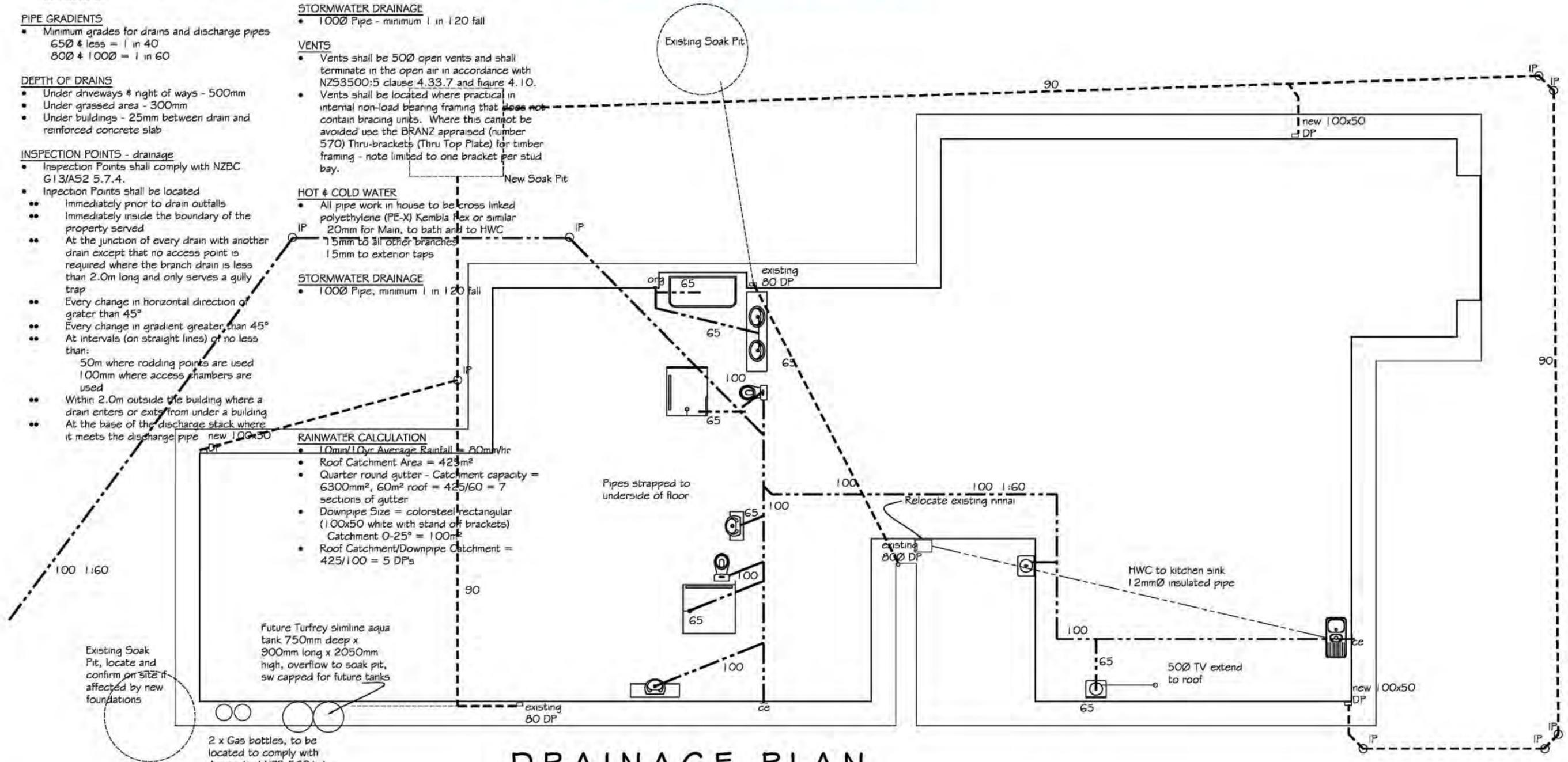
Future Tufrey slimline aqua tank 750mm deep x 900mm long x 2050mm high, overflow to soak pit, sw capped for future tanks

2 x Gas bottles, to be located to comply with Appendix J NZS 5601.1

BC170844
Further Information Received
30/11/2017

A CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL. ALSO PROVIDE NEAT ASBUILT DRAINAGE PLAN SHOWING SEWER, STORMWATER AND WATER.

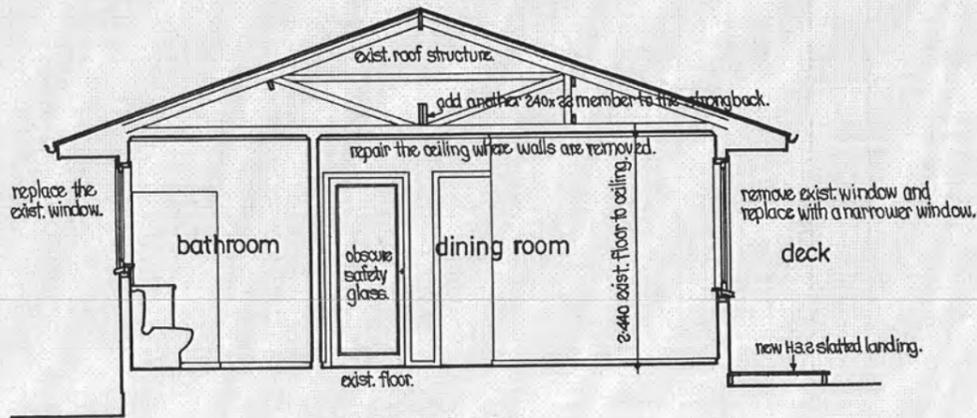
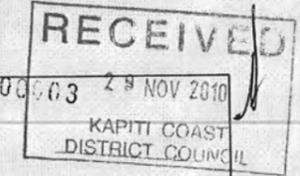
BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE COUNCILS SEWER.



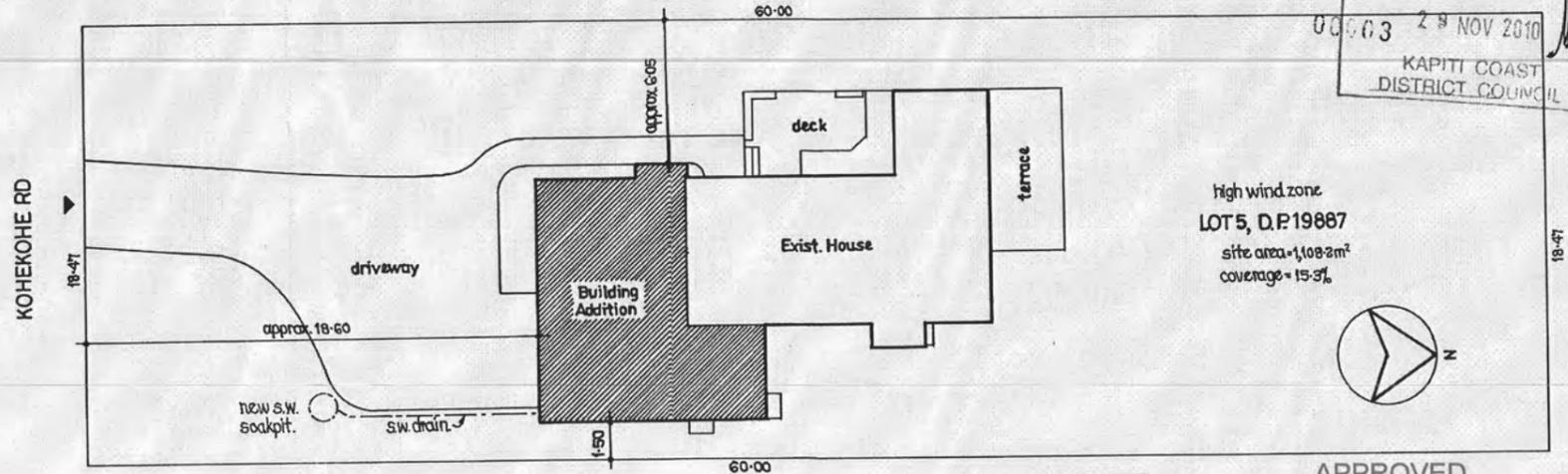
DRAINAGE PLAN
Scale 1:100

<p>KAPITI ARCHITECTURAL DESIGN LTD www.kapitidesign.co.nz DESIGNED FOR LIVING P: 04 905 7380 M: 0275 114 744 E: rochelle@kapitidesign.co.nz</p>	<p>DO NOT SCALE OFF DRAWINGS These drawings are copyright. Drawings are to be read in conjunction with specification, contract documentation & other consultants drawings and specifications. Contractor to verify all dimensions on site prior to commencing work. Contact designer if in doubt.</p>	<p>Proposed Additions & Alterations For Mr & Mrs Hyndman At 65 Kohekohe Road WAIKANAE</p> <p>BUILDING CONSENT</p>	<p>Revisions: A 18/08/17 building consent B 29/11/17RFI</p>	<p>Designer: R Dennis</p>	<p>Project Number: 473</p> <p>Drawing Number: 2 Of 24 (A3 Original)</p>
	<p>Date: February 2017</p>		<p>Scale: 1:100</p>		
	<p>Revision: B</p>				

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%

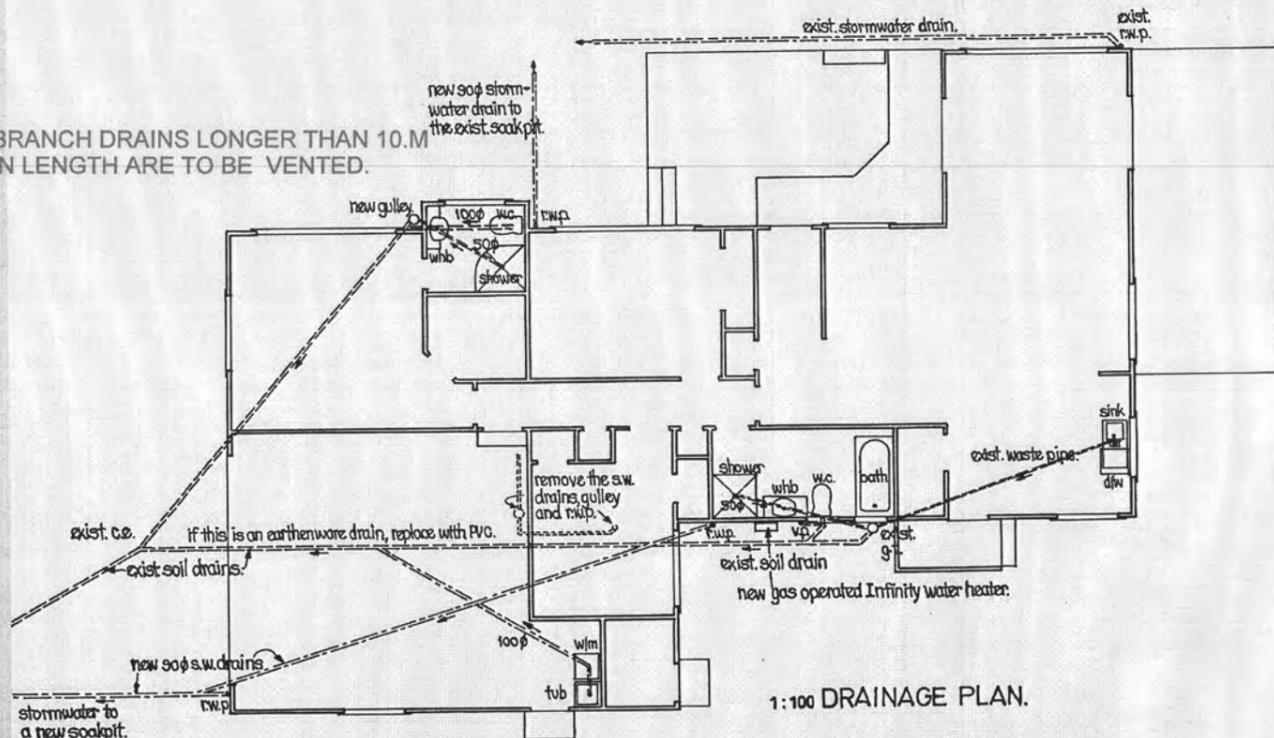


A drainage inspection is required

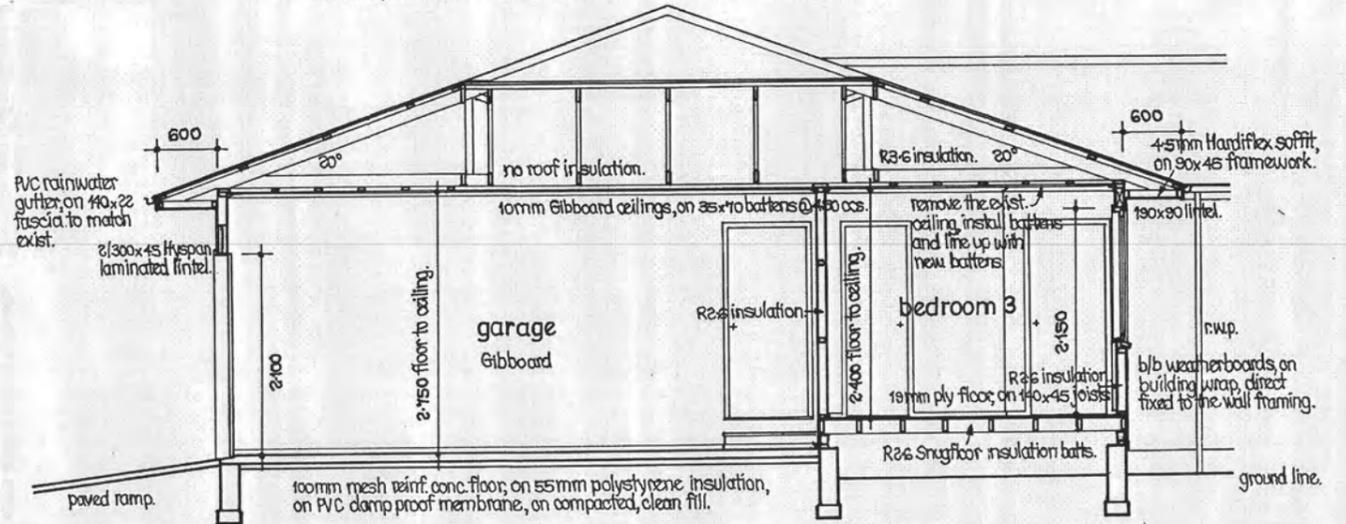
CERTIFYING PLUMBER/DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL ALSO PROVIDE NEAT ASBUILT DRAINAGE PLANS SHOWING GALLEYS, STORMWATER AND WATER

galv. corrug. iron roof sheets, to match exist, on Thermakraft 213 building paper, on galv. wire mesh, on 45x30 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

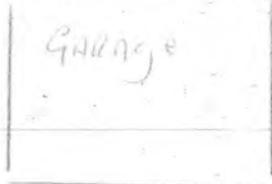
DENNIS WALTON
 ARCHITECT
 17 RAUMATI ROAD
 RAUMATI BEACH
 PHONE 04-2999083
 FAX 04-2990808

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 Koh Koh Rd Road



21m x 5m

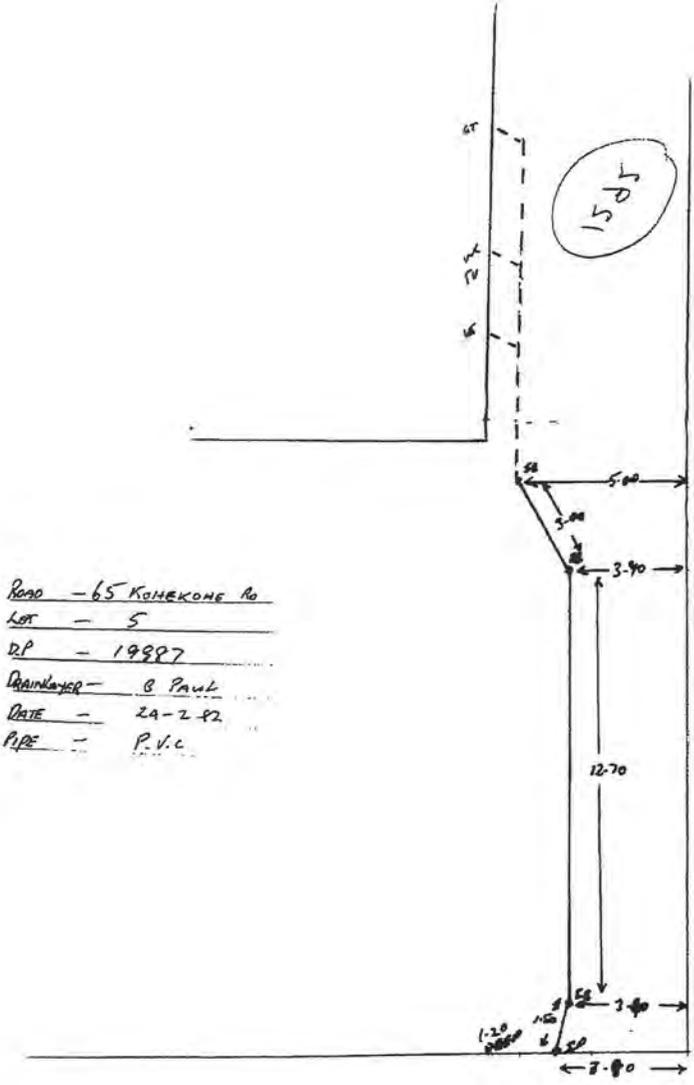
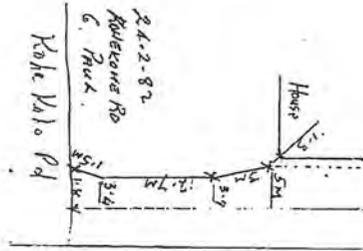
R. Jackson

22-2-82

Trees
& Shrubs

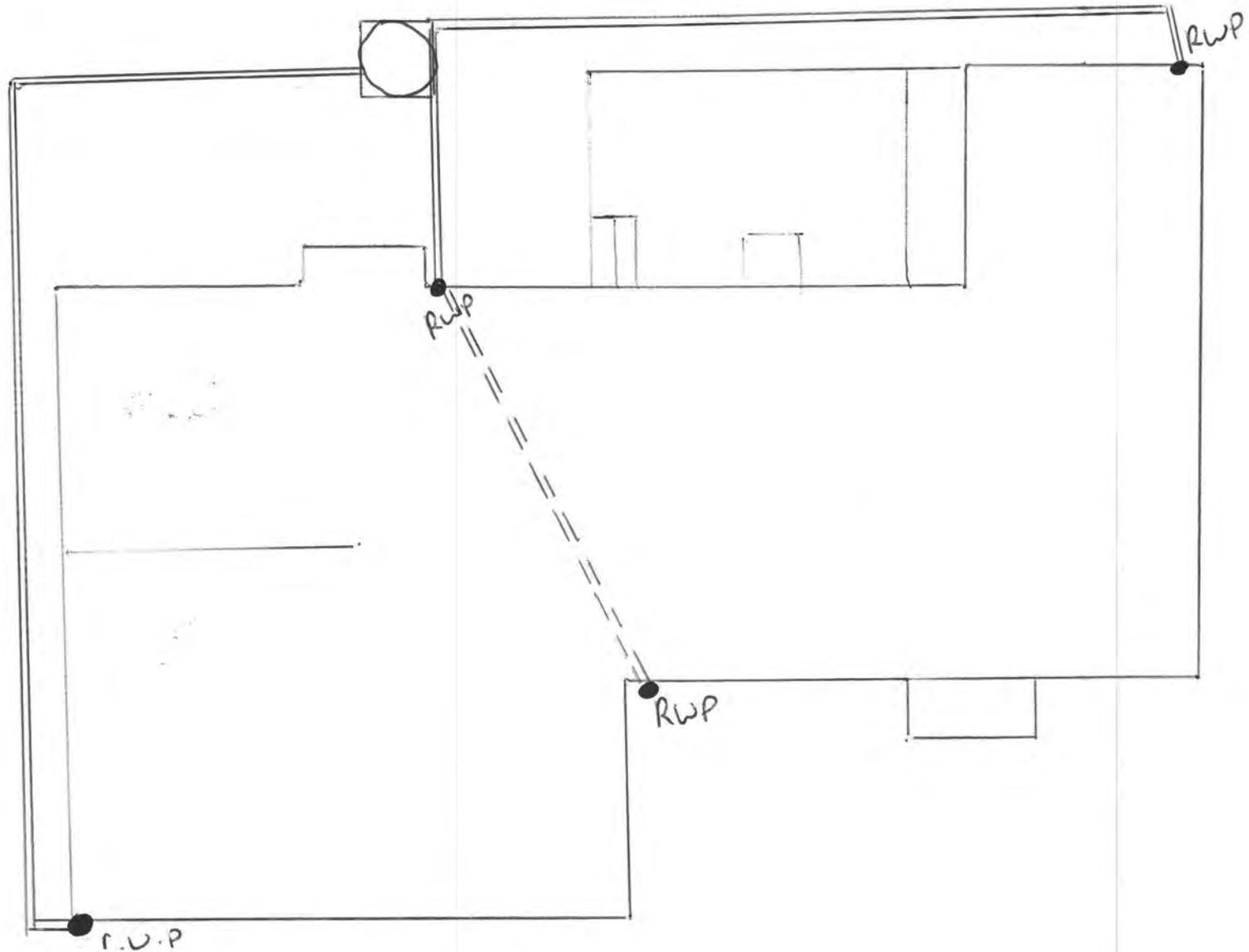
4.5m x 10.5m

Koh Koh Rd



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

4 m³ sump/soakpit



07 NOV 2017

FLOOR PLAN NOTES:

GENERAL NOTES:

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Ground bearing must be reconfirmed on site following excavation but prior to placing concrete and reinforcing.
- Confirm site boundaries with licenced surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice
- Do Not Scale off Building Consent Documentation issued from TA's as the plans may have been scanned and the scale distorted.
- All habital rooms to have 5% of their floor area as opening windows or approved alternative to achieve ventilation requirements

INTERNAL LININGS

WALLS:

- Generally - 10mm Standard Gib Board
- Bathrooms - Horizontal Hardiegroove
- Laundry & Kitchen - 10mm Gib Aqualine

CEILING:

- Generally - 13mm Standard Gib Board
- Bathrooms, Laundry - 13mm Gib Aqualine board
- Dining pitched ceiling - Horizontal Hardiegroove
- Back block sheet joints and allow for control joints as required by manufacturer

MOULDINGS:

- Skirting - 60mm bevelled edge
- Scotia -
- Architraves - 60mm bevelled edge

HEATING

- Undertile heating to bathrooms

GAS FIRE

- Escea DL1100

SOLID FUEL BURNING APPLIANCES

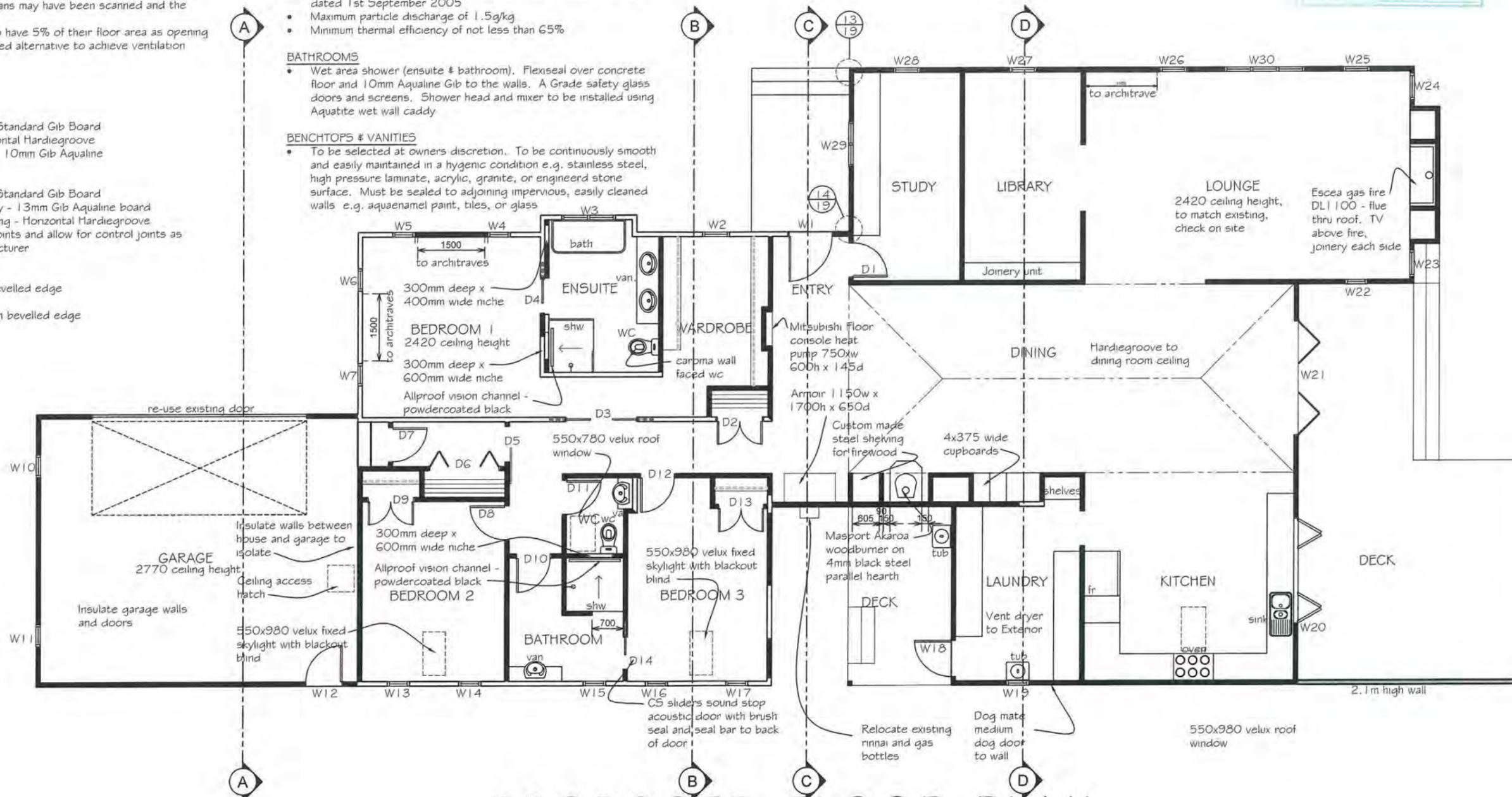
- Masport Akaroa
- Install solid fuel burning appliances to the requirements of NZS 7421:1990; NZS 2918:2001 and applicable specifications subject to local council approval prior to installations. Units must comply with the Ministry of Environment emission standard dated 1st September 2005
- Maximum particle discharge of 1.5g/kg
- Minimum thermal efficiency of not less than 65%

BATHROOMS

- Wet area shower (ensuite & bathroom). Flexiseal over concrete floor and 10mm Aqualine Gib to the walls. A Grade safety glass doors and screens. Shower head and mixer to be installed using Aquatite wet wall caddy

BENCHTOPS & VANITIES

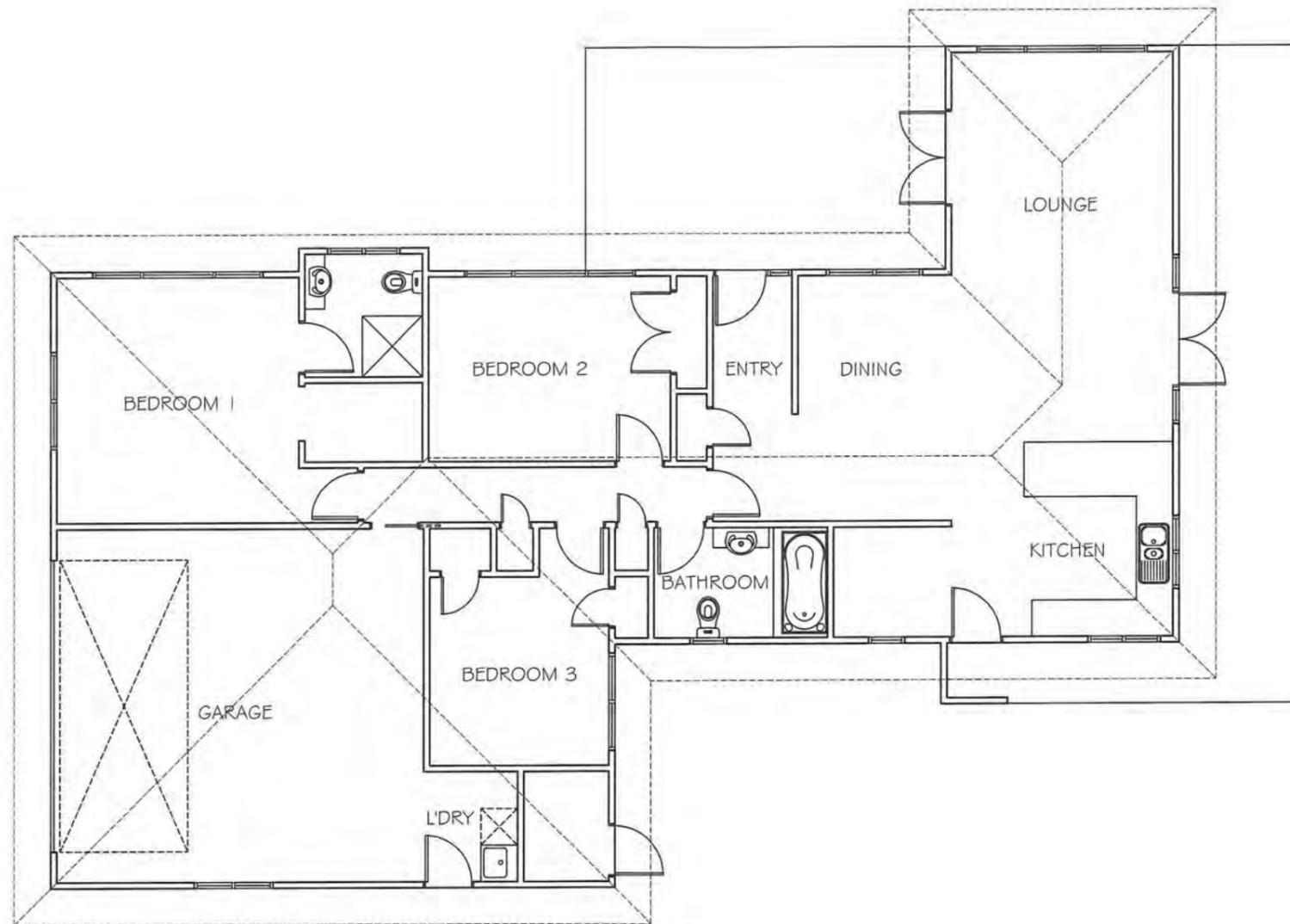
- To be selected at owners discretion. To be continuously smooth and easily maintained in a hygienic condition e.g. stainless steel, high pressure laminate, acrylic, granite, or engineered stone surface. Must be sealed to adjoining impervious, easily cleaned walls e.g. aquaenamel paint, tiles, or glass



PROPOSED FLOOR PLAN

Floor Area = 294m²

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	<p>Date: February 2017</p>		<p>Scale: 1:100</p>	<p>Drawing Number: 6 Of 24</p>	
	<p>Revision: A</p>		<p>(A3 Original)</p>		



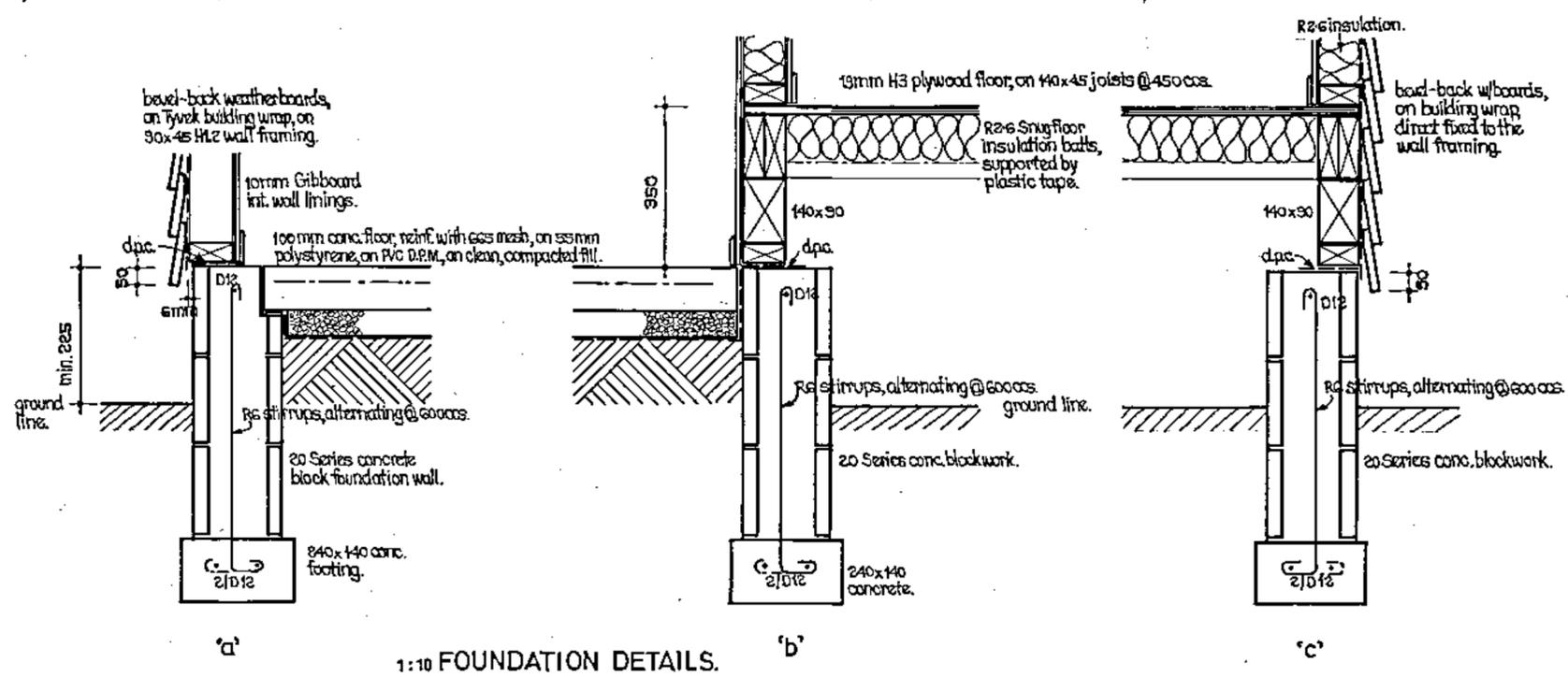
EXISTING FLOOR PLAN

Floor Area = 166.5m²

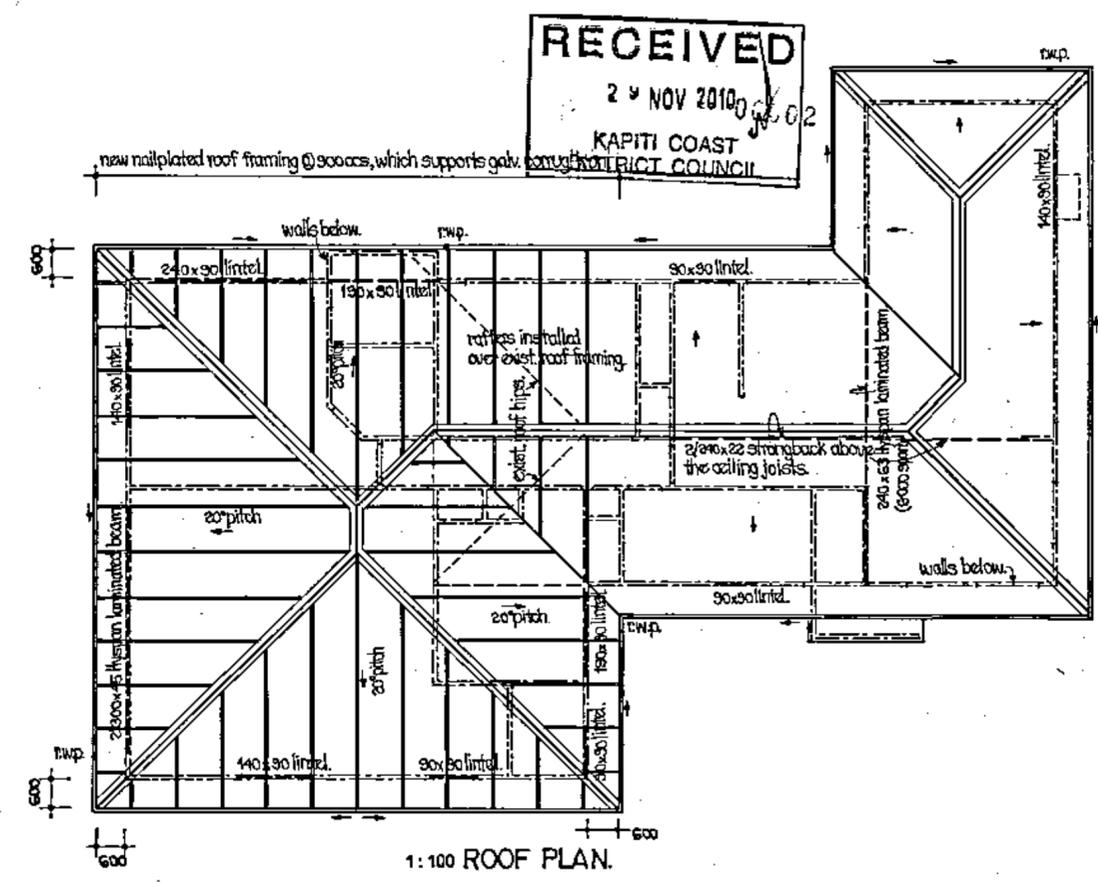
07 NOV 2017

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	<p>BUILDING CONSENT</p>		<p>Date: February 2017</p>	<p>Drawing Number: 3 Of 24 (A3 Original)</p>		
				<p>Scale: 1:100</p>	<p>Revision: A</p>	

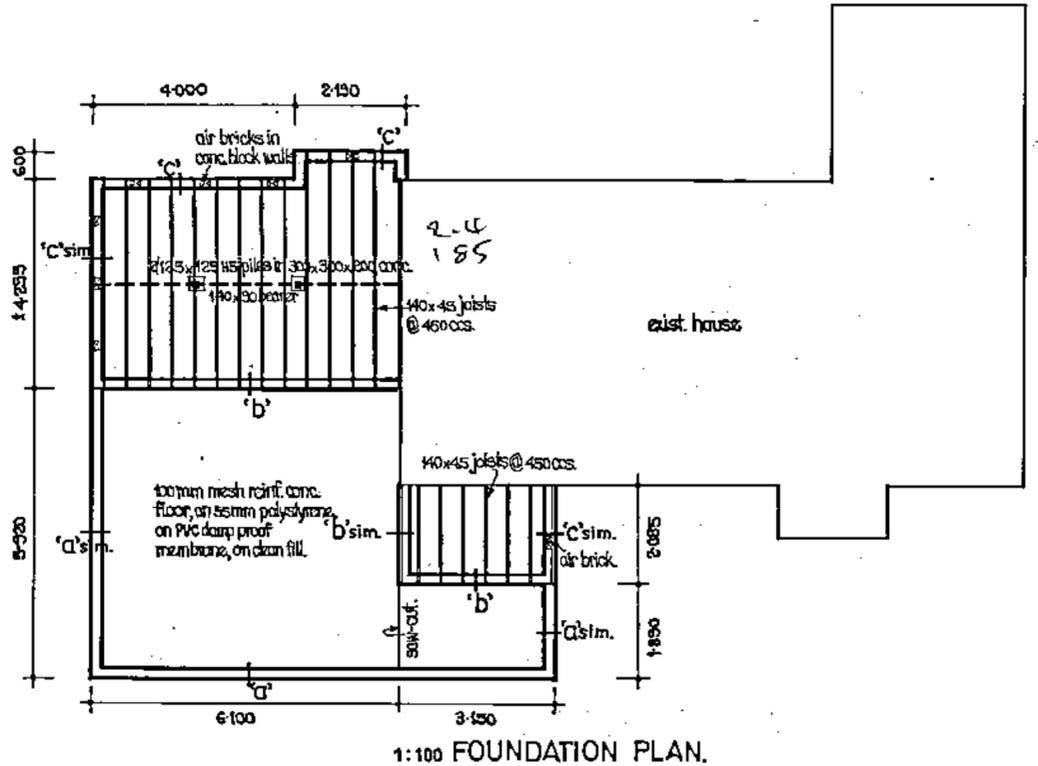
RECEIVED
 2 NOV 2010
 KAPITI COAST DISTRICT COUNCIL



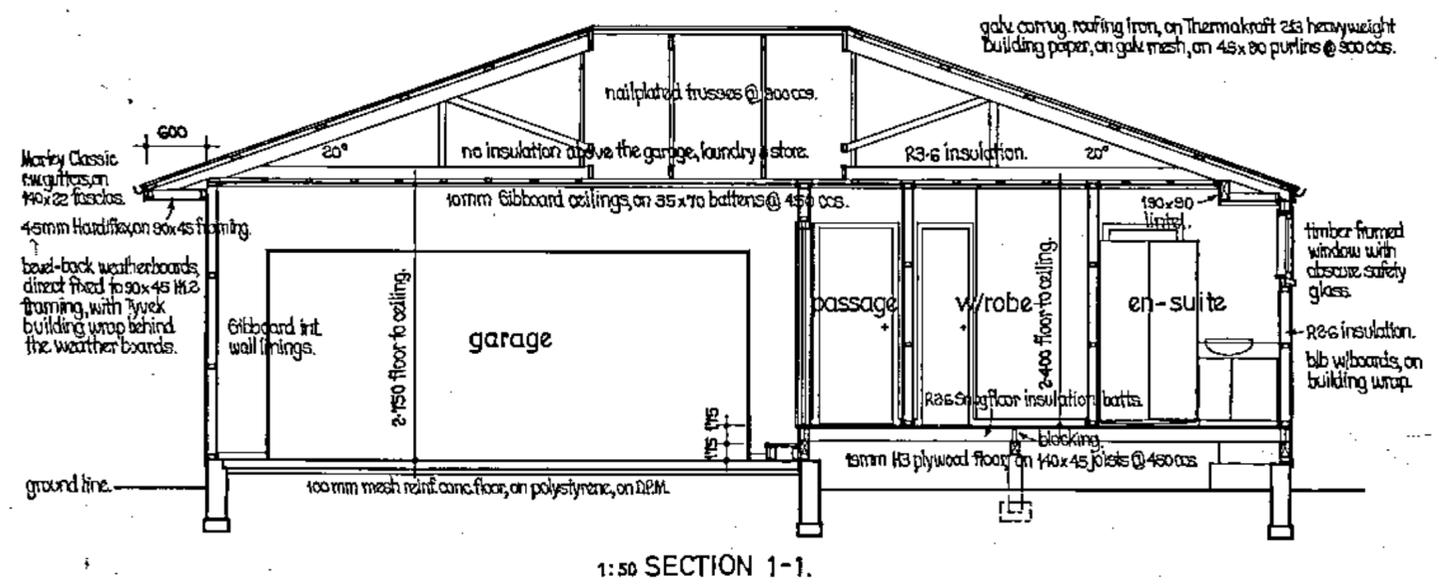
1:10 FOUNDATION DETAILS.



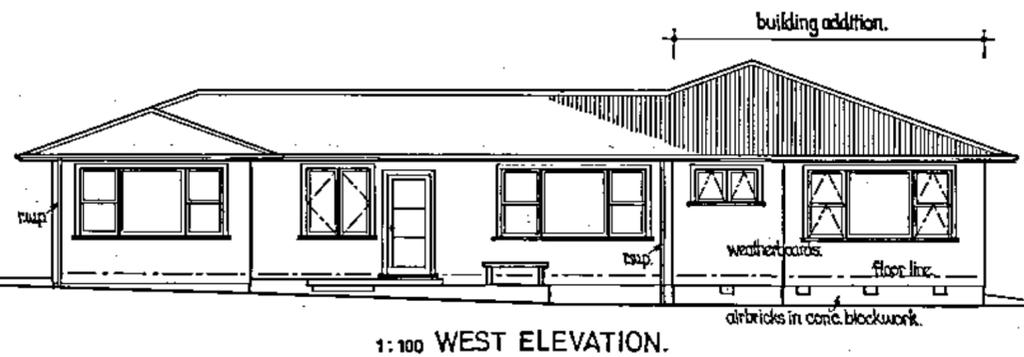
1:100 ROOF PLAN.



1:100 FOUNDATION PLAN.



1:50 SECTION 1-1.



1:100 WEST ELEVATION.



1:100 NORTH ELEVATION.

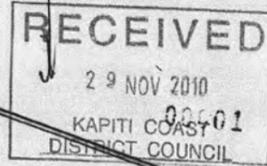
NOVEMBER 2010

drawing no. 706/2

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



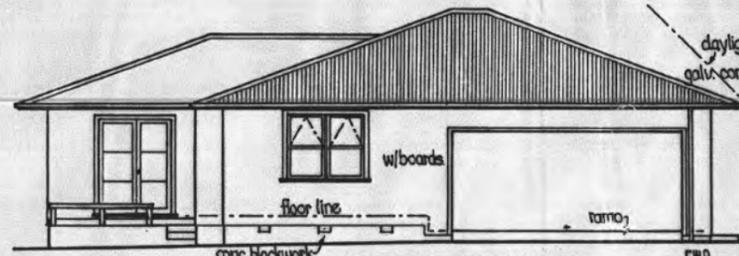
House Alterations At 65 Kohekohe Road, Waikanae, For C.&J. Lee.



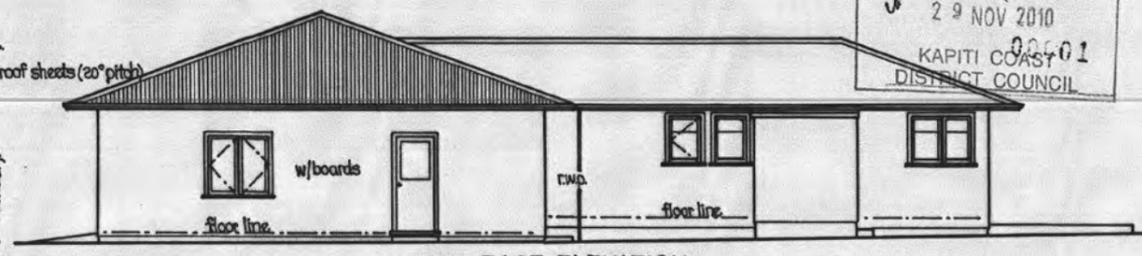
frost prone water pipes are to be lagged with a suitable type of insulation



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.

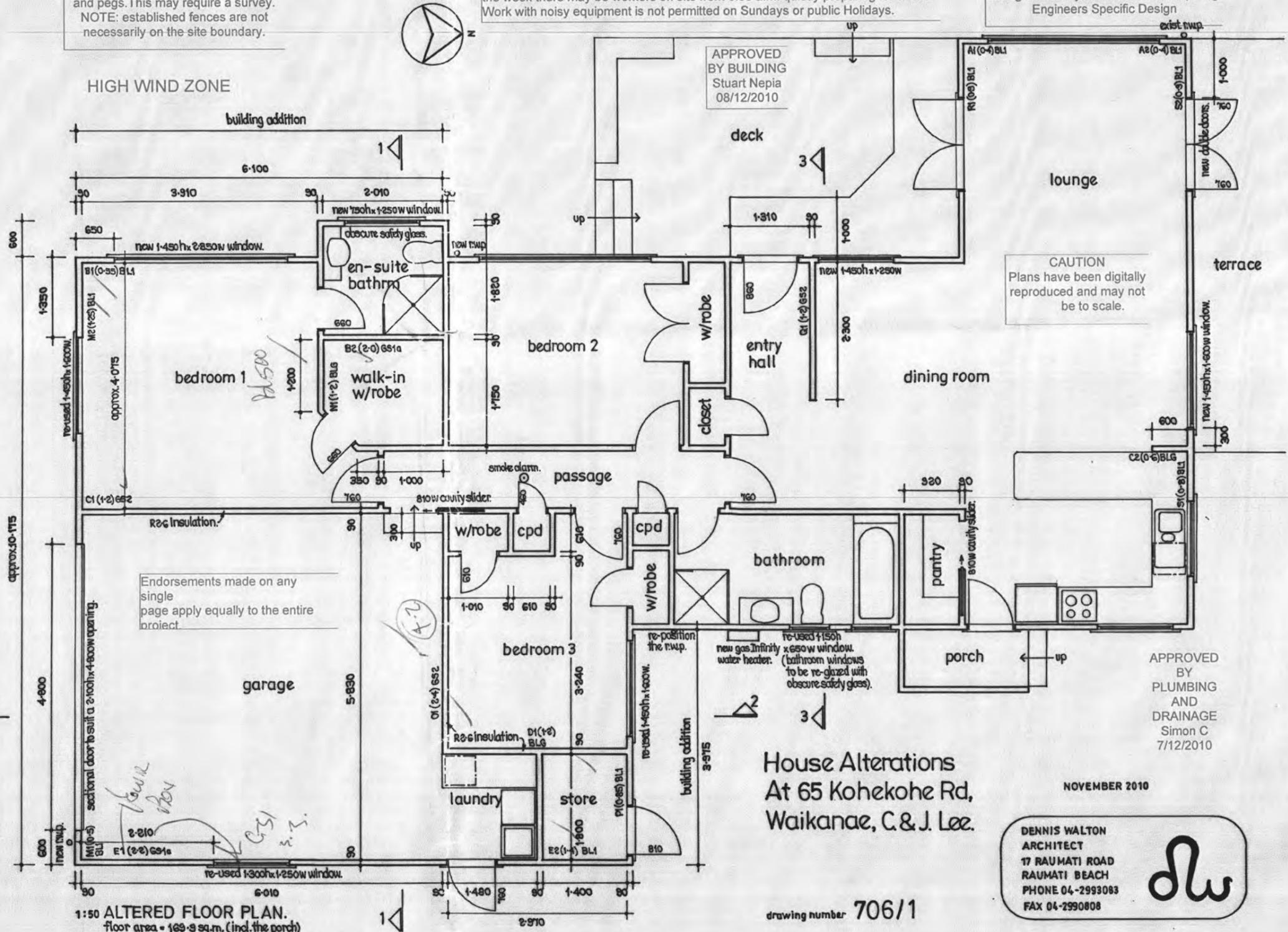
- this drawing is to be read in conjunction with drawings r0e2 and r0e3, and with the specifications / details.
- check the dimensions, roof pitch, construction details, etc. on site before commencing work.
- annotated dimensions must be used in preference to scaling off the drawings.
- building work 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 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

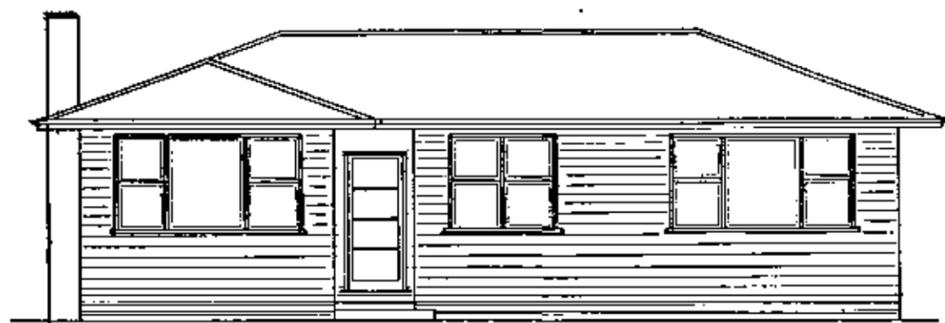
APPROVED BY
PLUMBING
AND
DRAINAGE
Simon C
7/12/2010

NOVEMBER 2010

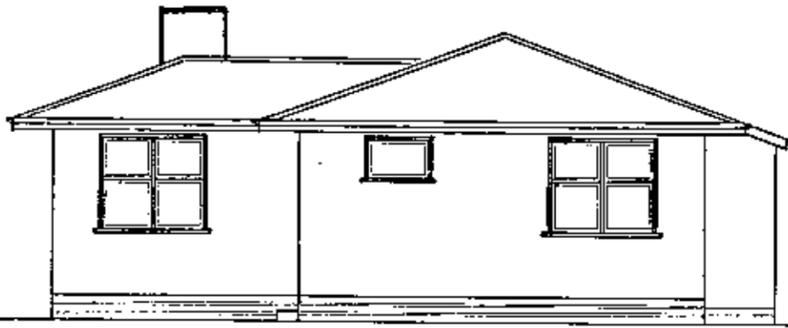
DENNIS WALTON
ARCHITECT
17 RAUMATI ROAD
RAUMATI BEACH
PHONE 04-2993083
FAX 04-2990808



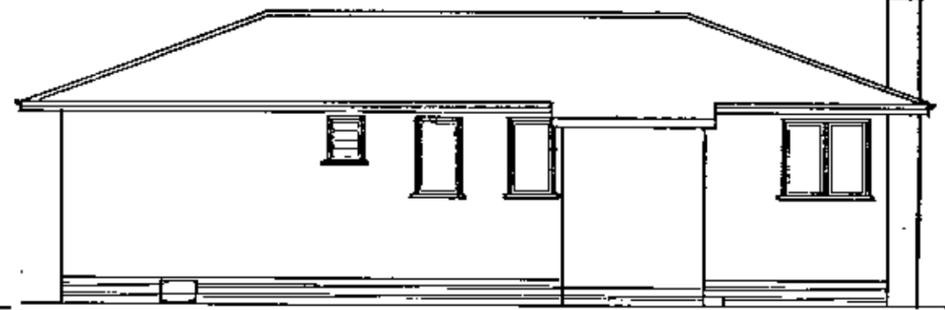
Precision Cut Homes By Beazleys of Tauranga & Mount Maunganui



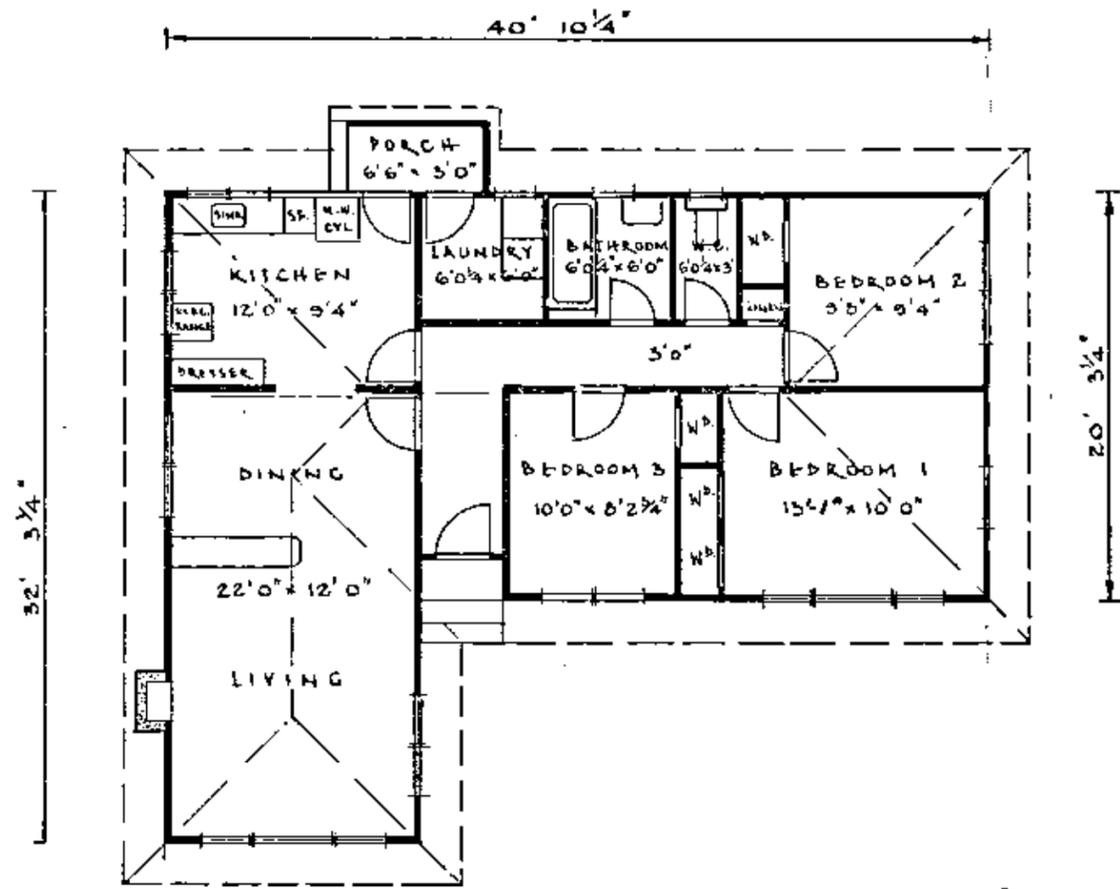
FRONT ELEVATION



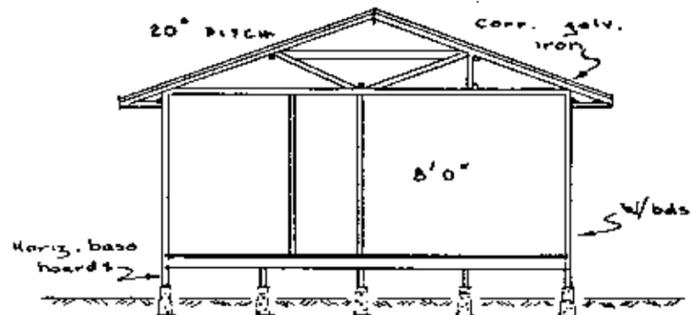
SIDE ELEVATION



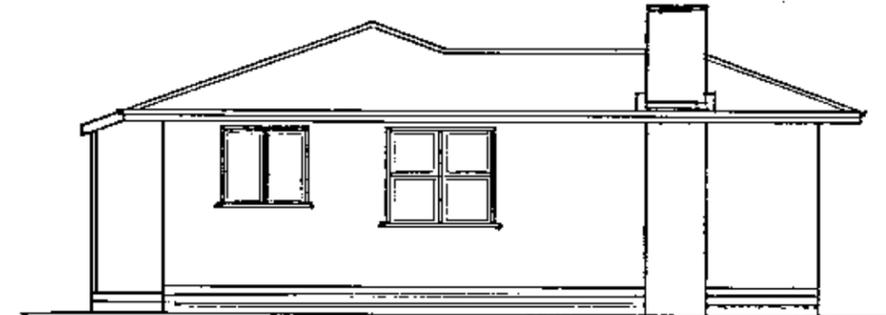
REAR ELEVATION



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.